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(November 1954)

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

DIVISION OF DESIGN AND CONSTRUCTION
(Area)

FILE CODE: HARPERS FERRY 207

HARPERS FERRY RESEARCH REPORTS

FROM:

TO:

IMPORTANT

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SEP 29 1958

Region Five
421 Walnut Street
Philadelphia 6, Pa.

September 26, 1958

Memorandum

Z 07

To: Superintendent, Harpers Ferry NM

From: Regional Chief of Interpretation

Subject: Harpers Ferry Research Reports (August and September 1958)

We have now had time to review in detail the various Survey Reports submitted from your area last month and this. We refer to Projects HF-26 (William J. Stephens Building, Wager Lot No. 5); HF-27 (The Cutshaw and Dornn Lots, Wager Lot No. 54); HF-38 (The Allison and Gibson Lots, Wager Lot No. 55); HF-39 (Wager Lot No. 56); HF-40 (Wager Lots No. 6, 7 and Part of 8); HF-41 (The Strauss Clothing Store, Part of Wager Lot No. 8); HF-42 (Wager Lot No. 9); HF-43 (Wager Lot No. 10); HF-44 (Wager Lot No. 4); HF-46 (Wager Lot No. 2, and The Lots South of the Winchester & Potomac Railroad).

With the exception of the report on HF-17, Building #3, which actually concerns a man-made structure, we think these reports should be considered as historical research reports, and we are filing them here as such. The "administrative" recommendations for interpretation cannot actually be resolved until an Interpretive Plan for the area has been prepared.

We are attaching the Regional Historian's detailed review of these reports. You will note that he has raised some objection to organization and substance, and Mr. Snell should provide the necessary clarification for the record. In the case of Reports HF-46 and HF-26, we feel that re-writing is in order and we are returning these for revision and later resubmission. In the face of the veritable "goldmine" of historical and interpretive material in these reports (and their predecessors), we do not want to appear over-critical. However, we are sure Mr. Snell himself will agree with the importance of making the historical record crystal clear.

In view of the "paper" confusion over numbering of these projects (as well as for administrative convenience in further

justifying the special research project at Harpers Ferry), we feel it would be desirable to have a review of the research program for Harpers Ferry at this time, rather than waiting till January. This would recapitulate work (specific projects) accomplished to date, and set down needed projects still remaining to be done. In effect, this will be a revision of the research program submitted in January. The research program should take into account planning recommendations made in the revised MISSION 66 Prospectus for your area. Please let us have this statement by October 15. The supporting sheets (Forms 10-20) can be submitted in January at the time your annual research program is prepared.

Signed

Murray H. Nelligan
Regional Chief of Interpretation

In duplicate

Attachments 3

Copy to: Director w/copies of Research Reports HF-37, HF-38, HF-39, HF-40, HF-41, HF-42, HF-43, HF-44

Regional Chief of Interpretation September 22, 1958

Regional Historian

Harpers Ferry Research Reports (August and September 1958)

As you have suggested, these reports are erroneously entitled survey reports. Apart from the brief administrative sections (with whose tentative recommendations agreement can not be given until an Interpretive Plan for the area has been approved), they are actually straight historical research reports - representing orderly fulfillment of the area research program approved in January. (At the same time, approved projects have been "broken down" into parts and the resultant new subjects given additional numbers not in the approved list - this is confusing to somebody trying to keep the record straight at a higher level). There's a lot of good digging here and Snell and company have really come up with a veritable goldmine of facts. However - granting the complexi y of the research problem - I am not sure all of it, in every report, hangs together. And too often deed evidence and newspaper evidence is quoted verbatim with little clarifying comment, insufficient attempt to point out meanings and relationships to the reader. A lot more narrative summation is needed and analytical synthesis of the evidence. At least one report I find almost beyond my understanding (at least that part of it that I was able to get through): Project HF-46. I just cannot follow the evidence quoted on the lots south of the W & P RR. We need a summation along the lines of "There were three lots south of the W & P RR. B. G. Wager acquired full title to these by ---. On them he erected ---", all properly footnoted of course). I am not sure what is meant by "one individual third interest" and I am not sure what Snell understands by it, nor whether he is correct. (Is this pertinent to individual lots of the three, or one-third of a given individual lot?) I would like to have some of the reasoning behind Snell's deductions of various "probables".

Another report, HF-26 (Wager lot 5), should sometime be rewritten, so as to hang together better. I am sure all the facts are there and accurate, but it takes a lot of figuring out. For example, second narrative paragraph on page 12 states that there was a store at the corner of the first floor, but proof for this is not given until several pages below (p. 25). (The photographs cited do not suffice for this detail). Before this proof is given, we have a reference (p. 17) to a second store room. The quoted advertisement purportedly documenting this latter actually just confuses. We have had no previous reference to the Virginia Hotel, nor to Stephens as a tailor, so the "change" is not as clearly revealed as the text suggests. Again on pages 2 and 3, confusion with respect to the

building. The statement at the end of the second paragraph is not necessarily true with respect to any given lot, and without the evidence given many pages later, (page 11) I would assume from the evidence quoted at the top of page 4 that Gibson had erected the building after he got the lease, instead of several years before as comes out below. More cross referencing of evidence is needed throughout the report. Too often facts have been used prior to their proof. (This is understandable in terms of Snell's knowledge of the subject, but it is not good historical writing.) More analysis and synthesization of the direct evidence is needed for readability and understanding.

Comments on Other Reports:

Project No. HF-44, Wager Lot No. 4: Can't see that any of the information starting at the bottom of page 4 and following is pertinent to lot No. 4. At least, there is no mention of Lot No. 4 in the notices given and there is no analysis and/or proof.

Project HF-42, Wager Lot No. 9: Despite the reference at the top of page 7, it is not clearly proved that the property reference at the bottom of page 5 is to lot No. 9. How do we know the Wagers named near the bottom of page 5 were the owners in 1826? There is no documentation for this either at this point or earlier as far as I can see. What was the relationship of these Wagers to John Wager, Jr.? Re the text under Park B, middle of page 7: It seems to be taken for granted that we know already that there was a building on the blue portion of Wager Lot No. 9. Apparent discrepancies in the newspaper notice quoted as self-explanatory (was this hotel directly on Potomac Street? Was it directly opposite Gibson's Hotel?) should be explained. I think this section could be rewritten somewhat along these lines, "Behind the stone house site, Samuel Gibson - already the owner of a hotel on the opposite side of Potomac Street - built in 1837 another hotel - a three story brick building . . . (with footnote citing the newspaper evidence, and other evidence, and collating same).

Research Project HF-39, Wager Lot No. 56: Page 5: Why does it follow that "because it was constructed of brick" it was likely that the building was erected by Gerard Wager after 1842 and before 1850? Page 7: What authority for the sale of the property to John Sturdy in 1858? Page 8: The Adam Whip newspaper announcement notes occupancy of the building by a Mr. Smith. This is the first time that Mr. Smith appears in the text. Should he not be explained in the narrative? Who was he?

Research Project No. HF-40: Wager lots 6, 7 and part of 8. There seems to be some question as to the ownership of the lots. Page 2, second paragraph, says James B. Wager was given lot No. 6 on October 10, 1835. 4th paragraph speaks of selling James B. Wager's real estate, and as a result, selling Lot No. 7 to James Foley. Page 6 states that

James Foley purchased Wager lot No. 6 from Gerard B. Wager who owned it. Who owned what?

Research Project HF-38, Wager Lot No. 35: Pages 4 and 8: What documentary proof is there for a house standing on the lot in 1839, and its erection by the Wager family? If this information is in another report, it should so be stated. Page 6: How do we know Hillery Allison was a tailor and that he died in 1857?

Many of these may seem to be minor points indeed, but we should have the facts carefully documented in a permanent report of this sort. At the same time, it should be possible for later users of the reports to get the facts therefrom easily and reasonably quickly.

Frank Barnes
Regional Historian

APPROVAL SHEET

Recommended: _____
Director

Recommended: _____
Regional Director

Recommended: _____
Chief, E.O.D.C.

Approved: _____
Superintendent

Harpers Ferry National Monument

HISTORIC BUILDING SURVEY

REPORT

for

Bldg. No. 2, Wager Lot No. 54-High Street,

"The George W. Cutshaw and Michael Doran Lots"

Harpers Ferry National Monument

Prepared by

Charles W. Snell
Historian (Park Supervisory)
Dated July 30, 1958
13 pages

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SECTION I - ADMINISTRATIVE DATA

A. Name and Number of Building:

Building No. 2 (non-historic and demolished). Wager Lot No. 54 - the "George W. Cutshaw and Michael Doran Lots, High Street."

B. Proposed Use of Lot:

It is recommended that these lots be marked on the ground and that the High Street Row (Wager Lots No. 53, 54, and 55 and 56) be interpreted by several trailside exhibits comprising old photographs of the houses which once occupied these lots. Part A of Lot 54 should be called the "George W. Cutshaw Lot" and Part B of Lot 54 should be called the "Michael Doran Lot".

C. Provisions for Operating Lot:

None necessary since no formal operation planned.

D. Preliminary Estimate of Cost of Rehabilitating the Grounds:

The cost of marking the lots and installing trailside exhibits for Lots Nos. 54, 55, and 56 should not exceed $500.00.

SECTION II - HISTORICAL DATA

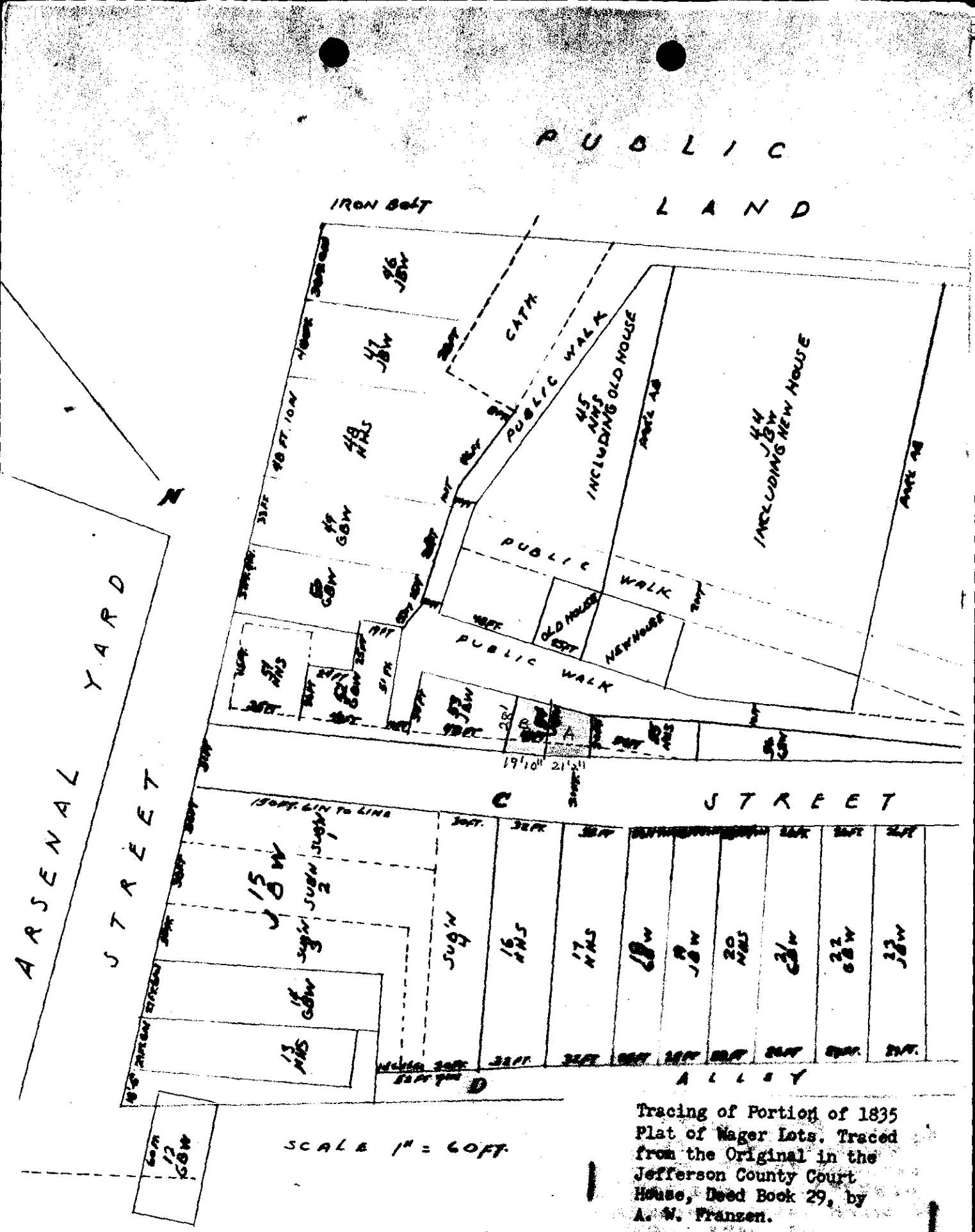
1. OWNERSHIP OF THE LAND, 1835 to 1865:

On April 2, 1835, the Circuit Superior Court of Law and Chancery for Jefferson County, Virginia, appointed Commissioners "to lay off and divide into three equal lots and parcels, the real estate at Harper's Ferry which descended to James B. Wager, Gerard B. Wager and Sally Ann Wager, now Sally Ann Swayne, the wife of Noah H. Swayne, from their father John Wager (Jr.), deceased."[1] The property thus being divided at Harpers Ferry was commonly known as the "Wager Six Acre Reservation and Ferry Lot," an island of land in private ownership surrounded on all sides by land owned by the United States Government.[2]

On October 1o, 1835, the three Commissioners reported to the Court: "To James B. Wager we allot & assign the following lots as designated & numbered in the annexed Plat, viz: Lots No. 1-7-9-15... 19-23-25-27-37-41-44-...46-47-53 &54." Thus in 1835 Lot No. 54, the property under consideration (see blue and orange area on plat on page 2), was awarded to James B. Wager. The Court further appointed a special receiver for the Court to take into possession the real

1. Gibson, etc. vs. Wager, etc., Decree. Deed Book No. 29, pp. 140-141. Jefferson County Court House, Charles Town, West Va.

2. 1835 plat: "The Wager Six Acre Reservation, drawn by James M. Brown, S.C.C.," in Deed Book 29 (1847-48), p.140. See next page.



Tracing of Portion of 1835 Plat of Wager Lots. Traced from the Original in the Jefferson County Court House, Deed Book 29, by A. W. Franzen.

estate assigned to James B. Wager for the purpose of collecting rents on this land to be paid into the Court, "from and after the time the said Wager took benefit of the insolvent laws..."[3]

On January 14, 1836, the Court appointed two Commissioners and directed them to sell at public auction to the highest bidder the real estate of James B. Wager in Harpers Ferry for the purpose of settling his debts. On October 5, 1837, Wager Lot No. 54 "with the buildings and houses thereon" was sold to George W. Cutshaw for $500.[4]

On July 25, 1843, for $275, Mr. Cutshaw sold Richard D. Doran, a merchant of Harpers Ferry:

"...the southeast part of Lot No. 54 and being so much of said lot as lies between the brick house situated hereon, in which the said Cutshaw now lives, and the Lot No. 53. The lot or part of a lot herein conveyed fronts on High Street nineteen feet 10½ inches, and extends back the width of said Lot No. 54..." [5]

Thus in 1843 Wager Lot No. 54 was divided into two separate lots. For the purposes of this report, the Northwest Section of Lot No. 54 will be called "LOT NO. 54--PART A" and the Southeast Section, "LOT NO. 54-PART B."

A. Ownership of LOT NO. 54-PART A, 1843 to 1865:

Part A of Lot No. 54 fronted 21 feet 2 inches on High Street, its depth at the line with Lot No. 55 was 20 feet and with

3. Deed Book 23, pp.140-141.

4. Deed of B. & S., October 5, 1837, Deed Book 22, pp. 254-255.

5. Deed of B. & S., July 25, 1843, Deed Book 26, pp.412-413.

Lot No. 55 was 20 feet and with the boundary line with Part B of Lot 54 about 26 feet; the rear of the lot, on the Public Walk, was probably 21 feet 2 inches wide. (See blue colored area on map, page two of this report). This lot remained the property of George W. Cutshaw from 1843 until after the Civil War.

B. Ownership of LOT NO. 54-PART B, 1843 to 1865:

Part B of Lot No. 54 fronted 19 feet 10 inches on High Street, it was about 26 feet deep on the boundary line with Part A of Lot 54 and 28 feet deep on the line with Wager Lot No. 53. In the rear, on the Public Walk, it was about 17 feet wide. (See orange colored area on plat, page 2). This lot remained the property of Richard D. Doran from 1843 until his death in 1847. The lot was then owned by his brother Michael Doran from 1847 until after the Civil War.

2. CONSTRUCTION OF THE BUILDINGS ON WAGER LOT NO. 54.

A. PART A of Wager Lot No. 54:

This portion of the lot was apparently vacant in 1837 at the time when Cutshaw purchased it. In 1839 he constructed a three story brick building on it, completing it by January of 1840.[6] A deed of trust for the lot, made by Cutshaw on May 22, 1840, gives us the following information on the buildings standing at that date:

6. Harpers Ferry Constitutionalist, January 8, 1840, p.3.

"...there are two houses, one a frame building [on PART B of Lot 54] & the other a brick building [on PART A of Lot 54] on said lot..." [7] The brick house contained a "Tailoring Establishment" in the "Basement story of his dwelling house."[8]

A Deed of Trust made by Cutshaw in 1855 yields for the further following data on the structure: "...the House aforesaid being three stories built of Brick...which the said Cutshaw now resides in a family residence and Tailor Shop..."[9]

From the above evidence it is therefore apparent that Cutshaw erected a three story brick building on PART A of Lot No. 54 in 1839. The first floor was designed for use as a tailor shop and the upper two floors for use as living quarters. The house must have fronted 21 feet 2 inches on High Street and because of limitations in the depth of the lot, the house could not have been more than 20 feet deep and was probably only about 16 feet deep. From photograph HF-99 it is also evident that the structure had a gable roof. This building was standing at the time of the John Brown Raid in 1859.

B. BLDG. ON PART B OF LOT NO. 54.

An 1836 newspaper advertisement listing the real estate

7. Deed of Trust, May 22, 1840, Deed Book 24, pp.289—290.

8. Harpers Ferry Constitutionalist, January 6, 1840, p.3.

9. Deed of Trust, December 1, 1855, Deed Book 35, p.184.

of James B. Wager to be sold in Harpers Ferry described Lot No. 54 as "One lot 54 by 20 ft [sic] with one comfortable dwelling house of frame."[10] Through error they gave the dimension of Lot No. 55 which belonged to Noah H. Swayne, but the remainder of the description is accurate because Cutshaw's Deed, in 1837, mentions "buildings and houses thereon."[11] Similarly Cutshaw's Deed of Trust, made in 1840, states: "there are two houses, one a frame building and the other a brick building on said lot."[12] From the above it is therefor apparent that a frame house, erected at some earlier date by the Wager family, was standing on Part B of Wager Lot No. 54 when Cutshaw purchased the property in 1837. Cutshaw probably used it as his residence from 1837 until 1839, when he erected the brick structure on PART A of Lot No. 54.

On July 25, 1843, Richard D. Doran purchased Part B of Lot No. 54 from Cutshaw. In 1849 Doran tore down the old frame structure and erected a new brick house on the lot. This construction is revealed by an advertisement of George Rothery, made August, 1849, for the purpose of selling Wager Lot No. 53-PART B. Rothery describes the location of his two story frame house as follows:

10. Virginia Free Press, April 7, 1836, p.4, c.1.

11. Deed Book 22, pp.254-255.

12. Deed Book 24, pp. 289-290.

"...situated on the south west side of High Street, between the stone steps leading to the Catholic Church, and the new brick house just built by E. D. Doran, Esq., and adjoining the latter..." [13]

Doran's new house apparently fronted on High Street 19 feet 10 inches and its maximum depth, based on lot limitation was 26 feet; it was probably about 22 feet deep. From Photograph HF-99 the house appears to have been three stories high and had a gable roof. The structure was designed for use as living quarters.

3. USE OF BLDGS. ON WAGER LOT NO. 54, 1837-1861:

A. House on PART A of WAGER LOT No. 54.

On January 8, 1840, George W. Cutshaw announced:

REMOVAL

"The subscriber respectfully informs the public that he has removed the TAILORING ESTABLISHMENT to the basement story of his dwelling house, on High Street, and only a few doors above the Apothecary Store of Dr. P. P. W. Stephenson (which was located in Bldg. No. 37, on Wager Lot No. 52), and the Dry Goods Store of Messrs. Breitenbaugh & Kirby (which was located in Bldg. No. 12 on Wager Lot No. 15-subdivision 1). [14]

Thus Cutshaw used the first floor as his tailor shop and the upper floors as his home from 1840 until 1861. [15] In addition to tailoring,

13. Virginia Free Press, August 9, 1849, p.3, c.1.

14. Harpers Ferry Constitutionalist, January 8, 1840, p.3.

15. See Deed of Trust, January 20, 1842, Deed Book 25, pp.364-365. Virginia Free Press, April 11, 1842, p.3, c.2. Deed of B. & S., July 25, 1843, Deed Book 26, pp. 412-413; Virginia Free Press, November 23, 1848, p.3, c.3. Deed of Trust, December 1, 1855, Deed Book 35, p.184, all indicate that Cutshaw was using the building as his shop and home.

in the 1850's, Mr. Cutshaw also acted as an agent for a Packet Line, [16] with the boats, "Fashion" and "Belle", running on the C. & O. Canal.

The Census of 1850 yields the following data on the Cutshaw family:

"George W. Cutshaw, 42 years old, male. Tailor, Value of Real Estate owned: $2,500. Born in Maryland.
Martha Cutshaw, 31 years old, female. Born in Virginia.
Francis Cutshaw, 16 years old, male. Born in Virginia.
Behaltha Cutshaw, 14, female. Born in Virginia.
Wilbeur Cutshaw, 9 years old, male. Born in Virginia.
Denis Helfast, 19 years old, male. Tailor. Born in Virginia.
Mittan Robinson, 21 years old, male. Tailor. Born in Virginia. [17]

The census of 1860 reads:

"George W. Cutshaw, 52 years old, male. Merchant Tailor, Value of Real Estate: $1,500; Value of Personal Estate: $100. Born in Maryland.
Martha J. Cutshaw, 47 years old, female, Born in Virginia.
Behetha Cutshaw, 21 years old, female, Born in Virginia." [18]

Also probably living in the same house were:

"Jane Russell, 65 years old, female, Seamstress & Weaver. Value of Personal Estate: $75. Born in Virginia.
Ann E. Russell, 32, female. Born in Virginia."

Mr. Cutshaw cut an unusual figure in the John Brown Raid of 1859. As Joseph Barry tells the story:

"It was, now daylight (on October 17, 1859) and the armorers proceeded singly or in parties of two or three from their various homes to work at the shops. They were gobbled up in detail and marched

16. Virginia Free Press, October 16, 1851, p.3, c.1; August 12, 1852, p.3, c.4.

17. National Archives R. G. 29. Records of the Bureau of the Census. Population Schedules of the United States, 1850. Virginia, Volume 12, p.414—415.

18. National Archives R. G. 29. Records of the Bureau of the Census. Population Schedules of the United States, 1860, Virginia, Volume 13, p.196.

to prison [by Brown's men]... About this time, Mr. George W. Cutshaw, an old and estimable citizen of the place, proceeded from his house on High Street, towards the Potomac Bridge, in company with a lady who was on her way to Washington City and whom Mr. Cutshaw was escorting across the river, to the place where the canal packet-boat on which she intended to travel, was tied up. He passed along unmolested until he disposed of his charge, but, on his return, he encountered on the bridge several armed apparitions-one of them an old man of commanding presence, appearing to be the leader. Mr. Cutshaw, who was "a man of infinite jest," used to relate in the humorous manner peculiar to himself, how he, on first seeing them, took up the thought that a great robbery had been committed somewhere and that the tall, stern figure before him was some famous detective, employed to discover and arrest the peretrators, while the minor personages were his assistants. He was halted, but, being in a hurry for his breakfast, he was moving on, when he received another and peremptory challenge. At last he said impatiently, "let me go on! What do I know about your robberies." These were unfortunate words for Cutshaw, as they gave the chief to understand that his party were suspected of an intention to plunder - an imputation which the old warrior very highly resented. Mr. Cutshaw was, therefore, immediately marched off to the armory and placed among the otherprisoners, where the "Captain" kept a close eye on him until his attention was engrossed by the subsequent skirmish..."19

Mr. Cutshaw, we are happy to report, was later released unhurt.

B. Use of Bldg. on Part B of Wager Lot No. 54, 1849-1861.

This structure was designed for use as living quarters and the documentary material on the utilization of the house is therefore naturally limited.

In 1850 this house was apparently rented by two or three families; these probably were:

1st "John Arrear, 25 years old, male, Hotel Keeper, Born in Ireland.
Margaret Arrear, 25 years old, female, Born in Ireland.
William Arrear, 1 year old, male, Born in Virginia.
Ann Arrear, 4 years old, female, Born in Ireland.
Julia Whaley, 25 years old, female, Born in Ireland.

19. Barry, Joseph, The Strange Story of Harper's Ferry, Martinsburg, W. Va., 1903. pp. 58-59.

2nd William Malory, 39, male, Armorer, Born in Ireland.
Mary Malory, 25, female, Born in Ireland.
Jean Malory, 3, female, Born in Virginia.
James Malory, 1, male, Born in Virginia.
Catherine Donavins, 15, female, Born in Ireland.

3rd Sarah Walsh, 48, female, Born in Ireland.
Martha Walsh, 25, female, Clerk, Born in Ireland.
William Walsh, 22, male, Clerk, Born in Ireland.
Lindy Walsh, 18, male, Clerk, Born in Ireland.
Catherine Walsh, 17, female, Born in Ireland.
Sarah Walsh, 15, female, Born in Ireland.
John Walsh, 13, male, Born in Ireland." 20

In 1860 the house was apparently occupied by:

"Patrick Carroll, 28, male, Grocery Keeper. Value Of Personal Estate; $75. Born in Ireland.
Mary J. Carroll, 16, female, born in Virginia.
Susan Carroll, 1, female, born in Virginia." 21

The census of 1850 also reveals the following information on Richard D. Doran, the owner of this lot and builder of the house:

"Richard D. Doran, 50, male, Merchant, Value of Real Estate Owned: $3,000, born in Ireland.
Bridget Doran, 25, female, born in Ireland.
Michael Doran, 40, male, Merchant, born in Ireland." 22

4. HISTORICAL PRINTS AND PHOTOGRAPHS:

For a view of the roofs of these structures, 1892-1896, see Photograph HF-89 in Appendix I, page 17, of the Historic Building Site Survey Report for Bldg. No. 3-Wager Lot No. 53-High Street. For an 1880 view of the rear of this structure on the Public Walk, see photograph HF-79 in Appendix I, of the Historic Building Survey

20. National Archives R. G. 29, Population Schedules of Seventh Census of U. S., Volume 12, p.414.

21. National Archives, Census of 1860, Volume 13, p.196.

22. National Archives, R. G. 29, Census of 1850, Volume 13, p.416.

5. HISTORICAL PLANS OF BLDGS.

No historical plans of the pre-Civil War buildings have been found and it is unlikely that any will be located. No modern measured drawings of either building exist as the structures were demolished before 1955. No measured drawings have been prepared of Bldg. No. 2, which was a non-historic building.

6. SUMMARY OF HISTORICAL DATA:

A. Ownership of the Land, 1835 to 1865:

1. October, 1782 to October 9, 1835, owned by the Wager family.

2. October 10, 1835, to October 5, 1837, owned by James B. Wager.

3. October 5, 1837 to July 25, 1843, owned by George W. Cutshaw. Purchase price: $500.

4. July 25, 1843, to 1865, Northwest portion of lot (PART A), owned by George B. Cutshaw.

5. July 25, 1843, to 1865, Southeast portion of lot (PART B), owned 1843 to death in 1847 by Richard D. Doran and from 1847 to 1865 by his brother, Michael Doran. Purchase price from Cutshaw: $275.

B. Construction of Bldgs. on Lot No. 54:

1. Part A of Lot No. 54:

George W. Cutshaw erected a three story brick house on this portion of the lot in 1839. The first floor contained a tailor shop and the upper two floors were used as his residence. The house fronted 21 feet 2 inches on High Street and was probably about 16 feet deep. The building had a gable roof.

2. Part B of Lot No. 54:

In 1835 this portion of the lot contained frame dwelling probably fronting 19 feet 10 inches on High Street that had been erected by the Wager family. In 1849 this structure was demolished and Richard B. Doran erected on the lot a new three story brick building with a gable roof. The new house also fronted on High Street 19 feet 10 inches and was about 22 feet in depth. The building was designed for use as living quarters.

C. Use of Houses on Wager Lot No. 54:

1. House on Part A, 1839-1861:

The residence and tailor shop of George W. Cutshaw.

2. House on Part B, 1849-1861:

The house was rented out as dwellings for Armory Workers. In 1860 it was apparently occupied by the family of Patrick Carroll, grocery keeper.

D. Building No. 2:

Bldg. No. 2 was a two story wooden building located approximately on Part A of Wager Lot No. 54. The building fronted 19 feet on High Street and was 23 feet deep. Photograph HF-99 indicates that it must have been erected after 1893 and hence was a non-historic structure. Bldg. No. 2 was demolished by the National Park Service in 1956 and the lot seeded over.

7. CONCLUSIONS AND RECOMMENDATIONS:

It is recommended that the boundary lines of these lots be marked on the ground and that the High Street area (Wager Lots 53, 54, 55, and 56) be interpreted by means of two or three well placed trail side exhibits containing several old photographs of the houses that once occupied these lots. It is also suggested that Part A of Lot 54 be called the "George W. Cutshaw Lot" and Part B of Lot No. 54 be called the "Michael Doran Lot."

Charles W. Snell

Charles W. Snell,
Historian, (Park Supervisory)
July 30, 1958

APPROVAL SHEET

Recommended: _____
Director

Recommended: _____
Regional Director

Recommended: _____
Chief, E.O.D.C.

Approved: _____
Superintendent

Harpers Ferry National Monument

HISTORIC BUILDING SURVEY

REPORT

for

WAGER LOT NO. 55, — HIGH STREET,

"The Hillary Allison and John Gibson Lots."

Harpers Ferry National Monument

Prepared by:

Charles W. Snell,
Historian (Park Supervisory)
Dated: July 31, 1958.
14 pages.

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SECTION I - ADMINISTRATIVE DATA

A. Name and Number of Lot:

Wager Lot No. 55 - "The Hillary Allison and John Gibson Lots", High Street.

B. Proposed Use of Lots:

It is recommended that the boundary lines of these lots be marked on the ground and that the High Street area (Wager Lots 53, 54, 55, and 56) be interpreted by means of several trailside exhibits, utilizing some of the old photographs of houses which once occupied this lot.

It is suggested that Part B of Lot No. 55 be called the "Hillary Allison Lot" and Part A, the "John Gibson Lot" after the estates of the two leaseholders of this property in the 1859-60 period.

C. Provisions for Operating the Lots:

No formal operation required.

D. Cost of Rehabilitating the Grounds:

The $500.00 estimated cost mentioned in report for Wager Lot No. 54 should suffice for the three lots 54, 55, and 56.

SECTION II - HISTORICAL DATA

1. OWNERSHIP OF THE LAND, 1835 to 1865.

On April 2, 1835, the Circuit Superior Court of Law and Chancery for Jefferson County, Virginia, appointed Commissioners "to lay off and divide into three equal lots and parcels, the real estate at Harper's Ferry which descended to James B. Wager, Gerard B. Wager and Sally Ann Wager, now Sally Ann Swayne, the wife of Noah H. Swayne, from their father John Wager (Jr.), deceased."[1] The property thus being divided at Harpers Ferry was commonly known as the "Wager Six Acre Reservation and Ferry Lot," an island of land in private ownership surrounded on all sides by land owned by the United States Government.[2]

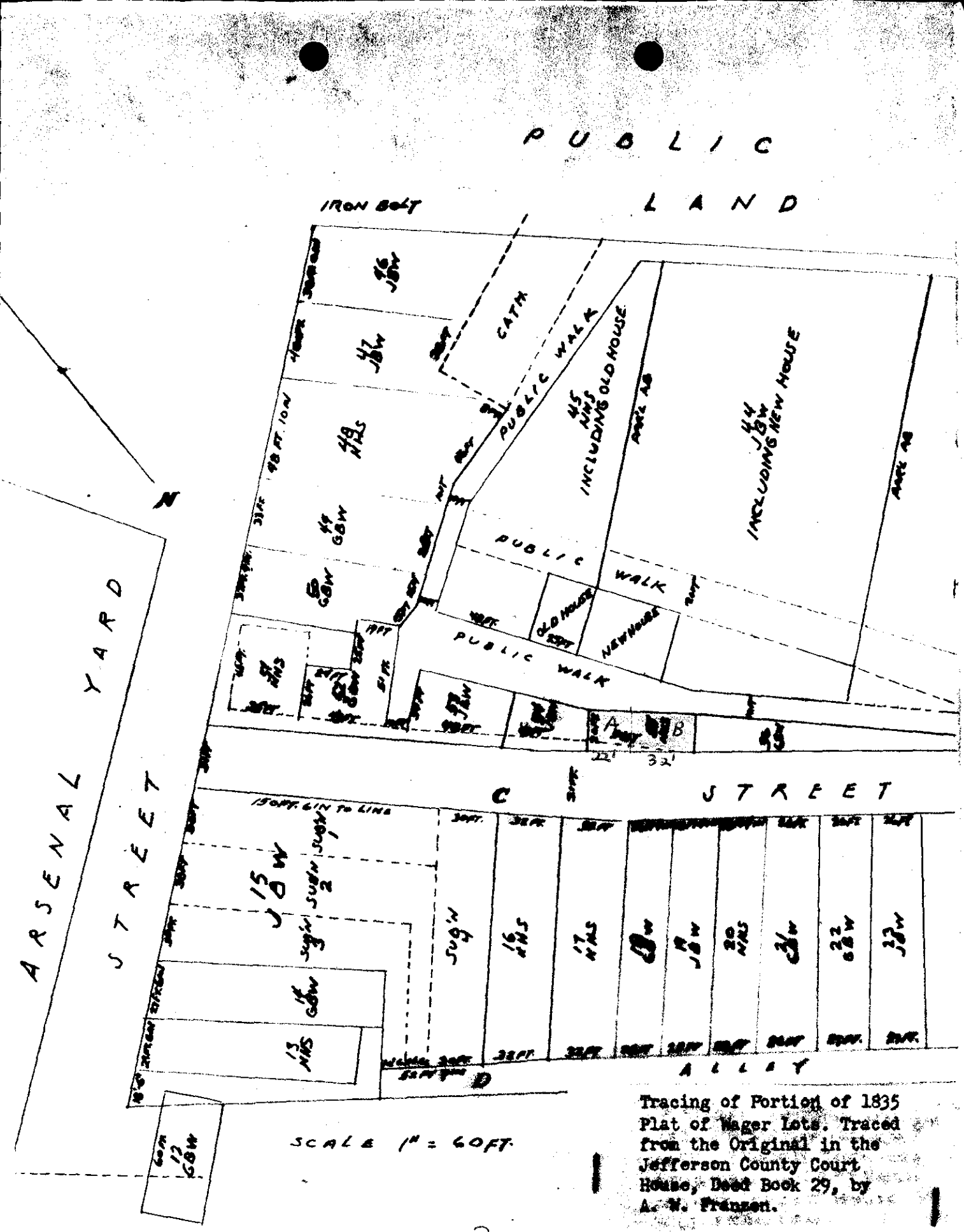
On October 10, 1835, the three Commissioners reported to the Court: "To Sally Ann Swayne, the wife of Noah H. Swayne, we allot and assign the lots as numbered in the annexed plat and marked N.H.S, to wit: Lots No. 5-8-10-11-13-16-17-20-24-26-28-31-33-35-40-42-45...,48-51 and 55."[3]

Thus in 1835, Noah H. Swayne and wife became the owners of Lot No. 55 (see orange and blue area on plat, next page) which is the

1. Gibson, etc. vs. Wager, etc. Decree. Deed Book 29, pp.140-141. Jefferson County Court House, Charles Town, West Va.

2. 1835 plat: "The Wager Six Acre Reservation, Drawn by James M. Brown, S. G. C., in Deed Book 29 (1847-48), p.140. See next page.

3. Deed Book 29, pp.140-141.



Tracing of Portion of 1835 Plat of Mager Lots. Traced from the Original in the Jefferson County Court House, Deed Book 29, by A. M. Franzen.

property now under consideration. The Swaynes remained the owners of this lot until after the Civil War.

In 1839 and 1840, however, the Swaynes leased out Lot No. 55 in two parcels. For the purpose of this report the Southeast portion of Lot No. 55 will be called Part A and the Northwest portion of Lot No. 55 will be called Part B.

A. PART B of Lot 55, under lease 1839-1861.

On February 1, 1839, for a rent of $35.00 a year, Noah H. Swayne granted a ten year lease to Hillary Allison, the lease taking effect April 1, 1840. Mr. Allison received "...thirty two (32) feet to be taken of the north west end of Lot number fifty Five ...said premises being now in possession of said Allison..."[4] Allison renewed his lease in 1850 and apparently held this property until his death in 1857, his estate probably held the leasehold until at least 1860.[5]

B. PART A of Lot No. 55, under lease 1840-1861.

On May 16, 1840, Noah H. Swayne granted George W. Cutshaw a ten year lease, the lease to take effect July 1, 1840, at a yearly rental of $20.00 per year. Mr. Cutshaw was given: "...lot fifty five (55)...excepting so much of said lot has been heretofore leased to Hillary Allison, being thirty two feet off the north west end

4. Lease, February 1, 1839, Deed Book 24, pp.86-87.

5. Deed Book 34, pp.112-113; Virginia Free Press, May 7, 1857, p.3, c.1. Deed Book 38, pp.87-88, all indicate that Allison held this lot.

thereof, the part of said lot intended to be leased hereby, to said party of the second part being the residue thereof."[6] As Lot No. 55 fronted originally 54 feet on High Street, Part A therefore must have fronted 22 feet on the street.

On July 1, 1845, Mr. Cutshaw assigned his leasehold to William C Kirhart. On July 1, 1847, Mr. Kirhart, for $35.00, in turn, assigned to John Gibson:

"all that the said tenement & premises above mentioned, to be demised & leased to the said George W. Cutshaw & by him subsequently assigned & transferred to the said William C. Kirhart in & by the said in part recited indenture of lease and deed of assignment aforesaid and every part and parcel..." [7]

Mr. Gibson apparently renewed his lease in 1850 for another ten years. He died in 1853,[8] but his estate probably held the leasehold until 1860.

2. CONSTRUCTION OF HOUSES ON LOT NO. 55:

A. House on Part B (Northwest Portion)

There was a house apparently standing on the lot in 1839 when Hillary Allison leased the property. It is also probable that this building had been erected by the Wager family at some date prior to 1835.

A deed of trust made by Abraham Fleming in 1854 for his property,

6. Lease, May 16, 1840, Deed Book 24, pp. 88-89.

7. Assignment of Lease, July 1, 1847, Deed Book 29, pp.114-115.

8. Deed Book 35 (1855), p.184 and Virginia Free Press, January 24, 1856, p.3, c.1. indicate that Gibson's estate still held the lease to the lot. His death, see Virginia Free Press, August 11, 1853, p.2, c.7.

Lot 56-Part A, which adjoined the Allison lot, states that Fleming's house is "bounded...in the other end by the two story stone building of Hillary Allison..."[9]

The ruins of this building were apparently standing some date after 1933 (See Photograph NHP-670 and Drawing No. NM-HF 2004, Sheet 1 of 1, 1933 Survey of Harper's Ferry-Old Section). Judging by the 1933 Survey, the structure fronted approximately 28 feet on High Street and was about 22 feet deep.

B. House on Part A (Southeast Portion)

This portion of Lot No. 55 was apparently vacant or occupied only by minor structures, such as sheds, from 1839 until 1847. The assignment of the lease to John Gibson in 1847 for only $35 would tend to substantiate this theory.

On November 23, 1848, John A. Gibson announced:

"THE GREEN HOUSE"

The undersigned looking to the comfort of the citizens of Harpers-Ferry, and those visiting the place, has fitted up an EATING HOUSE in the most comfortable and genteel style, on High Street, next door to Mr. G. W. Cutshaw's (who was located on Wager Lot 54, Part B), where he will serve to order,

OYSTERS IN EVERY VARIETY,

Either fried, roasted, or stewed-together with every other article in season. His bar is supplied with the choicest kinds of LIQUORS. Those wishing to enjoy themselves in his line, can do so in great comfort, as every effort will be used to make the "GREEN HOUSE" an agreeable resort." [10]

9. Deed of Trust, February 11, 1854, Deed Book 34, pp.112-113. Some statement also made in his Deed of Trust, June 12, 1858, Deed Book 38, pp.87-88.

