

HISTORIC BUILDING REPORT

PART 1

for

Building No. 43.

The McCabe-Marmion Building

Harpers Ferry National Monument

Prepared by

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Dated July 9, 1958
32 pages.

~~HF-20~~

Table of contents

SECTION I - ADMINISTRATIVE DATA.....	1 page
SECTION II - HISTORICAL DATA.....	1
1. Ownership Of The Land, 1835 To 1871	1
2. Construction Of Bldg. No. 43, 1845	5
3. Use Of Bldg. No. 43, 1845 To 1861.....	7
4. Historical Prints And Photographs.....	14
5. Historical Plans Of Bldg. No. 43.....	14
6. Summary Of Historical Data:.....	14
7. Conclusions And Recommendations:.....	16
SECTION III - ARCHITECTURAL DATA.....	19
1. Bldg. No. 43 Today:.....	19
2. Stablization Or Reconstruction Required?.....	19
3. Estimated Costs	21
APPENDIX I - Photographs	22

SECTION I - ADMINISTRATIVE DATA

A. Name and Number of Buildings

Building No. 43, The "McCabe-Marmion Building."

B. Proposed Use of the Structure

We believe that a stronger case can be made for the stabilization of Building 145 as a ruin than for its restoration to the historic period. Many visitors enjoy the scene of a historic ruin and this is only readily accessible one in the lower town area. Since fires were of fairly common occurrence then as now it seems quite fitting to show the ruin left by fire even tho this was the result of a recent fire. Many older persons are reluctant to climb the path to the more historic ruins of the Episcopal Church and for these people Building #43 will afford the only opportunity to view a ruin at Harpers Ferry National Monument. Artists have been observed painting this particular scene.

C. Provisions for Operating the House: (None)

No funds are currently programed for the reconstruction and restoration or for the stabilization of this building.

D. Preliminary Estimate of Cost for Rehabilitating the Structure and Grounds:

The estimated cost of the reconstruction and restoration of Building 145 is \$60,000. The estimated cost of the stabilization of the Building is \$15,000.

SECTION II - HISTORICAL DATA

1. OWNERSHIP OF THE LAND, 1835 TO 1871

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 & assigned the following lots as designated J.B.W. & numbered in the annexed plat, viz. Lots No. 1-7-9-15 being a part of the old tavern lot - 19-23-25-27-37-41-44 including the new building recently attached to the mansion -46-47-53 & 54." The Court further appointed a special receiver to take into possession the share 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 [James] Wager took benefit of the insolvent laws..."³

On January 14, 1836, the Court appointed two more Commissioners and directed them to sell at public auction to the highest bidder the real estate of James B. Wager for the purpose of settling his debts. Thus

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, p.140. See page 3 of this report.

³ Deed Book 29, pp.140-141.

in 1835 James B. Wager became the owner of Wager Lot No. 47 (See the Blue and Orange area on the plat, page 3 of this report) and it is upon Wager Lot No. 47 that Bldg. No. 43 stands today.

Lot No. 47 was first offered for sale in June 1836⁴ and was apparently sold on November 1, 1836.⁵ Here the evidence on the ownership of this lot abruptly ends, not to reappear again until 1857 and 1871; The history of ownership 1836-1865 must therefore be reconstructed on the basis of probability. Explanation of this failure to record important deeds is simple: we are dealing with two gentlemen who hated to put anything into writing, namely Dr. Nicholas Marmion and Martin Grace, and we must hasten to say in their defense that the fact that we have been able to uncover as much as we have about their activities was due to a series of events beyond their control. [How do they know- a ref have been made to a previous report]

Wager Lot No. 47, then a vacant lot, was probably purchased jointly by Dr. Marmion and Martin Grace on November 1, 1836 for a total of about \$600, each man probably putting up about \$300.⁶ Based on the later construction of Bldg. No. 43, the lot, which fronted 40 feet on Shenandoah Street, was at that time divided into two equal sections. The southwest half [how do we know], with a 20 foot front on Shenandoah Street, thus became the property of Dr. Marmion (see the Orange colored lot on the plat, page 3) and the northeast half, also

⁴ Virginia Free Press, April 7, 1836, p.4, c.1; June 2, 1836, p.3, c.5.

⁵ Virginia Free Press, September 22, 1836, p.3, c.5. The lot must have been sold in November 1836 as the next notice for sale of further property fails to list Lot No. 47, see issue for September 22, 1837, p.3, c.4.

⁶ Wager Lot No. 46, adjoining No. 47, and also vacant, was sold for \$600 in 1836. Deed of B. & S., January 1, 1840, Deed Book 24, pp.214-215.