10. Virginia Free Press, November 23, 1848, p.3,c.3.

It thus appears that Gibson erected a house on PART A of Wager Lot No. 55. A deed of trust made by George W. Cutshaw for his property on Wager Lot B of Lot No. 54, in locating his house, states it is bounded by the "House and Lot of John Gibson, decd., on the West, known formerly as the Green House."[11]

The appraisal made of Gibson's estate states "Green House-Property - one three story brick building."[12] Photograph HF-99 also indicates that it had a gable roof. This house thus fronted about 22 feet on High Street and probably was about 20 feet deep.

In 1856, the Executor of the Gibson Estate advertised:

"...The undersigned has for rent or sale a House and Lot in the Town of Harpers Ferry, belonging to the estate of his testator (John A. Gibson, dec'd) known as the "Green House." It is suitable for a dwelling or hotel." 13

3. USES OF HOUSES ON WAGER LOT NO. 55:

A. House on Part B (Northwest Portion):

Hillery Allison was a tailor and in 1850 had apparently leased out the House on Part B of Lot No. 55 as a dwelling house. Allison died in 1857 and the building may have been vacant in 1860.

B. House on Part A (Southeast Portion)

This house was apparently occupied in 1850 by:

"Joseph Brittain, 44, male. Tavern Keeper. Born in England.
Joseph Brittain, 21, male, Bar Keeper, born in England.
May Brittain, 44, female, born in England.

11. Deed of Trust, December 1, 1855, Deed Book 35, p.184.

12. Will Book No. 14, p.77.

13. Virginia Free Press, January 24, 1856, p.3,c.1.

Elizabeth Brittain, 13, female, born in Virginia.
Sarah Brittain, 11, female, born in Virginia.
Alice Brittain, 6, female, born in Virginia.
Catherine Montaige, 15, female, born in Virginia." 14

The census also provides the following data on the owner of the "Green House":

"John Gibson, 35, male, boatman, born in Delaware.
Ann Gibson, 17, female, born in Virginia." 15

Gibson died on August 3, 1853.[16] In 1860, his building appears to have been rented by the two following families:

"William Small, 46, male, Carpenter, Value of Personal Estate: $100,
Born in Virginia.
Margaret Small, 40, female, born in Virginia.
Sarah Small, 14, female, born in Virginia.
Newton B. Small, 12, male, born in Virginia.
Anna Small, 9, female, born in Virginia.
Mary Small, 7, female, born in Virginia.
William Small, 5, male, born in Virginia.
Amelia Small, 1, female, born in Virginia.

"James Wigginten, 34, male, Laborer. Value of Personal Estate: $25.
Born in Virginia.
Martha R. Wigginten, 34, female, born in Virginia.
Sarah E. Wigginten, 9, female, born in Virginia.
James W. Wigginten, 2, male, born in Virginia.
Mary E. McCoy, 2, female, born in Virginia." 17

14. National Archives R. G. 29, Records of the Bureau of the Census. Population Schedules of the Seventh Census of the United States 1850, Volume 12, Virginia, p.145.

15. Ibid., p.422.

16. Virginia Free Press, August 11, 1853, p.2, c.7. In 1848, Gibson operated a fish market in the basement of the house on Wage Lot 51. By 1852, Isreal Russell was acting as Gibson's retail agent, being located in Store No. 2 of Bldg. No. 43 on Wager Lot 43. In 1853, Russell purchased two canal boats from Gibson's estate.

17. National Archives R. G. 29. Records of the Bureau of the Census, Population Schedules of the Eighth Census of the United States 1860. Virginia, Volume 13, p.196.

4. HISTORICAL PRINTS AND PHOTOGRAPHS:

Two historical photographs will be found in Appendix I of this report.

5. HISTORICAL PLANS OF THE BLDGS:

No historical plans of the pre-Civil War buildings have been found and it is unlikely that any will ever be located. No modern measured drawings of these two buildings exist as the structures were demolished before 1955.

6. SUMMARY OF HISTORICAL DATA:

A. Ownership of the Land, 1835 to 1865:

1. October, 1782, to October 9, 1835, owned by the Wager family.

2. October 10, 1835, until after Civil War, owned by Noah H. Swayne.

3. February 1, 1839, to 1860, Part B (Northwest end) of Lot 55 leased by Swayne to Hillary Allison, Tailor.

4. May 16, 1840, to 1861, Part A (Southwest end) of Lot No. 55 leased by Swayne to John A. Gibson, Boatman.

B. Construction of Houses on Lot No. 55:

1. This house was apparently standing in 1839 and was probably constructed by the Wager family prior to 1835. The building was constructed of stone. It was two stories in height and had a gable roof. The structure fronted approximately 22 feet on High Street and was about 22 feet in depth.

2. House on Part A (Southeast end):

In 1848, John Gibson apparently erected a three story brick house with a gable roof on this portion of the lot. The house fronted about 22 feet on High Street and was about 20 feet deep. It was designed for use as an eating house and tavern.

C. Uses of the Houses on Lot No. 55:

1. House on Part B:

This was apparently the residence of Hillary Allison, a tailor, for many years and may have been vacant in 1859—60.

2. House on Part A:

Used from 1848 until 1856 as an Oyster House and Tavern, known as the "Green House." After Gibson's death, it was then apparently rented as a dwelling house and was probably occupied in 1860 by the families of William Small, a carpenter, and James Wigginton, a laborer.

7. CONCLUSIONS AND RECOMMENDATIONS:

It is recommended that the boundary lines of these lots be marked on the ground and that the High Street area (Wager Lots 53, 54, 55, and 56) be interpreted by means of two or three well placed trailside exhibits, utilizing several of the old photographs of the houses that once occupied this lot.

It is also suggested that Part B of Lot No. 55 be called the "Hillary Allison Lot" and Part A, the "John Gibson Lot", after the estates of the two leaseholders of this property in the 1859-60 period.

Charles W. Snell

Charles W. Snell,
Historian (Park Supervisory)
July 31, 1958.

APPENDIX I

HISTORICAL PHOTOGRAPHS

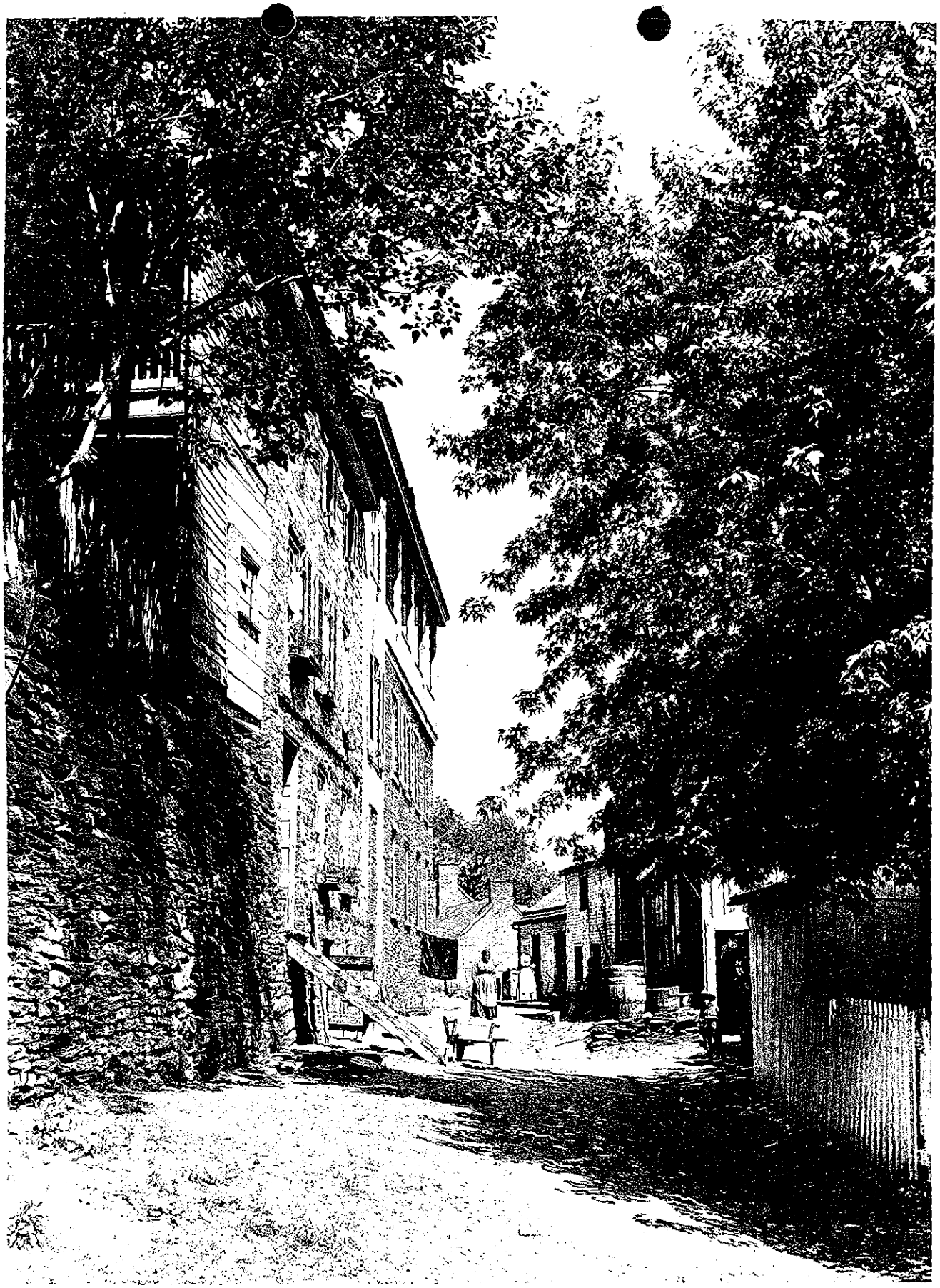
(Two)

THE PUBLIC WALK IN FRONT OF MARMION ROW
ABOUT 1880

National Geographic File No. 140317-A
Harpers Ferry Negative No. HF-79

Buildings to left, 1-A, The Harper House and 1-B, Marmion Hall. Buildings to the right: Wooden shack foreground probably back out-building of House on Wager Lot 53-A; then back of House on Lot No. 54-B; three story Brick House, rear of, on Lot No. 54-A; rear of three story brick house on Lot 55-A; roof of two story house on Lot 55-B, rear of brick three story house on Lot No. 56-A, and rear corner of brick three story house on Lot No. 56-C.

For a view of the roofs of these Buildings, 1892-1896, see Photograph HF-99 in Historic Building Survey Report for Bldg. No. 3, Wager Lot No. 53, dated July 29, 1958, Appendix I, page 17.



HIGH STREET ABOUT 1920

Harper Ferry Negative No. NHF-670.

Bldgs. on left side of High Street: Lower left, ruins of the two story stone structure that stood on Wager Lot No. 56-Part B; next two wooden buildings erected after the Civil War and located on Wager Lot No. 56-Part A. Then ruins of the 2½ story brick house on Wager Lot No. 56-Part B, and finally the ruins of the three story house located on Wager Lot No. 56-C.

First and Second Marmion Tenant Houses visible over roofs of High Street House, to the left.

See also Historic Building Survey Report for Wager Lot 56-High Street, Appendix I, for other views of the street.



APPROVAL SHEET

Recommended: _____
Director

Recommended: _____
Regional Director

Recommended: _____
Chief, E.O.D.C.

Approved: _____
Superintendent

Harpers Ferry National Monument

HISTORIC BUILDING SITE SURVEY

REPORT

for

WAGER LOT NO. 56 – HIGH STREET,

"The John Whip, John McCall and Thomas Doerly Lots."

Harpers Ferry National Monument

Prepared by:

Charles W. Snell,
Historian (Park Supervisory)
Dated: August 1, 1958,
18 pages.

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SECTION I - ADMINISTRATIVE DATA

A. Name and Number of Lot:

Wager Lot No. 56 - High Street - the John Whip, John McCall and Thomas Boerly Lots.

B. Proposed Use of the Lots:

It is recommended that the boundary lines of these lots be marked on the ground and that the High Street area (Wager Lots Nos. 53, 54, 55, and 56) be interpreted by means of several trail-side exhibits utilizing some of the old photographs of houses that once occupied this lot. It is further suggested that Part A of Lot No. 56 be called the "John Whip Lot"; Part B the "John M'Call Lot", and Part C, the "Thomas Boerly Lot".

C. Provisions for Operating the Lots:

No formal operation contemplated.

D. Cost of Rehabilitating the Grounds:

The $500.00 estimated cost mentioned in reports for Wager Lots Nos. 54 and 55 should cover the three lots Nos. 54, 55, and 56.

SECTION II - HISTORICAL DATA

1. OWNERSHIP OF THE LAND, 1835 to 1865

On April 2, 1835, the Circuit Superior Court of Law and Chancery for Jefferson County, Virginia, appointed Commissioners "to lay off and divide into three equal lots and parcels, the real estate at Harper's Ferry which descended to James B. Wager, Gerard B. Wager and Sally Ann Wager, now Sally Ann Swayne, the wife of Noah H. Swayne, from their father John Wager [Jr.], deceased.[1] The property thus being divided at Harpers Ferry was commonly known as the Wager Six Acre Reservation and Ferry Lot," an island of land in private ownership surrounded on all sides by land owned by the United States Government.[2]

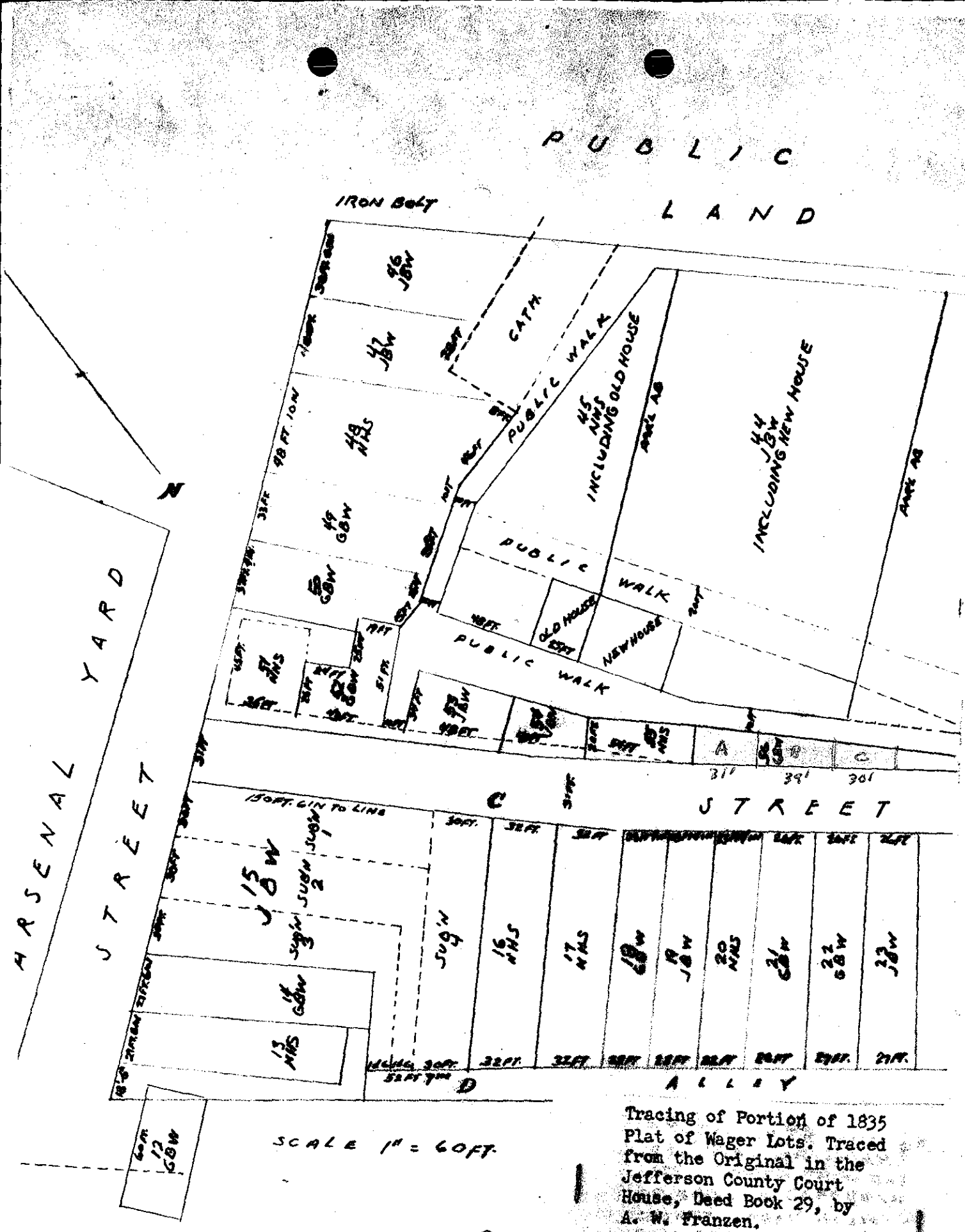
On October 10, 1835, the three Commissioners reported to the Court: "To Gerard B. Wager we allot and assign the following lots as designated G. B. W. and numbered in the annexed plat, to wit: Lots No. 2-3-4-6-12-14-18-21-22-29-30-32-34-36-38-43-49-50-52 & 56"[3]

Thus in 1835, Wager Lot No. 56, the property now under consideration (See Blue, Red, and Green areas on Plat, page 2 of this report) became the property of Gerard B. Wager, who remained the

1. Gibson, etc., vs. Wager, etc. Decree, Deed Book 29, pp.140-141. Jefferson County Court House, Charles Town, West Va.

2. 1835 Plat, "The Wager Six Acre Reservation, Drawn by James M. Brown, S.C.C.," in Deed Book 29, (1847-48), p.140. See page 2.

3. Deed Book 29, pp.140-141.



Tracing of Portion of 1835 Plat of Wager Lots. Traced from the Original in the Jefferson County Court House, Deed Book 29, by A. W. Franzen.

owner until his death in 1848. His estate retained possession of this lot from 1848 until after the Civil War.

For the purpose of this report, Wager Lot No. 56 will be subdivided into three lots, corresponding with each of the three houses that occupied it. The Southeast section will be known as PART A; the Center portion as PART B, and the Northwest part as PART C.

A. Ownership of PART A, 1842-1865.

On April 1, 1842, for annual rent of $31.00 per year, Gerard B. Wager leased to Abraham Fleming for 99 years, with the option of renewing or buying, PART A of the Lot No. 56. The deed reads in part:

"...being the South East end or part of the lot designated as No. 54--sic) fifty four...(Said south east end of lot No. 54 (sic), fronting on the street known as High Street thirty one feet, is the same now occupied by Fleming and upon which he has lately built a house and extends back the depth of the said lot 54 (sic)..."[4]

On June 12, 1858, Fleming's leasehold for PART A of Lot No. 56 was sold to George Chambers and others for $377.00. This deed reads in part:

"The three story brick building of the said Abraham Fleming... bounded on the one side by High Street, in the rear by a public walk, on one end by G. B. Wagers heirs two story brick building (Wager

4. Lease, April 1, 1842, Deed Book 25, p.79. Gerard B. Wager did not own Lot No. 54, hence it had to be Lot No. 56.

Lot No. 56-PART B) and on the other end by the two story stone building of Hillary Allison [on Wager Lot No. 55-PART B] and did also grant the indenture of lease from G. B. Wager, deceased, of the ground on which said building stands..." [5]

On December 3, 1858, George Chambers sold this leasehold to John Sturdy for $125.66.[6] Mr. Sturdy remained the owner of this property until after the Civil War.

B. Ownership of PARTS B and C.

Gerard B. Wager and his heirs retained control of these sections from 1835 to 1865.

2. CONSTRUCTION OF BLDGS ON WAGER LOT NO. 56:

A. House on PART A.

The house on PART A of Wager No. 56 was constructed by Abraham Fleming, probably in 1841. A deed of trust, made by Fleming in 1843, describes his building as "a two story brick dwelling house, situated on High Street."[7] Another deed of trust made in 1842, indicates that the building probably cost $400 to erect.[8] As the lot fronted 31 feet on High Street, the house could not have been wider than thirty-one feet. The depth of the house was probably about 20 feet.

In 1853, Fleming described his house as follows:

5. Deed of B. & S., June 12, 1858, Deed Book No. 38, pp.87-88.

6. Deed of B. & S., Deed Book 38, p.205.

7. Deed of Trust, July 18, 1843, Deed Book 26, pp.396-397.

8. Deed of Trust, August 25, 1842, Deed Book 26, p.80.

FOR SALE OR RENT

"My large three-story BRICK BUILDING at Harpers Ferry, lying on High Street...The property is in a good state of repair, consisting of a Dwelling House above, and two Store Rooms below..." 9

It thus appears that between 1843 and 1853, Mr. Fleming added another story to his house.

B. House on PART B.

The year in which this building was constructed is not known, but because it was constructed of brick, it appears likely that Gerard Wager erected this building himself after 1842 and before 1850.

In 1854, the lot was advertised for sale by N. S. White, Administrator of Gerard B. Wager's estate. This notice yields the following description of the house:

PUBLIC SALE

"Under the Will of the lat G. B. Wager, will offer for sale on 4th March, before the U. S. Hotel, the following Harpers-Ferry property:

1st. Two story brick building, with lot belonging thereto, lying between Thomas Burley's brick house on one end (located on Wager Lot No. 56-PART C) and Abraham Fleming's on the other (on Wager Lot No. 56-PART A) - fronting on High Street and bounded in the rear by public walk--now in occupance of Adam Whip..." 10

This house is to be seen in Photographs HF-33, HF-145, HF-280, HF-283, the rear in HF-79, and the ruins in NHF-670. The 1933 survey of Harper's Ferry, see Drawing No. NM-HF-2004, Sheet 1

9. Virginia Free Press, July 14, 1853, p.2, c.7; see also Deed of Trust, February 11, 1854, Deed Book 34, pp.112-113 for similar description of the building.

10. Virginia Free Press, February 16, 1854, p.3.

of 1, shows the ruins of this structure. The house is listed as being built of stone and as being 2½ stories in height (a gable roof). Photograph NHF-670, which shows the gable roof, also indicates that it was actually built of brick. By the 1933 plan, this house fronted approximately 33 feet on High Street and was about 19 feet deep.

C. House on PART C of Lot No. 56.

This house, like the house on PART B, was apparently erected by Gerard B. Wager after 1843 and before 1850. The 1854 advertisement quoted above describes this as "Thomas Burley's brick house." The house is to be seen in Photographs HF-33, HF-145, HF--280, HF-283, the rear in HF-79, and the ruins in NHF-670. These indicate that the house was probably built of a combination of brick and stone and was three stories in height. The ruins of the house are shown in the 1933 Survey, where the structure is listed as being built of stone and two stories in height. According to the 1933 map, the house fronted 30 feet on High Street, was 19 feet deep on the southeast end, 32 feet long in the rear on the Public Walk, and 13 feet deep on the northwest end.

3. USES OF THE HOUSES ON WAGER LOT NO. 56, 1841-1861.

A. House on PART A of Lot No. 56.

In 1853, Abraham Fleming advertised:

BUSINESS PLACE TO RENT

"His dwelling house and store situated on High Street, Harpers-

Ferry. The store rooms have been occupied by me as a General Flour and Feed Store for many years." 11

The census of 1850 yields the following data concerning Mr. Fleming, the builder and owner of this house:

"Abraham I. Fleming, 45, male, Flour Dealer, Value of Real Estate owned: $1,700. Born in Virginia.
Susan Fleming, 45, female, born in Virginia.
John C. Fleming, 10, male, born in Virginia.
Jessie B. Fleming, 6, male, born in Virginia.
Harriett Fleming, 3, female, born in Virginia.
Sarah Bateman, 19, female, born in Virginia.
Robert H. Fleming, 17, Armorer, born in Virginia." 12

In 1858, the property was sold to John Sturdy and the house in 1860 was apparently occupied by:

"John Whip, 33, male, Saddle and Harness Maker, Value of Personal estate: $400, born in Maryland.
Hannah A. Whip, 35, female, born in Delaware.
Francis (?) M. Angel, 18, male, Saddler's Apprentice, born in Missouri.
Oliver P. Angel, 11 male, born in Missouri." 13

The owner of the house was living elsewhere in 1860:

"John W. Sturdy, 21, male, Armorer, born in Virginia.
Margaret C. Sturdy, 16, female, born in Virginia." 13a

B. House on PART B of Lot No. 56.

In 1850 this building was apparently occupied by:

11. Virginia Free Press, July 14, 1853, p.2,c.7.

12. National Archives R. G. 29, Records of the Bureau of the Census. Population Schedules of the Seventh Census of the United States, 1850. Virginia, Volume 12, p.415.

13. National Archives R. G. 29, Records of the Bureau of the Census. Population Schedules of the Eighth Census of the United States, 1860, Virginia, Volume 12, p.186.

13a. Ibid., pp. 193-194.

"Soloman Fleming, 42, male, Armorer, born in Virginia.
Sarah Fleming, 42, female, born in Virginia.
Margaret Fleming, 14, female, born in Virginia.
Francis Fleming, 11, female, born in Virginia.
Jessie Fleming, 9, male, born in Virginia.
Alice Fleming, 7, female, born in Virginia.
Duscellia (?) Fleming, 5, female, born in Virginia.
Catherine Fleming, 30, female, born in Virginia." 14

In 1853, Adam Whip announced:

SADDLE AND HARNESS MAKING

"Informs his old customers in Harpers Ferry that he is again in the above business on High Street, in the shop formerly occupied by Mr. Smith, and adjoining A. Fleming's Grocery Store..." 15

16

Mr. Whip occupied this house until his death in March of 1854.

By 1860, this house was apparently occupied by:

"John M'Call, 41, male, Shoemaker, Value of Personal Estate: $300, born in Scotland.
Agnes M'Call, 20, female, born in Scotland.
Margaret M'Call, 17, female, born in Scotland.
John M'Call, 15, male, born in Scotland.
Alexander M'Call, 13, twin, male, born in Scotland.
Thomas M'Call, 13, twin, male, born in Scotland.
James M'Call, 11, male, born in Scotland.
Patrick M'Call, 8, male, born in Scotland." 17

C. Use of House on PART C of Lot No. 56.

The first reference to an occupant in this house appears in Administrator's notice in 1854, for the sale of PART B of Lot

14. National Archives R. G. 29, Census of 1850, Volume 13, p.415.

15. Virginia Free Press, April 7, 1853, p.3, c.1.

16. Virginia Free Press, March 16, 1854, p.2, c.7.

17. National Archives R. G. 29, Census of 1860, Volume 13, Virginia, p.195.

No. 56, In this advertisement "Thomas Burley's brick house" is
18
mentioned.

The census of 1850 yields the following data on Burley or Boerly:

"Thomas Boerly, 32, male, Laborer, born in Ireland.
Bridget Boerly, 32, female, born in Ireland.
Mary Boerly, 6, female, born in Virginia.
Elizabeth Boerly, 2, female, born in Virginia.
Charles Boerly, 4, male, born in Virginia." 19

In a Deed of Trust made in 1854, Thomas Boerly put several pieces of property in trust, including Wager Lots No. 29 and 36. Bridget Boerly, his wife, he stated, had been keeping a "tavern boarding house out of which from her excellent care and labor considerable money was made." He also put into trust: "...and all the household stuff and furniture and bar and bar fixtures now in the dwelling house and tavern on High Street where said
20
Boerly lives..."

Thomas Boerly met his end in the John Brown Raid of 1859. As Joseph Barry tells the story:

"A little before 7 o'clock, a.m. [on October 17, 1859], Mr. Alexander Kelly approached the corner of High and Shenandoah Streets [by Bldg. No. 12, on Wager Lot No. 15, subdivision T], armed with a shotgun, for the purpose of discharging it at the invaders. No sooner did he turn the corner than two shots were fired at him and a bullet was sent through his hat. Immediately

18. Virginia Free Press, February 16, 1854, p.3.

19. National Archives R. G. Census of 1850, Virginia, Volume 12, p.415.

20. Deed of Trust, July 8, 1854, Deed Book 34, pp. 134-136.

afterwards, Mr. Thomas Boerly approached the same corner with the same purpose. He was a man of herculean strength and great personal courage. He discharged his gun at some of the enemy who were standing at the arsenal gate, when a shot was fired at him by one of the party who was crouching behind the arsenal fence. The bullet penetrated his groin, inflicting a ghastly wound, of which he died in a few hours." 21

His widow was apparently still residing in the house on PART C of lot 56 in 1860:

"Bridget Boerly, 43, female, Merchant, Value of Real Estate owned: $1,500, Value of Personal Estate: $600, born in Ireland.
Charles Boerly, 14 male, born in Virginia.
Elizabeth Boerly, 11, female, born in Virginia.
Thomas Boerly, 8, male, born in Virginia.
Mary Donaho, 9, female, born in Ohio." 22

4. HISTORICAL PRINTS AND PHOTOGRAPHS.

Four historical prints and photographs will be found in Appendix I of this report.

5. HISTORICAL PLANS OF THE BLDGS.

No historical plans of these pre-Civil War buildings have been found and it is unlikely that any will ever be located. No measured drawings of these three buildings exist as the structures were demolished before 1955.

6. SUMMARY OF HISTORICAL DATA.

A. Ownership of the Land, 1835 to 1865.

1. October, 1782, to October 9, 1835, owned by Wager family.

21. Barry, Joseph, The Strange Story of Harper's Ferry, Martinsburg, W. Va., 1903, pp.59-60. See also p.93.

22. National Archives R. G. 29, Census of 1860, Volume 12, Virginia, p.195.

2. October 10, 1835, until after Civil War, owned by Gerard B. Wager, to 1848 and from 1848 to 1865 by his estate.

3. PART A (Southeast end) of Lot 56, leased for 99 years by Gerard B. Wager on April 1, 1842, for annual rent of $31.00, to Abraham Fleming.

4. PART A leasehold sold to George Chambers and others on June 12, 1858, for $377.00.

5. December 3, 1858, to after 1865, leasehold to PART A sold to John Sturdy for $125.50.

B. Construction of Houses on Lot No. 56.

1. House on PART A.

This house was constructed in 1841 by Abraham Fleming as a two-story brick building. By 1853 he had added a third story to the house. The structure fronted about 31 feet on High Street and was about 20 feet deep. The house had a gable roof, two store rooms on the first floor and living quarters on the upper floors.

2. House on PART B.

This building was probably constructed by Gerard B. Wager between 1842 and 1848. The structure was built of brick, two stories high and had a gable roof. The house, designed for use as a residence, fronted approximately 39 feet on High Street and was about 19 feet deep.

3. House on PART C.

This house was probably also erected by Gerard B. Wager between 1843 and 1848. It was apparently built of both brick and stone. The structure was three stories high, fronted 30 feet on High Street, about 32 feet on the Public Walk in the rear, was 18 feet deep on the southeast end and about 15 feet wide on the northwest end.

C. Uses of Houses on Lot No. 56.

1. House on PART A.

This house was occupied by Abraham Fleming from 1841 to June 1858 as his residence and store. Mr. Fleming operated a General Flour (grocery) and Feed business. From 1859 to 1861 the house was apparently rented by John Whip, a saddle and harness maker, who undoubtedly had his shop located on the first floor.

2. House on PART B.

This building was used as a residence. In 1850 it was apparently occupied by the family of Solomon Fleming, an armorer. From 1853 to 1854 the house was the residence and shop of Adam Whip, a Saddle and Harness Maker. In 1860 the structure was apparently rented by John M'Call, a shoemaker.

3. House on PART C.

From at least 1850 until 1861, this was the home and tavern boarding house of Thomas Boerly. Mr. Boerly was killed in

the John Brown Raid of October, 1859.

7. CONCLUSIONS AND RECOMMENDATIONS.

It is recommended that the boundary lines of these lots be marked on the ground and that the High Street area (Wager Lots No. 53, 54, 55, and 56) be interpreted by means of two or three well placed trailside exhibits utilizing several of the old photographs of the houses that once occupied this lot.

It is suggested that PART A of Lot No. 56 be called the "John Whip Lot"; PART B, "the John M'Call Lot", and PART C, "the Thomas Boerly Lot."

Charles W. Snell

Charles W. Snell,
Historian (Park Supervisory)
August 1, 1958

APPENDIX I

HISTORICAL PHOTOGRAPHS

(Four)

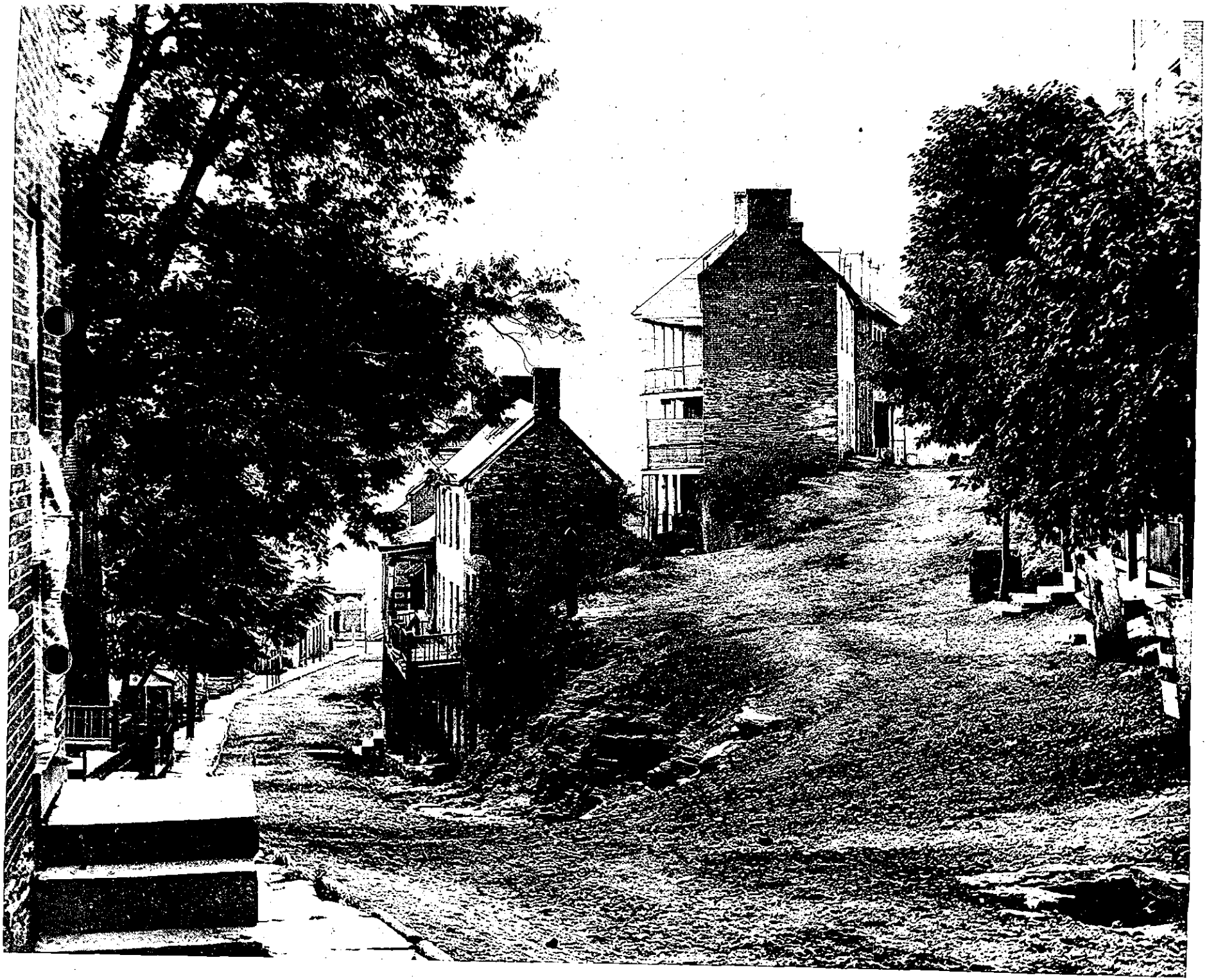
(765 Street Scene) View of High Street
Taken about 1870

Original Glass Negative at Gettysburg N.M.P.
Harpers Ferry Negative No. HF-33.

Note the unpaved road or street. Houses to right of High Street: Three story house on Wager Lot 56-Part C; then 2½ story house on Wager Lot No. 56-Part B; then corner of three story brick house on Wager Lot No. 56-Part A, visible. To rear of these houses is the Public Walk and then the Marmion Row Houses.

For a view of the roofs of these three houses, 1892-1896, see Photograph HF-99 in Appendix I, page 17 of "Historic Building Site Survey Report for Bldg. No. 3, Wager Lot No. 53-High Street," dated July 29, 1958.

For a view of the rear of the Houses on Wager Lot No. 56, Part A and Part C in 1880, see Photograph HF-79 in Appendix I, page 13 of "Historic Building Site Survey Report for Wager Lot No. 55-High Street," dated July 31, 1958.



HIGH STREET, HARPERS FERRY, VA. - 1873

A watercolor painted by Alden in 1873. Map Division, Library of Congress.

Harpers Ferry Negative No. HF-145.



Division of Maps
FEB 15 1936
Library of Congress

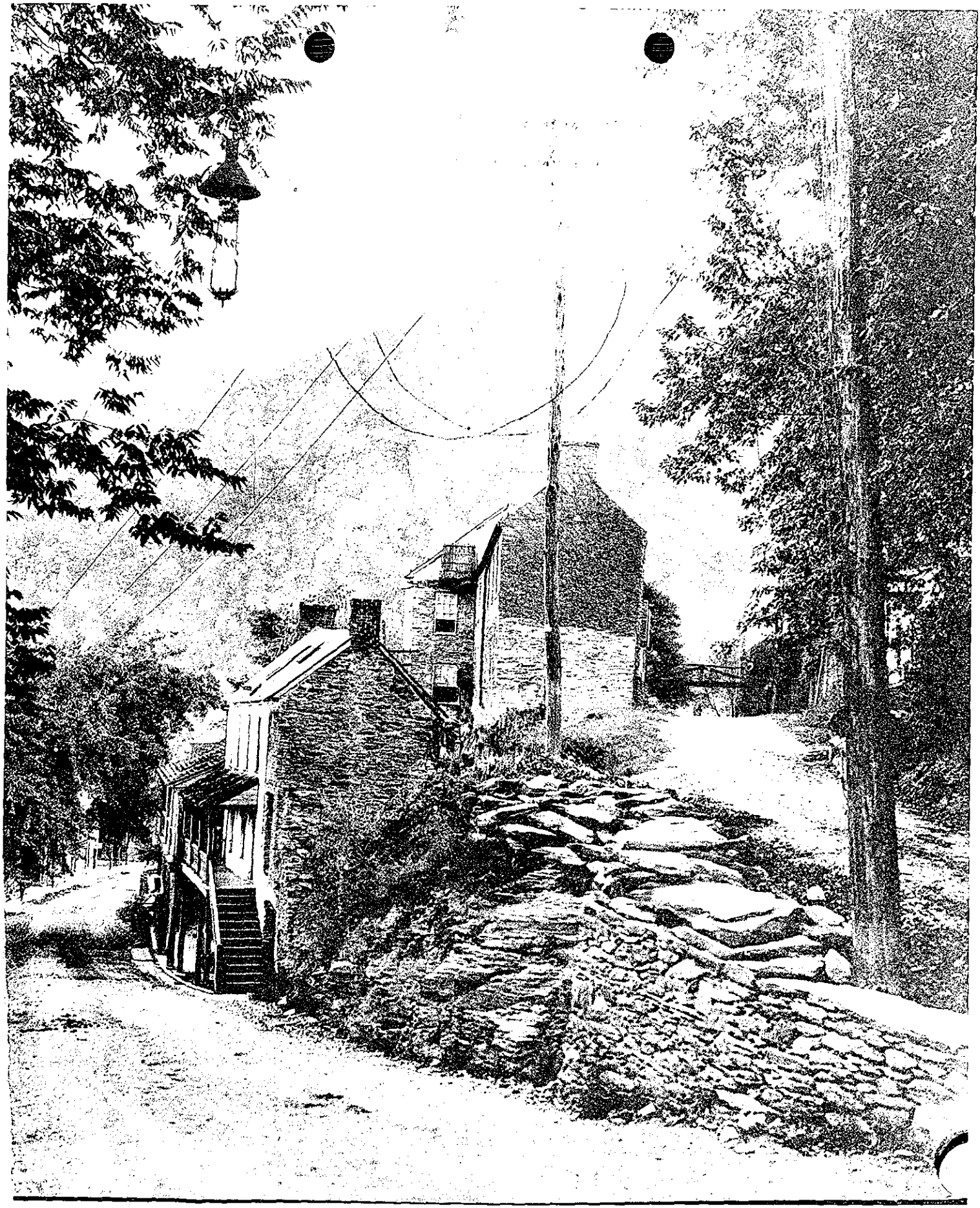
HIGH STREET ABOUT 1910

From a Post Card donated by Harold Peterson, Historian, Washington Office, N.P.S., March, 1958.