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.

fronting 20 feet on the same street, become the property of Martin Grace (see the Blue colored lot on the plat, page 3).

Dr. Marmion remained the owner of the Southwest half of Wager Lot No. 47 from 1836 until after the Civil War.⁷ Martin Grace remained the owner of the Northeast half of Lot No.47 from 1836 until his death in 1849. His estate then became involved in a legal action which provides us with the first documentary evidence relating to the property since 1835. This deed reads:

"This deed made this 6th day of July in the year 1857 between Andrew Hunter Special Commissioner as hereinafter mentioned of the first part and Mary Catherin McCabe, John McCabe, Alexander McCabe and Ellen McCabe, children of Francis McCabe deed, of the other part. - Whereas by a decree of the Circuit Court of Jefferson County in the Chancery case therein depending of Thomas Sexton and other plaintiffs against Mary Grace and there(sic) defendants, the said Andrew Hunter as Special Commissioner in said decree proceeded to sell on the 17th day of September 1853, the real estate in the proceeding of said case mentioned - consisting of six several lots with the improvements thereon, at Harper's Ferry in the county of Jefferson - said lots being numbered 1,2,3,4,5, & 6 in the report made in said case by certain commissioners appointed to value the same and assigned the widow of Martin Grace her dower, to which report filed in said case, reference can be had. - And whereas at said sale Lot No. 6 was struck down to a certain William McSherry he being the highest bidder at the price of \$1,577.50 but said bid and purchase being made for and in behalf of said Francis McCabe, the same was accordingly by the direction of said William McSherry transferred to hm. - And whereas before any deed was made for said lot, the said Francis McCabe departed this life interstate, having four children above mentioned as grantees in this Deed and who as his heirs at law became entitled to the said real estate - and whereas further the said Francis McCabe in his life time, and his administrator - Bernhard McCabe since his death have fully paid up the purchase money aforesaid and there upon the said Andrew Hunter as special commissioner has been by a decree in said case, authorized and directed to make a conveyance of said property - This Deed therefore witnesseth that in the consideration of the foregoing premises, the said Andrew Hunter as Special Commissioner aforesaid, didth hereby grant unto the Mary Catherine McCabe, John

⁷ Dr. Marmion failed to record his deeds before the Civil War and said deeds were apparently destroyed during the war. His heirs were unable to produce any deeds for property purchased before 1865- see for example, Deed apparently learned his lesson and property acquired after 1865 was carefully recorded.

McCabe, Alexander McCabe and Ellen McCabe children and heirs at law of said Francis McCabe- said Lot No. 6 situated on Shenandoah St. in the town of Harper's Ferry and having upon it a large warehouse, etc. being the northeast half of lot known as Lot No. 47 in the division of the real estate of John Wagers heirs at Harper's Ferry..."⁸

Thus from September 17, 1853 until 1871 the Northeast half of Lot No. 47 was the property of the McCabe family. On May 13, 1871 Alexander McCabe sold this half of the lot to Dr. Marmion.⁹

2. CONSTRUCTION OF BLDG. NO. 43. - 1845

Lot No. 47 was described in 1836 as a "vacant lot on Shenandoah Street...40 feet by about 70 feet."¹⁰ This is also confirmed by the 1835 map: "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., 1835, Map No. 2,"¹¹ a tracing of which will be found on the next page.

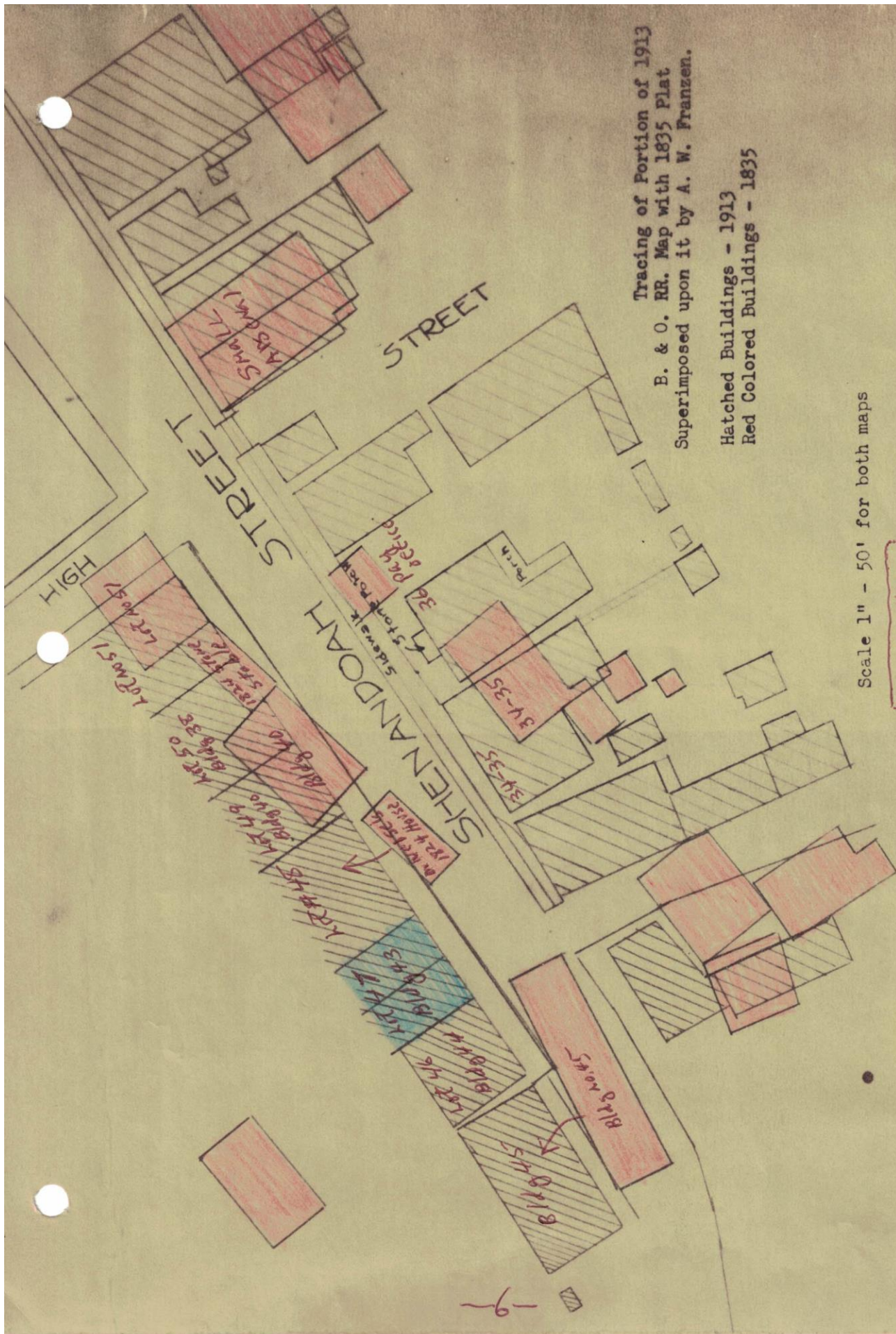
Documentary evidence on the construction of Bld. No. 43, like that on the ownership of the lot, is mighty slim; but this is what apparently happened. Wager Lot No. 47 stood vacant from 1836 until 1844. In 1845 Dr Marmion and Martin Grace jointly constructed Bldg. No. 43, the building being divided into two independent sections, based no doubt on the ownership of the lot. Bldg. No. 43 was erected as a three and one-half story building, built of stone and fronting 40 feet on Shenandoah Street by 31 feet four inches in depth. The original roof was probably slate. Each half of the structure fronted 20 feet on the street and contained a store room on the first floor

⁸ Deed of B. & S., July 6, 1857, Deed Book 37, pp.151-152.

⁹ Deed of B. & S., May 13, 1871, Deed Book 6, pp.39-40.

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

¹¹ National Archives R.G.77. Records of the Office of the Chief of Engineers, Fortification Map File, Part of Map: Dr.150-Sheet 82-2.



Tracing of Portion of 1913
B. & O. RR. Map with 1835 Plat
Superimposed upon it by A. W. Franzen.

Hatched Buildings - 1913
Red Colored Buildings - 1835

Scale 1" = 50' for both maps

MARKET HOUSE
SITE 1847

and living quarters on the upper two and one-half floors. In spite of Dr. Marmion's great efforts to apparently keep all of this a secret, one of his tenants let the cat out of the bag, advertising in December 1845: "I am now receiving and opening in the new House recently erected by Dr. Marmion, on SHENANDOAH STREET, a few doors west of the Pay Office, opposite side... a new Store."¹²

This sums up the documentary evidence that has been found relating to the construction of Bldg. No. 43. As noted on the measured Drawings No. NM-HF-3066, "Building No. 43, The Watt Store and Similar Adjacent Building," dated September 6, 1956, 10 sheets, on Sheet No. 5, the construction of Bldg. No. 43 occurred at the same time the third floor was being added on the adjoining structure, Bldg. No. 44.

3. USE of BLDG. No. 43, 1845 to 1861.

For the purposes of this report the store located on the southwest or Dr. Marmion's half of Lot No. 47 will be called STORE NO. 1. The store located on the northeast half of the lot, and owned first by Martin Grace and then by the McCabe family, will be called STORE NO.