Harpers Ferry Negative No. HF-233.

Center: Three story house on Wager Lot No. 56-Part C, then roof of 2½ story house on Part B of Wager Lot No. 56. The three story house on Wager Lot No. 56-Part A is missing and has apparently been demolished.

Note the unpaved street. The houses to the right of the High Street Houses are the Marmion Row Buildings.

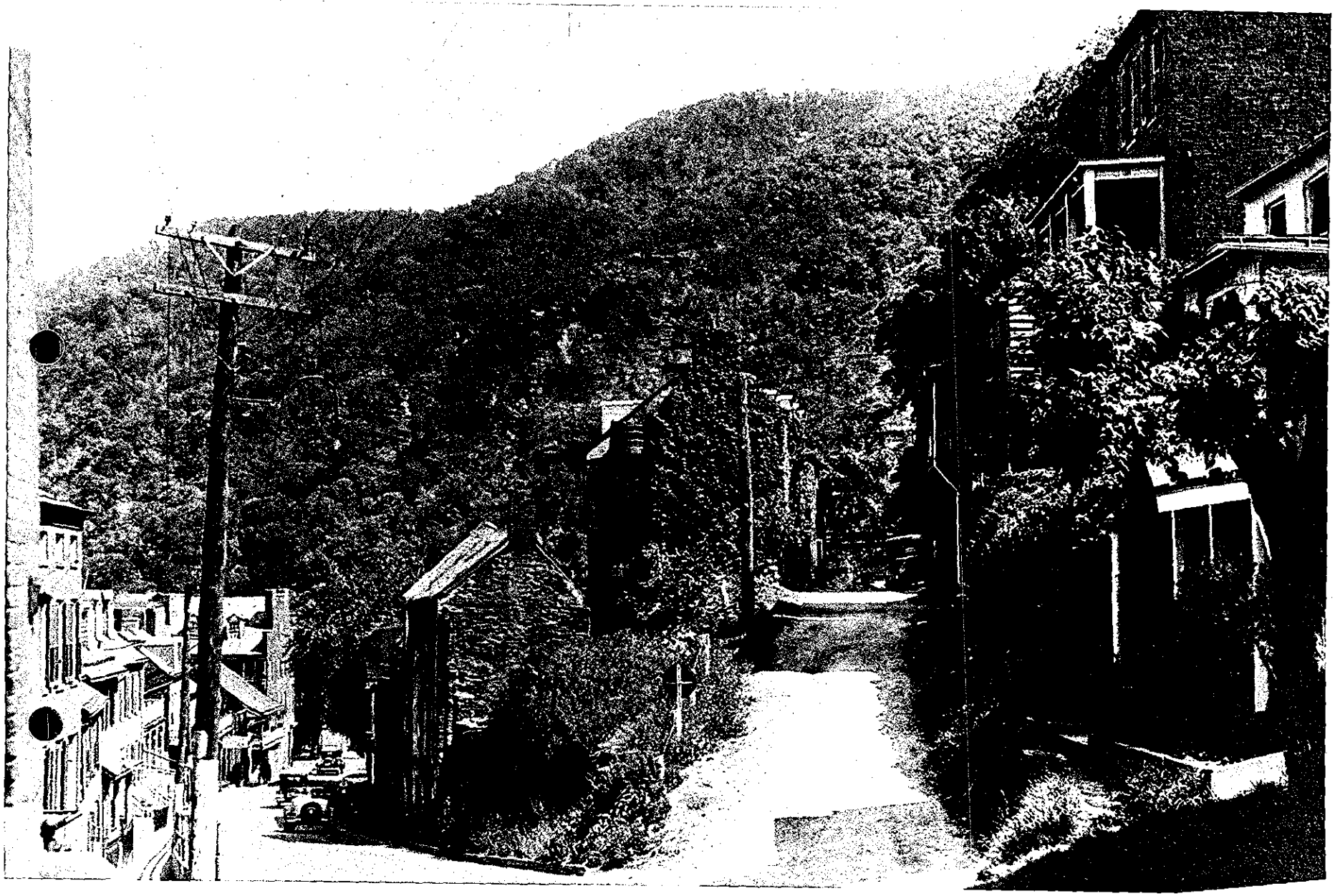


HIGH STREET, HARPERS FERRY
IN 1920's or early 1930.

From a snapshot donated by Harold Peterson, Historian, Washington Office, N.P.S., March, 1958.
Harpers Ferry Negative No. HF-280.

Center; Ruins of three story house on Wager Lot No. 56-Part C, then ruins of 2½ story house on Part B of Wager Lot No. 56. Buildings to rear of High Street Houses are the Marmion Row Houses.

Note: the street is finally paved.



APPROVAL SHEET

Recommended: _____
Director

Recommended: _____
Regional Director

Recommended: _____
Chief, E.C.D.C.

Approved: _____
Superintendent

Harpers Ferry National Monument

HISTORIC BUILDING SITE SURVEY

REPORT

for

WAGER LOTS NO. 6, 7, AND PART OF 8.

"THE WAGER HOUSE OR UNITED STATES HOTEL"

Ferry Lot Studies.

Harpers Ferry National Monument

Prepared by:

Charles W. Snell
Historian (Park Supervisory)
Dated: August 7, 1958
39 pages

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SECTION I - ADMINISTRATIVE DATA

A. Name and Number of Building:

The Wager House or United States Hotel, Wager Lots Nos. 6, 7, and part of 8. Ferry Lot Studies.

B. Proposed Use of Structure and Grounds:

We concur with Research Historian Snell that the entire Ferry Lot area be interpreted by means of trailside exhibits using some of the old prints and photographs contained in this report.

We believe, however, that the trailside exhibits should be installed on a good lookout point on Maryland Heights where an excellent view of the old lower town area may be obtained. These exhibits could probably be combined with a general interpretation of the lower town from such a vantage point.

C. Provisions for Operating the House:

No operations contemplated.

D. Preliminary Estimate of Cost of Rehabilitating the Grounds:

The estimated cost of these exhibit installations is $300.00 to $400.00.

SECTION II - HISTORICAL DATA

1. OWNERSHIP OF THE LAND, 1835 to 1865.

On April 2, 1835, the Circuit Superior Court of Law and Chancery for Jefferson County, Virginia, appointed Commissioners "to lay off and divide into three equal lots and parcels, the real estate at Harper's Ferry which descended to James B. Wager, Gerard B. Wager, and Sally Ann Wager, now Sally Ann Swayne, the wife of Noah H. Swayne, from their father, John Wager [Jr.], deceased."[1] The property thus being divided at Harpers Ferry was commonly known as the "Wager Six Acre Reservation and Ferry Lot," an island of land in private ownership surrounded on all sides by land owned by the United States Government.[2]

On October 10, 1835, the three Commissioners reported to the Court: "To James B. Wager we allot and assign the following lots as designated J. B. W. and numbered in the annexed Plat, viz: Lots No. 1-7-9-15-...19-23-25-27-37-39-41-44...46-47-53 and 54.

"To Gerard B. Wager we allot and assign the following lots as designated G. B. W. and numbered in the annexed Plat, to wit: Lots No. 2-3-4-8-12-14-18-21-22-29-30-32-34-36-38-43-49-50-52 and 56.

"To Sarah Ann Swayne, the wife of Noah H. Swayne, we allot and

1. Gibson, etc. vs. Wager, etc., Decree, Deed Book 29, pp. 140-141. Jefferson County Court House, Charles Town, West Va.

2. 1835 Plat: "The Wager Six Acre Reservation, Drawn by James M. Brown, S.G.C.," in Deed Book 29, 1847-48, p.140. See page 3.

assign the lots following as numbered in the annexed plat and marked N.H.S: to wit: Lots No. 5-8-10-11-13-16-17-20-24-26-28-31-33-38-40-42-45...48-51 and 55."[3]

Thus on October 10, 1835, Lot No. 6 was given to James B. Wager (see red area on 1835 plat), Lot No. 7 to Gerard B. Wager (see blue area) and Lot No. 8 to Noah H. Swayne (see green and orange area) in the Wager Ferry Lot.

The Court further appointed a special receiver for the Court to take into possession the share assigned to James B. Wager for the purpose of collecting rents on his property to be paid into the Court, "From and after the time the said (James B.) Wager took benefit of the insolvent laws..."[4]

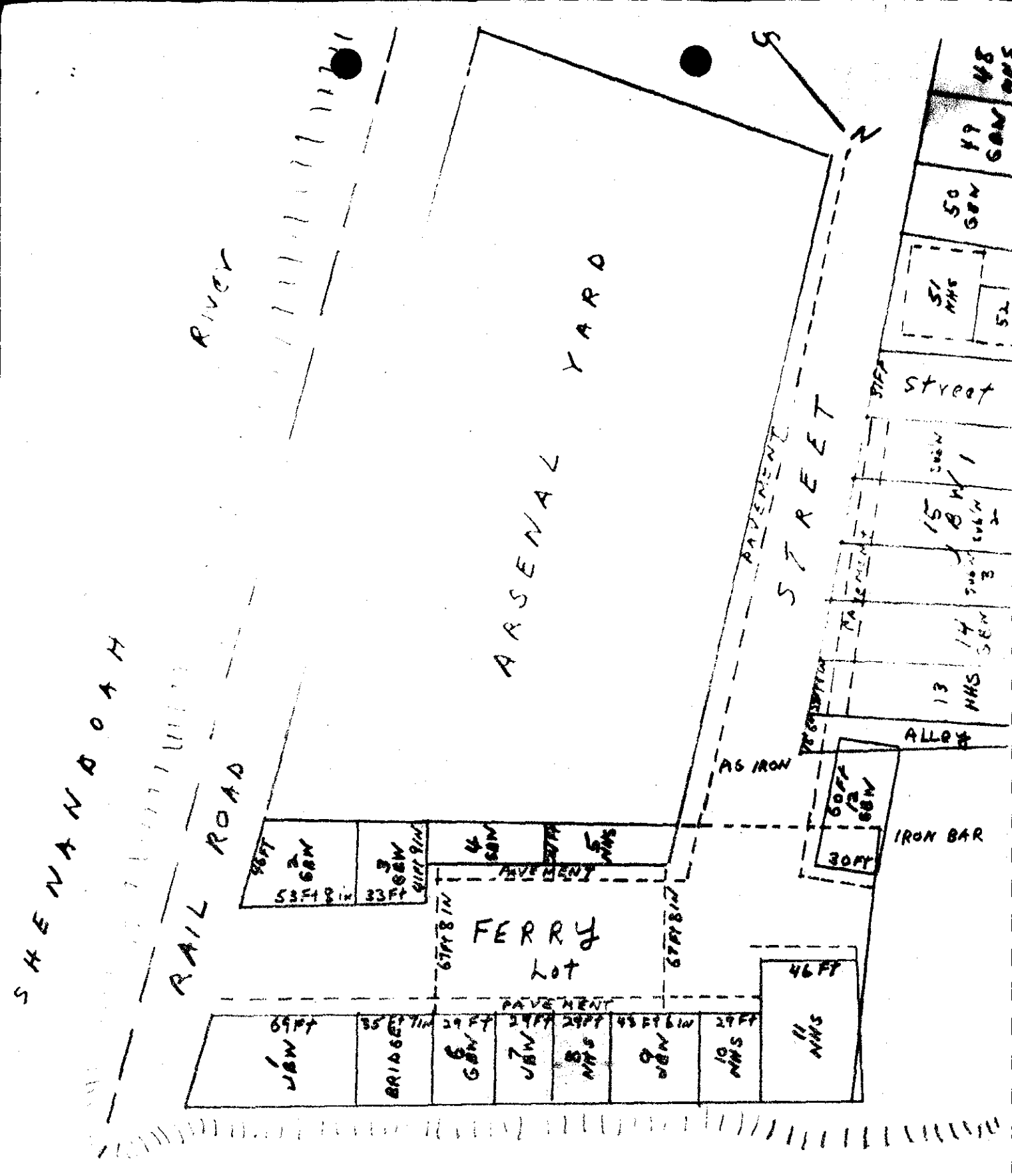
On January 14, 1836, the Court appointed two Commissioners and directed them to sell at public auction to the highest bidder, the real estate of James B. Wager in Harpers Ferry for the purpose of settling Wager's debts. This the Commissioners did and sold Wager Lot No. 7 to James Foley on June 18, 1836, for $1,850.00.[5]

On November 5, 1839, James Foley and Samuel Gibson, the the latter the owner of Wager Lot No. 9, entered into the following agreement with the Baltimore and Ohio Railroad:

3. Deed Book 29, p.141.

4. Deed Book 28, pp.140-141.

5. Deed of Trust, April 16, 1842, Deed Book 25, pp.470-471. Deed of B. & S., September 30, 1843, Deed Book 26, pp.478-479.



1835 Nager Plat

Scale 1" = 60 Ft.

Gibson and Foley granted the Railroad a right of way along the river fronts of their lots of ground:

"in said Harpers Ferry, belonging to Gibson and Foley, in the event of said Company adopting the route for said road which ascends the Virginia shore of the Potomac River from the present Railroad viaduct at Harpers Ferry for 4 dollars and certain advances expected to accrue to Foley and Gibson.

"It is understood that the company is to locate and construct its road along the water front of said lots as to leave a clear space of twenty feet between said road and the houses now occupying said lots, for the use of the owners thereof, and further that the owners shall have the liberty to use the unoccupied space under said railroad for any purpose not incompatible with the security against fire or other casualty of the viaduct or other works of said Company opposite said lots and that the said company after constructing their abutment for the support of said road along said lots shall fill with earth or stone or other suitable material that the space between said road and the houses on said lot, provided they shall not be required to carry said filling higher than the present top of one new wall built by the United States on the river margin, a little higher up [along the Armory or Musket Factory Tract]...." 6

On September 1, 1839, for $1.00, Susan Downey, who held a leasehold form the Swaynes on Lot No. 8, assigned all her right, title, and interest to James Foley. Foley agreed to assume and execute and perform all of "said covenants" named in Downey's lease.[7] The terms of the original lease provided that:

"Said party of the second part [Downey] shall within two years from said first day of April next [1838] erect on said Lot a brick or stone building, covering the whole of the front

6. Agreement, November 5, 1839, Deed Book 24, pp.19-20.

7. Assignment of Lease, September 1, 1839, Deed Book 23, p.514.

Thereof, at least two stories, at least forty feet in depth and with the wall of sufficient thickness to sustain another story..."

The lease was for 15 years and called for a ground rent of $120.00 a year.[8]

On October 24, 1840, Foley and the Swaynes entered into a direct agreement with regard to Lots No. 7 and 8:

"Whereas the said Foley is the owner and occupant of Lot Number Seven (7) in the town of Harpers Ferry and hath erected theron a brick building, which said building extends over the line of said lot about two feet on Lot Number Eight, now this property of Sarah Ann Swayne and in the occupancy of said Foley as an assignee of a lease from Swayne to Susan Downey, Swaynes agree to the location of said wall and part of said building as aforesaid on Lot Number Eight, on condition that they shall have the right to build against the gable end of said building on said lot eight, without liability or charge whatever and that in case Foley or any other person shall build on Lot Eight in conformity with the provisions of this lease. And said lot shall come again into the possession of the Swaynes, nothing shall be required to be paid for the use of said wall..." [9]

On January 26, 1841, James Foley assigned to James Bergen:

"a lot of land in Harpers Ferry, being Lot No. 8 of the land formerly owned by the Wager family...and partitioned to Noah H. Swayne, which said lot was leased to Catharine (Susan) Downey, by deed and by said Downey afterwards leased to the aforesaid Foley by deed, lying west of the lot now owned (Lot No. 7) by the said Foley on which his tavern now stands, together with the appurtenances to the said pieces of land belonging or appertaining, except the alley or spare of seven feet between the said described west gable of the tavern house, running north and south therewith from front to rear - and all the ground of said lot which would cut off on the north by a line running with the north side or wall of said tavern house west and across said

8. Lease, September 7, 1837, Deed Book 22, pp.221-222.

9. Agreement, October 24, 1840, Deed Book 24, pp.409-410.

lot, which said area thus thrown off, and alley of seven feet, the said Foley, hereby expressly reserves excepts from this lease...

James Bergin was to have this property from April 1, 1841, to March 1, 1846, and was to pay an annual rent of $200. In addition, he agreed to build "a substantial and plain building on said lot (part of Lot 8), for a sum not to exceed $300..."[10]

By this lease Bergin apparently obtained an area on Lot No. 8 approximately 20 feet square, fronting on Potomac Street and binding on the line with Wager Lot No. 9,[11] (see orange area) and the remainder of Lot No. 8 was held under lease by James Foley. (See green area on plat, page 3)

In the meantime, on July 9, 1840, James Foley had also purchased Wager Lot No. 6, "adjoining the bridge or abutment lot",[12] from Gerard B. Wager for $7,200. Thus by 1840, James Foley became the owner of both Wager Lots No. 6 and 7 and by September 1, 1839, had acquired a leasehold to Wager Lot No. 8.

The newspaper announced in 1842:

"Died on May 7, 1842, of consumption, Mr. James Foley, of Harpers-Ferry, in the 40th year of his age. He was a native of Martinsburg but for the last 16 or 18 years, a highly respectable, enterprising, and useful citizen of Harpers Ferry."[13]

10. Lease, January 26, 1841, Deed Book 24, pp.448-450.

11. Virginia Free Press, March 31, 1842, p.3, c.6, describes Bergin's house as a two story frame building 20 feet square.

12. Deed of B. & S., Deed Book 24, pp.295.

13. Virginia Free Press, May 12, 1842, p.3, c.2.

On November 19, 1842, Gerard B. Wager purchased Wager Lot No. 6 at public auction from the Trustees of James Foley for $5,000.[14] On March 18, 1843, a second public auction was held and Gerard B. Wager acquired also Lot No. 7 for $3,500.[15] He apparently also acquired Foley's leasehold to Wager Lot No. 8, for on September 11, 1846, when Foley's lease would have expired, Gerard B. Wager purchased for $3,000 from the Swaynes

"the lot known as number eight (8) bounded on one side by Potomac Street, and on the other by the Potomac River and lying between the lots of G. B. Wager (Lots 6 and 7), now occupied by Jos. F. Abell as a hotel and the lot of Margaret Gibson's heirs (Wager Lot 9) so much of said lot number eight (8) is hereby conveyed as is not embraced in a certain Article of Agreement made and entered into on the 24th day of October, 1840, between the said Noah H. Swayne and wife and James Foley...and the said G. B. Wager take the premises subject to the effect of said agreement..."[16]

Thus in 1846, Gerard Wager became the owner of all of Wager Lot No. 8 (in 1840, Foley had acquired the right to part of Lot 8 occupied by his building on Lot 7, this house having extended about 2 feet over onto Lot 8), and also owned Wager Lots 6 and 7. The small building occupying the portion of Lot 8 fronting on Potomac Street will be the subject of a separate report.

14. Deed of B. & S., November 19, 1842, Deed Book 26, pp.153-154. Trustees were Isaac Fouke and John C. Unseld. For Deed of Trust, July 9, 1840, see Deed Book 24, pp.292-293.

15. Deed of B. & S., April 6, 1843, Deed Book 26, pp.319-320.

16. Deed of B. & S., Deed Book 28, p.403, September 11, 1846.

Gerard B. Wager died in 1848, but his estate remained the possession of Wager Lots No. 6, 7, and 8 until after the Civil War.

2. CONSTRUCTION OF THE U. S. HOTEL OR WAGER HOUSE.

An 1836 newspaper advertisement announcing the forthcoming sale of James B. Wager's real estate at Harpers Ferry, described Wager Lot No. 7 as follows: "A lot with an old frame warehouse on it, near to and fronting on the same street as No. 1, 29 feet with a present depth of about 60 feet...These three lots (Wager Lots No. 1, 7, and 9) are susceptible of further extension indefinitely in depth by walling into the Potomac River..." [17] Lot No. 7 was the lot purchased by James Foley on June 18, 1836, for $1,850.

In August, 1837, Mr. Foley advertised:

TO JOURNEYMEN CARPENTERS

"I wish to employ about 20 Journeymen Carpenters, to whom the highest wages and the best accommodations will be given..." [18] Construction had apparently been started on his new building and the structure was completed by April, 1839, at which date Mr. Foley announced:

FOR SALE OR RENT

"I will sell or rent the new three-story brick house I have recently erected at Harpers Ferry. The property is

17. Virginia Free Press, April 7, 1836, p.4, c.1.

18. Ibid., August 10, 1837, p.3, c.2.

situated within a few yards of the Depot of the Baltimore and Ohio Rail Road (The Depot was located on Wager Lot No. 1 and the company also owned the "Bridge Lot"), where it connected with the Winchester and Potomac Rail Road, and immediately on the proposed route of the former to the West. It is very happily situated for a hotel, and finished accordingly, having 14 rooms, well finished and comfortably arranged..." [19]

In November of 1839, Foley entered into an agreement with the Baltimore and Ohio Rail Road Company, giving the Company a right of way across Lot No. 7 and in return the Company agreed to wall out into the Potomac River, thus adding land to Foley's property.

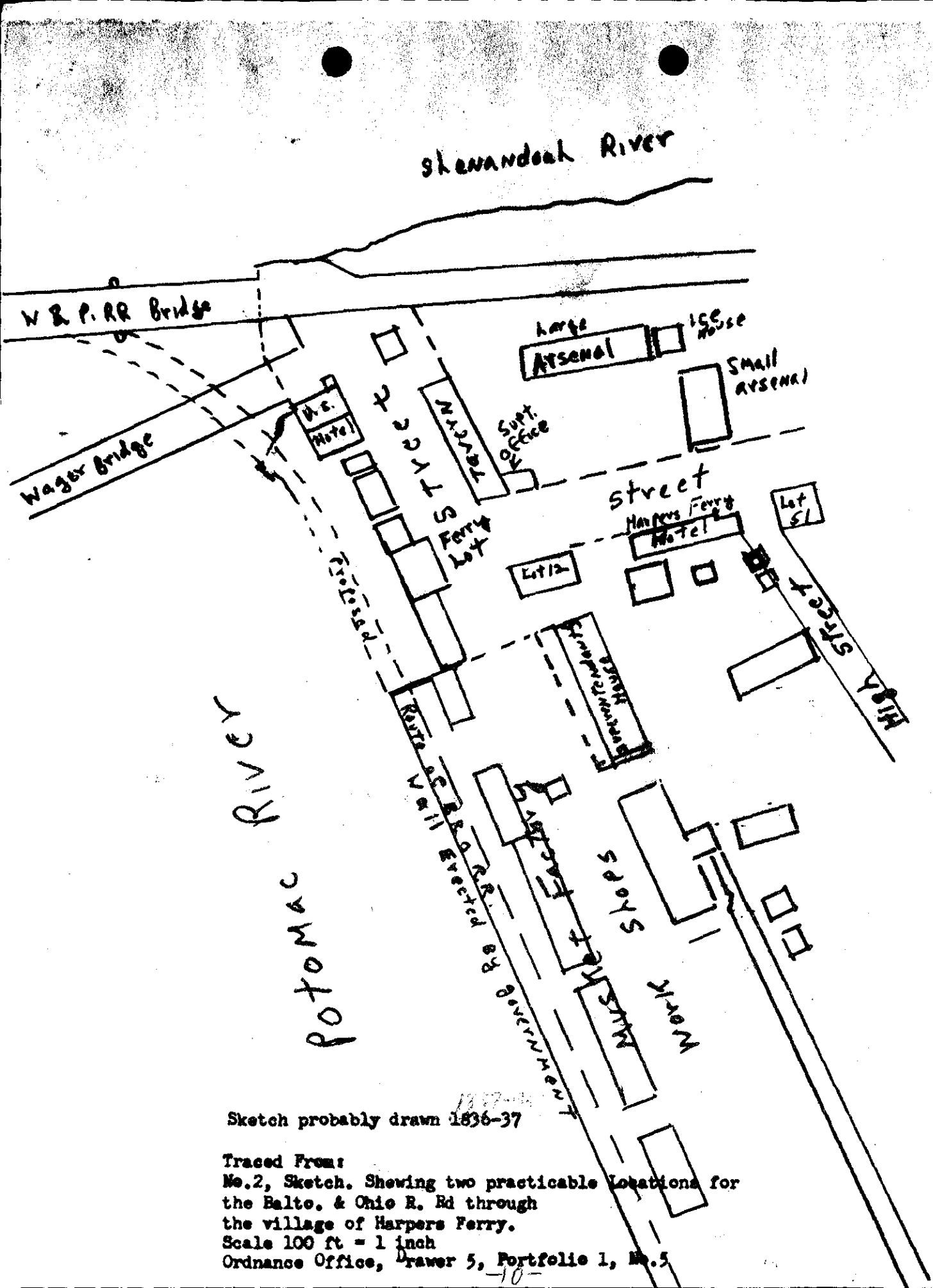
On September 1, 1839, Foley also secured the leasehold on Wager Lot No. 8. His agreement with the Swaynes in 1840, regarding Lot No. 8, indicates that through error, Foley had built over the line about two feet onto Lot No. 8. As the original frontage of Lot No. 7 was 29 feet, this would make the frontage of Foley's new building about 31 feet. Judging by the "Map of Harpers Ferry, Prepared in Compliance with Letter to Major Symington, April 22, 1848," [20] Foley's new house was about 45 feet deep.

On July 9, 1840, for $7,200, Foley acquired Wager Lot No. 6 from Gerard B. Wager. The price paid clearly indicates that Lot No. 6 must also have contained a new three story brick building, erected by Gerard B. Wager between 1835 and 1840. [20A]

19. Virginia Free Press, April 18, 1839, p.3, c.1.

20. See Drawing No. NM-HF 3000, in Harpers Ferry Master Plan.

20A. See Map drawn 1837-1838, page 10.



Sketch probably drawn 1836-37

Traced From:
No.2, Sketch. Shewing two practicable Locations for the Balto. & Ohio R. Rd through the village of Harpers Ferry.
Scale 100 ft = 1 inch
Ordnance Office, Drawer 5, Portfolio 1, No.5

The house on Lot No. 6 fronted 29 feet on Potomac Street and judging by the 1848 map, was also about 45 feet deep. Thus the two houses were combined into one three and a half story hotel, fronting about 60 feet on Potomac Street and about 32 feet deep.

After September 1, 1839, and before his death in May, 1842, James Foley apparently made a second addition to the house on Lot No. 7. This consisted of a three story structure running from the boundary line of Lots 6 and 7, across the width of Wager Lot 8, on the rear portion of Lots 7 and 8; thus complying with the terms of the Swayne lease for Lot 8. The new structure was thus located on the river side of the lots or in the rear of the brick 3½ story house on Lot No. 7.[21] This new house fronted about 58 feet on the Baltimore and Ohio Rail Road Company tracks and was about 32 feet deep, being attached to the rear of the house on Wager Lot No. 7. As thus constructed, this hotel actually was adjacent to the hotel that was erected on the rear portion of Wager Lot No. 9. (See photographs HF-66, HF-46, and HF-333, Appendix I of this Report). A deed of trust, made in 1850, for the furniture in the hotel, indicates that the building on Lots 6, 7, and 8 contained at that date a public

21. Virginia Free Press, June 12, 1842, p.3, c.3. which will be sited later, indicates that the addition had been completed by 1842.

parlor, a private parlor, a dining room, 28 bedrooms, and a garret.[22] This structure was standing at the time of the John Brown Raid in 1859. The building was burned by Union Troops on February 7, 1862.

3. USE OF THE BUILDINGS ON WAGER LOTS 6, 7, AND PART OF 8.

On September 25, 1839, James Foley announced:

UNITED STATES HOTEL
AT HARPER-FERRY, VIRGINIA

"The undersigned has opened for the reception of his friends and the travelling public, his NEW HOTEL NEAR THE RAIL-ROAD DEPOT, affording a fine view of the adjacent Mountains and Rivers, and convenient to the Public Works [the Armory]. The house is entirely new, and has been erected expressly for a Hotel of the best order. The rooms are neat and comfortable; and the Bar and Table will always be supplied with every thing of the best quality. The servants, attentive and obliging. The friends of the proprietor, and the travelling public, may rely upon finding every exertion made to render their sojourn at this Hotel agreeable and pleasant." [23]

Mr. Foley operated this hotel until late in 1841, at which date he leased the structure to the firm of Turner A. Milton, John J. Abell, and James M. Manning.

On November 25, 1841, the firm of T. A. Milton & Company advertised:

UNITED STATES HOTEL
AT HARPERS-FERRY

22. James B. Wager to Isaac Fouke, Trustee, March 6, 1840, Deed of Trust, Deed Book 31, pp.67-70.

23. Virginia Free Press, September 26, 1839, p.3, c.4. Also January 2, 1840, p.3, c.2.

"The undersigned having leased for a term of years the very large and commodious THREE STORY BRICK HOTEL, the property of Mr. James Foley, at Harpers-Ferry, Va., take pleasure in announcing to their numerous friends and the public generally, that they are now prepared to receive and accomodate Boarders, Travellers, and others, who may be pleased to favor them with a call, in a style which they have reason to believe will be entirely satisfactory.

"One of the firm having been for several years the keeper of the Shannondale House, and known to a large portion of the travelling public, he feels some degree of confidence in presenting himself as a HOST in his new location; and the proprietors pledge themsleves to use every reasonable exertion to make their house as agreeable to visitors as any Hotel in the country; they, therefore, hope to receive a reasonable share of the patronage of a generous public.

"The house is situated very nearly in the junction of the Winchester and Potomac Railroad with the Baltimore and Ohio Railroad at Harpers-Ferry, and fronts on the latter on the Potomac River, rendering it altogether a desirable stopping place for travellers on either road. Baggage attended to without charge.

"The Dining Room is large and comfortable, and the TABLE shall at all times be furnished with the best fare the country can afford, as well as with the rich and delicious luxuries of the seaboard-served up in a superior style.

"In the BAR will always be found choice Wines and other Liquors.

"The STABLING - which is convenient to the house - shall be well provided with good Hays, Oats, and Corn, and attended by careful and competent Ostlers." 24

25

This firm operated the U. S. Hotel until June of 1842.

On June 3, 1842, Eli H. Carrell put in trust:

24. Virginia Free Press, November 25, 1841, p.3, c.1.

25. The firm of T. A. Milton and Company was officially dissolved in March, 1843, Virginia Free Press, March 23, 1843, p.3, c.1.

"The stable of said Carrell built on the U. S. land at Harpers Ferry and on the Shenandoah River, and all the appurtenance thereunto belonging, being the same stable erected and built by John Littlejohn from whom the said Carrell purchased. The household and kitchen furniture of said Carrell at the White House of Mrs. Margaret Gibson at Harpers Ferry (a hotel on Wager Lot No. 9) and also all the property of every description purchased...by the said Eli H. Carrell of T. A. Milton and Co. said property consisting of all the household, bar and kitchen furniture of the said T. A. Milton Co.'s United States Hotel (on Wager Lots 6,7, and part of 8) at Harpers Ferry and a stable built by the said T. A. Milton and Co. at Harpers Ferry on part of (Wager) Lot No. 16..." 26

On June 16, 1842, Mr. Eli H. Carrell announced:

VIRGINIA HOUSE
AND
UNITED STATES HOTEL

"Travellers and others are respectfully informed that the undersigned have resumed business at his old stand, the VIRGINIA HOUSE (located on Wager Lot 6), at Harpers-Ferry, and has rented in addition the United States Hotel (on Wager Lots 7 and part of 8), adjoining. By this combination, he has secured one of the most commodious and comfortable Hotels in the Valley, with parlors and chambers neat and airy, and very pleasantly situated.

"The arrangement of the travel on the Baltimore and Ohio Railroad makes this point an important one to travellers. From the West, a train leaves Hancock in the morning at 6 o'clock, and in the evening at 7. So that passengers can breakfast and sup here on their way down; and those who come in the evening at half past 8, and wish to avoid night travel, can remain here all night, have time the next morning to view the magnificent works of Nature and Art to be found here, and reach the Baltimore at half past 2 P.M.

"From the East, the first train arrives at half past 12, noon, and the second at 8½ P.M., remaining long enough to give passengers time to sup.

"With this arrangement, the undersigned may safely call attention to the accommodations of THE LARGE BRICK HOUSE, immediately on the line of the Road, as in no respects to be

26. Deed of Trust, June 3, 1842, Deed Book 26, pp.9-11.

surpassed; and he can pledge himslef to make very proper effect to minister to the comfort of his guests.
N. B. There are two large stables connected with this Hotel, well supplied and attended by careful Ostlers." 27

In 1842 and 1843, Gerard B. Wager purchased Wager Lots 6 and 7 from the estate of James Foley for $8,500. In 1846, Gerard Wager also acquired Wager Lot 8 from the Swaynes for $3,000.

In the fall of 1843, a "Rambler" visited the U. S. Hotel at Harpers' Ferry, and wrote the following account of his visit:

"Messrs. Editors:
Travelling the other day to Harpers-Ferry, whilst the waters were yet in the cellars and premises of many of the citizens, I dropped in, amid amusing bustle among the passengers, the landlords, and the bar-keepers, to see what could be had to "comfort the inward man" at Carrell's Hotel. I found the house had undergone some judicious and pleasant alterations, making access to it from the Rail-Road very convenient. The porticos are enlarged, so as to afford a fine view of the scenery to the North and East, and of the Cars meeting on the magnificent Bridge. The dining room will accommodate near a hundred guests at once;and I was agreeably disappointed to find that, amidst all the inconveniences, and the necessity of cooking (during the high water) in neighboring houses, every thing was abundant and well prepared, and the attendats prompt and exceedingly obliging. In addition to the efforts of the host himself, the "head electioner" is a "whole Team;" and, although the system of obtaining business is sometimes annoying to the traveller, yet the grace and good humor with which the CLARKE bows you in, and bows you out when well fed, at once reconciles you to the custom, and you leave with pleasant remembrances..." 28

In March of 1845, Mr. Carrell sold off his furniture in

27. Virginia Free Press, June 16, 1842, p.3,c.3. Also June 30, 1842, p.3, c.5. September 22, 1842, p.3, c.5.

28. Virginia Free Press, September 28, 1843, p.2, c.6.

the United States Hotel, his lease having apparently expired for Wager Lots 6, 7, and part of 8, and for the next few years confirmed his operations to the Hotel on Wager Lot No. 9.[29]

In 1845, Mr. Joseph P. Abell announced:

UNITED STATES HOTEL
HARPERS-FERRY, VA.

"The undersigned most respectfully informs the public that he has leased the Hotel at Harpers-Ferry, known as the UNITED STATES HOTEL. he has been flattered by the kind testimonials he has received of the satisfaction and approval of his conduct as a landlord in Charlestown, and bringing to his residence the experience of some years, he believes he will be able to maintain his character among his friends, and to acquire new tributes of approbation from the travelling public. He is determined to keep a good house, and one which will recommend itself.

"He asks the travellers by the Rail Road as well as all other to give him one call, and if there by any reasonable cause of complaint of the fare or manner of its service, a second visit will not be expected. He will endeavor to be polite and courteous, and all in his employ, connected with the Hotel, will be required to practice the same deportment. Preparations have been made for the accommodation of visitors singly or in families, and the best the markets afford will be at the service of his patrons. His bar will be furnished with good WINES and LIQUORS, and his Stable will be attended by one of the best ostlers the State can produce."[30]

A few months later, the editor of the Virginia Free Press, visited the U. S. Hotel and reported:

A FIRST RATE HOTEL.

"The praise of ABELL'S HOTEL at Harpers-Ferry is in the mouth of every traveller and well may this be so, for he puts

29. Virginia Free Press, March 13, 1845, p.3, c.7.

30. Virginia Free Press, April 10, 1845, p.2, c.7.

many delicious morsels into their mouths. We took occasion the other day to lay down our knife and fork long enough to take a glance at the abundance and variety before us, and an epicure may judge from the list below, whether there were not enough of the "creature comforts" on the board, to make him feel complacent and happy the balance of the day. Here are the items:

MEATS.

Ham, Roast Beef, Mutton, boiled and roasted, Roast Duck, Fried Chicken, Roast Veal and Veal Cutletts.

VEGETABLES.

Potatoes, new and old, Beets, Cabbages, Asparagus, Peas, Beans, and Cimblins.

DESSERT.

Apple Pie, Raspberry Pie, Lemon Pie, Cherry Pie, Raspberries, and Cream.

Liquors, old and mellow, and every thing cooked in the best style, and table furniture pure and bright, what is to hinder Capt. Abell from making his way to the hearts of the travelling multitude? Well, indeed, does he deserve the overflowing patronage bestowed upon him." 31

In March of 1848, Mr. Abell sold off the furniture in his U. S. Hotel, his lease having apparently also expired. 32

In April, 1848, the new leasee, James Bate Wager, announced:

UNITED STATES HOTEL
HARPERS-FERRY, VA.

"The undersigned would respectfully inform the public that he has leased the Hotel at Harpers-Ferry (late in the occupancy) of Capt. Joseph P. Abell) known as the UNITED STATES HOTEL, and is now prepared to accommodate passengers by the Rail Road, or travellers, in the most comfortable manner. Those travelling in the Cars will find this a most agreeable Dining Place, where every fruit of the season, and luxury that can be had will be served up in the most choice style...

"To the people of this and the neighboring Counties he would say, that his House shall always be open for their reception and accommodation, as he is determined to make their calls agreeable. His Bar shall contain the choicest Liquors - his Table the best the market affords - his Chambers well furnished - and his Stabling which is commodious, shall contain the best provender and attended by attentive hostlers.

31. Virginia Free Press, June 26, 1845, p.2, c.1.

32. Virginia Free Press, March 4, 1848, p.3, c.3.

"Give the House a call, and judge of its merits for yourselves."[33]

In March, 1850, James B. Wager's lease to the United States Hotel apparently expired and the furnishings of the hotel were sold in turn to Eli H. Carrell for $2,941.38.[34]

Thus in 1850, Mr. Carrell, who had been operating the "Western Exchange Hotel" that was located on Wager Lot No. 9, also secured the lease to the United States Hotel and operated both hotels jointly. In May of that year he announced his grand combination:

CARRELL'S DINING HOUSE,
HARPERS-FERRY, VA.
The Regular Dining Place, where Passengers Have ample time to Dine, on the Baltimore and Ohio Railroad.

"Occupying a large Hotel, capable of Dining 300 Passengers, I will have daily for Dinner, Roast Beef, Mutton, Veal and Fowl; Boiled Ham, Corned Beef and Chickens; Soup and Fish in season, with a plentiful supply of Vegetables and Pastry, Fruit, &c. In fact, every thing that the markets will afford, will always be found at his table.

ICE CREAM served up during the season at short notice.

"Ladies and Gentlemen wishing to remain at Harpers-Ferry, will find this House newly fitted and furnished, the Parlor and Chambers well arranged, to make their stay at this romantic spot agreeable.

"I return my thanks to the many thousands who have patronized me, and will always endeavor to merit their support.

33. Virginia Free Press, April 8, 1848, p.3, c.1. also May 10, 1849, p.4, c.4. February 14, 1850, p.4, c.7.

34. Deed of Trust, March 6, 1850, Deed Book 31, pp.67-70, and Sale of Property, March 16, 1850, Deed Book 31, pp.136-141.

"To my country friends, and strangers visiting this place in carriages or on horseback, I will say that my Stabling is large and well supplied with the best of Provender, attended by a careful Ostler. And my Bar with choice liquors, ale, &c. My charges to suit the times." [35]

In June, 1850, it was announced that "The Great New York and Boston Dry Goods & Bonnet Company have located a branch of their extensive establishement at Carrell's United States Hotel at Harpers Ferry." [36]

In August, 1850, the newspaper reported, under the heading "CHOLERA AT HARPERS FERRY: Died on Thursday morning, of cholera, Mr. Eli H. Carrell, Proprietor of the Exchange and U. S. Hotel." "Mr. Carrell's illness," the editor continued, "was of short duration. He was taken about 3 o'clock in the morning - and in an hour after, he was a corpse. We dined at his house on Wednesday, and found him enjoying his usual health..." [37]

His wife, Mrs. Margaret Carrell, however, continued the business, announcing:

CARRELL'S HOTEL

"Mrs. Carrell respectfully announcing to the public that the Hotel is still open for accommodation of persons passing or visiting Harpers Ferry. The premises have undergone thorough painting and cleansing - and she is prepared to accommodate in a style not surpassed on the route - she invites the patronage of the travelling public." [38]

35. Virginia Free Press, May 17, 1850, p.3, c.3.

36. Virginia Free Press, June 28, 1850, p.3, c.1.

37. Virginia Free Press, August 9, 1850, p.3, c.3.

38. Virginia Free Press, September 20, 1850, p.3,c.3; December 20, 1850, p.3, c.3; March 7, 1851, p.2,c.7; October 23, 1851, p.4, c.5; March 25, 1852, p.3, c.7.

Mrs. Carrell's lease was apparently due to expire in April, 1852, for Noah H. Swayne, the Executor of G. B. Wager's estate, advertised in March:

THE U. S. HOTEL AT HARPERS FERRY
FOR RENT

"On Saturday, March 27, that large and commodious Hotel belonging to the estate of the Gerard B. Wager, deceased, will be offered at public renting, for the year commencing April 1st, 1852, and ending April 1, 1853, or for a longer term, if desired, unless sooner rented privately." 39

Mrs. Carrell, however, again secured the lease to the U. S. Hotel, and this she operated jointly with the Exchange Hotel on Wager Lot No. 9, from 1852 to March, 1856. In 1853, she advertised:

U. S. HOTEL
HARPERS FERRY, VIRGINIA
MRS. ELI H. CARRELL

"Respectfully announces to her friends and the travelling public generally, that DINNER is daily in readiness at 2½ o'clock, expressly for the Passengers on the Baltimore and Ohio Railroad, in the down train going East, and for the special accommodation of Passengers on the Winchester trains.

BREAKFAST AT 8 O'CLOCK, A.M.

which is in time to afford an hour to remain before the departure of the Baltimore 9 o'clock train.

SUPPER AT 9 O'CLOCK, P.M.

chich gives time sufficient to stop two hours before the Winchester train leaves on its return.

OYSTERS at all hours for those who prefer them.

Mrs. E. H. Carrell avails herself of this occasion to offer her grateful acknowledgements to those who have so liberally patronized the U. S. Hotel, and assures them and all others that she is determined to make the house, in all respects, the stranger's

39. Virginia Free Press, March 18, 1852, p.3, c.2.

home."[40]

In June, 1853, the editor of the Virginia Free Press again commented on Mrs. Carrell and her hotel:

U. S. HOTEL, HARPERS FERRY

"This necessary resort for the travelling public, immediately at the junction of the Winchester with the Baltimore and Ohio Railroad, and at which all the passengers by the former and the Western train of the latter, have opportunity of Dining, is still under the management of Mrs. CARRELL, assisted by Mr. Young, of long experience and most thorough acquaintance with everything that is necessary to a first-rate hotel. Mrs. Carrell is a lady of the most indomitable energy and perseverance, and eminently deserving for her many generous traits, the liveral patronage of the travelling public. And as the season of the year is not just at hand, when the Cities send forth their countless multitudes in pursuit of health or pleasure, we know of no point at which a day or two could be more profitably and agreeably spent, than in taking a bird's eye view of the numerous attractions in and around Harper's Ferry, and particularly of the hospitality and kind attentions which the U. S. Hotel will afford. It has just been thoroughly overhauled, the parlors decorated with new and handsome furniture, every portion of the house papered or whitewashed, new carpeting put down, and through the taste and good will of Mr. Tacy, almost the whole interior handsomely and most tastefully painted..." [41]

From April 1, 1856, until March 31, 1857, the United States Hotel was apparently leased by William J. Maxwell.[42]

40. Virginia Free Press, February 3, 1853, p.3,c.1, also p.2,c.1. Evidence that Mrs. Carrell also held the lease to the Hotel on Wager Lot No. 9 will be found in Virginia Free Press, March 10, 1853, p.3,c.1. March 2, 1854, p.3,c.3; April 24, 1856, p.3,c.2. July 10, 1856, p.3,c.3. October 9, 1856, p.3,c.4.

41. Virginia Free Press, June 30, 1853, p.2,c.1. For advertisements of Hotel, see issues for November 16, 1854, p.4,c.2; September 6, 1855, p.3,c.2; January 3, 1856, p.4, c.1.

42. Virginia Free Press, March 19, 1857, p.3,c.1 - notice of sale of his furniture located in U. S. Hotel. Also Sale List, dated October 23, 1857, Deed Book 37, pp.333-350.

43. Virginia Free Press, June 2, 1857, p.2,c.7.

In June, 1857, the U. S. Hotel on Wager Lots No. 6, 7, and part of 8 was leased by a new proprietor and received a new name:

WAGER HOUSE
J. P. A. Entler Prop.
Harpers-Ferry, Va.

"This Hotel is situated on the Baltimore and Ohio Railroad and having undergone thorough repair recently, may now be considered one of the most pleasant houses in the country. The proprietor is determined to spare neither expense nor labor in endeavoring to do away with the prejudice that may prevail in the minds of the public in reference to accommodation at this place. His table will be furnished with the best the neighboring and Baltimore Markets will afford. His chambers will be clean and comfortable. In short, every thing will be done to make it a pleasant sojourn for persons wishing to view the magnificent scenery and visit the work shops of the National Armory located at this place." 43

The editor of the newspaper also commented on this change in management:

WAGER HOUSE

"Mr. J. P. A. Entler has becme the proprietor of the old U. S. Hotel, Harpers Ferry, situated on the Baltimore and Ohio Railroad, and having renovated the whole concern, it may well be classed as one of the best eating houses on the road, as evidenced by the universal expression of the passengers on the cars. Much prejudice had heretofrre existed against the Hotel, but from the improvements made in the whole interior of the house, together with the indefatigable exertions of the host and his assistants, the "Wager House" will gain a reputation equal to any of the best Railroad Eating Houses. Mr. Entler gives his entire attention to the wants and comforts of his guests." 44

43. Virginia Free Press, June 2, 1857, p.2, c.7.

44. Virginia Free Press, July 2, 1857, p.2,c.3. Other advertisements, July 1, 1858, p.4, c.7. July 15, 1858, p.4, c.7.

Mr. Entler operated the Wager House from June, 1857, until March 1859. In April of the latter year, it was announced:

THE WAGER HOUSE
In the romantic Village of Harpers-Ferry

"Sole proprietor of this large and commodious Hotel, I announce to the public that it is being newly fitted up and prepared for their accommodation. The public is deeply interested in the maintenance of a GOOD HOTEL at this point. Having taken an assignment, from the leasee, of the unexpired term, and purchased the furniture thereof, besides making large additions of handsome and valuable furniture thereto, it shall be my aim to sustain the reputation of the House, so well established under the late proprietor, MR. J. P. A. ENTLER. The patrons of the House whether visiting our village on business or seeking pleasure, may rest assured no effort will be spared to render satisfaction and promote their comfort. 45

ISAAC FOUKE PROPRIETOR. APRIL 21, 1859."

In May, 1859, the editor again commented on this development:

WAGER HOUSE HOTEL

"We have heretofore omitted to mention that the Wager House, Harpers Ferry, has gone into the hands of ISAAC FOUKE, ESQ. Mr. Fouke will keep a good hotel, and will accommodate comfortably those stopping at his house. He is abundantly able to do so, not withstanding the Baltimore and Ohio Rail Road Company have withdrawn from there as an eating house (because the Bar had apparently become the main attraction at the Wager House, the Railroad Company moved their business to the Hotel on Wager Lot 9, which they also apparently owned, see below).

"Although Harpers Ferry is one of the most important points on the road, there is not room for the accommodation of female passengers; and the hotel is imposed upon by many who do not spend a cent with the landlord. Such things should not be; but, perhaps, when the Company's attention is directed to it, a remedy will be made.

"Mr. Fouke makes no objection, however, and is willing that all who may see proper to await the arrival of the cars at his hotel can do so." 46

45. Virginia Free Press, December 8, 1859, p.1, c.3.

46. Ibid., May 5, p.2, c.4.

Mr. Fouke continued to operate the Wager House from April, 1859 until April, 1861.[47] The Wager House played an important role in the John Brown Raid of October, 1859, it was to this building that many of the wounded were carried, from its bar many of the militia did their "best fighting", from the porch of the Wager House, Governor Henry A. Wise of Virginia read letters of the Brown raiders to the mob and here he resided during his stay at the village, and here Mrs. John Brown stayed when she came to Harpers Ferry in December, 1859, for her last visit with her husband and to receive his body.

The census of 1860 provides us with the following data on Mr. Fouke and his staff:

"Isaac Fouke, 53, male, Lawyer, Value of Real Estate: $2,000,
Value of Personal Estate: $15,000.
Margaret Fouke, 48, female, born in Ireland.
Charles F. Fouke, 8, male, born in Virginia.
Elizabeth Fouke, 6, female, born in Virginia.
Ella Fouke, 4, female, born in Virginia.
George C. Miller, 23, male, clerk, born in Virginia.
Nathaniel C. Lupton, 25, male, clerk, born in Virginia.
Jacob Seibert, 60, male, Black, Cook, born in Virginia.
Susana Seibert, 40, female, Black, Cook, born in Virginia."[48]

In February, 1861, Mr. B. Cushwa, administrator of the estate of Gerard B. Wager, advertised:

47. Virginia Free Press, February 16, 1860 p.2, c.1; March 1, 1860, p.2, c.4; March 8, 1860, p.2, c.1.

48. National Archives R. G. 29, Records of the Bureau of the Census. Population Schedules of the Eighth Census of the United States, 1860, Virginia, Volume 13, Jefferson County, pp.190-191.

FOR RENT
THE "WAGER HOUSE" AT HARPERS FERRY, VA.
FORMERLY KNOWN AS THE UNITED STATES HOTEL

"Now occupied by Mr. Fouke. This large and commodious HOTEL, will be offered at public renting, to the highest bidder, on Saturaday, 23rd of February next, on the premises, for the term of two or three years from the 1st of April, 1861..." 49

In April, 1861, the Civil War began and on February 7, 1862, Union troops burned the Wager House Hotel and all other buildings located on the Wager Ferry Lot to the ground.

B. Store Under the Wager House.

In 1853, a newspaper advertisement announced:

HARPERS-FERRY CLOTHING STORE

"The undersigned has just received from the Eastern Cities an entirely new stock of READY-MADE CLOTHING, of all styles and qualities. Also a complete assortment of CLOTHS, CASSIMERES, AND VESTINGS, which will be made to order at the shortest notice. The above goods are opened in the new store at the junction of the Winchester and Potomac and Baltimore and Ohio Rail Roads, and are offered to the public on as low terms as can be purchased in the cities, and respectfully invite the public to call and examine for themselves. 50
R. H. BROWN, G. W. CUTSHAW, AGENT."

This store was apparently located in or under the United States Hotel and may have remained in business at this site until December, 1855. In January, 1856, a new business occupied this store:

JOS. E. CLAGETT'S WHOLESALE

49. Virginia Free Press, February 14, 1861, p.3,c.1. Also p.2,c.1.

50. Virginia Free Press, April 21, 1853, p.3, c.2.

& RETAIL DRUG STORE
(under the United State Hotel, Harpers Ferry)

"The subscriber would respectfully call the attention of the public to his large and varied assortment of Fresh and Genuine

DRUGS, MEDICINES, AND CHEMICALS...

Physicians' Prescriptions, Paints, Oil Dye Stuffs, glass, putty, varnishes, paint brushes, and burning fluid. French, English, and German toilet articles, such as extracts for Hdkrs. Colognacs, soaps, Pink saucers, Lilly Whites, combs, brushes, etc., Hammonds' Castor Oil, Pomade, amber tooth Paste, and Montpeer Cough Drops, School Books, Novels, Annuals, Monthly Periodicals, Toys and Song Books, Stationary, Pictures, &c. Surgical Instruments, Finest Chewing Tobacco & Segars..." 51

Dr. Clagett's store remained at this location from 1856 until the beginning of the Civil War. In September, 1860, Dr. Nicholson announced:

DR. T. A. NICHOLSON

"Having located permanently at Harpers Ferry, tenders his professional services to the citizens generally. He may be always found at the residence of his brother-in-law, Philip Schaarman, Esq., or at Dr. Clagett's Drug Store, when not professionally engaged." 52

The census of 1860 indicates that Dr. Clagett was probably residing on the Island of Virginius and also reveals the following information on this gentleman:

"Joseph E. Clagett, 30, male, Physician and Druggist, Value of Real Estate: $2,500; Value of Personal Estate: $5,500, born in Maryland.
Sidney Clagett, 28, female, born in Virginia.
Rose Clagett, 5, female, born in Virginia." 53

51. Virginia Free Press, January 3, 1856, p.2,c.6. January 10, 1856, p.2,c.6.

52. Ibid., December 8, 1859, p.2,c.7; September 6, 1860, p.3,c.2.

53. National Archives R. G. 29. Records of the Bureau of the Census. Population Schedules of the Eighth Census of the United States, 1860, Virginia, Volume 13, p.202.

4. HISTORICAL PHOTOGRAPHS AND PRINTS.

All historical prints and photographs of the United States Hotel or Wager House will be found in Appendix I of this report.

5. HISTORICAL PLANS OF THE BUILDING.

No historical plans of this building have been found and it is highly unlikely that any will ever be located.

6. SUMMARY OF HISTORICAL DATA.

A. Ownership of the Land, 1835 to 1865:

1. October, 1782, to October 9, 1835, owned by the Wager family.

2. October 10, 1835, to July 9, 1840, Wager Lot No. 6 owned by Gerard B. Wager.

3. July 9, 1840, to November 19, 1842, Lot No. 6 owned by James Foley, purchase price: $7,200.

4. November 19, 1842, to 1865, Lot No. 6 owned by Gerard B. Wager (by his estate 1848-1865), purchase price: $5,000.

5. October 10, 1835, to June 18, 1836, Lot No. 7 owned by James B. Wager.

6. June 18, 1836, to March 18, 1843, Lot No. 7 owned by James Foley, purchase price: $1,850.

7. March 18, 1843, to 1865, Lot No. 7 owned by Gerard B. Wager (by his estate 1848-1865), purchase price $3,500.

8. October 10, 1835, to September 11, 1846, Lot No. 8 owned by Noah H. Swayne.

9. April 1, 1838, to September 1, 1839, Lot No. 8 leased by Swaynes to Susan Downey for 15 years at $120 per year.

10. September 1, 1839, to March 13, 1843, Lot 8 leased by Susan Downey to James Foley.

11. March 13, 1843, to September 11, 1846, Foley's leasehold to Lot 8 apparently held by Gerard B. Wager.

12. September 11, 1846, to 1865, Lot No. 8 purchased by Gerard B. Wager for $3, 000 from the Swaynes. (Held by Wager's estate, 1848-1865).

B. Construction of the U. S. Hotel or Wager House.

The building on Wager Lot No. 7 was erected by James Foley between August, 1837, and April, 1839. It is also highly probable that the building occupying Lot No. 6, and owned by Gerard B. Wager, was constructed jointly at the same time as the house on Lot 7. It is also possible that Gerard Wager advanced the money to Foley to construct both buildings. Each brick building was 3½ stories high and about 45 feet deep. The structure on Lot 6 fronted 29 feet on Potomac Street and the house on Lot 7, 31 feet on the same street. The house on Lot No. 7 contained 14 rooms in 1839 and was designed for use as a hotel.

Between September, 1839, and April, 1842, James Foley made further additions to these houses. This consisted of a three story brick building, erected in the rear of the house on Lot No. 7, running from the boundary line of 6 and 7 across the entire width of Lot No. 8. This structure was about 32 feet

wide and fronted 58 feet on the Baltimore and Ohio Railroad tracks. The new building was also designed for use as a hotel. In 1850, the three buildings contained a public parlor, a private parlor, a dining room, 28 bed rooms and a garret. In 1853, one further change was made to the hotel - a store was constructed in or under the hotel. The exact location of the store in this building is not known.

C. Uses of the Building.

1. September, 1839, to November, 1841. The United States Hotel, operated by James Foley.

2. November, 1841, to June, 1842. The United States Hotel, operated by T. A. Milton & Company (Turner A. Milton, John J. Abell, and James M. Manning).

3. June, 1842, to March, 1845. United States Hotel, operated by Mr. Eli H. Carrell.

4. April, 1845, to March, 1848. United States Hotel, operated by Joseph F. Abell.

5. April, 1848, to March, 1850. United States Hotel, operated by James Bate Wager.

6. April, 1850, to March, 1856. United States Hotel (operated jointly with the Western Exchange Hotel located on Wager Lot No. 9) by Eli H. Carrell and after his death in August, 1850, by his wife, Mrs. Margaret Carrell. Store under U. S. Hotel, 1853 to 1855: Harpers Ferry Clothing Store, operated

by George W. Cutshaw as agent for R. H. Brown. 1856: Dr. Joseph E. Clagett's Drug Store.

7. April, 1856, to March, 1857. United States Hotel, operated by William J. Maxwell. Store under Hotel: Dr. Joseph E. Clagett's Drug Store.

8. April, 1857, to March, 1859: Wager House Hotel, operated by J. P. A. Entler. Store under Hotel: Dr. Joseph E. Clagett's Drug Store.

9. April, 1859, to March, 1861. Wager House Hotel, operated by Isaac Fouke. Store under Hotel: Dr. Joseph E. Clagett's Drug Store.

10. February 7, 1862. Building destroyed by Union troops.

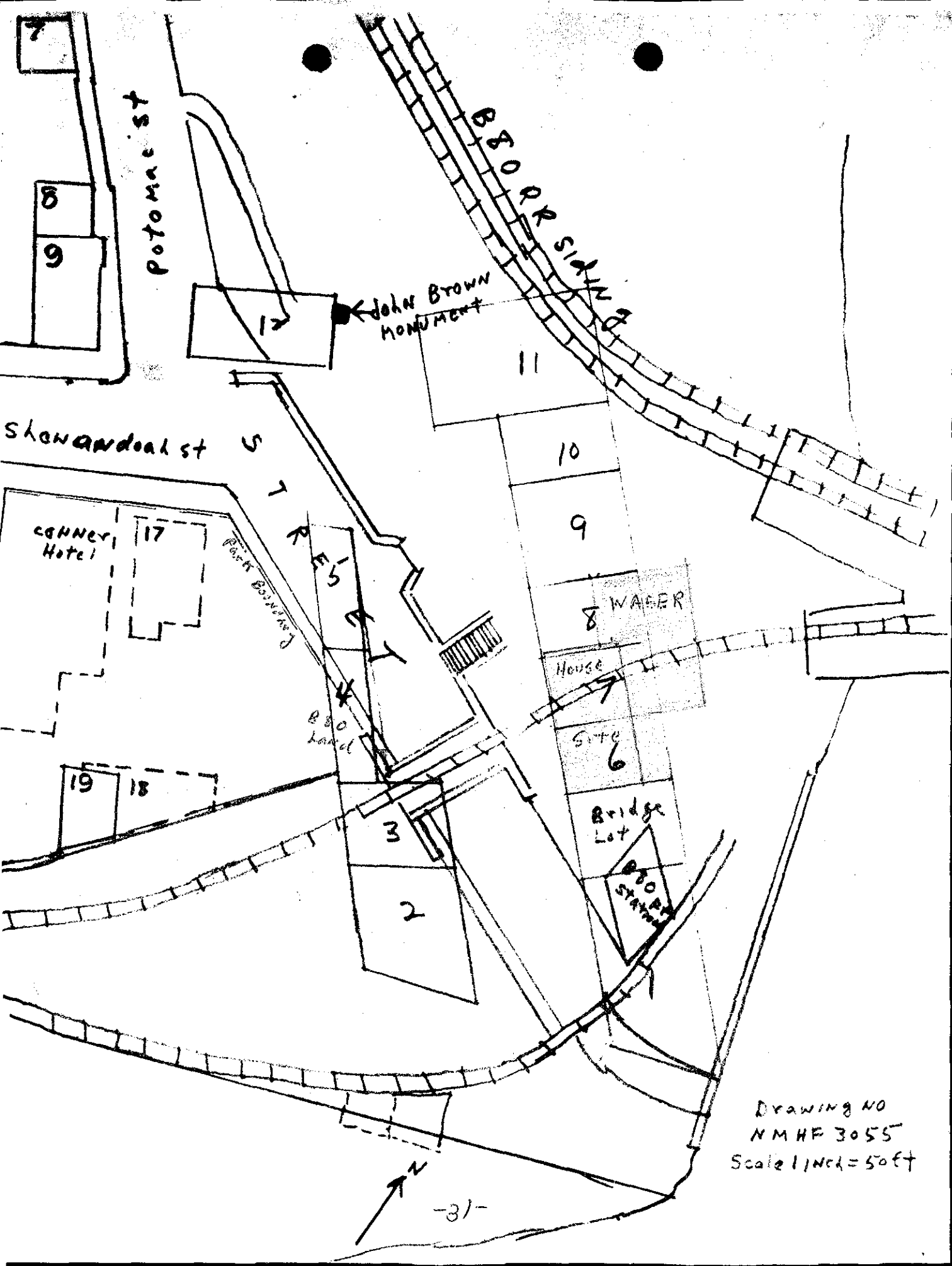
7. CONCLUSIONS AND RECOMMENDATIONS.

For the location of the United States Hotel or Wager House in relation to modern features and Monument boundaries see the tracing made from Drawing No. MM-MF-3055 on the next page of this report.

It is suggested that the entire Ferry Lot area be interpreted by means of approximately three trail side exhibits that will use some of the old prints and photographs contained in this report as well as a map relating building sites to modern features.

Charles W. Snell

Charles W. Snell
Historian (Park Supervisory)
August 7, 1958



Drawing NO
NMHP 3055
Scale 1 Inch = 50 ft

APPENDIX I

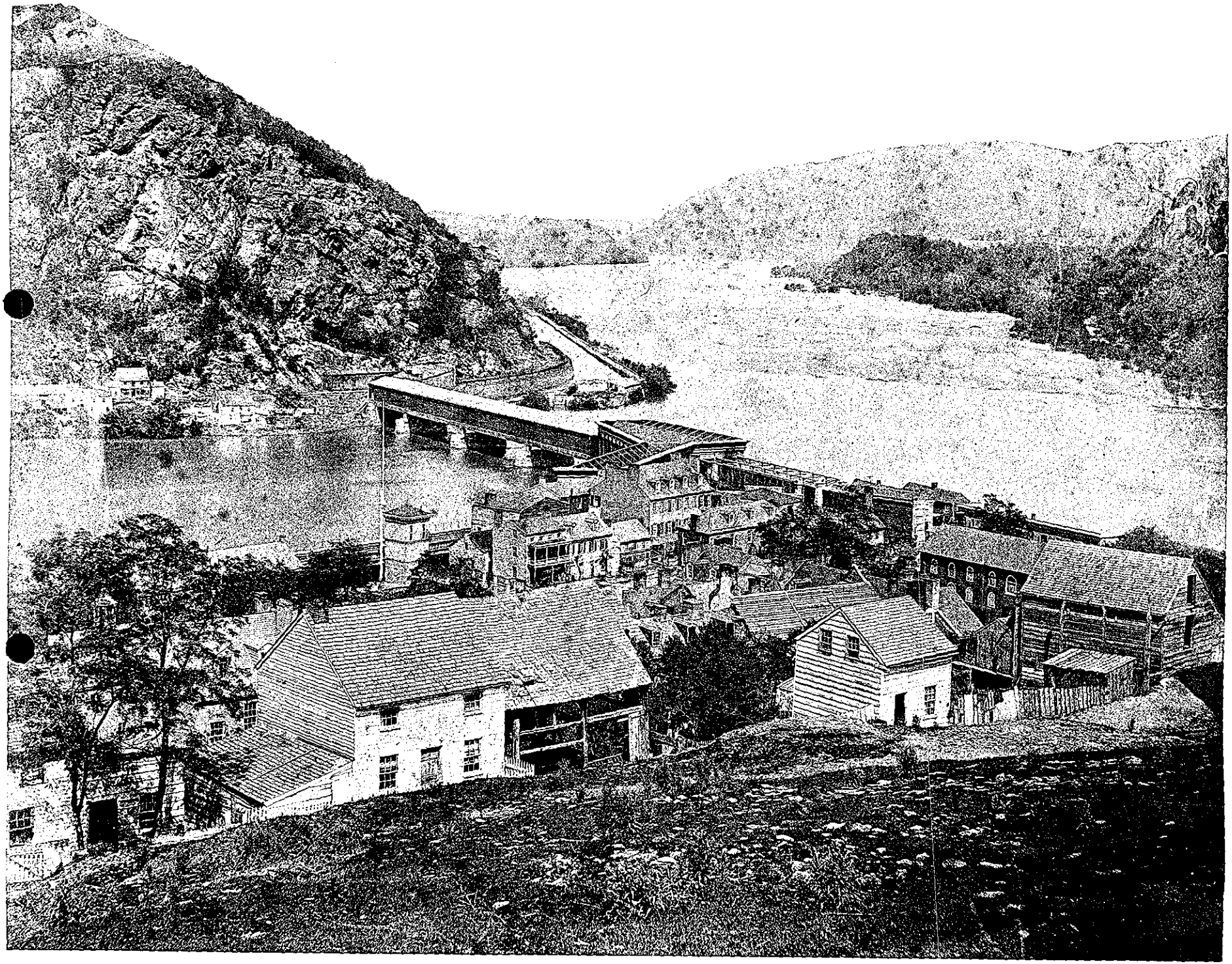
HISTORICAL PRINTS AND PHOTOGRAPHS

(seven)

HARPERS FERRY FROM CHURCH STREET

Original Photograph contributed by John Parry of Bolivar Heights.
National Geographic File No. 140325-A.
Harpers Ferry Negative No. HF-66.

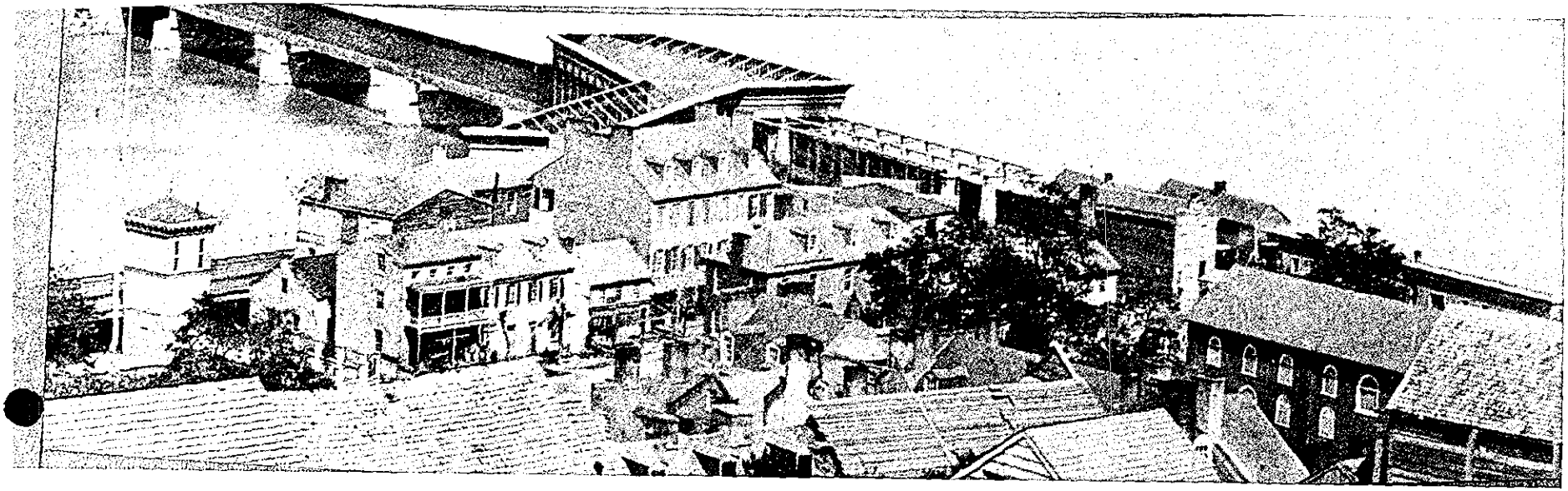
This photograph is believed to have been taken in 1859 and in any case certainly shows the town before June, 1861, as the old B. & O. R.R. across the Potomac is still intact. The WAGER HOUSE HOTEL (or United States Hotel), located on Wager Lots No. 6, 7, and Part of 8, is to be clearly seen, situated by the Y in the Railroad Bridge. This is the large 3½ story building at that point; just to the left of it, and on the river-side, located on part of Lot 8, is to be seen a portion of the brick three story addition of the hotel. The large three story brick building located just to the left of the Wager House, also fronting on the River and Railroad track, is the Western Exchange Hotel or Potomac Restaurument located on Wager Lot No. 9; the 2½ story stone building just in front of it, on Potomac Street is also located on Lot 9; the small 2 story building just to the right, is located on Part of Lot 8. The three story and two story structures located to the left of the structures on Lot 9, are situated on Lot 10.



HARPERS FERRY FROM CHURCH STREET - 1859

Harpers Ferry Negative No. HF-450.

This photograph is a blow up made from Negative No. HF-66. The WAGER HOUSE is the large 3½ story brick building located in the Y of the R.R. Bridge across the Potomac. Just to the right of the Hotel, the two story Building to be seen in part, is the B. & O. R.R. Depot.

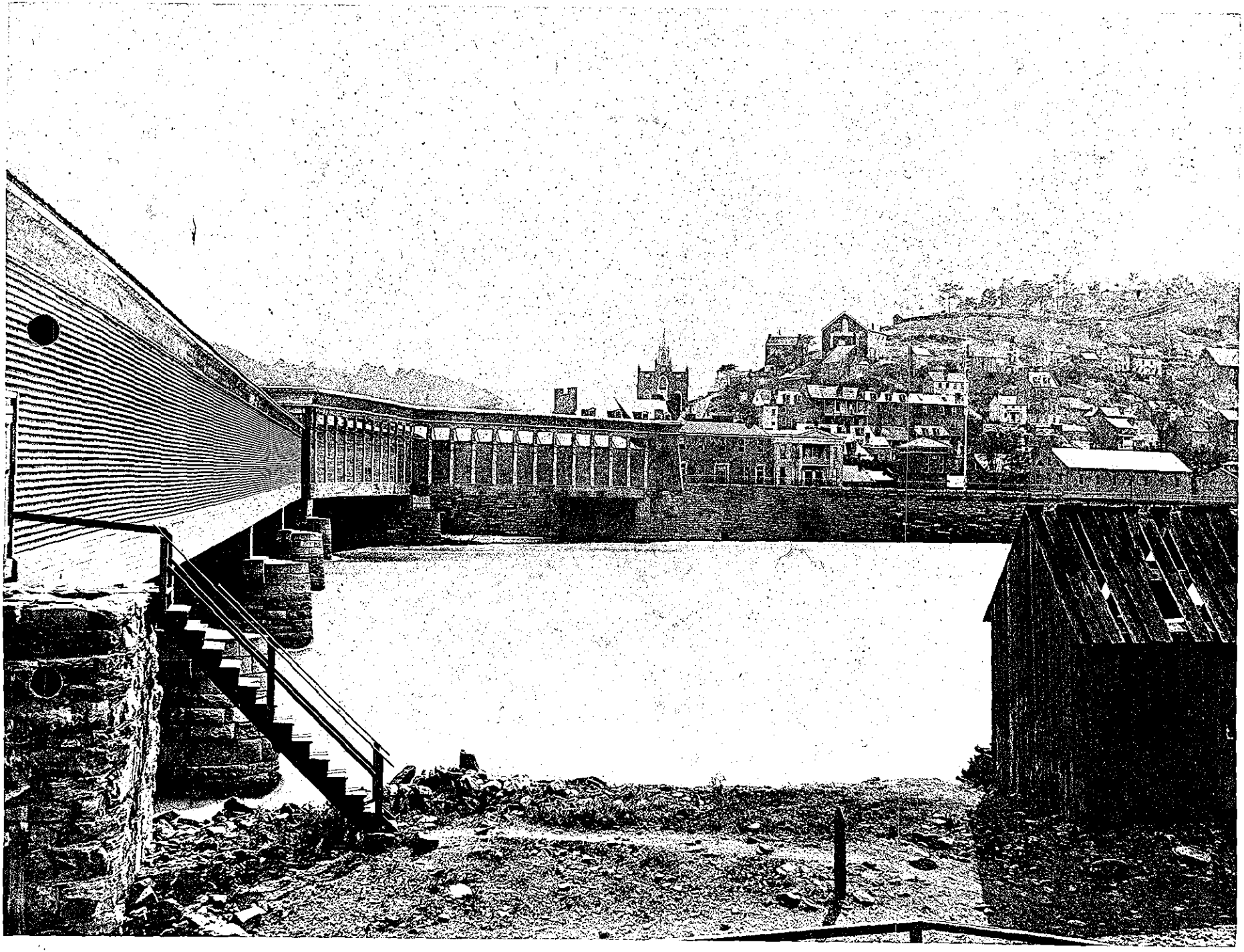


HARPERS FERRY AND WOODEN COVERED RAILROAD BRIDGE
FROM THE MARYLAND SHORE, 1859 - April, 1861

Original contributed by John Perry of Bolivar Heights.
National Geographic File No. 140316-A.
Harpers Ferry Negative No. HF-64.

This photograph was taken before April 18, 1861, as the Armory Buildings have not been burned and the R.R. Bridge is still intact.

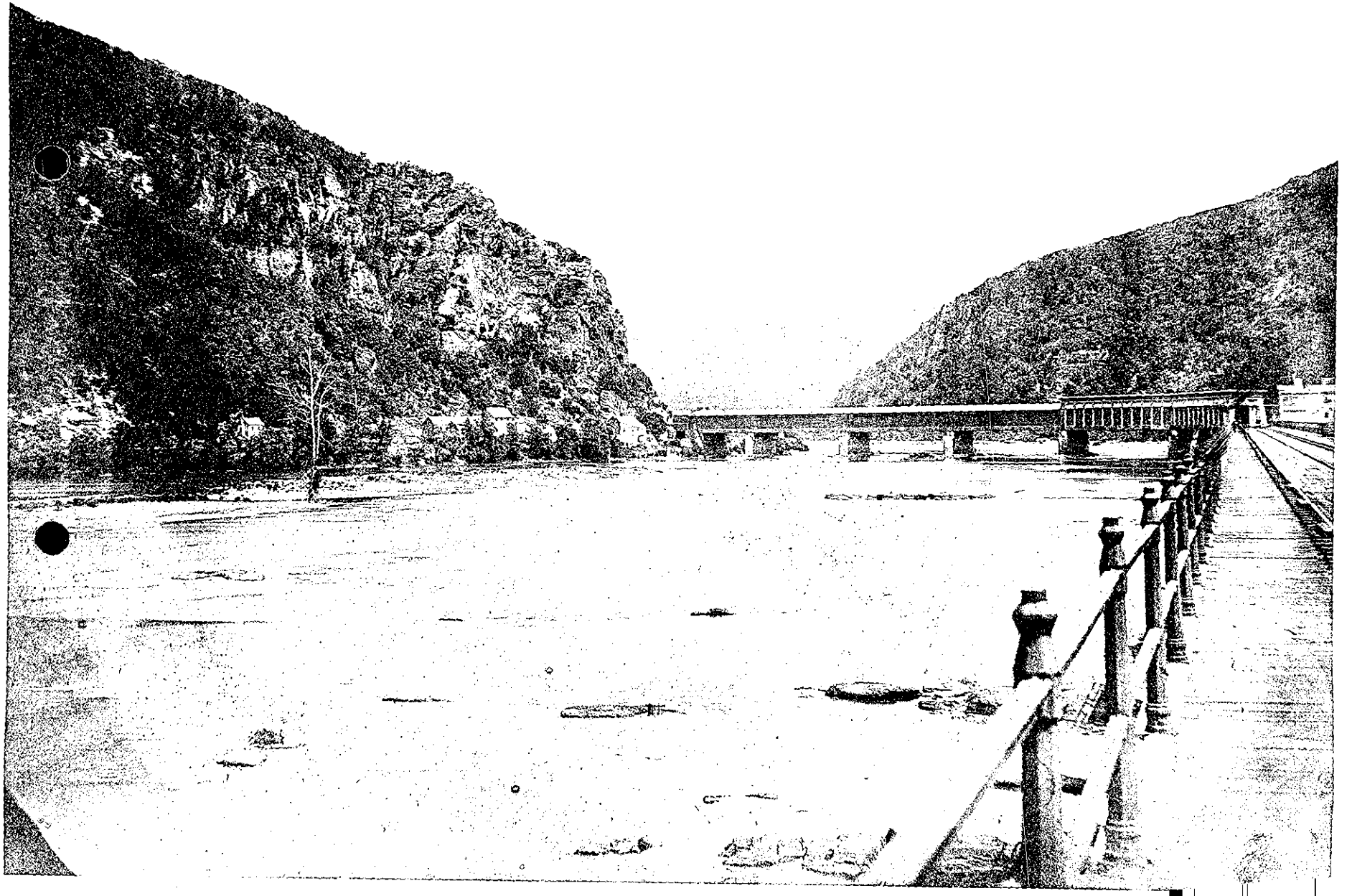
The 3½ story brick building (roof visible above the bridge) and the 3 story brick structure just to the right of the end of the bridge is the WAGER HOUSE or old United States Hotel. The 3 story brick building, with the portico, adjoining this, just to the right, is the "Potomac Restaurment" or Carrell's old Western Exchange Hotel, located on Wager Lot No. 9. The two story building, roof showing, just to the right is located on Lot No. 10. The small square brick building about 3 stories high, moving to the right, is the B. & O. Water Tower. The large brick building located to the right of the flag pole is one of the Armory Shops.



THE WOODEN B. & O. RAILROAD BRIDGE AT HARPERS FERRY
1859 - June 13, 1861

Original contributed by Mr. John Perry of Bolivar Heights.
National Geographic File No. 140322-A.
Harpers Ferry Negative No. HF-65.

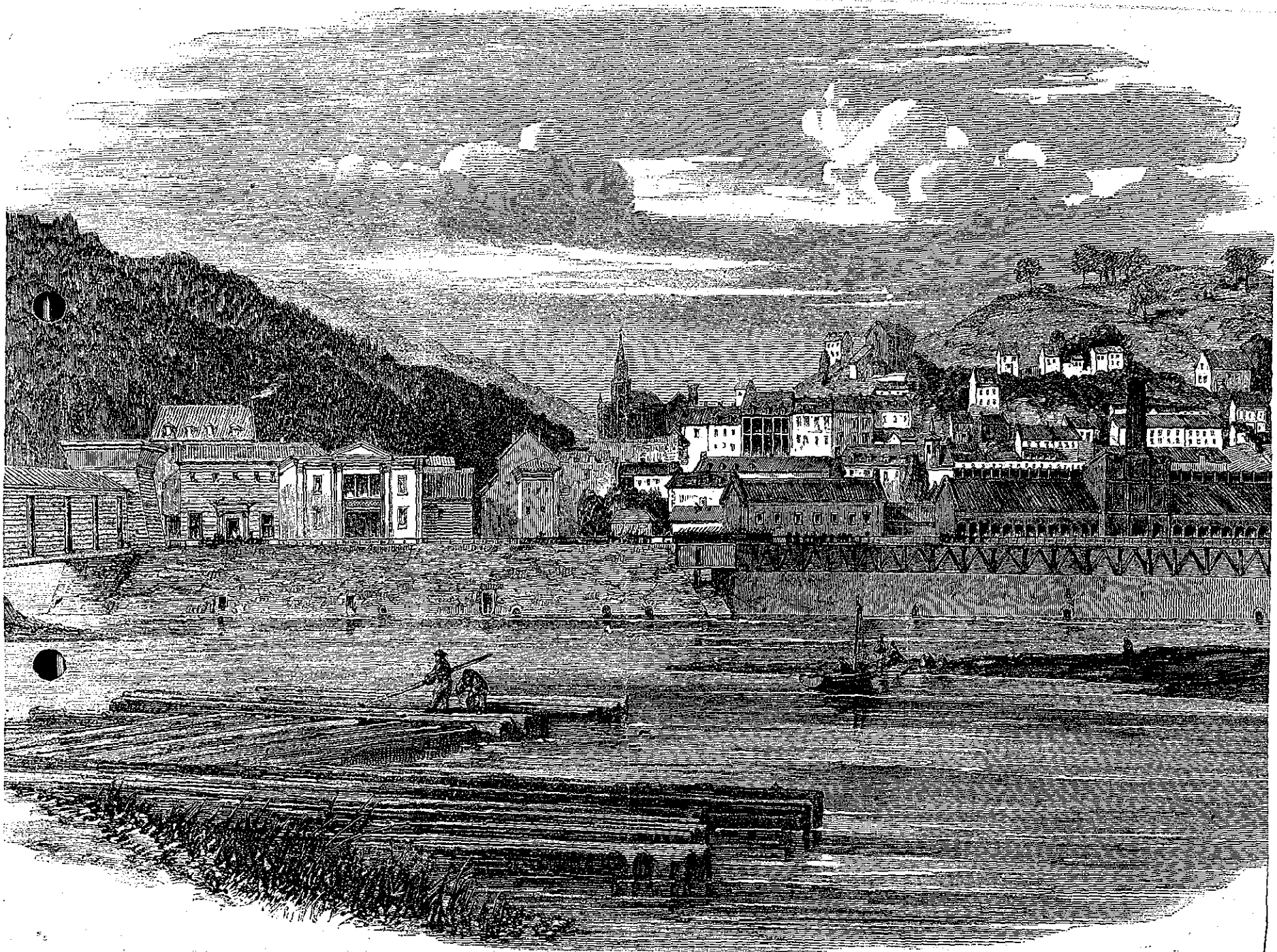
This photograph was taken before the railroad bridge was destroyed on June 14, 1859. At the right is the Harpers Ferry side. Just to the right of the end of the bridge are to be seen the Wager House and Potomac Restaurment Hotels. Note how the railroad ran along the edge of the river on a trestle located on top of the stone river wall.