2.

A. USE OF STORE NO. 1, Marmion's Bldg.

On December 25, 1845 Arnold S. Stephens announced:

"ARNOLD S. STEPHENS
WHOLESALE DEALER IN
BOOTS, SHOES, HATS, CAPS, TRUNKS, &C., &C.

"I am now receiving and opening in the new House recently erected by Dr. Marmion, on SHENANDOAH STREETS, a few doors west of the Pay Office [see map on page 6 for the location of the Armory Pay Office], opposite side, an entire new and extensive Stock of Gentlemen's, Ladies', Boys', Youths', Misses', and Children's

¹² Virginia Free Press, December 25, 1845, p.3, c.4.

BOOTS, SHOES, HATS, CAPS, TRUNKS, &C., &C.

Of Philadelphia and Eastern Manufacture, of superior quality and workmanship, which I can and will sell at prices as low as can be purchased in the Eastern Cities. I respectfully invite the Citizens of HARPERS FERRY, BOLIVAR, and surrounding Country, to come and examine my stock. A.S. STEPHENS. N.B. Gentlemen are respectfully invited to examine my assortment of beautiful and elegant finished HATS, of superior quality."¹³

Mr. Stephens had moved his business, which had previously been located in the brick house located on Wager Lot No. 51, into STORE NO. 1 of Bldg. No. 43, and here he remained until March of 1850. Dr. Marmion, breaking his usual silence on this occasion, advertised:

"A STORE TOOM & DWELLING HOUSE FOR RENT

"Mr. A. S. Stephens, intends on the 1st of April, to withdraw from the room on Shenandoah Street, in which he has done, it is believed a very profitable business, for several years, in the sale of Boots, Shoes, Hats, &c. A fine opportunity of making money is offered to any person of moderate capital who may wish to continue the above business or who may desire to add thereto that of Groceries or Dry Goods.

"The room which is being well fitted up, is advantageously situated immediately opposite the Market-House [see may page 6 for general location in red ink of this structure, which was erected by the U.S. Government in 1847], on the main street.

"The subscriber has for rent a number of houses in Harpers Ferry and Bolivar belonging to himself and to the estates and heirs of Wm. McGraw and Edward Kelly, Deceased."¹⁴

Mr. Stephens, however, took an entirely different view of this matter and bluntly announced:

"REMOVAL

"A.S. Stephens has removed his Boot, Shoe, Hat and Cap Store opposite Garrell's Hotel [thus locating himself in the building on Wager Lot No. 5], near the Depot... I have the advantage of a reduction of rent in my new location, instead of an exhorbitant advance in the rent of the room owned by Dr. N. Marmion, which I lately occupied..."¹⁵

By May of 1850, however, Dr. Marmion's house was rented:

¹³ Ibid., p.3, c.4.

¹⁴ Virginia Free Press, March 14, 1850, p.3, c.2.

¹⁵ Virginia Free Press, March 28, 1850, p.3, c.1.

"NOTICE

"The subscriber would respectfully inform the public, that she is prepared to cleanse and renovate Cloth Clothes of every description; renew the colors, or change them to deep or light Blue, Black, Mulberry Green, &c., &c. She will also attend to repairing Gentlemen's wearing apparel on the most reasonable terms. She respectfully solicits patronage. RESIDENCE: Dr. Marmion's House, Main Street, nearly opposite the Market House, Harpers Ferry, Virginia. LOUISA EVANS."¹⁶

The census of 1850 provides us with the following information on this lady:

"Louisa Evans, 31 years old, female, born in Virginia.
Ann Evans, 32 years old, female, born in Virginia."

Also living in the same building at this date were:

"George Rundall, 37 years old, male, Armourer, born in Virginia.
Enugmus Cleavland, 26 years old, male, Merchant, " " "
Catherine Cleavland, 26 years old, female, " " "
George Teachman, 27 years old, male, Merchant, " " "
James Riely, 24 years old, male, Merchant, " " "
Ellen Nundale, 22 years old, female, " " " ¹⁷

The businesses occupying STORE NO. 1 in Bldg. No. 43 after 1850 either failed to advertise, or if they did so, they neglected to give enough information on their location so that they can be situated in this store.

The census of 1860 indicates that Bldg. No. 43 was occupied by the following persons:

"Margaret A. Kripps, 33 years old, female. Boardinghouse Keeper, Value of Personal Estate: \$200. Born in Maryland.
Columbus Kripps, 18 years old, male, Born in Virginia.
George H. Kripps, 14 years old, male, " " "
David Whip, 36 years old, male. Tailor, born in Maryland.
John Legg, 23 years old, male. Shoemaker, born in Virginia.
Charles Ginman, 18 years old, male. Clerk, born in Maryland.
Erastus Cleveland, 38 years old, male. Machinist, born in Maryland.