THE CIVIL WAR IN AMERICA - HARPERS FERRY, VA.
JUNE 22, 1861

Published in the London Illustrated News, June 22, 1861.
½ page print donated by Mrs. Henry McDonald, Storer College.
Harpers Ferry Negative No. HF--382.

The wooden railroad bridge at the left, then the WAGER HOUSE (3½ story roof showing and three story brick addition in foreground on river front) next, with portico, the brick three story Potomac Restaurment, adjoining this on the right the two story house on Lot No. 10; Small three story brick building on river front is the B. & O. Water Tower, 3½ story building behind water tower is Bldgs. No. 9 and 8, to the right of the water tower are the Armory or Musket Factory Shops.



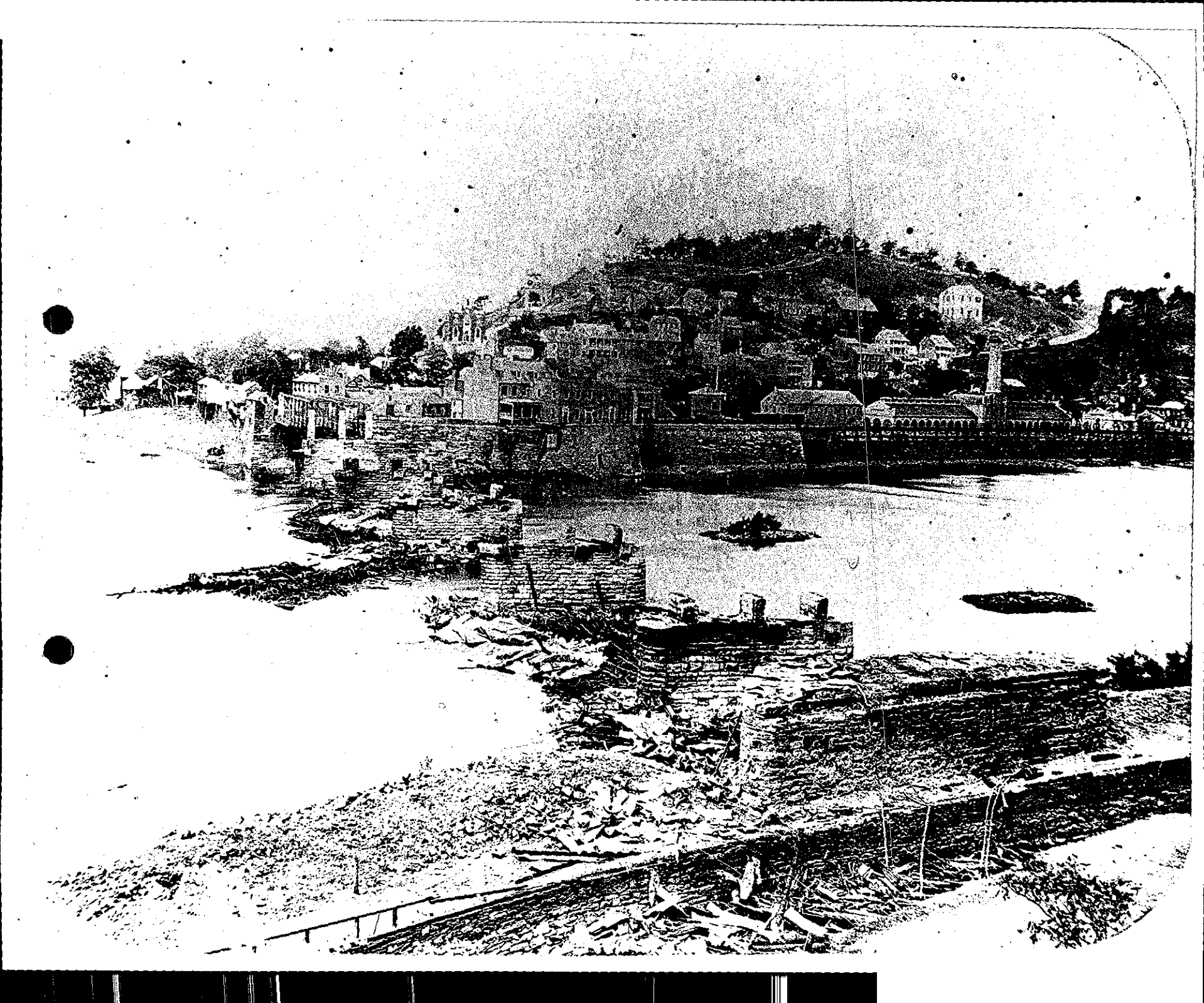
THE CIVIL WAR IN AMERICA : HARPER'S FERRY, VIRGINIA.

HARPERS FERRY - 1861 - FROM THE BASE OF MARYLAND HEIGHTS

Photograph by C. C. Bostwick.
Original Glass Negative at Gettysburg N.M.P.
Harper Ferry Negative No. HF-46.

This photograph was made after June 14, 1861, (as the wooden R.R. Bridge has been destroyed) and before February 7, 1862 (all the buildings located on the Wager Ferry Lot are still intact).

The two story brick building located just to the right of the single iron trestle bridge is the B. & O. R.R. Depot, next is the 3½ story brick Wager House, showing clearly the three story brick addition made to the Wager House and extending to the right. Next, with the portico on front, is the three story brick Potomac Restaurment on Lot No. 9, then the 2 story building (roof visible) on Lot 10, then the B. & O. Water Tower. Extending up the river front, to the right, are the Armory Shops, some burned and some reroofed for use as storage depots by the U. S. Army.



HARPERS FERRY, 1861, FROM THE BASE OF MARYLAND HEIGHTS

Photograph by C. O. Bostwick.
Harpers Ferry Negative No. HF-451.

This print is a blow up made from Harpers Ferry Negative No. HF-46.

At the end of the bridge, to right, the 3 story brick "Gault House" located on Wager Lot 2, just to right, ruins of the large arsenal building, beyond in distance, Bldg. No. 36. Coming to river front, just to right of bridge, the 2 story brick B. & O. R.R. Depot, white building, 2 stories and adjoining house, are located on the far side of Potomac Street on Wager Lots 4 and 5; Moving to the right on the river front, the Wager House - the large 3½ and 3 story brick houses; then the Potomac Restaurment (with portico-brick 3 stories), then the roof of the 2 story house on Lot No. 10 and at the right the B. & O. Water Tower.

To the left of the bridge, on the river wall, is the brick ticket office of the R. R. Company, used to collect toll from people crossing the bridge.



APPROVAL SHEET

Recommended: _____
Director

Recommended: _____
Regional Director

Recommended: _____
Chief, E.O.D.C.

Approved: _____
Superintendent

Harpers Ferry National Monument

HISTORIC BUILDING SITE SURVEY

REPORT

for

PART OF WAGER LOT NO. 8

Ferry Lot Studies

"The John Strauss Clothing Store"

Harpers Ferry National Monument

Prepared by:

Charles W. Snell
Historian (Park Supervisory)
August 29, 1958
17 pages

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SECTION I - ADMINISTRATIVE DATA

A. Name and Number of Building:

The John Strauss Clothing Store on part of Wager Lot No. 8, a portion of the Ferry Lot Studies.

B. Proposed Use of Structure and Grounds:

We concur with Research Historian Snell that the entire Ferry Lot area be interpreted by means of trailside exhibits using some of the old prints and photographs contained in the Historic Building Report on Wager Lot No. 5. We believe that an excellent place for one of these exhibits would be on a suitable site (to be determined later) on Maryland Heights from where an outstanding view of the Ferry Lots may be obtained.

C. Provisions for Operating the Lot:

No operation required.

D. Preliminary Estimate of Cost of Rehabilitating the Grounds:

In view of the Regional Director's comments under this heading on the report for the Wager Lot No. 51, we are raising our estimate from $400.00 to $1,000. This figure is, of course, considered as covering the interpretation of all the Ferry Lots.

SECTION II - HISTORICAL DATA

I. OWNERSHIP OF THE LAND, 1835 to 1865.

On April 2, 1835, the Circuit Superior Court of Law and Chancery for Jefferson County, Virginia, appointed Commissioners "to lay off and divide into three equal lots and parcels, the real estate at Harper's Ferry which descended to James B. Wager, Gerard B. Wager, and Sally Ann Wager, now Sally Ann Swayne, the wife of Noah H. Swayne, from their father, John Wager [Jr.], deceased."[1] The property thus being divided at Harper's Ferry was commonly known as the "Wager Six Acre Reservation and Ferry Lot," an island of land in private ownership surrounded on all sides by land owned by the United States Government.[2]

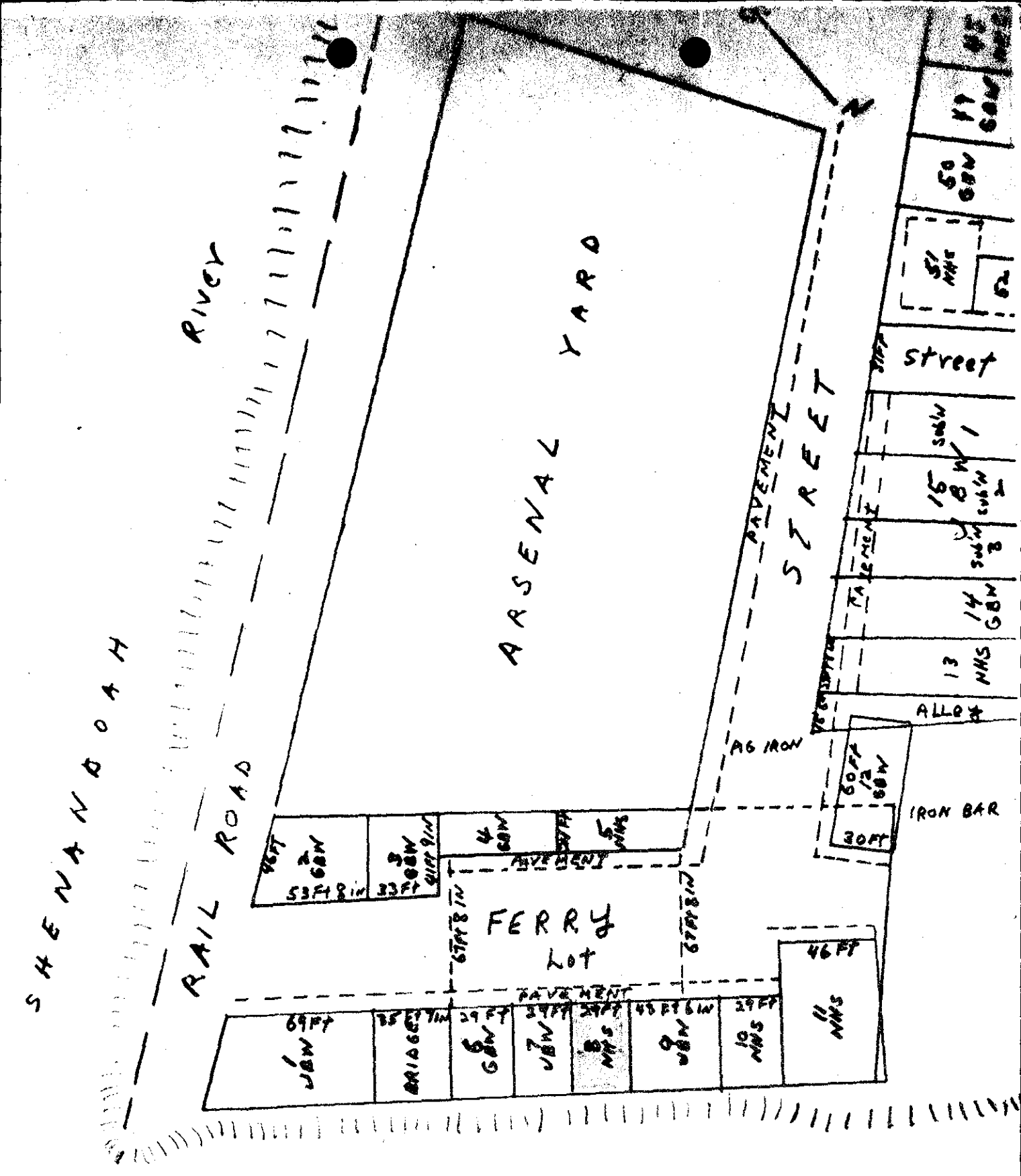
On October 10, 1835, the three Commissioners reported to the Court: "To Sarah Ann Swayne, the wife of Noah H. Swayne, we allot and assign the lots following as numbered in the annexed plat and marked N.H.S. to wit: Lots No. 5-8-10-11-13-16-17-20-24-26-28-31-33-35-40-42-45...48-51 and 55."[3]

Thus on October 10, 1835, Lot No. 8 was awarded to Sarah Ann Swayne (see the blue, red and orange area on the 1835 plat, page 2 of this report - the history of the red portion of Lot No. 8 has already been covered in the "Historic Building Site Survey Report for Wager Lots No. 6, 7 and Part of 8, the Wager House or United States Hotel,"

1. Gibson, etc. vs. Wager, etc. Decree, Deed Book 29, pp.140-141. Jefferson County Court House, Charles Town, West Virginia.

2. 1835 plat: "The Wager Six Acre Reservation, Drawn by James M. Brown, S.G.C.," in Deed Book 29, 1847-48, p.140. See page 3.

3. Deed Book 29, p.141.



1835 Nager Plat

Scale 1" = 60 Ft.

39 pages, dated August 7, 1958.)

On September 7, 1837, Noah H. Swayne leased Wager Lot No. 8 to Susan Downey for 15 years, the lease to take effect on April 1, 1838. Mrs. Downey was to pay a ground rent of $120.00 a year and also agreed that:

"IV. Said party of the second part [Mrs. Downey] shall within two years from said first day of April next (1838) erect on the said lot a brick or Stone building covering the whole of the front thereof, at least two stories, at least forty feet in depth & with the wall of sufficient thickness to sustain another story." [4]

On September 1, 1839, Susan Downey assigned her leasehold for Lot No. 8 to James Foley, who owned Wager Lot No. 7, for $1.00. Mr. Foley agreed "to assume and execute and perform all of said convenants" [5] in the Swayne-Downey Lease.

On October 24, 1840, James Foley and Noah H. and Sarah Ann Swayne entered into a further agreement in regard to Wager Lot No. 7 and 8:

"whereas the said Foley is the owner and occupant of Lot Number seven (7) in the town of Harpers Ferry and hath erected thereon a brick building [the United States Hotel], which said building extends over the line of said lot about two feet on lot number eight, now the property of Sarah Ann Swayne and in the occupancy of said Foley as as assignee of a lease from Swayne to Susan Downey. Swaynes agree to the location of said wall and part of said building as foresaid on lot number eight, on condition that they shall have the right to build against the gable end of said building on said lot eight, without liability or charge whatever and that in case Foley or any other person shall build on Lot No. eight in conformity with the provisions of this lease, and said lot shall come again into the possession of the Swaynes, nothing shall be required to be paid for the use of said wall...And that should a building be erected on lot No. eight in conformity with the provisions of said lease and said lot return to the Swaynes, that no claim or demand shall be made for compensation for said gable wall, and that in estimating the value of the improvements

4. Deed Book 22, pp.221-222, Lease, September 7, 1837.

5. Assignment of Lease, September 1, 1838, Deed Book 23, p.514.

placed on said lot under the said lease, the said wall shall not be taken into the account..." [6] (See red area on 1835 plat, page 2)

By this agreement the space on Lot 8, occupied by the United States Hotel, was added to Wager Lot No. 7, about 2 feet wide, fronting on Potomac Street.

On January 26, 1841, James Foley, in turn, sublet part of Wager Lot 8 (see blue and orange area on the plat page 2 of this report) to James Bergin. Bergin's lease was for five years and was to take effect on April 1, 1841, and was to end on March 1, 1846. Bergin was to pay an annual ground rent of $200 and also all taxes. As to land granted, the lease specified:

"a lot of land in Harpers Ferry, being Lot No. (8) of the land formerly owned by the Wager family...and partitioned to Noah H. Swayne, which said lot was leased to Catharine (sic, Downey), by deed and by said Downey afterwards leased to the aforesaid Foley by deed, lying west of the lot (Lot No. 7) now owned by the said Foley on which his tavern (the United States Hotel) now stands, together with the appurtenances to the said piece of land belonging or appertaining, except the alley or space of 7 feet between the said described west gable of the Tavern House, running north and south therewith from front to rear - and all the ground of said lot which would be cut off on the north by a line running with the north side or wall of of said Tavern House 7 feet, the said Foley, hereby expressly reserves excepts from this lease...(the blue area on the 1835 plat was leased to Bergin, while Foley retained the orange area) Bergin agreed, during term of said lease, to build a substantial and plain building on said lot, for a sum not to exceed $300." [7]

west and across said lot, which said area thus thrown off, and alley J

By this lease, Bergin thus obtained the portion of Lot No. 8 that fronted 20 feet on Potomac Street and was about 25 feet in depth.

On April 16, 1842, Bergin's leasehold was apparently sold at a trustee's sale.[8] Bergin's interest was probably purchased by

6. Agreement, October 24, 1840, Deed Book 24, pp.409-410.

7. Lease, January 26, 1841, Deed Book 24, pp.448-450. Also Deed of Trust, March 26, 1841, Deed Book 24, pp.506-507.

8. Virginia Free Press, March 31, 1842, p.3, c.6 - Notice of Sale.

James Foley, who died on May 7, 1842.[9]

In November, 1842, Gerard B. Wager purchased Wager Lot No. 6 from Foley's estate. In March, 1843, he also acquired Wager Lot No. 7, and with it, probably the leasehold to all of Lot No. 8 from the Foley estate.[10]

On September 11, 1846, Gerard B. Wager purchased Wager Lot No. 8 from the Swaynes for $3,000. This deed reads in part:

"...as number (8) eight bounded on one side by Potomac Street, and on the other by the Potomac River and lying between the lots of G. B. Wager (Lots 7 and 6), now occupied by J. F. Abell as a Hotel (the United States Hotel) and the lot of Margaret Gibson's heirs (Wager Lot No. 9) so much of said lot number (8) eight is hereby conveyed as is not embraced in a certain Article of Agreement made and entered into on the 24th day of October, 1840, between the said Noah H. Swayne and wife and James Foley...and the said G. B. Wager takes the premises subject to the effect of said agreement..." [11]

Thus by 1846, Gerard B. Wager became the owner of all of Wager Lot No. 8. He died in 1848, but his estate retained possession of Lot No. 8 until after the Civil War.

2. CONSTRUCTION OF THE BUILDING ON PART OF LOT NO. 8.

As has been noted, James Bergin leased a portion of Lot No. 8 in 1841 and agreed as a part of his lease "to build a substantial and plain building on said lot, for a sum not to exceed $300." Bergin apparently erected the building in 1841, for in 1842 we find the following notice appearing in the newspaper:

TRUSTEE'S SALE

"By virtue of a Deed of Trust from James Bergin, to the under-

9. Virginia Free Press, May 12, 1842, p.3, c.2.

10. "Historic Building Site Survey Report for Wager Lots 8, 7 and Part of 6...", p.7.

11. Deed of B. & S., September 11, 1846, Deed Book 28, p.403, also Deed of Trust, September 11, 1846, Deed Book 28, p.404.

signed (James Foley), as Trustee, to secure a debt due Patrick Cunningham, which deed is dated the 26th day of March, 1841, (see footnote No. 2)...I will sell, for cash, on the premises, at Harpers-Ferry, on Saturday the 16th of April next, the following property named in said deed:-

ONE FRAME BUILDING.
Twenty feet square, & two stories high..." 12

The building apparently contained one store room on the first floor and living quarters on the second floor.

This structure is to be clearly seen in Photographs HF-66 and HF-430, pages 33 and 34 of the "Historic Building Site Survey Report for Wager Lots No. 6, 7, and Part of 8, The Wager House or United States Hotel". In these photographs, the Building is standing next to, or to the left of the "Wager House". The house was standing at the time of the John Brown raid in 1859 and was burned by Union troops on February 7, 1862.

3. USE OF THE BUILDING ON LOT NO. 8, 1841-1862.

Bergin's use of the building from 1841 to 1842 is unknown. Probably from 1842 and certainly from 1844 to 1845 the structure was occupied by Robert Russell. His advertisement stated that he has 13 lumber, grain and hay rakes for sale.

In October of 1845 a new business occupied the building on Lot No. 8:

"GENTLEMEN, LOOK HERE!
New and Fashionable
Merchant Tailoring Establishment!!!!

T. J. Sullivan & J. K. White,
Having just returned from the east with a large and fine selection of

12. Virginia Free Press, March 31, 1842, p.3, c.6.

13. Virginia Free Press, June 13, 1844, p.3, c.3. June 5, 1845, p.3, c.3.

FALL & WINTER GOODS,

Would beg leave most respectfully, to inform the citizens of Harpers-Ferry and the public in general, that they have taken the store room situated between Mr. Abell's Hotel [or the United States Hotel, located on Wager Lot No. 2] and Mr. Samuel Gibson's store [located on Wager Lot No. 1], directly opposite Mr. Walling's Hotel [the Virginia House located on Lot No. 3], and lately occupied by Robert Russell, Esq., where they are prepared to dress their sex at the shortest notice, in the neatest style, and upon the most accommodating terms.

"Their stock consists in part of the following:

CLOTHS;

Extra super French Black
Extra super blk English wool-dyed
2nd quality do do
Super Beaver do do
Pilot cloths
Super indigo blue
Super London brown
do do green
do invisible green
2nd quality do do
Super olive, various qualities
Canada cloth, &c. Mackinaw blankets.

CASSIMERES,

Super wool-dyed blk
Do do do blue-blk
Do French-ribbed do
Super fancy French
do do English
suitable to all tastes.

Together with well assorted specimens of the beauty and durability of the styles in market.

VESTINGS.

Extra super cut velvets
Do do plain do
Do embroidered satin
Do striped do
Do plain do
Super buff Cashmere
Extra super plaid
Fine plaid valencias
2nd quality do do
super shalleys, &c.

A complete variety of SATTINETS, of all colors, stripes and qualities, in connection with plain and striped Kentucky jeans, winter tweeds: Also for pants and sack coats.

We have also a stock of

FALL & WINTER
READY MADE CLOTHING.

Consisting of Sacks, Overcoats, Cloaks, Pantaloons, Vests, &c. Together with a handsome assortment of Gentlemen's Gloves, Cravats, Suspenders, Stocks, Hdkfs, Merino Shirts, and Drawers.

As the most fair, simple, and advantageous method to test the matter would be to call, we solicit it -- as we have the Latest Fashions, capacity suitable for a business of the kind, and a well assorted stock, we flatter ourselves that that call alone will be necessary with those who wish any thing in our way.

Gentlemen purchasing goods elsewhere are assured that they can have them made up by us at the shortest notice, best manner, and upon terms corresponding with the uniform standard.

We will also sell by the yard, piece or pattern (very low) so that those may be suited who wish to have them made elsewhere.

N.B. Though we are disposed to accommodate in every particular, we must say that we are not prepared to give a lengthy credit, to the most punctual." [14]

In April, 1846, T. J. W. Sullivan assumed J. R. White's share of the business.[15] Mr. Sullivan remained in business at the Store on Wager Lot No. 8 until about April, 1847, at which date, J. R. White announced that he was the "Successor to T. J. W. Sullivan" and located "Opposite Abell's Hotel" or the United States Hotel, probably on Wager Lot No. 4.[16] Mr. Sullivan next reopened his tailoring business in March of 1848 in the old Paymaster's Office in the Arsenal Yard.[17]

In February, 1848, the second floor of the house on Lot No. 8 was occupied as a lawyer's office, as the following notice indicates:

WM. T. DAUGHERTY
ATTORNEY AT LAW

"Has removed to Harpers-Ferry, Virginia. He renews the offer of his professional services to the public generally.

Office one door west of Abell's Hotel [which was located on Wager Lot No. 7]"[17a]

In March of 1848 the first floor was also occupied by a new business:

14. Virginia Free Press, October 9, 1845, p.3, c.4.

15. Virginia Free Press, April 2, 1846, p.3, c.2. October 1, 1846, p.3, c.1.

16. Virginia Free Press, April 15, 1847, p.3, c.4.

17. Virginia Free Press, March 18, 1848, p.3, c.1.

17a. Virginia Free Press, February 12, 1848, p.3, c.2.

"NEW CLOTHING STORE
At Harpers-Ferry, Virginia.

DAVID SIEGEL respectfully informs the inhabitants of Harpers-Ferry and the surrounding country, that he has established a New Store, where can always be found a large and well made assortment of
READY-MADE CLOTHING,
which he offers as low as they can be bought in any of the Eastern cities.

Inducements greater than Ever.--Those who are in want of CLOTHING cannot do better than to call on the subscriber, as he is determined to offer such inducements in the sale of Men's and Boys' Clothing, as will defy competition.

Those persons in want of such articles will please call and examine for themselves. He will use every exertion to give them satisfaction.

My motto shall be to please, as showing goods shall be no inconvenience.

DAVID SIEGEL
One door west of Abell's Hotel (which was located on Wager Lot No. 7)" [18]

Later the same year Mr. Siegel advertised:

LOOK TO YOUR INTERESTS.

"The subscriber has just received from the Eastern markets, a full and complete assortment of
READY MADE CLOTHING, VIZ:

Gent's Fine Cloth Cloaks from	$10.00 to 20.00
" Frock and Dress Coats,	8.00 to 12.00
" Over Coats,	4.00 to 10.00
" Cassinett and Tweed Coats,	2.50 to 3.00
" Cassimere Pants,	2.00 to 2.50
" Cassinet "	1.25 to 3.50
" Fine Satin Vests..., and other Cassinett,.....	.75 to 2.00

...This establishment may be found between Carroll's (Hotel on Wager Lot 9) and Wager's (United States Hotel on Lot No. 7)..." [19]

David Siegel remained in business at this location from 1848 to 1851. [20] In January, 1851, Mr. Siegel announced he was selling off

18. Virginia Free Press, March 16, 1848, p.3, c.2.

19. Virginia Free Press, September 28, 1848, p.3, c.4.

20. Ibid., October 4, 1848, p.3, c.3. April 18, 1850, p.3, c.1.

his stock of ready-made clothing "AT COST", as he intended to close his business at Harpers Ferry.[21]

From June, 1850, to February, 1851, part of the house on Lot No. 8 was also rented by William McDonald, who ran a Jewelry and Watch Store. McDonald advertised that he had "removed his establishment to the room one door WEST of the United States Hotel."[22] In February, 1851, he moved his business to Charles Town.[23]

In June, 1851, the store in the buildings on Lot No. 8 was occupied by a new firm:

NEW AND FASHIONABLE
CLOTHING STORE.

LOOK OUT FOR BARGAINS!

"JOHN STRAUSS & CO., have the honor of informing the gentlemen of Harpers-Ferry and Jefferson County, Va., that they have established a new and cheap Clothing Store in Harpers-Ferry, near Carrell's Hotel (which was located on Wager Lot 7 and 9 - the two Hotels then being operated by one proprietor), consisting of a large stock of
SPRING AND SUMMER GOODS,
such as dress, frock, sack and dorsey coats, made of the best French, English, and American Cloths; black and fancy colored pantaloon; shirts, drawers, gloves, handkerchiefs, &c.
Children's Clothing all of the latest styles, which will be disposed of at the lowest cash prices.
Gentlemen, please call and examine our stock before purchasing elsewhere, as we can and will sell cheaper goods than can be purchased at Harpers Ferry or in Jefferson County."[24]

In 1852, he advertised:

JOHN STRAUSS

"Most respectfully informs his friends, customers and the public generally, that he has just received a new stock of
READY-MADE CLOTHING,

21. Virginia Free Press, January 17, 1851, p.3, c.2.

22. Virginia Free Press, June 21, 1850, p.3, c.5.

23. Virginia Free Press, February 28, 1851, p.3, c.2.

24. Virginia Free Press, June 5, 1851, p.3, c.2.

"the most extensive and best selected ever brought to this town, which he will sell on terms to give perfect satisfaction, for quality as well as prices.

I can safely promise that all the Clothing which goes from my house, shall be equal to any in Jefferson county. My general stock comprises all styles of Coats, Pantaloons, Vest, Standing Collars, Handkerchiefs, Undershirts, drawers, Hats, Caps, Boots, Shoes, Trunks, Carpet Bags, Valices, Umbrellas, Suspenders, Gloves, and all articles unually kept in gentlemen's finishing houses, in addition to which I have a good stock of

BOYS' CLOTHING.

Purchasers are invited to call and examine my stock before buying elsewhere, as I am pretty sanguine of my ability to supply them on as good terms as those they can obtain in Harpers-Ferry or anywhere else; therefore call and satisfy yourselves. I have also received a new stock of Knives, Combs, Toys, and a good many more fancy articles too tedious to mention. All of which, I will sell at my well known low prices, not stopping for large profits, but holding to my motto, "A nimble penny is better than a slow shilling."

Purchasers will look out for my name [this sign]

JOHN STRAUSS.

Near Carrell's Hotel, Harpers-Ferry, Virginia." [25]

Mr. Strauss remained in business at this location from 1851 to 1861.[26] In 1854, he expanded his business announcing:

"I will also inform my customers and the public generally, that I commenced making goods up to order, and prompt attention will be given. Besides his large stock of Ready-Made Clothing, he also keeps on hand a large stock of Cloths, Cassimeres and Vestings.

50 HANDS wanted to make Coats, Pants and Vests. None but good Seamstresses need apply." [27]

In 1854, he advertised:

HO! FOR PURCHASERS!
LATE ARRIVAL OF
SPRING AND SUMMER CLOTHING
JOHN STRAUSS

"Respectfully informs his customers in general that he has just received a large stock of DRY GOODS, which he manufactures in CLOTHING at this place, and which he will sell at the lowest cash prices. Having been manufacturing Spring and Summer Clothing for the last 4 months, I can only say people in want of any goods in my line will

25. Virginia Free Press, July 15, 1852, p.3, c.1.

26. Ibid., October 21, 1852, p.3, c.2. May 5, 1853, p.3, c.3. November 24, 1853, p.3, c.3.

27. Virginia Free Press, April 27, 1854, p.3, c.2. October 5, 1854, p.3, c.3.

"do well by looking at my stock before purchasing elsewhere, as it is one of the largest and best made assortment of Clothing in Jefferson or Loudoun County. Goods will be made up to order at the shortest notice and lowest prices, from the common to best quality.—Having an experienced cutter, Goods will be made up to order in the latest style and warranted to be fit or no sale. I have also received a large assortment of Boots, Shoes, Hats, Caps, Trunks, Carpet Bags, Socks, Silk and Gingham handkerchiefs, Silk and Gingham Umbrellas, Gloves of all kinds, &c.

100 HANDS wanted to make coats, Pants and Vests. None but good Seamstresses need apply..." [28]

In the spring of 1856, Mr. Strauss announced: "SELLING OFF AT COST. 6000 GENTLEMEN wanted to purchase for six thousand dollars worth of Ready-Made Clothing at Cost. The undersigned, intending to go to Europe next Spring has determined to sell his entire Stock of Clothing and all other Articles at first Cost...". He then hastened to add: "P.S. After I am gone my Brother will carry on at the same stand. He will keep a large and good assortment of Clothing which he will manufacture at this place." The stand, Mr. Strauss stated, [29] was located "Near the United States Hotel (Wager Lot No. 7).

In the spring of 1857, John Strauss informed the public that he had opened a "New Clothing Store at Charlestown...", continuing, however, he stated:

"I would also inform my friends that my Brother, A. Strauss, is still carrying on in Harper's Ferry, Va., at the old stand, next to the United States Hotel, where he always keeps on hand one of the largest and best stocks of READY-MADE CLOTHING..." [30]

In 1859, his business operated under the name of "John Strauss

28. Virginia Free Press, June 21, 1855, p.3, c.7. October 18, 1855, p.3, c.1. January 10, 1856, p.4.

29. Virginia Free Press, February 7, 1856, p.2, c.6.

30. Ibid., May 7, 1857, p.3, c.3. April 1, 1858, p.2, c.7.

"& Co." and was located in the building on Lot No. 8 at the time of the John Brown Raid.[31]

In 1860, the store in Harpers Ferry was operated by Henry Strauss, who advertised:

NEW SPRING AND SUMMER CLOTHING

"Inform my customers and public in general that I have just returned from the East with a very large and well-selected stock of

SPRING AND SUMMER CLOTHING,

made up in the best and latest styles. I will also inform my customers and all persons who wish to purchase

BOOTS, SHOES
HATS, CAPS

Cravats	Shirts,
Handkerchiefs,	Umbrellas,
Canes,	Gloves,
Pocket Books,	Gold Rings

Combs, &c., &c.

to call and examine my stock. As I bought a very large assortment of those named articles and I am determined to undersell any other establishment in Jefferson or any other County in Clothing and Furnishing Goods.

All I ask from the public is to call and convince themselves, as my motto is cash sales and small profits. HENRY STRAUSS,

Near the Wager House [which was located on Lot No. 7]" [32]

The census of 1860 indicates that Henry Strauss was living at the Wager House Hotel at that date and provides us with the following information on Mr. Strauss:

"Henry Strauss, 23 years old, male, Merchant, Value of personal estate: $1,500. Born in Germany." [33]

The building on Wager Lot No. 8 was burned to the ground by Union troops on February 7, 1862.

31. Virginia Free Press, December 9, 1859, p.4, c.6.

32. Virginia Free Press, May 24, 1860, p.4, c.7.

33. Records of the Bureau of the Census (R.G. 29), Population Schedules of the Eighth Census of the United States, 1860, Virginia, Volume 13, Jefferson County (Part), p.191.

4. HISTORICAL PHOTOGRAPHS AND PRINTS

Two 1859 photographs of the house on Lot No. 8 will be found on pages 33 and 34 (Photographs HF-66 and HF-450) of the "Historic Building Survey Report for Wager Lots 6, 7, and Part of 8, the Wager House or United States Hotel," dated August 7, 1958, 39 pages.

5. HISTORICAL PLANS OF THE BUILDING.

No historical plans of this building have been found and it is highly unlikely that any will ever be located. A general plan of the size of the structure appears on "Map of Harpers Ferry-Prepared in Compliance with Letter to Major Symington-April 22, 1848" and is reproduced in the Harpers Ferry National Monument Master Plan as Drawing No. NM-HF 3000.

6. SUMMARY OF HISTORICAL DATA.

A. Ownership of the Land, 1835 to 1855.

1. October, 1782, to October 9, 1835, owned by the Wager family.

2. October 10, 1835, to September 11, 1848, owned by Noah H. and Sarah Ann Swayne.

3. Leased September 7, 1837, to September 1, 1839 by the Swaynes to Susan Downey at annual rent of $120 per year for 15 years, lease to take effect April 1, 1838.

4. Lease assigned by Susan Downey to James Foley, September 1, 1839, Price: $1.00.

5. January 26, 1841, to April 16, 1842, Portion of lot, 20 feet by about 25 feet leased by James Foley to James Bergin at annual rent

of $200, a five year lease, April 1, 1841, to March 31, 1856.

6. April 18, 1842, to March 31, 1846, Bergin's lease acquired at trustee sale by either James Foley or Gerard B. Wager or by Gerard B. Wager from James Foley's estate in March, 1843.

7. September 11, 1846, to after Civil War, Lot No. 8 purchased by Gerard B. Wager from the Swaynes for $3,000 and held by Wager's estate 1848-1865.

B. Construction of House on Part of Lot 8:

A two story frame house 20 feet by 20 feet in size was erected on this portion of Lot No. 8 by James Bergin in 1841. The lease specified that the cost of the house was not to exceed $300. The building contained one store room on the first floor and living quarters on the second floor.

C. Uses of the House on Lot No. 8:

1. 1841 to 1842, Use by James Bergin unknown.

2. Probably 1842 to 1844, and from 1844 to 1845, Store of Robert Russell, who sold lumber, grain, and hay rakes.

3. October, 1845, to April 1847, Merchant Tailoring establishment, October, 1845, to April, 1846, of T. J. W. Sullivan and J. R. White, and April, 1846, to April, 1847, of T. J. W. Sullivan.

4. April, 1847, to February, 1848, Use unknown.

5. March, 1848, to April, 1851, First floor: Ready-Made Clothing Store of David Siegel. Second floor: February, 1848-Law Office of William T. Daugherty. June, 1850, to February, 1851, Jewelry and Watch Shop of William McDonald.

6. June, 1851, to Civil War: Ready-Made Clothing Store of John Strauss. In 1854, Strauss began manufacturing his own clothing. In 1856, his brother, A. Strauss operated the store, and in 1857, John Strauss also opened a store in Charles Town. In 1859, the firm was called John Strauss & Company and in 1860 the Harpers Ferry store was run by Henry Strauss.

7. The building was destroyed by Union Troops, February 7, 1862.

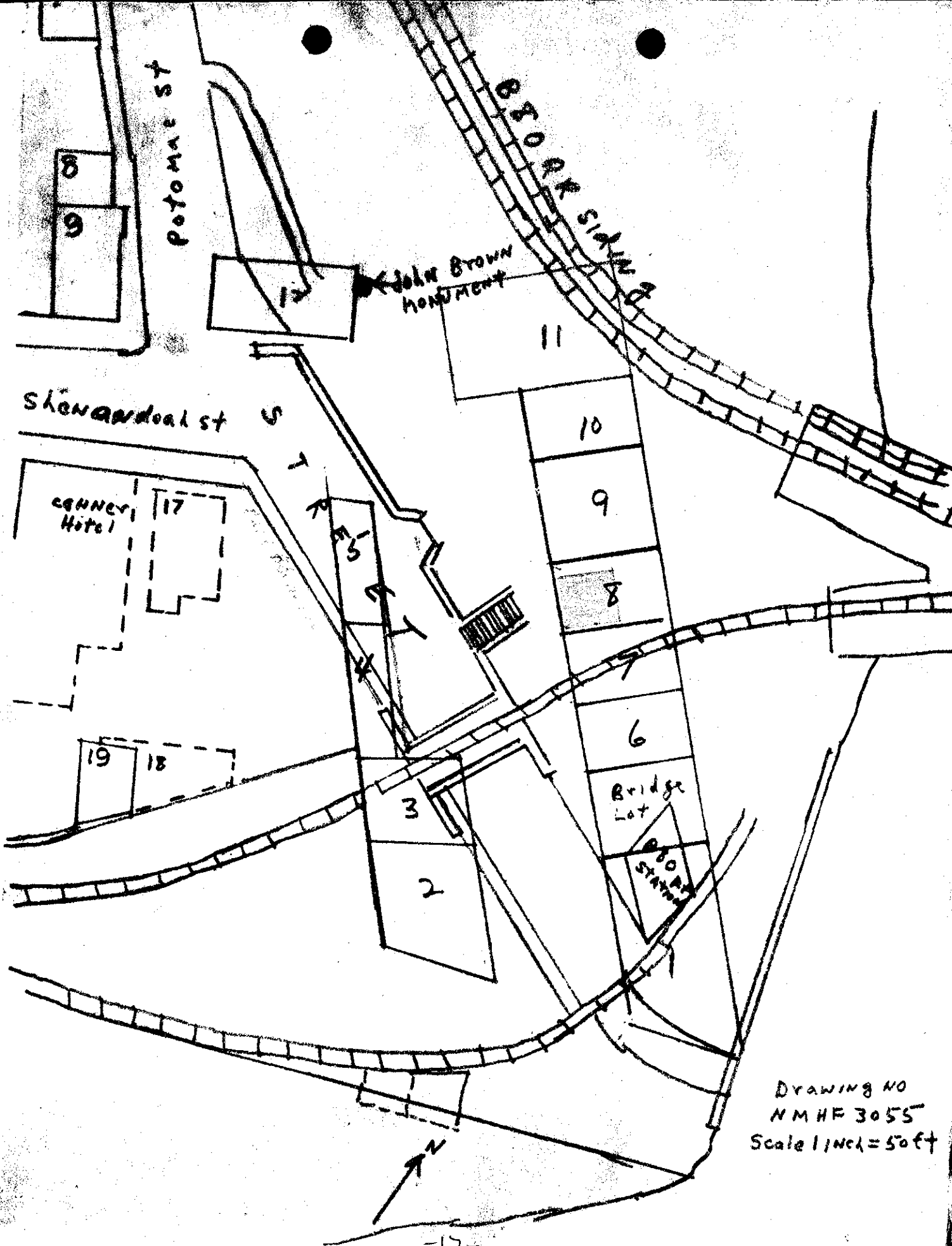
7. CONCLUSIONS AND RECOMMENDATIONS:

For the location of the Strauss Clothing Store in relation to modern features and the Monument Boundaries, see the tracing made from Drawing No. NM-HF 3055, which appears on the next page of this report.