¹⁶ Virginia Free Press, May 9, 1850, p.3, c.2.

¹⁷ 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, Jefferson County (Part), p. 418.

George Cleveland, 13 years old, male, born in Maryland.
Elizabeth Mitchell, 40 years old, female, born in Maryland.
Susan Autt 8 years old, female, born in Maryland.
John W. Powers, 24 years old, male. Artist, born in Virginia.
Luinda Powers, 56 years old, female. Value of Personal Estate: \$100,
born in Virginia.
Sarah C. Powers, 29 years old, female, born in Virginia.
Alice H. Powers, 17 years old, female, born in Virginia.”¹⁸

B. USE OF STORE NO. 2, Martin Grace and McCabe Building:

The first business to be definitely located in STORE NO. 2 of Bldg. No. 43 is that of F. J. Conrad in 1848. Mr. Conrad, however, may well have been situated in this store as early as 1845. In March of 1848 he first advertised:

PURCHASERS WANTED
For
500,000 HERRING 7 SHAD
On Shenandoah Street, Opposite the Market House

“The undersigned would respectfully inform the Citizens of Jefferson, Loudoun, and the adjacent counties, that he is Agent for the sale of FRESH FISH. He will constantly have on hand, and be receiving, Fresh Fish, during the season, which he will be willing, and is determined to sell as cheap as they can be purchased elsewhere, and will at all times insure them sound and well cured. Therefore, come one, come all, and look at the Fish, and learn the prices before purchasing elsewhere. The boats will be arriving daily, as soon as the fishing season commences. F. J. CONRAD. Agent for Joseph Dowling, of Georgetown, D.C...”¹⁹

A week later Mr. Conrad ran the following notice, which indicates that he had been in business at this location for some time before his first advertisement:

CO-PARTNERSHIP

“F. J. Conrad has this day [March 25, 1848] associated with himself, in the Mercantile business, his brother F. M. Conrad. The business will hereafter be carried on in the name of F. J. Conrad & Brother...

¹⁸ 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 (Part), p.197.

¹⁹ Virginia Free Press, March 18, 1848, p.3, c.1.

"N.B. Those persons knowing themselves indebted to me, by Book, Account, or otherwise, will please come forward and make settlement, as I am desirous of closing my former business. F. J. CONRAD."²⁰

By 1848 the firm expanded their business, announcing:

WHOOOP! HURRAH!!
CUT AND COME AGAIN!!!

"The subscribers would most respectfully inform their friends and the citizens of Harpers-Ferry and the surrounding country generally, that they have just returned from the Eastern cities with a beautiful assortment of

DRY GOODS, GROCERIES
BOOTS, SHOES, HATS, HARDWARE, QUEENSWARE, DRUG, MEDICINES,
And in short any and every article necessary to a complete assortment. Our stock has been selected with much case, and having purchased entirely for cash, we flatter ourselves as much as to believe, that we can offer as great inducements to purchasers, as any merchants in the Valley.

"This is no humbug, but the sold truth. All we ask to convince you is a call and an examination of our prices and assortment. We will take much pleasure in showing you goods, and think it no trouble. Call on Shenandoah Street, just opposite the Market House.

F.J. CONRAD & BRO.

"N.B. We have the largest assortment of Groceries in the place, which were purchased at auction, when very low - and can sell lower than those persons who have purchased since the advance. Our stock of Liquors is prime, embracing all kinds, from the best Cogniac Brandy to Whiskey at 35 cents per gallon." F.J.C. & Bro"²¹

This firm remained in business at this site until ~~some time~~ in 1850 [March 1852]. ~~By October of 1850, however, they had moved their store into Store No. 2 of Bldg. No. 38.~~²²

~~The next business to occupy STORE NO. 2 in Bldg. No. 43 is not known, but may have been one of the merchants mentioned in the Census of 1850, cited on page 9 of this report.~~

By March of 1852 STORE NO. 2 in Bldg. No. 43 was again vacant, and

²⁰ Virginia Free Press, March 25, 1848, p.3, c.5.

²¹ Virginia Free Press, April 8, 1848, p.3, c.2.

²² ~~Snell, Charles W., "Historic Building Report, Part I, for Buildings No. 38 and 39, the Tearney Buildings," dated June 24, 1958, pp.13-14.~~

the owner advertised:

FOR RENT

"A large and commodious stone house on Shenandoah Street in the business part of the town and near to the Market House. It is calculated from its position for public business and would also be a convenient residence...