It is suggested that the entire Ferry Lot area be interpreted by means of approximately three trail side exhibits that will use some of the old photographs presented in the Ferry Lot Study Reports, as well as a map that relates the buildings sites to modern features.

(Sgd) CHARLES W. SNELL

Charles W. Snell
Historian (Park Supervisory)
August 29, 1958


Potomac st
8
9
12
John Brown Monument
Broadway
11
10
9
8
7
6
5
4
3
2
1
Shenandoah st
Conner Hotel
17
19
18
Bridge Lot
Go Station
N
Drawing No
NMHF 3055
Scale 1 inch = 50 ft

APPROVAL SHEET

Recommended: _____
Director

Recommended: _____
Regional Director

Recommended: _____
Chief, E.C.D.C.

Approved: _____
Superintendent

Harpers Ferry National Monument

HISTORIC BUILDING SITE SURVEY

REPORT

for

WAGER LOT NO. 9

Ferry Lot Studies

The Potomac Restaurant or Western Exchange

Hotel, and the Stone House

Harpers Ferry National Monument

Prepared by:

Charles W. Snell
Historian (Park Supervisory)
September 5, 1958
26 Pages

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SECTION I - ADMINISTRATIVE DATA

A. Name and Number of Building:

The Potomac Restaurant or Western Exchange Hotel, and the Stone House on Wager Lot No. 9 of the Ferry Lot Studies.

B. Proposed Use of Structure and Grounds:

We concur with Research Historian Snell that the entire Ferry Lot area be interpreted by means of trailside exhibits using some of the old prints and photographs contained in the Historic Building Report on Wager Lot No. 5. We believe that an excellent place for one of these exhibits would be on a suitable site (to be determined later) on Maryland Heights from where an outstanding view of the Ferry Lots may be obtained.

C. Provisions for Operating the Lot:

No operation required.

D. Preliminary Estimate of Cost of Rehabilitating the Grounds:

In view of the Regional Director's comments under this heading on the report for the Wager Lot No. 51, we are raising our estimate from $400.00 to $1,000. This figure is, of course, considered as covering the interpretation of all the Ferry Lots.

SECTION II - HISTORICAL DATA

1. OWNERSHIP OF THE LAND, 1835 to 1865

On April 2, 1835, the Circuit Superior Court of Law and Chancery for Jefferson County, Virginia, appointed Commissioners "to lay off and divide into three equal lots and parcels, the real estate at Harpers Ferry which descended to James B. Wager, Gerard B. Wager, and Sally Ann Wager, now Sally Ann Swayne, the wife of Noah H. Swayne, from their father, John Wager (Jr.), deceased."[1] The property thus being divided at Harper's Ferry was commonly known as the "Wager Six Acre Reservation and Ferry Lot," an island of land in private ownership surrounded on all sides by land owned by the United States Government.[2]

On October 10, 1835, the three Commissioners reported to the Court: "To James B. Wager we allot and assign the following lots as designated J. B. W. and numbered in the annexed Plat, viz: Lot No. 1-7-9-15...19-23-25-27-37-39-41-44...46-47-53 and 54."[3]

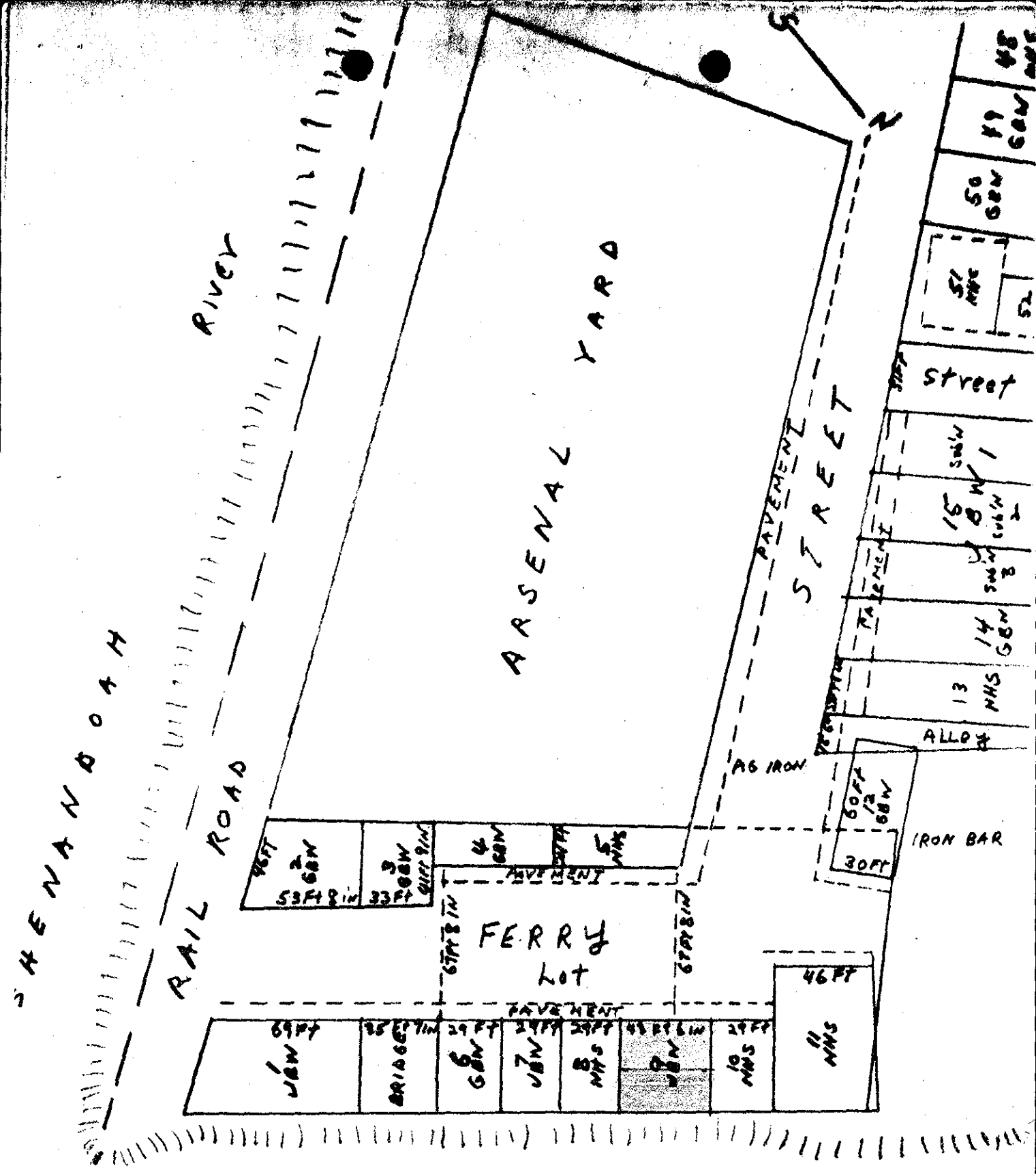
Thus on October 10, 1835, James B. Wager was awarded the ownership of Wager Lot No. 9 (see the blue and orange area on the 1835 plat, page 2 of this report).

The Court further appointed a special receiver for the Court to take into possession the share assigned to James B. Wager for

1. Gibson, etc. vs. Wager, etc., Decree, Deed Book 29, pp.140-141. Jefferson County Court House, Charles Town, West Virginia.

2. 1835 plat: "The Wager Six Acre Reservation, Drawn by James M. Brown, S.G.C.," in Deed Book 29, 1847-48, p.140. See page 2.

3. Deed Book 29, p.141



1835 Nager Plat

Scale 1" = 60 Ft.

the purpose of collecting rents on his property to be paid into the Court, "From and after the time the said (James B.) Wager took benefit of the insolvent laws..."[4]

On January 14, 1836, the Court appointed two Commissioners and directed them to sell at public auction to the highest bidder, the real estate of James B. Wager in Harpers Ferry for the purpose of settling Wager's debts. This the Commissioners did and sold Wager Lot No. 9 for $2,150 and Wager Lot No. 19 for $725 to Samuel Gibson, a merchant of Harper's Ferry, on June 18, 1836.[5] (See blue and orange area on 1835 plat.)

On February 1, 1839, Samuel Gibson also obtained a 995 year lease on Wager Lot No. 5 from the Noah N. Swaynes; this leasehold Gibson sold on August 6, 1842.[6] Mr. Gibson conducted a hotel and store at Wager Lot No. 5 from 1834 to 1842.

On November 5, 1839, Samuel Gibson, the owner of Lot No. 9, and James Foley, the owner of Lot No. 7, entered into the following agreement with the Baltimore and Ohio Railroad.

Gibson and Foley granted the railroad a right of way along the river fronts of their lots of ground:

"in said Harpers Ferry, belonging to Gibson and Foley, in the event of said Company adopting the route for said road which ascends the Virginia Shore of the Potomac River from the present Railroad viaduct at Harpers Ferry for 4 dollars and certain advances expected to accure to Foley and Gibson.

4. Deed Book 29, p.141.

5. Deed of B. & S., December 30, 1841, Deed Book 25, pp.383-384.

6. "Historic Building Site Survey Report for the William J. Stephens Building, Wager Lot No. 5," dated August 5, 1958, pp.2, 11, 18-21, for Gibson's operations in connection with Lot No. 5. He erected a three and one-half story brick building, a store and hotel on Lot 5 in 1834.

"It is understood that the company is to locate and construct its road along the water front of said lots as to leave a clear space of twenty feet between said road and the houses now occupying said lots, for the use of the owners thereof, and further that the owners shall have the liberty to use the unoccupied space under said railroad for any purpose not incompatible with the security against fire or other casualty of the viaduct or other works of said Company opposite said lots and that the said company after constructing their abutment for the support of said road along said lots shall fill with earth or stone or other suitable material that the space between said road and the houses on said lot, provided they shall not be required to carry said filling higher than the present top of the new wall built by the United States on the river margin, a little higher up [along the Armory or Musket Factory Tract]..." [7]

On August 20, 1840, Mr. Gibson sold Lot No. 9 to his mother, Mrs. Margaret Gibson, for $4,000.[8] Mrs. Gibson died in January, 1845, intestate, and Samuel Gibson took possession of Lot No. 9 again.[9] From 1847 to 1856, title to Lot No. 9 was involved in a legal dispute. On November 10, 1856, Lot No. 9 was sold to Charles Mortimer; the deed covering this transaction reads in part:

"Whereas in the case of Margaret Carrell vs. Samuel Gibson & other pending in the Circuit Court of Jefferson County, Va., - by decree rendered in said case on the 6th day of June 1856 Andrew Hunter & Lawson Botts were appointed special commissioners to sell on certain terms specified in said decree to which reference is hereby made, the property in the bill mentioned, known as "Carrell's Hotel [Lot No. 9] & whereas the said special commissioners Hunter & Botts in pursuance of the aforesaid decree did on Saturday the 18th day of October, 1856, offer the aforesaid property for sale at public auction, at which sale the said property was 'knocked down' to Charles Mortimer at the sum of $3,850, upon the terms specified in said deed. The said Charles Mortimer being the highest bidder at said sale, and whereas the Court aforesaid, has subsequently, by decree in said cause rendered to wit on the 31st day of October,

7. Agreement, November 5, 1839, Deed Book 24, pp.19-20.

8. Deed of B. & S., August 20, 1840, Deed Book 24, pp.321-322.

9. Virginia Free Press, February 1, 1845, p.2, c.7. Deed of Trust, Margaret Gibson to G. B. Wager, August 10, 1842, Deed Book 26, pp.70-71. Deed of trust made by Samuel Gibson, September 10, 1847, October 18, 1847, May 13, 1848, and May 16, 1848, indicate that Samuel Gibson had possession of Lot No. 9, Deed Book 29, pp.200-201, 417, 490, 491.

"1856, approved & confirmed the sale aforesaid...Therefore, this Indenture made this 10th day of November, 1856, - between Andrew Hunter and Lawson Botts, Special Commissioners, as aforesaid of the first Part, and Charles Mortimer of the second part...grant the said Charles Mortimer, with Special Warranty, the aforesaid property situated at Harpers Ferry...opening on the Baltimore and Ohio railroad platform, heretofore known as "Carrell's Hotel", the same now in the occupancy of Margaret Carrell & Samuel Gibson - the same being the real estate of which Margaret Gibson died & seized intestate but since her death improved by buildings, etc..." 10

On May 22, 1857, title to Lot No. 9 was conveyed to the Baltimore and Ohio Railroad Company; this deed reads in part:

"And whereas the said Charles Mortimer and Caroline Mortimer conveyed the said property to the Baltimore and Ohio Railroad Company, by a deed dated on the 19th of May, 1857...And whereas the said Baltimore & Ohio Rail Road Company has fully paid and taken up all of said bonds [for Lot No. 9]...Now therefore this deed made this 22nd day of May, 1857, witnesseth that in the consideration of the foregoing premises, the said Andrew Hunter and Lawson Botts commissioners as foresaid do hereby grant, bargain, sell...to the said Baltimore & Ohio Rail Road Company, the Tavern property at Harpers Ferry...known as "Carrell's Hotel," with the lot of ground upon which it stands, together with all the rights, privileges..." 11

Thus from 1857 until after the Civil War Lot No. 9 was owned by the Baltimore and Ohio Railroad Company.

2. CONSTRUCTION OF THE BUILDINGS ON WAGER LOT NO. 9

A. Construction of Store Building (Orange Area)

On June 2, 1828, Catherine Wager and James B. Wager, the owners of the property, leased to Frederick W. Springer, a druggist:

"a certain lot of ground at Harper's Ferry, of fifty feet long; measuring from and commencing at the fence of George W. Bond up the wall along the River Potomac and then from the edge of the wall forty-four feet wide facing the Hotel (located on Wager Lot No. 15-

10. Deed of B. & S., November 10, 1856, Deed Book 36, pp.273; also Deed of Trust, November 10, 1858, Deed Book 35, p.274.

11. Deed of B. & S., May 22, 1857, Deed Book 38, pp.60-61.

"subdivisions No. 1, 2 and 3) now occupied by Major James Stephenson. Upon the following conditions, That the said Frederick W. Springer do build upon said lot, in the course of twelve months, a house of forty feet in front by twenty-four feet, two stories high independently of the cellar with a chimney on the side, all to be made of brick or stone, and to be finished in a good and workmanlike manner, leaving in the rear of said building a yard the whole length of the lot, unless said Frederick Springer should deem it necessary and expedient to build a kitchen in the aforesaid yard. The Doors of the aforesaid House are to be panelled, and the windows of the upper story to have venitian blinds to them, the house to have three coats of plaster and painted on the inside, the floors to be of narrow plank and closets to be erected on each side of the fireplace on the first story over the cellar. The aforesaid House to be occupied only as an apothecary establishment, such as said Springer now conducts and carries on at Harpers Ferry [in the House on Wager Lot No. 4§), during his residence or occupancy of said house and premises, or by any other person or persons during the aforesaid term of eight years..." 11a

Springer agreed to pay the Wagers an annual rent of $75 a year for the term of eight years, beginning on July 1, 1826. It was further agreed that the house and kitchen, at the end of the eight years, was to go to the Wagers after being valued by one or more disinterested persons and that amount having been paid by the Wagers to Springer.

Finally, Springer was granted permission, "if he leaves Harper's Ferry or dies, to sell his eight year lease for an apothecary's shop and no other. The Wagers agree during the aforesaid term of eight years not to grant a lot to any other person or persons for the purpose or interest or intent of carrying on, conducting, or opening an apothecary's shop or establishment at Harper's Ferry for eight years." 12

Springer thus erected a two and one half story stone house, 24 feet by 40 feet in size, on Wager Lot No. 9 in 1826-27. An 1836 newspaper advertisement for the sale of James B. Wager's real estate

11a. Lease, June 2, 1826, Deed Book 15, pp.76-78.

12. Articles of Agreement, June 2, 1826, Deed Book 15, pp.76-78.

describes Lot No. 9 as "A lot on the same street [as Lot No. 1 and D, 43½ front, and the same depth as 1 and (7) [about 60 feet], with a good dwelling house of stone...These three lots are susceptible of further extension indefinitely in depth by walling into the Potomac River."[13]

The first floor apparently contained one store and the upper floor and a half, living quarters. The building is to be clearly seen in Photograph HF-66, page 44, HF-66, page 45, and HF-4, page 49 of the "Historic Building Site Survey Report for the William J. Stephens' Building, Wager Lot No. 5," dated August 5, 1958.

"Sketch No. 2, Showing two practicable Locations for the Balto. & Ohio R. Rd. through the village of Harpers Ferry," a tracing of which appears on the next page of this report, also shows the location of the stone building on Lot No. 9 about 1837 or 1838.

B. Construction of the Hotel (Blue Area)

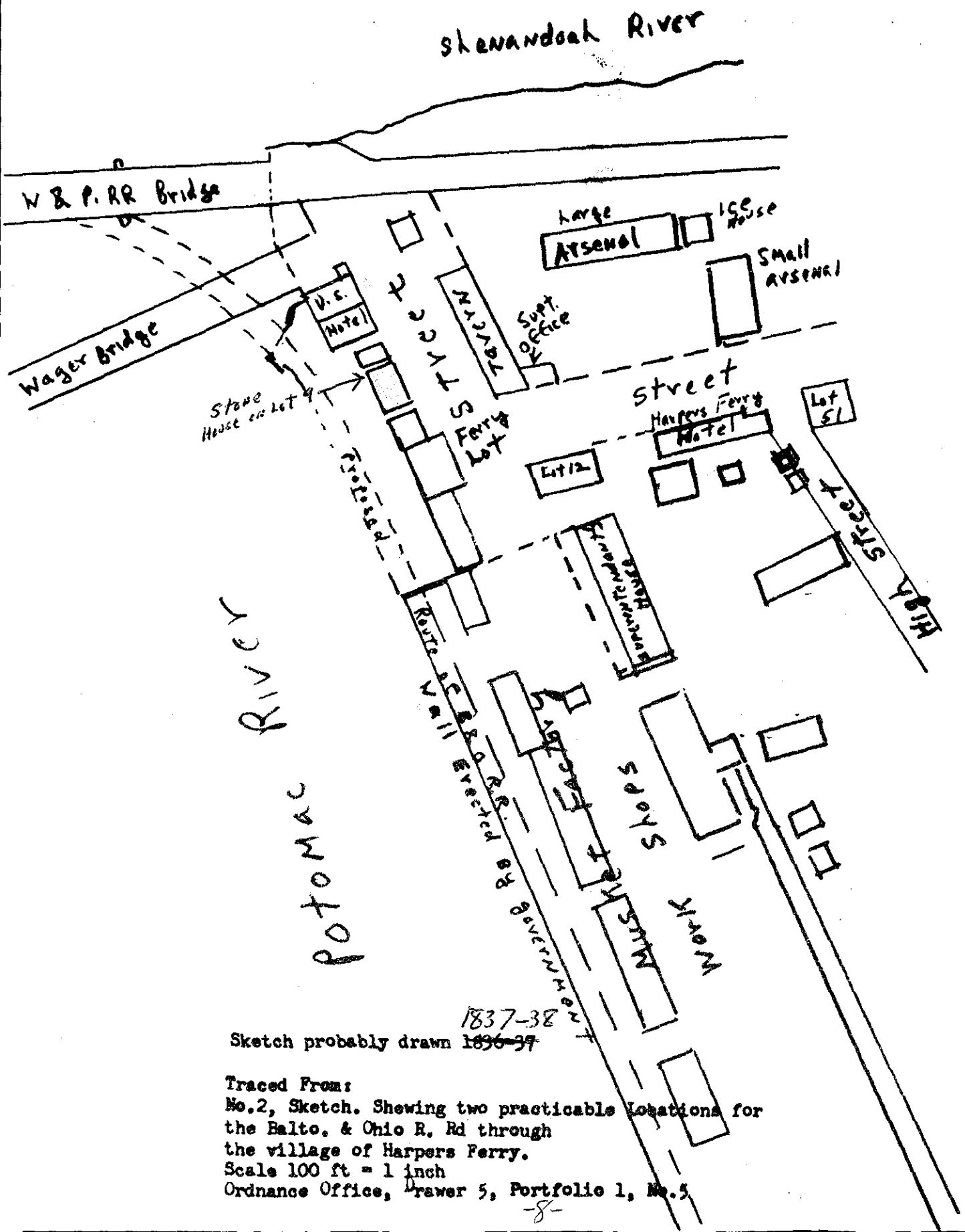
The building on the blue portion of Wager Lot No. 9 was apparently erected by Samuel Gibson in 1837, for in April, 1838, we find the following notice of Mr. Eli H. Carrell:

THE VIRGINIA HOUSE
HARPER'S FERRY

"The undersigned respectfully informs the public that he has taken that large, new, and commodious three-story brick building, situated on Potomac Street, a short distance from the bridges, and opposite the hotel of Mr. Samuel Gibson ("The National Hotel", which was located on Wager Lot No. 5)..." [14]

13. Virginia Free Press, April 7, 1836, p.4, c.1.

14. Virginia Free Press, April 26, 1838, p.3, c.4.



1837-38

Sketch probably drawn ~~1836-37~~

Traced From:
No.2, Sketch. Shewing two practicable Locations for the Balto. & Ohio R. Rd through the village of Harpers Ferry.
Scale 100 ft = 1 inch
Ordnance Office, Drawer 5, Portfolio 1, No.5

In 1846, Samuel Gibson apparently made further alterations to the structure, extending the original building out to the platform of the Baltimore and Ohio Railroad tracks. This information may be gathered from the following notice of March, 1847:

PUBLIC RENTING
OF VALUABLE PROPERTY AT
HARPERS-FERRY

"...will proceed, on Saturday, the 27th day of this month, (March, 1847) in front of the premises, at Harpers Ferry, to rent for one year, commencing on the first day of April next, that VALUABLE PROPERTY, late the property of Margaret Gibson, dec'd, now occupied by Messrs. Carrell, Gibson and Cridler, including the improvements recently erected, connecting the original building with the Railroad platform." 15

This building, which was erected in the rear of the stone house on Lot No. 9, was three stories in height, constructed of brick, and designed for use as a hotel. A general plan of the final building, in 1848, appears on the "Map of Harpers Ferry, prepared in compliance with Letter to Major Symington, April 22, 1848," and reproduced in the Harpers Ferry National Monument Master Plan as Drawing No. NM-HF-3000. This structure was apparently about 40 by 40 feet in size. The hotel is to be clearly seen in the following photographs: Rear and west side, HF-86, page 33; HF-450, page 34; front, HF-64, page 35; HF-382, page 37; HF-46, page 38; HF-451, page 39 of the "Historic Building Survey Report of Wager Lots No. 6, 7, and Part of 8. The Wager House or United States Hotel," dated August 7, 1958. Views of the west side will be found in Photographs HF-363, page 46, HF-349, page 47, and HF-4, page 49 of the "Historic Building Survey Report for the William J. Stephens Building, Wager Lot No. 5," dated August 5, 1958.

15. Virginia Free Press, March 18, 1847, p.3, c.5.

Both the stone house and the hotel were destroyed by Union Troops on February 7, 1862.

3. USE OF THE BUILDINGS ON WAGER LOT 9, 1826-1862

A. The Stone House, Orange Portion of Lot 9

On June 3, 1826, Frederick W. Springer leased this lot from the Wager family and by July, 1827, according to his agreement, had probably completed the construction of the stone house on this property. In August, of 1827, Mr. Springer announced:

TO THE PUBLIC.

"The subscribers take the pleasure of informing their friends and the public in general, that they have now completed their Fall supply of MEDICINES, in order to shield our citizens and neighborhood from the violent attacks of approaching Fall diseases. —ALSO,

PATENT MEDICINES, PAINTS, AND DYE STUFFS.

Our stock of Paint consists of all colours, dry as well as ground in oil.—Also Reeve's Water Colors in boxes—An assortment of Camel-hair and other Pencils—Velvet Brushes—Drawing Paper of excellent quality—Sash Tools of every description.—Also a few hundred fresh

LIMES AND LEMONS,

Currant, Raspberry, and other Jellies, East and West-India Preserves, a few dozen, Sugar Sand for ornamenting Cakes and Tarts in all colours—

PEPPER VINEGAR.

Some very fine pickled Holland Herring, Dried Codfish, & excellent quality Mackerel, A few fine and rich Cheese—and fresh Jamison Crackers. Together with a fine and well selected assortment of GROCERIES, WINES, and LIQUORS of every description.

Also, some very fine Maccabau, Rappee, and Scottish Snuff—Spectacles & Goggles, Patent Wooden Spickets of all sizes, Boerstler's celebrated Rifle & Rock Powder, Copal and fine leather Varnish by small or large quantities, and a variety of Fancy and other Articles too numerous to mention.

All of which will be disposed of at reduced prices.

Punctual customers may be accommodated on a short credit. Of those who have proved themselves to the reverse, the cash will be required.

SPRENGER [sic] & KOSTER." 16

16. Virginia Free Press, August 23, 1827, p.1, c.2.

In 1828, in addition to the above, Mr. Springer offered for sale:

"...Confectionaries and Preserves, Best Spanish and half Spanish Cigars, All kinds of snuff and Chewing Tobacco..., and a handsome assortment of Shot...And a Few barrels of Wine and Cider Vinegar... and all kinds of Spices, and a few bales of Fresh Hops.

Also, an assortment of

MUSICAL INSTRUMENTS,

One Piano Forte, with additional keys, 6½ octave, imported from Vienna, of excellent tone and handsomely decorated. Its goodness and durability will be warranted. The price will be quite moderate, compared with the common price generally paid at seaports.

One Guitar of fine tone, with instructor and music for same,

Violins, Flutes, Clarionetts, Kent Bugle, French Horns, and Flageoletts--also, Instructors or Gamuts for all instruments,

Violin Strings, Clarionet and other Reeds..." 17

Springer remained in business at this location until his death in 1830.[18]

In December, 1830, the newspaper noted: "On the 14th instant, died, Frederick W. Springer, Druggist, of Harpers Ferry. He was a native of Saxony, Germany, and for the last six years a resident of the place of his decease."[19]

In February, Gerard Bond Wager announced:

"ADMINISTRATOR'S SALE
OF VALUABLE
APOTHECARY & DRUGGIST'S
ESTABLISHMENT

Will be sold, on Tuesday the 15th day of February, at the late residence of F. W. Sprenger, dec'd, all the personal estate of said deceased, consisting,in part, of a large, valuable, and well selected assortment of DRUGS AND MEDICINES, PAINTS AND DYE-STUFFS...At the same time and place, will also be sold, the interest of said Sprenger in the valuable HOUSE AND LOT recently occupied by him. The administrator begs leave to call the public attention to this last item.

17. Virginia Free Press, December 3, 1828, p.4, c.2.

18. Virginia Free Press, June 24, 1829, p.4, c.1. January 6, 1830, p.4, c.4. July 14, 1830, p.3, c.4.

19. Virginia Free Press, December 22, 1830, p.3, c.4.

"He has no hesitation in pronouncing it to be one of the most advantageous situation for an apothecary and druggist's establishment, or for a dry good store, in Virginia..." [20]

In November, 1832, the building was rented by Caleb Wall, who advertised:

NEW STORE
AT HARPERS-FERRY

"The subscriber respectfully informs the inhabitants of Harpers-Ferry and its vicinity, that he has just opened a new and extensive assortment of British, French, and American
DRY GOODS.
ALSO, a General Assortment of
GROCERIES, HARDWARE, &
QUEENSWARE.
HATS--Fashionable and common quality CAPS,
BOOTS and SHOES,
Tin Ware--Combs, &c. &c..." [21]

In March, 1833, he announced: "NEW SPRING GOODS IN POTOMAC STREET..." [22] In August of the same year, Caleb Wall gave notice:

CO-PARTNERSHIP.

"Caleb Wall, having associated with him Edward S. Duncanson, in his Mercantile transactions, the business hereafter will be conducted under the firm of Wall & Duncanson, at the old stand, formerly occupied by C. Wall..." [23]

This firm occupied the stone house on Lot 9 until April, 1834. [24]

In March, 1834, the following advertisement appeared in the paper:

TO MERCHANTS
FOR RENT

"The Store-Room at present occupied by Wall & Duncanson, situated on Potomac Street, which is considered the most advantageous stand for business in the place. The house is every way fitted for a Mercantile Business, with a computing room, and a good and convenient

20. Virginia Free Press, February 3, 1831, p.3, c.5.

21. November 29, 1832, p.3, c.3.

22. Virginia Free Press, March 21, 1833, p.3.

23. Ibid., August 8, 1833, p.3.

24. Ibid., October 10, 1833, p.3, c.3; October 24, 1833, p.3, c.3; January 16, 1834, p.3, c.2; March 13, 1834, p.3, c.6; June 26, 1834, p.3, c.6, going out of business in Bolivar.

cellar. It will be rented for one or more years, to a good tenant, and possession will be given on the first day of April. For further particulars apply to RICHARD D. DORAN." [25]

The store was rented in April, 1834, by Thomas Hughes, whose place of business previously had been located on Lot 1, Block C, Shenandoah Street. Mr. Hughes announced:

"REMOVAL

"The subscriber having removed his Store from Shenandoah Street to Potomac Street, Harpers-Ferry, to the Store-House lately occupied by Messrs. Wall and Duncanson, does earnestly and respectfully invite his friends and customers and the public in general to continue their favor and support. He also takes this method of returning his grateful thanks for the liberal and friendly patronage he has received, and hopes to continue to give general satisfaction. His present assortment is a large and good one, which he is disposed to sell at the most reduced prices.

THOMAS HUGHES.

N. B. The season has arrived when it is necessary to go below to lay in goods for the Spring business. I hope I shall not be forgotten by my friends." [26]

Mr. Hughes stock consisted of "Groceries, Dry Goods, Hardware, ready-made Clothing, Hats, Boots, Shoes, Queensware, Stoneware, Crockery, &c. &c." [27]

Thomas Hughes remained in business at this location from 1834 until August, 1837. [28] On March 1, 1837, Mr. Hughes purchased Wager Lot No. 49, with Bldg. No. 40, and in September, 1837, moved his business to that site. [29] In connection with this change, the following notices appeared:

25. Virginia Free Press, March 27, 1834, p.3, c.2.

26. Virginia Free Press, April 10, 1834, p.3, c.1.

27. Virginia Free Press, February 26, 1835, p.3, c.3.

28. Virginia Free Press, April 30, 1835, p.3, c.3. October 29, 1835, p.3, c.2. May 25, 1837, p.3, c.5.

29. Virginia Free Press, September 14, 1837, p.3, c.5.

FOR RENT.

"Will be for rent from the first of April, 1837, the HOUSE lately occupied by Thomas Hughes as a Dwelling and Store, opposite the National Hotel [which was located on Wager Lot No. 5]. Any person wishing to rent will find it a very desirable situation for business. Possession will not be given until after Thomas Hughes's resignation. For particulars, apply to RICHARD D. DORAN. March 23, 1837." 30

FOR RENT

"The house lately occupied by Wm. S. Elgan, above the store of Tho's Hughes is for rent. There are 3 rooms, a kitchen, and a cellar to the house. R. D. DORAN." July 20, 1837. 31

On June 18, 1836, Samuel Gibson purchased Lot No. 9 from James E. Wager for $2,150 and in 1837 Gibson apparently erected a hotel building on Lot 9, located in the rear of the stone house. Use of the stone house from September, 1837, to June, 1842, has not been established. It is possible, however, that it was operated as a tavern by Mrs. Margaret Gibson with the hotel.

In July, 1842, Augustus M. Cridler announced:

NEW DRUG STORE
AT HARPERS-FERRY.

"The subscriber has just opened a Drug Store at the old stand formerly occupied by F. W. Springer, and has just received and opened a general assortment of

DRUGS, PAINTS AND DYE STUFFS,

which are fresh and good, and will be sold as cheap, if not cheaper, than can be bought in the place, for cash.

All orders will be punctually attended to, and persons accommodated either night or day, or at any hour, by calling on

AUGUSTUS M. CRIDLER." 32

Later the same year, he referred to his establishment as "LOCUST RETREAT on Potomac Street, two doors above Mr. E. H. Carroll's Hotel [the United States Hotel, located on Wager Lot No. 7]." 33

30. Virginia Free Press, March 23, 1837, p.3, c.5.

31. Virginia Free Press, July 27, 1837, p.3, c.4.

32. Virginia Free Press, July 21, 1842, p.3, c.3.

33. Virginia Free Press, September 29, 1842, p.4, c.2. August 3, 1843, p.4, c.7. September 18, 1845, p.3, c.2.

In 1846, Mr. Cridler announced:

NEW APOTHECARY
AND
DRUG STORE

"Mr. A. M. CRIDLER respectfully informs the public that he has commenced business at the stand that he formerly occupied as agent for another, where he will keep a good assortment of Mineral, Patent and Thomsonian...and *Forceps, Drugs, Dye Stuffs, Stationary, fancy articles*, Perfumery, Fruits, and Confectionary.

Mr. Cridler having commenced business with the only hope of obtaining an honorable living, will endeavor to be worthy of public patronage. Prescriptions will be promptly attended to, genuine articles furnished, and with every effort to please, he asks the cheering, a friendly aid.

TO PAINTERS.

I have a few kegs of best White Lead, Venitian Red, Spanish Brown, Spanish Whiting, Turkey Umb, Terra de Sienna, Lampblack, Putty, Flaxseed Oil, Spirits of Turpentine, Copal, Varnish, Japan Varnish, assorted Paint Brushes, Black Oil Varnish, Pumice Stone, Prussian Blue, Chrome Green, Chrome Yellow, Ivory Black, Red Lead, Black Lead, &c.,

PAINTS, &c. Rose Pink Carmine, Drop Lake, Vermillion, Vinaigre de Rouge, a Paris, improved Pink Saucers, for dying silk stockings, gloves, feathers, flowers, tiffany, gauzes, crapes, cambrics, muslins, &c.

DRAWING PAINTS.--Blue Saucers, used for drawing and velvet painting, and for dying feathers, flowers, silks, muslins, lawns, and all kinds of fine linen, permanent in drawing and velvet painting, and perfectly free from corrosive matter. It gives to fine linen, if used instead of other blues, a superior white..." 34

By June of 1846, Cridler advertised that his sign was "the sign of the Golden Mortar." 35

In 1847, he listed for sale:

GARDEN SEEDS,

"Raised by the Society of Shakers, New Lebanon, Columbia county, New York. The following are selected with peculiar care, being the choicest kinds of the different varieties, and as such they will recommend themselves.

White, Red and Yellow Onion,
Long White Parsnip,
Long and short Orange Carrot,
Round Spinage, Early Cucumber,
Early Cluster Cucumber, Extra Long and Long Green do,
Large Watermelon,

34. Virginia Free Press, May 7, 1846, p.3, c.6.

35. Virginia Free Press, June 4, 1846, p.3, c.3.

Long Muskmelon, and Nutmeg do.
Winter crookneck Squash, Sweet Potato, Winter Sugar and Summer Crookneck do,
Rutabega of Swedish Turnip,
Early Flat and Flat Field do,
Short top scarlet Radish, scarlet turnep, long salmon and back winter do,
Double Peppergrass, Vegetable Oyster,
Early curled, early Dutch, Ice Coss and cabbage head Lettuce,
Early Turnip, Yellow Sugar, White Sugar, and Long Blood and Mangel Wurzel Beet,
Early Frame and Large Marrowfat Peas,
Early China Bush Beans,
Early Canada and sweet or sugar corn,
Early York, early sugar loaf, early cauliflower,
Drumhead winter, green savoy, and red dutch Cabbage,
White solid Celery, curled Parsely,
English Sage, Summer Savoy,
Sweet Pepper, and Bell do,
Large Tomato, Asparagus, Saffron, &c. &c.
The above, together with many other Fresh Seeds have just been received..." [36]

(Some of these items may have been used in the vegetable garden of the Harper Garden.)

Beginning in the spring of 1847, Lot No. 9 was annually rented for one year, each year, until 1856, by Commissioners of the Court in the case of Margaret Carrell vs. Samuel Gibson.[37] In 1848, the newspaper noting the renting that year, remarked: "The highly increased value of property at Harpers Ferry may be learned from the fact that... the store now occupied by Mr. A. M. Cridler, brought $230."[38]

Mr. Cridler occupied the stone house on Lot No. 9 from 1842 until March, 1854.[39] At this latter date he announced:

36. Virginia Free Press, January 28, 1847, p.3, c.3.

37. Virginia Free Press, March 18, 1847, p.3, c.5., March 4, 1848, p.3, c.4. March 10, 1853, p.3, c.1. March 2, 1854, p.3, c.3.

38. Virginia Free Press, March 16, 1848, p.2, c.6.

39. Ibid., February 28, 1851, p.3, c.3; June 24, 1852, p.3, c.2.

DRUG, MEDICINES &c.,
AT PRIVATE SALE.

"The subscriber being desirous of moving to his house on Camp Hill, and of making a change in business, would sell his present stock of
DRUG, MEDICINES, OILS, PAINTS, &c.
A rare chance is here offered to any one desirous of embarking in said business, in a good stand, and with a small capital.
A great bargain will be given..." 40

Use of the building from April 1, 1854, to 1862 has not been definitely established. One possibility is that the stone house was occupied by Samuel Gibson as a dry goods store throughout this period. In the advertisements listing the property for rent, 1847-56, however, he is always mentioned in connection with Margaret Carrell and the hotel located on the other portion of Lot 9. A second possibility that is the probable solution, is that the stone house on Lot 9 was occupied from January, 1856, to 1862 by Dr. Joseph E. Clagett as a Drug Store. Dr. Clagett's first advertisements appeared in January, 1856, and stated that he was located "under the United States Hotel". From January, 1856, to March, 1856, both the United States Hotel, located on Wager Lot 6, 7 and Part of 8, and the Western Exchange Hotel on Lot 9 were operated as a unit, with the name being commonly applied to both. It is therefore probable that Dr. Clagett's Drug Store was actually located in the stone house on Lot 9, and not "under" or in the United States Hotel on Wager Lots 6 and 7.

The stone house was destroyed by Union Troops on February 7, 1862.

B. Use of the Hotel Building, Blue Portion, 1838 to 1862

40. Virginia Free Press, March 2, 1854, p.3, c.1; also May 4, 1854, p.2, c.5 - intending that Cridler had then moved to Camp Hill.

The hotel building occupying this portion of Lot No. 9 was erected by Samuel Gibson in 1837. In April, 1838, the following advertisement appeared in the newspaper:

THE VIRGINIA HOUSE,
HARPERS-FERRY.

"The undersigned respectfully informs the public that he has taken that large, new, and commodious three-story brick building, situated on Potomac Street, a short distance from the bridges, and opposite the hotel of Mr. Samuel Gibson, [the National Hotel, which was located on Wager Lot No. 5], in the most central and convenient part of Harpers-Ferry, and is prepared for the reception of travellers and other guests. From his acquaintance with the business, and his practical knowledge of the manner in which the best hotels are conducted, he feels confident that he shall be able to render satisfaction. His rooms are pleasant, well furnished, and every convenience about his establishment to enable him to entertain company in the best style and most comfortable manner. His table will always abound with the best that the market can afford. His bar will be constantly supplied with the most choice Liquors. His stabling is large, and will be amply supplied with the very best hay, oats, &c. &c., and attended by the most careful and attentive ostlers. His servants shall be numerous and accommodating, and every attention paid by all, to the comfort and enjoyment of those who may favor him with a call. As the subscriber will devote his personal attention exclusively to his establishment, and in person see to the comfort of his guests, he hopes to be able to merit and receive a liberal share of the public support and patronage. Families and others arriving by Rail-Road, or other conveyance, who may wish a pleasant retreat for a season at one of the most interesting places in the United States--(See Jefferson's Notes on Virginia, &c.) will, he flatters himself, find his house an agreeable home. Boarders will be taken by the week, month, or year.

Carriages, gigs, &c. can be had at any time by application at the Bar. Horses taken at Livery.

Each and every department of his establishment shall be complete, so as to afford entire satisfaction to visitors, travellers, and boarders, and his charges so regulated as to give no grounds for complaint. The public's humble servant, ELI N. CARRELL." 41

Mr. Carrell operated this Hotel from April, 1838 to May, 1842. In June, 1842, he leased, in addition to the Virginia House, the United States Hotel on Wager Lots No. 6 and 7 and operated them

41. Virginia Free Press, April 26, 1838, p.3, c.4.

jointly as one hotel until March, 1845.[42]

In February, 1845, the newspaper reported:

"Died on Thursday last, at her residence in Harpers-Ferry Mrs. Margaret Gibson [the owner of Lot No. 9], aged about 75, a native of Ballyligg County, Ireland, but for the last 20 years a resident of Harpers-Ferry."[43]

In March of 1845, Mr. Eli H. Carrell's lease to the United States Hotel on Wager Lot 6 and 7 expired, and he then confined his operations from April, 1845, to March, 1850, to the Hotel on Wager Lot No. 9. A notice of this period reads:

CARRELL'S WESTERN EXCHANGE,
WINTER ARRANGEMENT.

"For the accommodation of Passengers in the Cars, I have determined to have OYSTERS and other Delicacies of the season, where Ladies' and Gentlemen will only have to pay for what they get. I am prepared to dine fifty persons daily. My situation is the most eligible and convenient on the Baltimore and Ohio Rail Road. I hope to receive a share of the public patronage. E. H. CARRELL.
P.S. The public generally are invited to give me a call."[44]

By 1847, Mr. Samuel Gibson apparently was a partner with Carrell in the operation of the Hotel, as the following notice reveals:

PUBLIC RENTING OF
VALUABLE PROPERTY AT
HARPERS-FERRY.

"The undersigned, as Special Commissioners, acting under a decree rendered in the cause of Fouke, Trustee vs. Gibson's Executor, will proceed, on Saturday the 27th day of this month, (March, 1847), in front of the premises, at Harpers-Ferry, to rent for one year, commencing on the first day of April next, that VALUABLE PROPERTY, late the property of Margaret Gibson, dec'd, now occupied by Messrs.

42. "Historic Building Site Survey Report for Wager Lots No. 6, 7, and Part of 8, The Wager House or United States Hotel," pp.14-16.

43. Virginia Free Press, February 1, 1845, p.2, c.7.

44. Ibid., January 22, 1846, p.1, c.1.

Carrell, Gibson and Cridler, including the improvements recently erected, connecting the original building with the Railroad platform.

The renting will be at public auction, to the highest bidder--and the lessees will be required to enter into written agreements, with good security, to comply with the terms of renting--among which is the requirement that the rent to be paid quarterly. Renting to take place about 1 o'clock, P.M.

WM. C. WORTHINGTON,
ANDREW HUNTER,
Commissioners." [45]

Of the renting of the hotel in 1848, the newspaper remarked: "The highly increased value of property at Harpers-Ferry may be learned from the fact that the building in the occupancy of Mr. E. H. Carrell, as the Western Exchange, was again rented by him on Sat. last, for $1,050..." [46]

In April, 1850, Mr. Carrell again secured the lease to the United States Hotel, which was located on Wager Lots 6, 7 and Part of 8, and this he operated jointly with the Western Exchange Hotel on Lot No. 9. Mr. Carrell died of cholera in August, 1850, but his widow, Mrs. Margaret Carrell (nee Margaret Gibson), [47] and Samuel Gibson continued to operate both hotels jointly until March, 1856. [48]

In March of 1856, their lease to the United States Hotel expired and from April, 1856, to March, 1857, Gibson and Mrs. Carrell confined their operations to "Carrell's Hotel" on Lot No. 9. [49]

45. Virginia Free Press, March 18, 1847, p.3, c.5; see also for renting in 1848, issue of March 4, 1848, p.3, c.4.

46. Ibid., March 16, 1848, p.2, c.6.

47. Ibid., August 8, 1850, p.3, c.4, her marriage to Carrell.

48. This phase of the story, 1850-56-, is treated in detail in "Historic Building Site Survey Report for Wager Lots 6, 7 and Part of 8", pp.18-21. For evidence that Samuel Gibson and Margaret Carrell retained control of the Hotel on Lot 9, see Virginia Free Press, March 10, 1853, p.3, c.1; March 2, 1854, p.3, c.3; April 24, 1856, p.3, c.2.

49. Virginia Free Press, May 1, 1856, p.3, c.6; July 10, 1856, p.3, c.3. October 9, 1856, p.3, c.4; March 19, 1857, p.3, c.1.

On May 22, 1857, title to the hotel was purchased by the Baltimore and Ohio Railroad Company for $3,850. It is not known who operated the hotel from April, 1857, until April, 1859, but Mrs. Margaret Carrell may have continued her business at that site.

In May of 1859 the Baltimore and Ohio Railroad Company undertook the direct operation of their hotel as the following notice reveals:

POTOMAC RESTAURANT, HARPERS-FERRY, VA.
"The undersigned has opened a RESTAURANT, in the house formerly occupied by the late E. H. Carrell [located on Wager Lot 9], immediately on the Baltimore and Ohio Rail Road, adjoining the Wager House [the old United States Hotel, located on Wagers 6, 7 and Part of 5], where visitors can be accommodated with all the Luxuries of a well-kept Restaurant at moderate rates.
Passengers intending to take the Cars will find every accommodation.
J. B. BROWN, Agent. May 10, 1859." 50

The newspaper editor also noted this development, in commenting on the "Wager House" or United States Hotel, writing: "He [the new proprietor of the Wager House] is abundantly able to do so [accommodate visitors], notwithstanding the Baltimore and Ohio Rail Company have withdrawn from there as an eating house..." 51

Thus at the time of the John Brown Raid in October, 1859, and until 1862 the Hotel on Lot No. 9 was known as the "Potomac Restaurant."

In 1862 the Baltimore and Ohio Railroad Company sadly announced to their stockholders in their Annual Report for that year: On February 7, 1862, United States forces, under Col. Geary, "crossed over into Harper's Ferry, and burned the Company's hotel, warehouse,

50. Virginia Free Press, May 19, 1859, p.3, c.2; June 2, 1859, p.3, c.2.
51. Ibid., May 5, 1859, p.2, c.4.

ticket office and Water station..."[52]

4. HISTORICAL PHOTOGRAPHS AND PRINTS

1859-1861 photographs of the stone house and hotel building on Lot No. 9 will be found in the two following reports: 1. "Historic Building Site Survey Report for the 'William J. Stephens' Building,' Wager Lot No. 5," dated August 5, 1958, pages 44, 45, 46, 47, and 49. 2. "Historic Building Site Survey Report for Wager Lots No. 6, 7 and Part of 8, the Wager House or United States Hotel," dated August 7, 1958, pages 33, 34, 35, 37, 38, and 39.

5. HISTORICAL PLANS OF THE BUILDINGS

No historical plans of these buildings have been found and it is highly unlikely that any will ever be located.

6. SUMMARY OF HISTORICAL DATA

A. Ownership of the Land, 1835 to 1865

1. October, 1782, to October 9, 1835, owned by the Wager family.

2. October 10, 1835, to June 18, 1836, owned by James B. Wager.

3. June 18, 1836, to August 20, 1840, owned by Samuel Gibson. Purchase price: $2,150.

4. August 20, 1840, to death in 1845, and by her estate 1845-56, owned by Mrs. Margaret Gibson, mother of Samuel Gibson. Purchase price: $4,000.

5. November 10, 1856, to May 22, 1857, owned by Charles Mortimer. Purchase price: $3,850.

52. Thirty-Sixth Annual Report of the President and Directors to the Stockholders of the Baltimore & Ohio Railroad Company, for the Year Ending September 30, 1862. Baltimore, J. B. Rose & Co., p.49.

6. May 22, 1857, to date, owned by the Baltimore and Ohio Railroad Company. Purchase price: $3,850.

B. Construction of the Buildings on Lot 9

1. Stone House on Orange Portion of Lot 9

This 2½ story stone house was erected by Frederick W. Springer as his apothecary shop and dwelling in 1826-27. The building fronted 40 feet on Potomac Street and was 24 feet deep. The house was burned to the ground on February 7, 1862.

2. Hotel Building on Blue Portion of Lot No. 9

This three story brick building was erected by Samuel Gibson in 1837 and was designed for use as a hotel. In 1846, Samuel Gibson and possibily Margaret Carrell, extended the original hotel building out to the platform of the Baltimore and Ohio Railroad track, which then ran along the topof the Potomac River wall. The enlarged building, located in the rear of the stone house on Lot 9, was about 40 feet by 40 feet in size. The hotel was also destroyed by Union Troops on February 7, 1862.

C. Uses of the Buildings on Lot 9, 1826-1862

a. Stone House on Orange Portion

1. 1827-1831, Apothecary shop and residence of Frederick W. Springer.

2. November, 1832 - March, 1834, Dry Good Store of Caleb Wall, 1832-July, 1833; August, 1833 - March, 1834, of Caleb Wall and Edward S. Duncanson.

3. April, 1834 - August, 1837, Dry Goods Store of Thomas Hughes.

4. September, 1837 - to June, 1842, use not established, but possibly tavern of Mrs. Margaret Carrell.

5. July, 1842 - March, 1854, Drug Store of Augustus M. Cridler.

6. April, 1854 - 1862, use not established, but may have been goods store of Samuel Gibson. Another possibility would be Dr. Joseph E. Clagett's Drug Store, which he advertised in 1856 as being located under the United States Hotel, which at that date was jointly operated with the Hotel on Lot 9. Clagett's store may have, therefore, actually been located in the stone house on Lot 9, rather than in or under the building on Lots No. 6, 7 and Part of 8.[53]

7. February 7, 1862, building destroyed by Union Troops.

b. Brick Building on Blue Portion of Lot 9

1. April, 1838, to May, 1842, Virginia House Hotel, operated by Eli H. Carrell.

2. June, 1842, to March, 1845, Virginia House Hotel, operated jointly with the United States Hotel by Eli H. Carrell.

3. April, 1845, to March, 1850, Carrell's Western Exchange Hotel, operated by Eli H. Carrell. Samuel Gibson probably a partner from 1847-50.

4. April, 1850, to March, 1856, Carrell's Western Exchange Hotel, operated jointly with the United States Hotel, by Mrs. Margaret Carrell, after August, 1850, and Samuel Gibson.

5. April, 1856, to March, 1857, Carrell's Hotel, operated by

53. For advertisements of Dr. Clagett, see "Historic Building Survey Report for Wager Lot 6, 7, and Part of 8," pp.25-26.

Mrs. Margaret Carrell and Samuel Gibson.

6. April, 1857, to April, 1859. Hotel of B. & O. R. R. Company. Building purchased by B. & O. R. R. Company on May 22, 1857.

7. May, 1859, to 1862. "Potomac Restaurant" of B. & O. R. R. Co., operated in 1859 by J. B. Brown.

8. The Hotel Building was also destroyed by Union Troops on February 7, 1862.

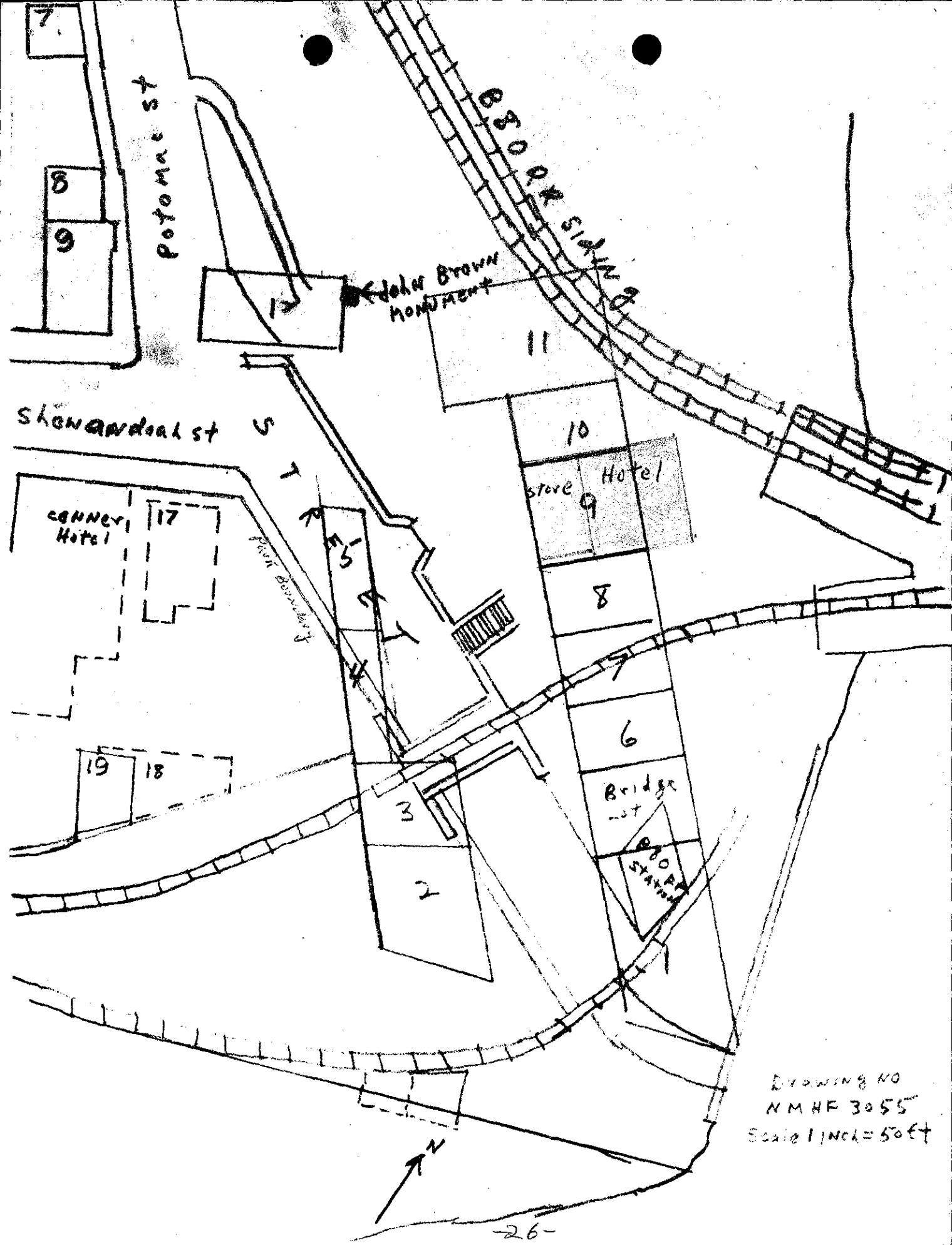
7. CONCLUSIONS AND RECOMMENDATIONS

For the location of the buildings on Wager Lot 9 in relation to modern features and the Monument boundaries, see the tracing made from Drawing No. NM-HF 3055, which appears on the next page of this report.

It is suggested that the entire Ferry Lot area be interpreted by means of approximately three trail-side exhibits that will use some of the old photographs presented in the Ferry Lot Study Reports, as well as a map that relates the building sites to modern features.

(Sgd) CHARLES W. SNELL

Charles W. Snell
Historian (Park Supervisory)
September 5, 1958


7
8
9
Potomac st
13
John Brown Monument
11
10
Store
Hotel
9
8
7
6
Bridge
3
2
Skowhegan st
Canner Hotel
17
19
18
Plant Boundary
N
Drawing No
NMHF 3055
Scale 1 inch = 50 ft

APPROVAL SHEET

Recommended: _____
Director

Recommended: _____
Regional Director

Recommended: _____
Chief, E.O.D.C.

Approved: _____
Superintendent

Harpers Ferry National Monument

HISTORIC BUILDING SITE SURVEY

REPORT

for

WAGER LOT NO. 4

Ferry Lot Studies

"S. V. Yantis' Tobacco Shop"

Harpers Ferry National Monument

Prepared by:

Charles W. Snell
Historian (Park Supervisory)
September 11, 1958
14 Pages

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SECTION I - ADMINISTRATIVE DATA

A. Name and Number of Building

S. V. Yantis' Tobacco Shop, Wager Lot No. 4.

B. Proposed Use of Structure and Grounds

We concur with Research Historian Snell that the entire Ferry Lot area be interpreted by means of trailside exhibits using some of the old prints and photographs contained in the Historic Building Report on Wager Lot Number 5. We believe that an excellent place for one of these exhibits would be on a suitable site (to be determined later) on Maryland Heights from where an outstanding view of the Ferry Lots may be obtained.

C. Provisions for Operating the Lot

No operation required.

D. Preliminary Estimate of Cost of Rehabilitating the Grounds

In view of the Regional Director's comments under this heading on the report for the Wager Lot No. 51, we are raising our estimate from $400.00 to $1,000. This figure is, of course, considered as covering the interpretaion of all the Ferry Lots.

SECTION II - HISTORICAL DATA

1. OWNERSHIP OF THE LAND, 1835 to 1865

On April 2, 1835, the Circuit Superior Court of Law and Chancery for Jefferson County, Virginia, appointed Commissioners "to lay off and divide into three equal lots and parcels, the real estate at Harper's Ferry which descended to James B. Wager, Gerard B. Wager, and Sally Ann Wager, now Sally Ann Swayne, the wife of Noah H. Swayne, from their father, John Wager [Jr.], deceased."[1] The property thus being divided at Harpers Ferry was commonly known as the "Wager Six Acre Reservation and Ferry Lot," an island of land in private ownership surrounded on all sides by land owned by the United States Government.[2]

On October 10, 1835, the three Commissioners reported to the Court: "To Gerard B. Wager we allot and assign the following lots as designated G. B. W. and numbered in the annexed Plat, to wit: Lots No. 2-3-4-6-12-14-18-21-22-29-30-34-36-38-43-49-50-52-and 56."[3] Thus on October 10, 1835, Wager Lot No. 4 (see blue area on plat page 2 of this report) was awarded to Gerard B. Wager. Mr. Wager retained the ownership of Lot No. 4 until his death in 1848 and his estate held possession of the property until after the Civil War.

2. CONSTRUCTION OF THE BUILDING ON WAGER LOT NO. 4

The following maps show a building standing on Wager Lot No. 4 in the

1. Gibson, etc. vs. Wager, etc., Decree, Deed Book 29, pp.140-141. Jefferson County Court House, Charles Town, West Virginia.

2. 1835 plat: "The Wager Six Acre Reservation, Drawn by James M. Brown, S.G.C." in Deed Book 29, 1847-48, p.140. See page 2.

3. Deed Book 29, p.141.

1835 Nager Plat

Scale 1" = 60 Ft.

1830's: 1. A map of Harpers Ferry, drawn after 1828 and before 1835, probably about 1834.[4]

2. "Map A - Plot of Harpers Ferry, exhibiting the limits of the ground requisite for the passage of the Winchester and Potomac Railroad through the Town," [5] an undated map but obviously a working map for Map No. 2-1835, hence made in 1833 or 1834, probably in 1833. This map indicates that a building about 22 feet by 54 feet occupied Lot No. 4.

3. "Harpers Ferry Shewing the Location of the Winchester and Potomac Railroad, Drawn by Lieut. White, Allen, and R. S. Smith, U. S. Army, under the direction of James Kearney, Lt. Col. and T.E., Map No. 2, 1835."[6] This map indicates that Lot No. 4 contained a house about 18 feet by 54 feet in size.

4. "Sketch No. 2, Shewing two practicable Locations for the Balto. & Ohio R. Rd. through the village of Harpers Ferry," [7] probably drawn 1837-38, also shows Lot No. 4 occupied by a building but erroneously indicates that it was a part of the tavern or "National Hotel" that was located on Wager Lot No. 5.

The maps, however, agree that a structure was located on Lot No. 4 in the 1830's. As there is no record of its construction, it can therefore be assumed that it was erected by the Wager family prior to 1830 and

4. Map received from EODC, but we have no other information on it.

5. National Archives Record Group No. 77. Records of the Office of the Chief of Engineers. Fortifications Map File, Map: Dr.150, sheet 78-1.

6. National Archives Record Group no. 77, Dr.150, sheet 82-2.

7. Ordinance Office, Drawer 5, Portfolio, No. 5. Photostatic copy of map received from Vicksburg N. M. P.

was thus built either of wood or stone, as brick was not utilized in privately-owned buildings at Harpers Ferry until 1830. A fifth map, "Map of Harpers Ferry-Prepared in compliance with Letter to Major Symington-April 22, 1848," reproduced in the Harpers Ferry National Monument Master Plan as Drawing No. NM-HF-3000, indicates that Lot No. 4 was still occupied at that date by a building approximately 20 by 45 feet in size.

As the dimensions of Lot No. 4 were 20 feet by 55 feet, it therefore appears that the dimensions of the house, which filled the lot, were about 20 by 55 feet. Further information of the house located on Lot 4 can be gathered from the prints and photographs in the following reports: 1. "Historic Building Site Survey Report for Wager Lot No. 5, The William J. Stephens Building," dated August 5, 1958, HF-363, p.46; HF-349, page 47; and HF-229, page 48.

2. "Historic Building Site Survey Report for Wager Lots No. 6, 7, and Part of 8, the Wager House or United States Hotel," dated August 7, 1958, HF-451, page 39 (the two-story white building visible between the Railroad Depot on the left and the 3½ story Wager House on the right).

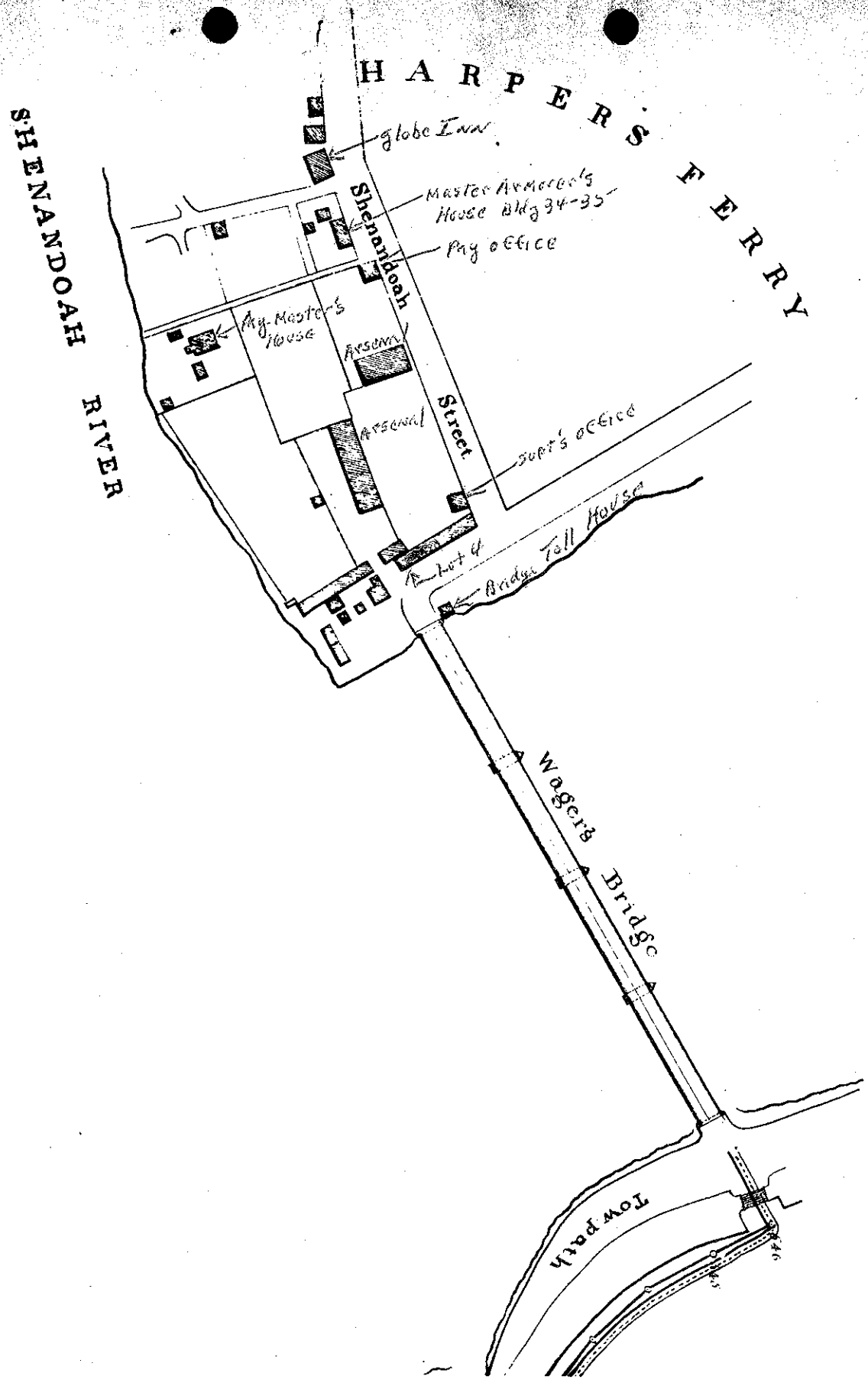
These photographs indicate that the house on Lot No. 4 was a two-story building and probably built of stone. This building was destroyed by Union troops on February 7, 1862.

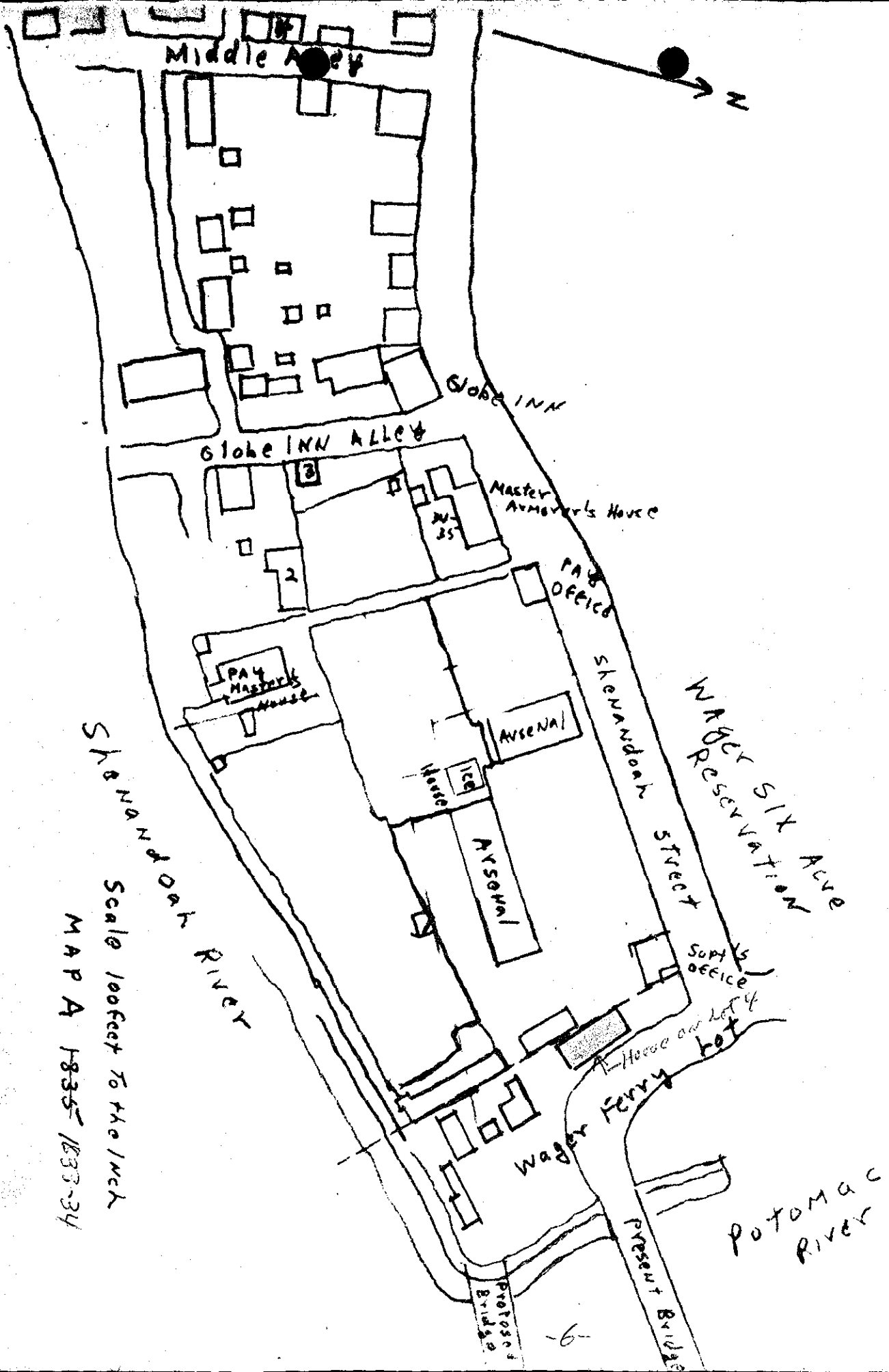
3. <u>USE OF THE HOUSE ON LOT NO. 4, 1830-1862</u>

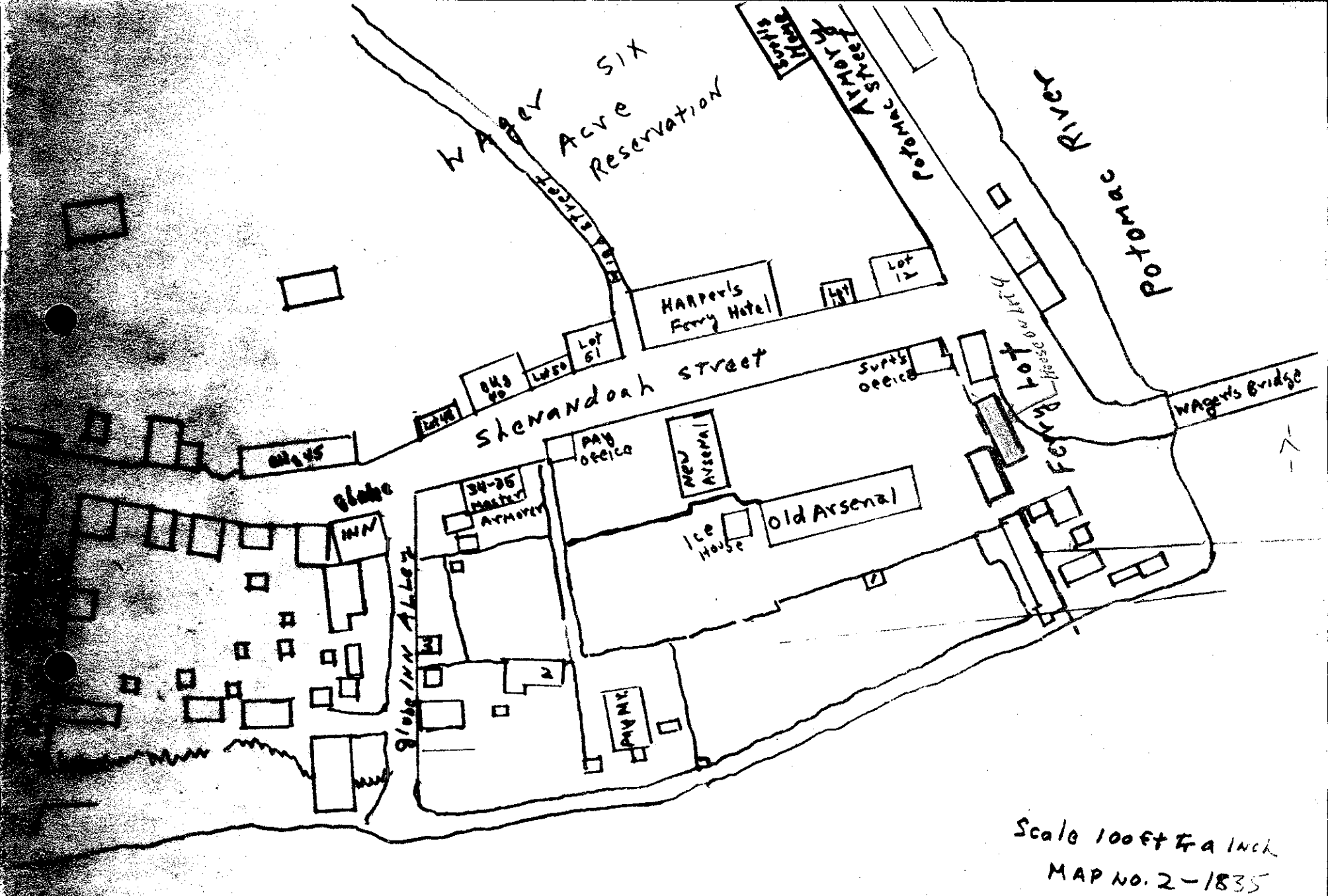
In February, 1830, the following notice appeared in the newspaper:

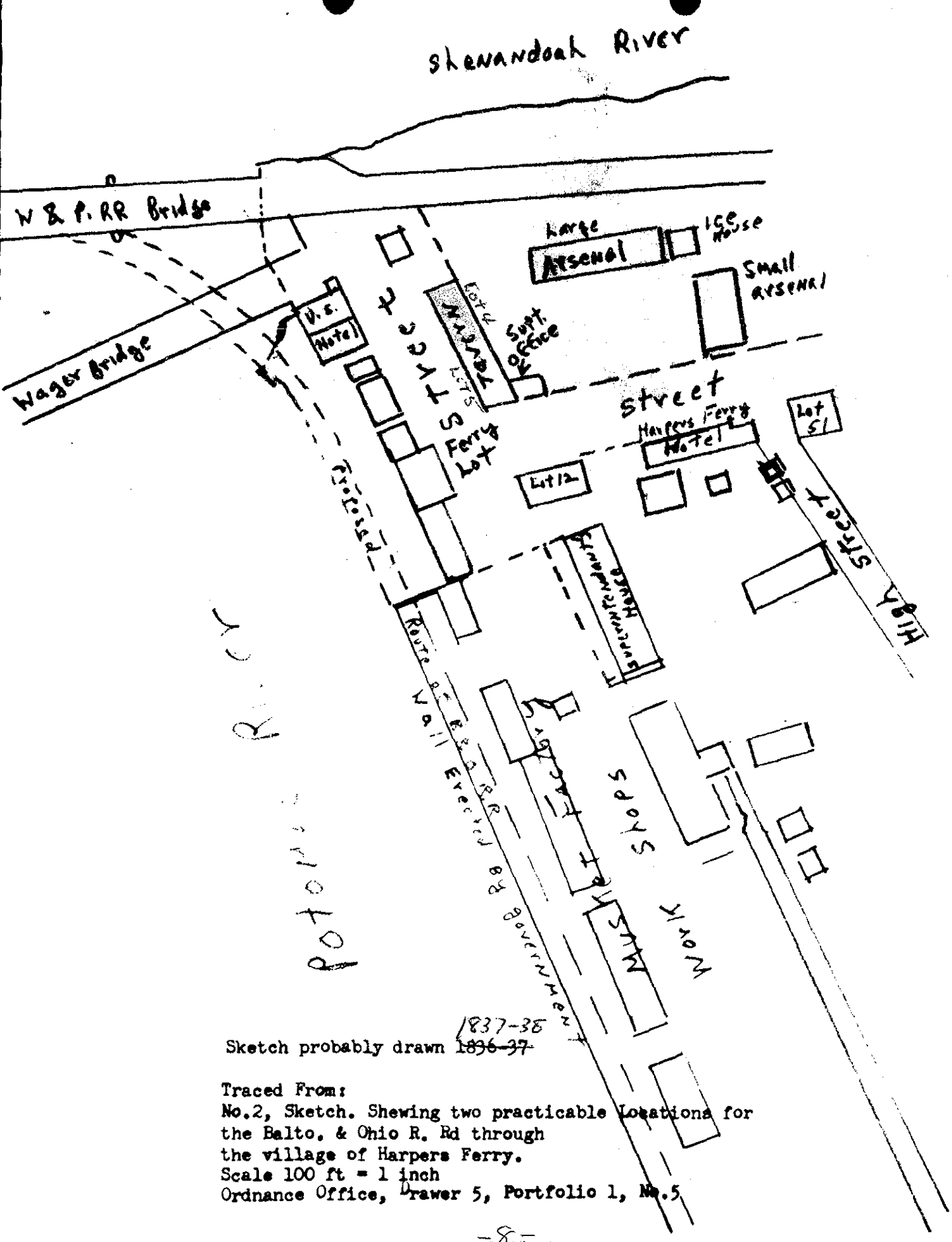
JOHN W. BENNER
TAILOR
Late from Washington City,

"Respectfully informs his friends and the public in general, that he has commenced the Tailoring Business in all its various branches, and on the most reasonable terms, in the shop formerly occupied by Mr. Allison [in May, 1831, Allison was located on Wager Lot No. 10], where he expects


HARPERS FERRY
SHENANDOAH RIVER
Shenandoah Street
globe Inn
Master Armorer's House Bldg 34-35
Pay office
Pay Master's House
Arsenal
Arsenal
Supt's office
Lot 4
Bridge Toll House
Wagon Bridge
Tow Path


Middle Alley
N
Globe INN
Globe INN ALLEY
3
2
Master Armorer's House
AV 35
PAY OFFICE
PAY Master's House
Arsenal
Ice House
Arsenal
Shenandoah Street
WAGER SIX Alve Reservation
Sorry's office
House on Lot 4
Wager Ferry Lot
Potomac River
present Bridge
Potomac Bridge
Shenandoah River
Scale 100 feet To the Inch
MAP A 1835 1833-34


Wager
Six
Acre
Reservation
Potomac Street
Potomac River
Harpers Ferry Hotel
Lot 12
Lot 61
Shenandoah Street
Supts office
Lot
Wagers Bridge
Globe
Globe Inn Alley
Pay office
New Arsenal
Old Arsenal
Ice House
Armory
Scale 100 ft to a inch
MAP NO. 2 - 1835



Sketch probably drawn ~~1836-37~~ 1837-38

Traced From:
No.2, Sketch. Shewing two practicable Locations for the Balto. & Ohio R. Rd through the village of Harpers Ferry.
Scale 100 ft = 1 inch
Ordnance Office, Drawer 5, Portfolio 1, No.5

to meet with a share of the public patronage, as his work will be done with neatness and dispatch.

N.B. The subscriber has contracted to receive the fashions regularly from the Cities of New York Philadelphia, and Washington." [8]

A year later, March, 1831, Mr. Benner announced that he had moved his tailor shop to a new location.[9]

In June, 1831, the following notice appeared in the paper:

FOR RENT.

"The house occupied by Alexander Gibson as a dwelling house; also the SHOP built expressly for a tailor's shop..." [10]

A. Gibson."

In September, 1831, George W. Entler announced:

TAILORING.

"The subscriber respectfully informs his friends and the public generally, that he has commenced the above business at Harpers-Ferry, in the shop formerly occupied by Alexander Gibson, opposite to Messrs. Russell's and Fitzsimmons' store (their new building, 1831, was located on Wager Lot No. 12; Wager Lot No. 5 was vacant until 1834), where he is prepared to execute work in his line of business, in the neatest and most fashionable manner. Ladies' habits also made in the neatest manner, with or without braid. He hopes, by strict attention to business, to merit a share of public patronage. [11]

The Philadelphia fashions will be received by him regularly."

In April, 1832, a new tailoring concern, George W. Cutshaw and Skeggs, occupied the house on Lot No. 4, announcing: "They have removed their shop to the building opposite Mr. Russell's store (which was located on Wager Lot No. 12), formerly occupied by A. Gibson." [12] Mr. Cutshaw apparently remained at this location until November, 1836, at which date

8. Virginia Free Press, February 24, 1830, p.4, c.3.

9. Ibid., March 3, 1841, p.4.

10. Ibid., June 2, 1831, p.3.

11. Ibid., September 8, 1831, p.3.

12. Ibid., April 5, 1832, p.3.

he relocated his business in the shop on Wager Lot No. 10.[13]

No record of the use of the building for the period November, 1836, to March, 1847, has been established.

In April, 1848, the following notice appeared:

GENTLEMEN'S WEAR!
CLOTHS, CASSIMERES & VESTINGS,
J. R. WHITE,
MERCHANT TAILOR
Opposite Abell's Hotel
(the U.S. Hotel on Lots 6 and 7)
Harpers Ferry, Va.
Successor to T. J. W. Sullivan
(who had been located on Lot 8 from 1845 to 1847)

"Has just received a handsome assortment of fine and superfine French and English Cloths:

Fancy colored single milled Cassimeres, and black French Doe Skins;
Plain black, Fancy English and French Satin and silk, Fancy Merino, White Figured and Embroidered Marseilles VESTINGS.
Silk and linen Cambricks Pocket Hdkfs;
Black and fancy Silk, and Jaconeti Cravats;
Suspenders, Hosiery, &c., together with some beautiful pieces of Black and Fancy Colors;
Sashmerett's and Drap d'ete, for Spring and Summer Coats, and Pants.
ALSO, READY-MADE CLOTHING,

A general assortment, which will be sold very low. To all of which, he invites the attention of his friends and the public generally."[14]

Just how long Mr. White remained in business at this location is not known. By May of 1854, however, the building was occupied by S. V. Yantis as a Cigar and Tobacco store.[15]

In 1855 Mr. Yantis' advertisement read:

S. V. YANTIS,
Wholesale and Retail Dealer,
in manufactured
TOBACCO, SEGARS, & SNUFF
(Sign of the Indian Girl)

13. Virginia Free Press, November 24, 1836, p.3, c.5.

14. Ibid., April 15, 1847, p.3, c.4.

15. Ibid., May 4, 1854, p.2, c.5.

Opposite the United States Hotel
(located on Lots No. 6 and 7)" [16]

Mr. Yantis remained in business at this location from 1854 until 1862, when [17] the building was destroyed.