"If not rented privately, will then be offered publicly for one year from April before the door of my present residence.

MARY GRACE, Executrix of Martin Grace, Deceased."²³

STORE NO. 2 was next rented by Isreal Russell, a fish merchant. In August 1853, Andrew Hunter, Special Commissioner of the Circuit Court, announced the forthcoming sale of this lot at public auction to be held on September 17, 1853. His notice read in part: "COMMISSIONER'S SALE...to sell on Sept. 17th the following real estate at Harpers Ferry, late the property of Martin Grace, dec'd: The large WARE HOUSE and DWELLING on Shenandoah Street now occupied in part by Mr. Isreal Russell..."²⁴

Just when Mr. Russell moved out of STORE NO.2 of Bldg. No. 43 is not known, but it was probably about April 1, 1854, and by 1856 he was definitely located in a building standing on Wager Lot No. 48.²⁵

The next business to occupy Bldg. No. 43, STORE NO. 2 has not been identified, but one likely possibility was the store of J. & J. Mathews. On November 24, 1859, the following notice appeared in the newspaper:

"NEW GROCERY STORE

"The undersigned has opened in Harpers-Ferry
A Grocery Store
In the room formerly occupied by J. & J. Mathews, on Shenandoah

²³ Virginia Free Press, March 11, 1852, p.3, c.1.

²⁴ Virginia Free Press, August 11, 1853, p.3, c.1.

²⁵ Virginia Free Press, July 2, 1857, p.3, c.1.

Street, where he is prepared to sell

GROCERIES, &C.

on the most reasonable terms. His supply will always be full, so that those in want may rely on being accommodated. He also has on hand a supply of SALT. He respectfully asks a call from the public.

LAWRENCE KIRWAN."²⁶

Whether Mr. Kirwan was located in STORE NO. 2 of Bldg. No. 43 or not, cannot be definitely stated, but his was a type of business that would have fitted into this small store room and most of the other nearby store locations on Shenandoah Street were occupied at this time by known businesses. Mr. Kirwan remained in the Grocery and Liquor business at the same location from 1859 to 1861.²⁷ But he did not, in any case, live in Bldg. No. 43. The census of 1860 contains the following information on the Kirwan family:

"Lawrence Kirwan, 21 years old, male. Merchant. Value of personal estate: \$400. Born in Ireland.

"Emma Kirwan, 18 years old, female. Born in Virginia."²⁸

The McCabe family, which owned STORE No. 2 in Bldg. No. 43, were residing in 1860 at their brick house located on their Lot No. 8, Block C, on Shenandoah Street.²⁹ The census for 1860 yields the following data on the McCabe family:

"Bernhard McCabe, 56 years old, male. Coal Breaker. Value of Real Estate: \$400; Value of Personal Estate: \$100. Born in Ireland.

Catherine McCabe, 55 years old, female. Born in Ireland.

Catherine McCabe, 25 years old, female. " " "

Edward McCabe, 21 years old, male. Laborer, Born in Ireland.

John McCabe, 15 years old, male. Born in Virginia.

²⁶ Virginia Free Press, November 24, 1859, p.3, c.1.

²⁷ Virginia Free Press, December 8, 1859, p.3, c.1; August 16, 1860, p.4,c2. March 28, 1861, p.3, c.1.

²⁸ National Archives R.G. 29, Records of the Bureau of the Census. Population Schedules of the Eighth Census of the U.S. 1860, Virginia, Volume 13, Jefferson County (Part), p. 191.

²⁹ Deed of B. & S., December 12, 1856, United States to Bernard McCabe, for \$400, Lot 8, Block C. Shenandoah Street, Deed Book 37, pp.153-154.

Alexander McCabe, 11 years old, male. Born in Virginia."³⁰

4. HISTORICAL PRINTS AND PHOTOGRAPHS.

All historical prints and photographs and four modern photographs of Bldg. No. 43 will be found in Appendix I of this report.

5. HISTORICAL PLANS OF BLDG. NO. 43.

No historical plans of Bldg. No. 43 have been found and it is unlikely that any will be located. For modern measured drawings of Bldg. No. 43. see: Drawing No. NM-HF 3066, "Building No. 43, The Watt Store and similar Adjacent Building," dated Sept. 6, 1956, 10 sheets. A preliminary plan of the first floor of Bldg. No. 43 has been furnished for this report through the courtesy of Architect Archie W. Fransen; this plan will be found in the Architectural Section.