The census of 1860 reveals the following information relating to Mr. Yantis:

"Soloman V. Yantis, 33, male, Tobacconist; Value of Real Estate: $1,800; Value of Personal estate: $3,500. Born in Va.
Josephine Yantis, 31, female, Born in Va.
? Yantis, 9, male, " " "
Arnold S. Yantis, 5, male, " " "
Eleanor A. " 1, female, " " " [18]
William S. White, 16, male, Tobacconist Apprentence. Born in Md."

4. HISTORICAL PHOTOGRAPHS AND PRINTS

1859-1861 photographs of the Building on Wager Lot No. 4 will be found in the two following reports: 1. "Historic Building Site Survey Report for Wager Lot No. 5, The William J. Stephens Building, dated August 5, 1958, pages 46, 47 and 48.

2. "Historic Building Site Survey Report for Wager Lots No. 6, 7 and Part of 8, The Wager House or United States Hotel," dated August 7, 1958, page 48.

5. HISTORICAL PLANS OF THE BUILDING

No historical plans of the building have been found and it is highly unlikely that any will ever be located.

16. Virginia Free Press, November 29, 1855, p.3, c.1.

17. Ibid., January 10, 1856, p.3; July 8, 1858, p.1, c.1; December 8, 1859, p.1, c.2.

18. Records of the Bureau of the Census. National Archives R. G. 29, Population Schedules of the Eighth Census of the United States, 1860. Virginia Volume 13. Jefferson County, pages 217-218.

6. SUMMARY OF HISTORICAL DATA

A. Ownership of the Land, 1835 to 1865

1. October, 1782, to October 9, 1835, owned by the Wager family.

2. October 10, 1835, to after the Civil War, owned by Gerard B. Wager till his death in 1848 and by his estate, 1848 - 1865.

B. Construction of the Building on Lot 4.

The house on Lot No. 4 was probably constructed by or for the Wager family before 1830. The stone building was about 20 by 55 feet in size and two stories in height. The structure was destroyed by Union troops on February 7, 1862.

C. Uses of the Building on Lot 4, 1830 - 1862

1. 1830 - March, 1831, Tailer shop of John W. Benner.

2. September, 1831, to March, 1832, Tailor shop of George W. Entler.

3. April, 1832, to November, 1836, Tailor shop of George W. Cutshaw and Skeggs.

4. November, 1836, to March, 1847, use unknown.

5. April, 1847, to ? , Tailor Shop of J. F. White.

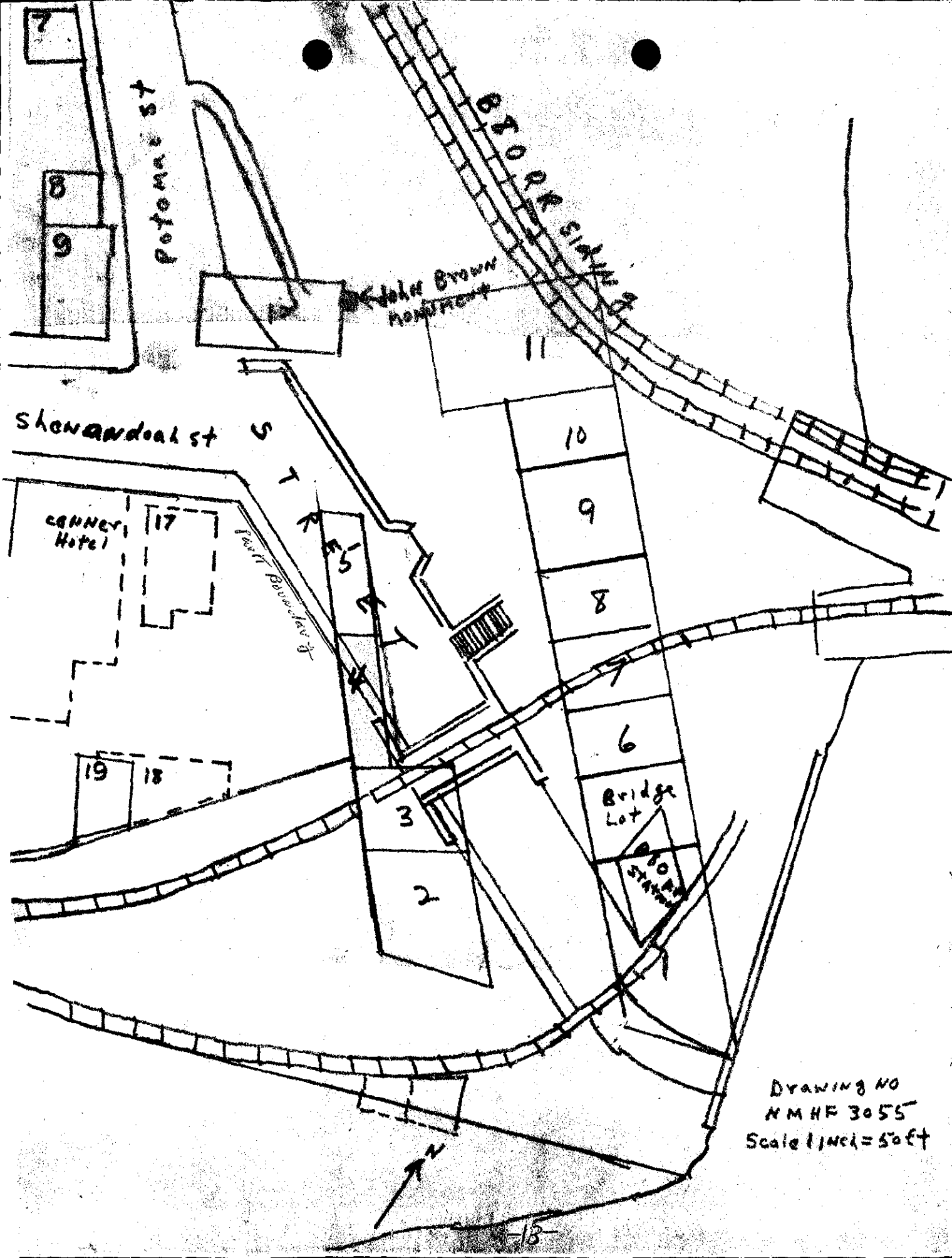
6. May, 1854, to 1862, Tobacco Shop of Solomon V. Yantis.

7. House destroyed on February 7, 1862.

7. CONCLUSIONS AND RECOMMENDATIONS

For the location of the building on Wager Lot No. 4, in relation to modern features and the Monument boundaries, see the the tracing made from Drawing No. NM-HF-3055, which appears on the next page of this report.

It is suggested that the entire Ferry Lot area be interpreted by


Potomac st
B&O RR station
Shenandoah st
Canner Hotel
Bridge Lot
Drawing No
NMHF 3055
Scale 1 inch = 50 ft

means of approximately three trailside exhibits that will use some of the old photographs presented in the Perry Lot Study Reports, as well as a map that relates the old building sites to modern features.

(Sgd) CHARLES W. SNELL

Charles W. Snell
Historian (Park Supervisory)
September 11, 1958

APPROVAL SHEET

Recommended: _____
Director

Recommended: _____
Regional Director

Recommended: _____
Chief, E. O. D. C.

Approved: _____
Superintendent

Harpers Ferry National Monument

HISTORIC BUILDING SITE SURVEY

REPORT

for

WAGER LOT NO. 10,

Ferry Lot Studies

Walsh & Bro. Store and the Stone House

Harpers Ferry National Monument

Prepared by:

Charles W. Snell
Historian (Park Supervisory)
September 10, 1958
15 pages

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SECTION I - ADMINISTRATIVE DATA

A. Name and Number of Building:

Walsh & Bro. Store and the Stone House, Wager Lot No. 10.

B. Proposed Use of Structures and Grounds:

We concur with Research Historian Snell that the entire Ferry Lot area be interpreted by means of trailside exhibits using some of the old prints and photographs contained in the Historic Building Report on Wager Lot No. 5. We believe that an excellent place for one of these exhibits would be on a suitable site (to be determined later) on Maryland Heights from where an outstanding view of the Ferry Lots may be obtained.

C. Provisions for Operating the Lot:

No operation required.

D. Preliminary Estimate of Cost of Rehabilitating the Grounds:

In view of the Regional Director's comments under this heading on the report for the Wager Lot No. 51, we are raising our estimate from $400.00 to $1,000. This figure is, of course, considered as covering the interpretation of all the Ferry Lots.

SECTION II - HISTORICAL DATA

1. OWNERSHIP OF THE LAND, 1835 to 1865

On April 2, 1835, the Circuit Superior Court of Law and Chancery for Jefferson County, Virginia, appointed Commissioners "to lay off and divide into three equal lots and parcels, the real estate at Harper's Ferry which descended to James B. Wager, Gerard B. Wager, and Sally Ann Wager, now Sally Ann Swayne, the wife of Noah H. Swayne, from their father, John Wager [Jr.], deceased."[1] The property thus being divided at Harpers Ferry was commonly known as the "Wager Six Acre Reservation and Ferry Lot," an island of land in private ownership surrounded on all sides by land owned by the United States Government.[2]

On October 10, 1835, the three Commissioners reported to the Court: "To Sarah Ann Swayne, the wife of Noah H. Swayne we allot and assign the lots following as numbered in the annexed plat and marked N.H.S.: to wit: Lots No. 5-8-10-11-13-16-17-20-24-26-28-31-33-35-40-42-45...48-51 and 55."[3]

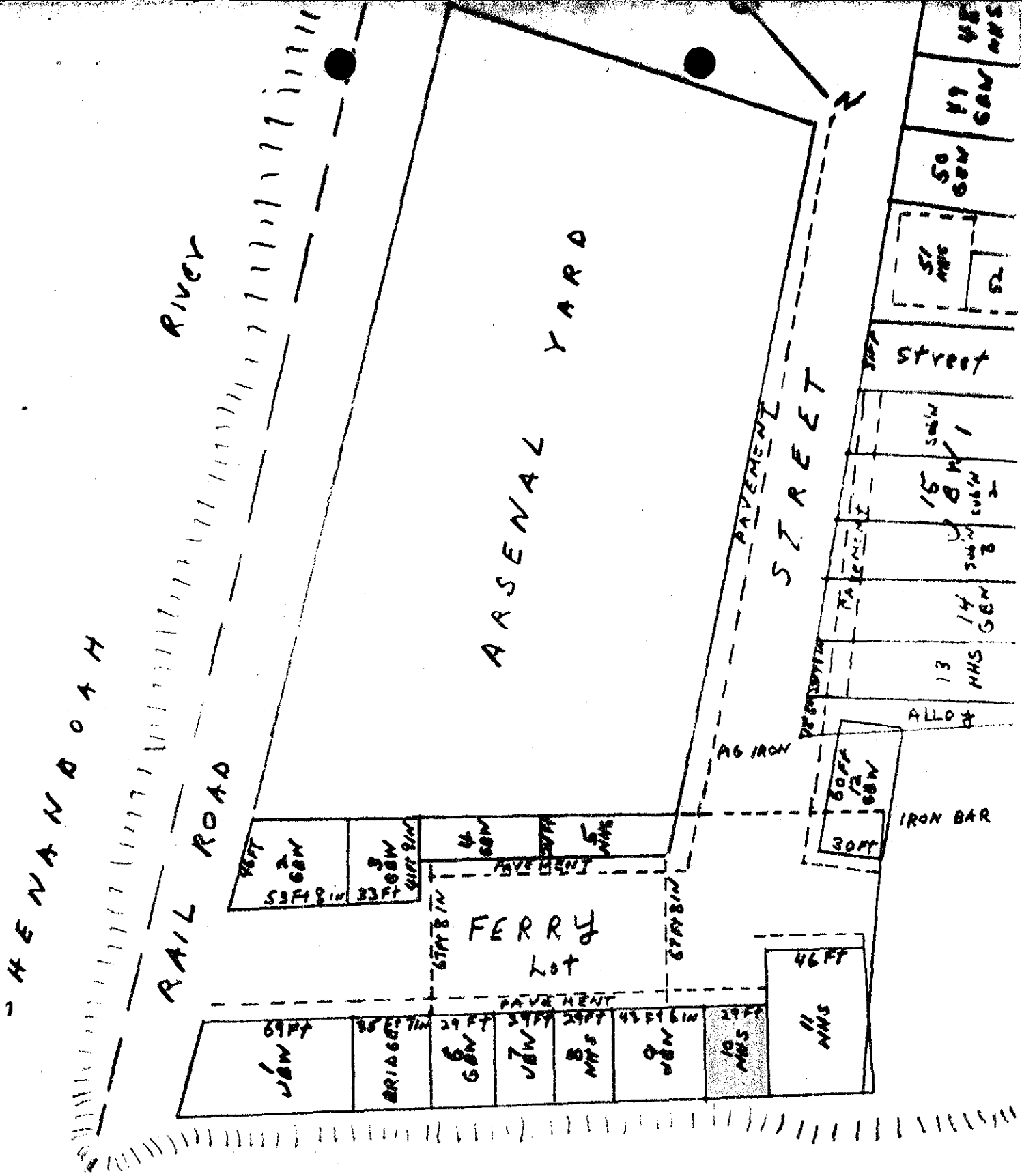
Thus on October 10, 1835, Wager Lot No. 10 was awarded to Sarah Ann Swayne (see blue area on 1835 plat, page 2 of this report). Lot No. 10 remained the property of the Swaynes until after the Civil War.

On September 7, 1837, the Swaynes entered into a ten year lease with Richard D. Doran, a merchant of Harpers Ferry. The lease was to take effect on October 1, 1837, and Doran was to pay an annual ground rent of

1. Gibson, etc. vs. Wager, etc., Decree, Deed Book 29, pp. 140-141. Jefferson County Court House, Charles Town, West Virginia.

2. 1835 plat: "The Wager Six Acre Reservation, Drawn by James M. Brown, S.G.C., in Deed Book 29, (1847-48), p.140. See page 2

3. Deed Book 29, p.141.



1835 Nager Plat

Scale 1" = 60 Ft.

$100 a year.[4] Richard D. Doran, and his estate, after his death in 1846, retained the leasehold on Lot No. 10 from 1837 until 1863. On September 9, 1863, the widow of Doran, Mrs. Bridget Doran, sold the leasehold to two lots for $30 to Edward Fitzpatrick, one of these being to Lot No. 10. This deed reads in part:

"2nd a Lot situated between the armory yard & the late Wager House, on which Wm. Walsh held a store (said store house now a ruin)..." [5]

2. CONSTRUCTION OF THE BUILDINGS ON WAGER LOT NO. 10.

A. Stone House

It appears that Lot No. 10 was occupied, in part, as early as 1830 by a two story frame house that contained one or two tailor shops. A lease for Lot No. 11, granted by the Wager family to George Rust and Robert Keyes on May 7, 1831, yields the following information in regard to Lot No. 10:

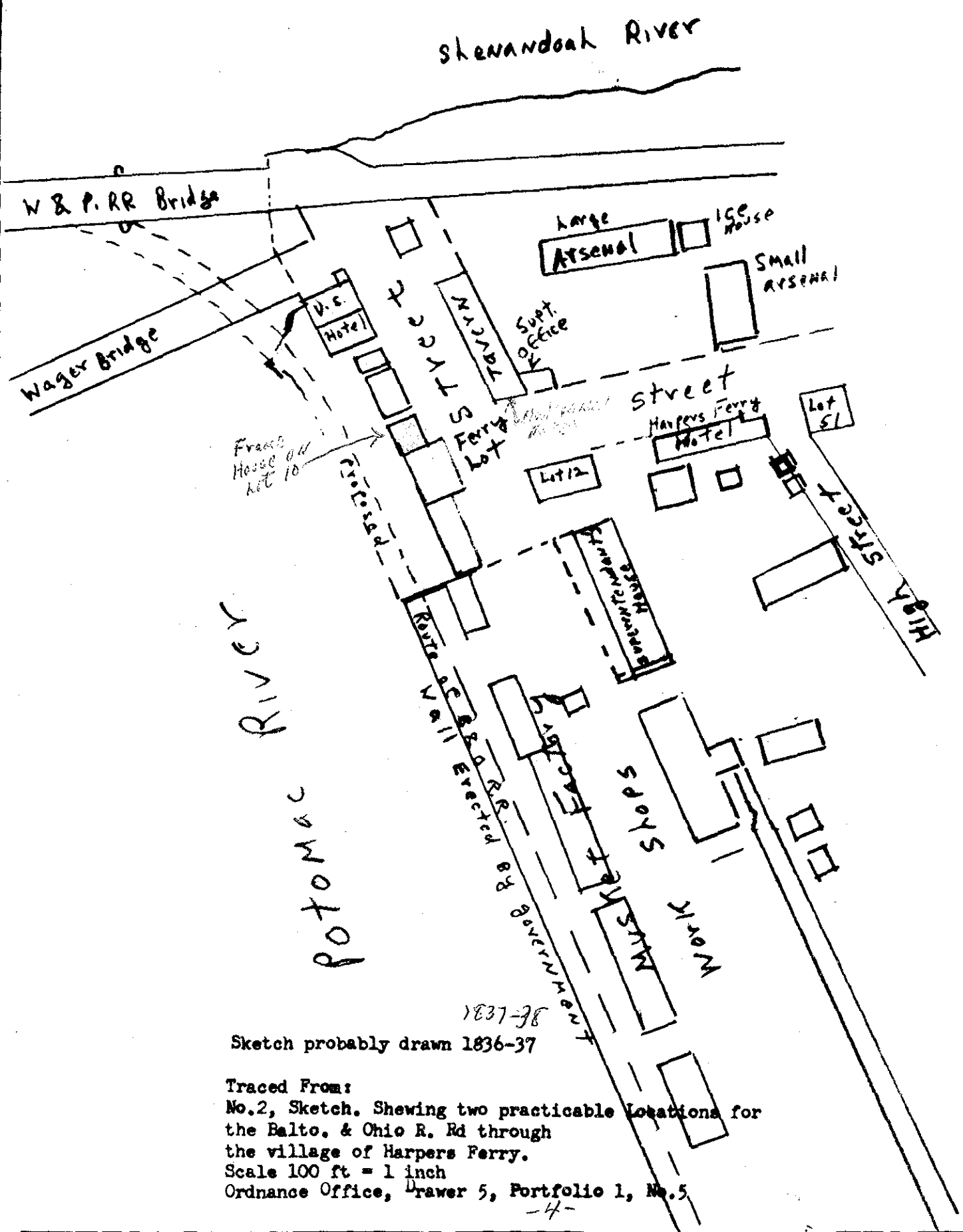
"a certain unimproved lot lying and being at Harpers Ferry...and situated immediately opposite the gable end of Joseph L. Russell's new store (which was located on Wager Lot No. 12) beginning at a point on Potomac street where the line of the land of said Wager's crosses said street thence with said street eastward to a point on said street in a line with the west end of the house (located on Lot No. 10) now in the occupancy of N. O. Allison thence north to the Potomac River thence with said river to the line of the U. States thence with the same to the beginning..." [6]

Judging by "Sketch No. 2, Shewing two practicable Locations for the Balto. & Ohio R. Rd through the village of Harpers Ferry", probably drawn 1837-38, a tracing of which appears on the next page, the dimensions of this frame house were about 24 by 28 feet.

4. Lease, September 7, 1837, Deed Book 22, pp.242-244.

5. Deed of B. & S., September 9, 1863, Deed Book 40, p.27.

6. Lease, May 7, 1831, Deed Book 19, pp.237-238.



1837-38

Sketch probably drawn 1836-37

Traced From:
No.2, Sketch. Shewing two practicable Locations for the Balto. & Ohio R. Rd through the village of Harpers Ferry.
Scale 100 ft = 1 inch
Ordnance Office, Drawer 5, Portfolio 1, No.5

On September 7, 1837, Noah H. Swayne leased Lot No. 10 to Richard D. Doran for ten years. This lease was to take effect on October 1, 1837, and Doran was to pay an annual rent of $100. Doran also agreed that:

"IV. Said party of the second part (Doran) shall within five years from the said day of October next (by October 1, 1842), erect on said Lot a brick or stone building covering the whole of the front thereof (29 feet), at least two stories high, and at least forty feet in depth, & with walls of sufficient thickness to sustain another story..." 7

Mr. Doran apparently constructed this building on Lot No. 10 at some date after 1843 and before his death in 1846.[8] In January, 1848, the administrator of Richard D. Doran's estate, Gerard B. Wager, offered up Doran's leaseholds to Wager Lots 10, 11 and part of 12 for sale. The advertisement describes Lot No. 10 as follows:

"Lot No. 10 is held under a lease executed by N. H. Swayne & Wife, on 7th Sept., 1837, to said Dorn. Upon this lot is a TWO STORY STONE BUILDING, now in the occupancy of William Malone and others. The ground rent reserved is $100 per annum..." 9

The frame structure had thus been removed by 1848 and the stone house is shown on the "Map of Harpers Ferry - Prepared in Compliance with Letter to Major Symington - April 22, 1848" (see Harpers Ferry Master Plan No. NM-HF-3000). Judging by the 1848 map, the stone house on Lot No. 10 was located on the back of the lot, fronting about 29 feet on the Potomac River, and was about 32 feet in depth. The building is to be seen in photographs included in the following reports: 1. "Historic Building Site Survey Reports for Wager Lots No. 6, 7 and Part of 8, The Wager

7. Lease, September 7, 1837, Deed Book 22, pp.242-244.

8. Virginia Free Press, May 11, 1843, p.3, c.1. The frame building was apparently still standing at this date as B. M. Snook announced that he "has removed his establishment to the frame building next door to R. D. Doran's store (which was located on Wager Lot 11)."

9. Virginia Free Press, January 5, 1848, p.1, c.4.

House or United States Hotel," dated August 7, 1958, HF-66, page 33; HF-450, page 34; HF-35, page 35; HF-65, page 36; HF-382, page 37; HF-46, page 38; and HF-451, page 39. 2. "Historic Building Site Survey Report for Wager Lot No. 5, the William J. Stephens Building," dated August 5, 1958, HF-363, page 46. This building was destroyed by Union troops on February 7, 1862.

B. Brick Building

The 1848 map mentioned above also reveals that the portion of the lot fronting on Potomac Street was vacant at that date. On July 29, 1848, the administrators of Richard D. Doran's estate assigned Doran's leasehold to a portion of Wager Lot No. 12 to the United States for $3,166.00,[10] and the Government proceeded to remove the structure on Lot 12. On January 13, 1854, the administrators of Doran's estate also sold Doran's leasehold to Wager Lot No. 11 to the United States for $4,500[11] and the Armory also removed that building on Lot No. 11.

It therefore appears that administrators of Richard D. Doran's estate erected the three story brick building on the front vacant portion of Lot No. 10 at some date after 1848 and about 1854, probably about 1853 or 1855, to replace the structures of Doran that were sold and removed on Wager Lots No. 11 and 12. The new building on Lot No. 10 contained a store on the first floor and living quarters on the upper two floors. No maps or plans showing this structure have been found, but the building, with a two story porch on the front, is clearly visible in the photographs found in the following reports: 1. "Historic Building Site Survey Reports for Wager Lots 6, 7 and Part of 8...", pages 33, 34, 35, 36, 37, 38 and 39. 2. "Historic

10. Assignment of Lease, July 29, 1848, Deed Book 30, pp.226-227.

11. Assignment of Lease, January 13, 1854, Deed Book 34, p.1.

Building Site Survey Report for Wager Lot No. 5...," pages 46, 47 and 48. Judging by the photographs the brick house fronted 29 feet on Potomac Street and was about 28 feet in depth, thus proturbing into the Potomac about 13 feet.

This building was also destroyed by Union troops on February 7, 1862.

3. USES OF THE BUILDING, 1830 - 1862

The frame structure on Lot No. 10 apparently contained two small shops as the following 1830 advertisement reveals:

SMITH & ANDERS,
BOOT
AND
SHOE MAKERS,

"Respectfully inform the citizens of Harpers Ferry and the public in general, that they carry on the above business in all its various branches, on Potomac Street, in the room adjoining Mr. N. C. Allison's tailor shop (which was located on Lot No. 10), a few doors west of Mr. Springer's apothecary shop (which was located on Wager Lot No. 9), where all business entrusted to their care will be thankfully received and carefully attended to and executed at the very shortest notice. They have on hand a general assortment of Boots and Shoes for gentlemen and ladies. Prunelle Shoes of all colours. All of which will be sold at very low prices for cash." 12

Smith and Anders apparently remained in business at this location until September, 1833, when it was announced:

LATE HAT
ESTABLISHMENT.
GEO. W. GLASSCOW

"Respectfully informs the citizens of Harpers-Ferry and its vicinity, that he has commenced the Hat Manufacturing Business in all its various branches.

PRICES:
$8, $7, $6, $5, $4, $3, & $2.50.

Persons in want of Hats will do well to give him a call, as he is determined to sell low for cash.
N. B. Customers' hats keep in order gratis." 13

12. Virginia Free Press, February 17, 1830, p.3, c.5.

13. Virginia Free Press, September 26, 1833, p.2, c.6.

A month later, Mr. Glassgow stated that his store was located "One door East of Leavering & Rusts' Store", Leavering and Rust were then located on Wager Lot 11.[14]

Mr. N. O. Allison apparently occupied the tailor shop in the frame house on lot No. 10 from 1830 to about May, 1834. In June, 1834, Pharis Ferral announced:

NEW ESTABLISHMENT

"The subscriber announces to his friends and the public that he has commenced the TAILORING BUSINESS in all its various branches, at the old stand formerly occupied by Mr. N. O. Allison, Market-Square, Harpers-Ferry, where he hopes, by strict attention to business, and a desire to please, to merit a share of the public patronage. He will receive the Philadelphia and New York Fashions quarterly, as he will employ none but good workmen, gentlemen may depend on having their garments made with neatness and dispatch, and in the most durable and fashionable style." [15]

A year later, June, 1835, Dunn and Bell, tailors, stated that they had entered into a co-partnership in the "TAILORING BUSINESS" and that they had "taken the shop formerly occupied by Mr. P. Ferral..."[16] This new venture lasted only about two months, as in August, 1835, Phares Ferral again announced: "..he..begs leave to inform the citizens of Harpers-Ferry that he has re-commenced the tailoring business in the shop he formerly occupied, nearly opposite the National Hotel (Wager Lot No. 5)..."[17] Mr. Ferral stayed at this stand until November, 1836, at which date George W. Cutshaw advertised:

14. Virginia Free Press, November 28, 1833, p.3, c.3; January 2, 1834, p.4, c.2.

15. Ibid., June 5, 1834, p.3, c.5.

16. Ibid., June 25, 1835, p.3, c.4.

17. Ibid., August 27, 1835, p.3, c.3.

TAILORING.
TASTE AND FASHION.

"George W. Cutshaw most respectfully begs leave to return his grateful acknowledgements to the citizens of Harpers-Ferry and vicinity, for the very liberal patronage heretofore extended to him, and requests a continuation of their favours, as he flatters himself that an earnest desire to please, and an unremitting attention to business, will enable him to give the utmost satisfaction to all who may patronize his shop. His friends, acquaintances, and the public generally, are earnestly invited to call on him for the manufacture of all articles in his line, satisfied that his knowledge of the business is sufficient to please even the most fastidious.

Bridge-St., Opposite the National Hotel [which was located on Wager Lot No. 5]

N. B.--Three or four Journeymen-Tailors, of steady and industrious habits, can find employment by immediate application to G. W. C." 18

Mr. Cutshaw remained in business at this stand until January, 1840, at which time he moved to the new house and shop he had built on Wager Lot No. 54-Part A. 19

Use of the building from January, 1840, to April, 1843, is not known. In May, 1843, however, the following notice appeared in the newspaper:

TIN, COPPER, & SHEET IRON
ESTABLISHMENT,
AT HARPERS-FERRY, VA.

"Benjamin M. Snook would inform the public that he has removed his establishment to the frame building next door to R. D. Doran's store [which was located on Wager Lot No. 11], where he will be glad to receive and execute, all orders in the Tin, Copper, and Sheet Iron line, at the lowest rates.

Zinc, Tin, and Sheet Iron Roofing, done to order. Also House Spouting. He keeps constantly on hand and for sale, at wholesale and retial, a large variety of all those articles which belong to his line of business. Call and see me." 20

Mr. Snook, aged about 30, died in April, 1845. 21

18. Virginia Free Press, November 24, 1836, p.3, c.5.

19. Harpers Ferry Constitutionalist, January 8, 1840, p.3.

20. Virginia Free Press, May 11, 1843, p.3, c.1.

21. Virginia Free Press, April 17, 1845, p.3, c.2.

In 1846 Lot No. 10 was probably occupied by the following business:

VALLEY MARBLE YARD,
HARPERS FERRY.

"John Fagan has commenced the manufacture of Marble, at his shop near the two principal hotels (which were located on Wager Lots No. 6, 7 and Part of 8 and on Lot No. 9), where he intends to keep on hand, and manufacture to order TOMBS & MONUMENTS, ALSO MARBLE MANTELS. Also, HOUSE WORK-Door Steps and Sills, Window Sills and Lintels." [22]

By 1848 Lot No. 10 contained a "TWO STORY STONE BUILDING, now in the occupancy of William Malone and others..." [23] Use of the stone house from 1848 to 1861, however, has not been established.

Some time after 1848 and probably about 1853 or 1855, a three story brick structure was erected on the front portion of Lot No. 10 to replace the Doran buildings located on Wager Lots No. 11 and 12 that were sold to the United States Government in 1848 and January, 1854.

With the sale of the old family store that had been located on Wager Lot 11, Michael Doran, the brother of Richard D. Doran, announced in April, 1854: "Notice. Having retired from the mercantile business, I have authorized and appointed John Walsh to settle all accounts." Doran also asked his friends and customers "to support my successors at the old stand, Walsh & Bro." [24]

The new firm, located in the new brick building on Wager Lot 10, advertised:

TO THE PUBLIC

"The undersigned, having engaged in the Mercantile Business, are now

22. Virginia Free Press, May 7, 1846, p.3, c.5.

23. Ibid., January 5, 1848, p.1, c.4; April 8, 1848, p.3, c.3.

24. Ibid., April 6, 1854, p.3, c.1; September 20, 1855, p.4, c.5; January 17, 1856, p.2.

"opening at Dorn's old stand, near the Armory Gate, a very extensive stock of Dry Goods, Hardware, Groceries, Boots, Shoes, Hats, Caps, Bonnets, &c. to an examination of which they respectfully invite the attention of the public. Their motto is not large profits, but large sales. They are determined to conduct their business on the most liberal principles, and to use every effort to merit the public confidence and patronage. Whatever they sell shall be of the character represented, and invariably reduced to such prices that none may hope to undersell. They have established such extensive arrangements as will enable them to supply the market with every article they deal in at the very lowest prices. They feel confident an examination of the variety, quality, and prices of their goods will convince the public that money may be saved by purchasing at their house.

"They will give particular attention to the Grocery and Provision Business, for which they have made ample room, by an enlargement of the premises, and families may rely with confidence upon being supplied by them with articles in this line, fresh and superior quality. They purchased their Groceries, mostly in large quantities and for cash. They keep a very heavy stock on hand, and can, and will, sell them at prices unusual in this market. The following enumeration will give a general outline of their extensive stock:

"Plain, Changeable and Figured Dress Silks;
Plain and Figured Mouslin de Laines;
Challers, Lawns, Ginghams, Alpaccas, Canton Cloths;
Bombazines, French and English Calicoes;
Brown and Bleached Muslings.
Ticking, Bagging, Checks Plaids, Linen Sheetings, Table Linens and Oil Cloths.
Towelings, White, Red and Yellow Flannels;
Irish Linens, Silk Crape, Cashmere and Mouslin Shawls;
Hoisery, Kid, Thread, Cotton, Silk and Silk Nett Gloves;
Cambric, Jaconets, Laces and Edgings;
Plain, Barred and Figured Swiss Goods;
Needle-worked Goods, Trimmings, Bonnet Ribbons, Parasols, and Umbrellas;
Coating Linens, Jeans and Tweeds;
Cassimer, Cassinets, Linen Drils;
Cravats, Suspenders, Boots and Shoes of every description for Men, Ladies, Boys, Misses and Children;
Silk, Fur, Straw, Ship, Kossuth and Slouch Hats of every variety.
A large stock of Hardware, including cutlery and House furnishing materials;
Rifle and Blasting Powder;
Queensware, Window Glass, Putty, Oil and Paints, and Woodware;
A lot of fine Tobacco and Segars;
Bacon, Salt, Fish, Lard, Potatoes, Flour and Corn Meal.

They have a choice lot of fine Liquors, wherewith they will supply gentlemen as cheap as the same brands can be bought in the city." 25

In 1858 they announced:

LUMBER FOR SALE.

"We have for sale SEASONED WHITE PINE LUMBER, assorted. Parties can be furnished with it in large or small lots of every quality and dimensions. Large bills will be shipped direct from the Steam Saw Mill in Cumberland and furnished at the Mill prices. Purchasers will save money by applying to us. The Lumber is separate from our Dry Goods and Grocery business, and will be sold for CASH only." 26

The firm of John and William Walsh occupied the brick house on Lot No. 10 from 1854 until 1862, when that and the stone building on the Lot were destroyed by Union troops.

4. HISTORIC PHOTOGRAPHS AND PRINTS OF THE BUILDINGS

1859-1861 photographs of the stone building and brick house on Wager Lot No. 10 will be found in the two following reports: 1. "Historic Building Site Survey Report for the 'William J. Stephens Building,' Wager Lot No. 5," dated August 5, 1958, pages 46, 47 and 48. 2. "Historic Building Site Survey Report for Wager Lots 6, 7 and Part of 8, the Wager House or United States Hotel," dated August 7, 1958, pages 33, 34, 35, 36, 37, 38 and 39.

5. HISTORICAL PLANS OF THE BUILDINGS

No historical plans of these buildings have been found and it is highly unlikely that any will ever be located.

6. SUMMARY OF HISTORICAL DATA.

A. Ownership of the Land, 1835 to 1865

25. Virginia Free Press, April 20, 1854, p.3, c.1.

26. Ibid., July 1, 1858, p.4, c.2. See also October 14, 1858, p.2, c.7.

1. October, 1782, to October 9, 1835, owned by the Wager family.

2. October 10, 1835, until after the Civil War, owned by Noah H. And Sarah Ann Swayne.

3. Lot leased from October 1, 1837, to September 9, 1863, by the Swaynes to Richard D. Doran, and after 1845, to Doran's estate at annual ground rent of $100 per year.

4. September 9, 1863, until after Civil War, lot leased by Edward Fitzpatrick.

B. Construction of the Buildings on Lot 10

1. Stone House on Red Portion of Lot 10

From 1830 to about 1843, a part of Lot No. 10 was occupied by a frame building about 24 by 28 feet in size. This structure was removed by 1848. Probably in the period 1843-45, Richard D. Doran erected a two-story stone house about 29 by 32 feet, and located on the rear portion of Lot No. 10.

2. Brick House on Blue Portion of Lot 10

This three-story brick house, with a two-story front porch, was erected by Michael Doran, probably in the period 1853-1855. The house was about 28 feet by 29 feet in size and had a store room located on the first floor. Both the brick and stone houses were burned by Union troops on February 7, 1862.

C. Uses of the Buildings, 1830 - 1862

1. Frame building: 1830 - 1843

a. 1830 - May, 1834, Tailor Shop of N. C. Allison and 1830 - September, 1833. Shoemaker Shop of Smith and Anders. September, 1833 - ? Hat Shop of George W. Glassgow.

b. June, 1834 - June, 1835, Tailor Shop of Pharis Ferral.

c. June, 1835 - August, 1835, Tailor Shop of Dunn & Bell.

d. August, 1835 - November, 1836, Tailor Shop of Pharis Ferral.

e. November, 1836 - January, 1840, Tailor Shop of George W. Cutshaw.

f. January, 1840 - April, 1843, Use unknown.

g. May, 1843, to 1845 or 1846, Metal and roofing shop of Benjamin M. Snook.

2. Stone Building erected

h. May 7, 1846 - 1847, Marble Yard of John Pagan.

i. 1847 - 1848, occupied by William Malone and others.

j. 1849 - 1861, use not known, but may have been utilized as a warehouse.

3. Brick Building

a. 1854 or 1855 - 1862, Dry Goods and Grocery Store of John and William Walsh.

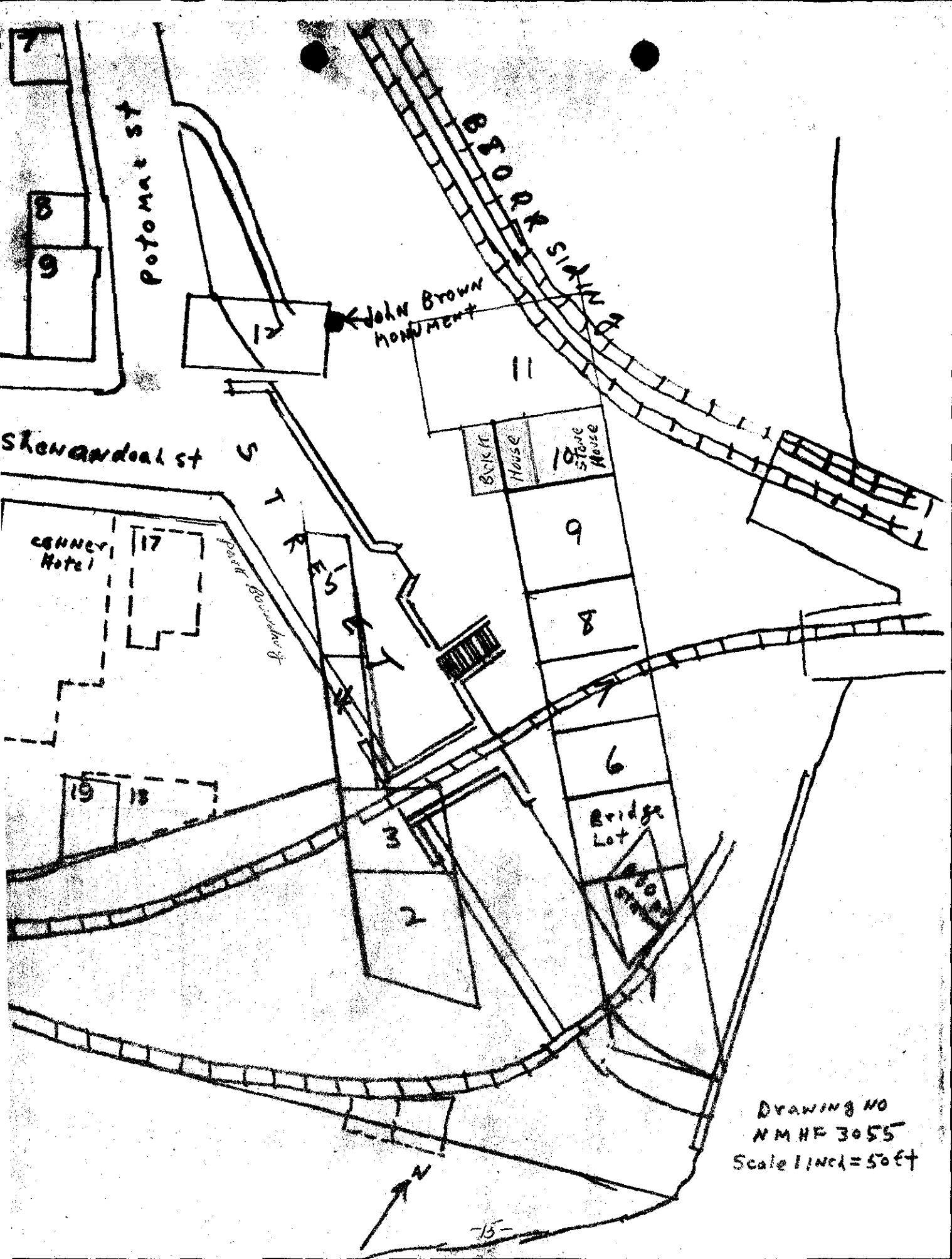
7. CONCLUSIONS AND RECOMMENDATIONS

For the location of the buildings on Wager Lot No. 10 in relation to modern features and the Monument boundaries, see the tracing made from Drawing No. NM-HF-3055, which appears on the next page of this report.

It is suggested that the entire Ferry Lot area by interpreted by means of approximately three trailside exhibits that will use some of the old photographs presented in the Ferry Lot Study Reports, as well as a map that relates the old building sites to the modern features.

(Sgd) CHARLES W. SNELL

Charles W. Snell
Historian (Park Supervisory)
September 10, 1958


7
8
9
Potomac st
B&O RR Siding
John Brown Monument
12
11
Brick House
10 Stone House
9
8
6
Bridge Lot
3
2
Skenandoa l st
STREET
Conner Hotel
17
Park Boundary
19
18
N
Drawing No
NMHF 3055
Scale 1 Inch = 50 ft