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 31, 1836, owned by James B. Wager.
3. November 1, 1836 until after the Civil War, SOUTHWEST HALF OF THE LOT owned by Dr. Nicholas Marmion. Purchased price probably about \$300.
4. November 1, 1836 to September 17, 1853. NORTHEAST HALF OF THE LOT owned by Martin Grace. Purchase price probably about \$300.
5. September 17, 1853 until after the Civil War, NORTHEAST HALF OF THE LOT owned by Mary Catherine McCabe, John McCabe,

³⁰ National Archives R.G. 29. Population Schedules of the Eighth Census... 1860, Volume 13, p. 200.

Alexander McCabe, Alexander McCabe and Ellen McCabe, the children of Francis McCabe. Purchase price: \$1,577.50.

B. Construction of Bldg. No. 43:

Bldg. No. 43 was constructed by the joint owners of the lot, namely Dr. Nicholas Marmion and Martin Grace, in 1845. They erected a 3½ story stone structure that fronted 40 feet on Shenandoah Street and was 31 feet four inches deep. The building was divided into two independent sections by means of a brick wall running through the center, the wall being situated on the division line of the lot. The first floor of each section contained a store room and the upper 2½ floors were designed for use as living quarters. The original gable roof was probably slate.

C. Use of Bldg. No. 43, 1845 to 1861:

<u>Store No. 1</u> Marmion's Building	<u>Store No. 2</u> Grace-McCabe Building
1. <u>December 1845 to March 1850:</u> Arnold S. Stephens' Boot, Shoe, Hat, Cap and Trunk Store.	1. <u>Probably 1845 to 1848 and from 1848 to [March] 1852:</u> a Grocery and Dry Goods Store operated by F. J. Conrad and Brother.
2. <u>May 1850 to ? :</u> Louisa Evans Cleaning and Dying Establishment; also possibly a small grocery and dry goods store.	~~2. <u>1850 - 1852:</u> Unknown, but probably a small Dry Goods and Grocery Store, perhaps operated by George Teachman, James Riley or E. Cleavland.~~
3. <u>1859 - 1861:</u> Unknown, but perhaps a Tailor Shop operated by David Whip or a Shoemaker's Shop run by John Legg.	3. <u>1852 to 1853 to ? :</u> Store of Isreal Russell, a fish merchant.

4. ? to 1859: Probably the Grocery Store of J. & J. Mathews.
5. December 1859 to 1861: Probably the Grocery and Liquor Store of Lawrence Kirwan.

The upper floors of Bldg. No. 43 in the 1859-61 period were being utilized as a Boarding House.

7. Conclusions and recommendations:

It is believed that enough evidence from photographs sources has been presented in this report to permit the accurate restoration and reconstruction of the exterior of Bldg. No. 43 to its appearance in the 1859-65 period, if such reconstruction is believed to be desirable. On the other hand, little information regarding the interior appearance of Bldg. No. 43 has been found and the evidence from documentary sources is not sufficient in itself to permit the accurate reconstruction of the interior of this structure. Actual architectural investigation of these ruins may, of course, remedy this situation.

Bldg. No. 43 today is a splendid ruin, composed of four exterior stone walls and one interior brick partition wall, all of which are largely intact. Two positions can be taken on the question of whether or not to restore this structure of its 1859-65 appearance. The arguments for and against such reconstruction follow:

A. For Restoration and Reconstruction:

Enough evidence has been found to permit accurate exterior restoration and reconstruction. Architectural investigation may perhaps reveal enough data to allow some interior reconstruction.

Bldg. No. 43 was once a fine appearing structure and as all other historical buildings within the Monument, with the probable exception of Bldg. No. 48-A-the ruins of a church, will most likely be restored, why make an exception in the case of Bldg. No. 43?

B. For Stabilization whether than Reconstruction and Restoration:

1. Bldg. No. 43 today is a magnificent ruins and a great favorite of artists drawing and painting in the Monument. It stands as mute but impressive testimony of the important role that fire, flood and the sword have played in the history of Harpers Ferry. With only stabilization required to save the remains and protect visitors, the building as it stands today is a splendid exhibit.

2. Approximately 26 other historical buildings in the Monument will be restored and the question has been raised in each case of what use can the structure be put to after it has been restored. The restoration and reconstruction of Bldg. No. 43 will certainly raise the question of what use can be made of this ruin after restoration.

3. The long range maintenance of some 26 historical structure after their initial restoration would also appear to be an expensive proposition. The estimated cost of the complete exterior and interior restoration and reconstruction of Bldg. No. 43 is \$60,000. Stabilization of these ruins would, of course, cost a great deal less and would not add greatly to the problem of maintaining the building. It should also be noted that none of these building individually, have been any great historical or architectural significance, but taken together they form an impressive historical backdrop for the truly historic events that took place in their vicinity.

On the basis of the above considerations I therefore recommend that Bldg. No. 43 be stabilized as ruins rather than restored and reconstructed. The stabilized ruins of Bldg. No. 43 can be interpreted by means of some of the old photographs included in their report.

In the event, however, that it is decided to restore and reconstruct Bldg. No. 43, I then suggest that only the exterior of this structure be restored to its 1859-65 appearance, and that the interior be left as a shell. Involved in such a project would be the complete reconstruction of the gable slate roof, new doors and windows for the entire building, and the reconstruction of the three story wooden porch on the front of the structure. The two chimneys would also to be restored and the interior of the building made structurally sound.

In conclusion, it is recommended that Bldg. No. 43 be called the McCabe-Marmion Building after the two owners of this structure in the 1859-1865 period.

Charles W. Snell,
Historian (Park Supervisory)
July 9, 1958

SECTION III - ARCHITECTURAL DATA

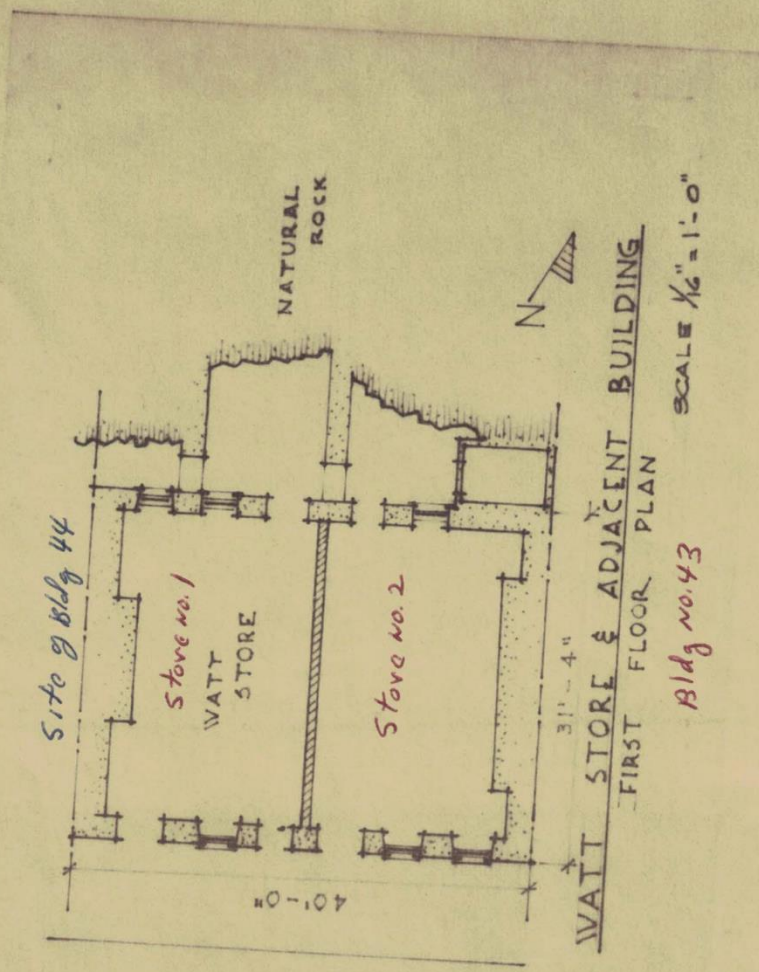
1. BLDG. NO. 43 TODAY:

Bldg. No. 43 today is a ruin composed of the original four exterior stone walls, and one brick interior partition wall. The front and rear exterior walls are three stories in height, the two end gable walls are 3½ stories high and the interior brick partition wall is about three stories high. The structure fronts 40 feet on Shenandoah Street and is 31 feet four inches deep. The building was divided by means of the brick partition wall, into two independent sections, with a store room located on the first floor of each half and living quarters located on the upper 2½ floors of each section.

On the next page will be found a preliminary plan of the first floor, furnished by Architect Archie W. Franzen. Modern measured drawings of the entire building have also been made. Modern photographs of the ruins will be found in Appendix I of this report.

2. STABILIZATION OR RECONSTRUCTION REQUIRED?

It has been recommended in the Historical Data Section, pages 16-17, that the ruins of Bldg. No. 43 be stabilized. In the event, however, that it is decided to restore this structure, the following work would be necessary: The gable roof, composed of slate, must be reconstructed, also all doors and windows in the building as well as the three story wooden porch that once stood in front of this structure. The entire interior of the building will require complete reconstruction.



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3. Estimated Costs:

The estimated cost of the complete interior and exterior restoration of Bldg. No. 43 is \$60,000. The estimated cost of the stabilization of this structure is about \$15,000.

Charles W. Snell,
Historian (Park Supervisory)
July 8, 1958

APPENDIX I

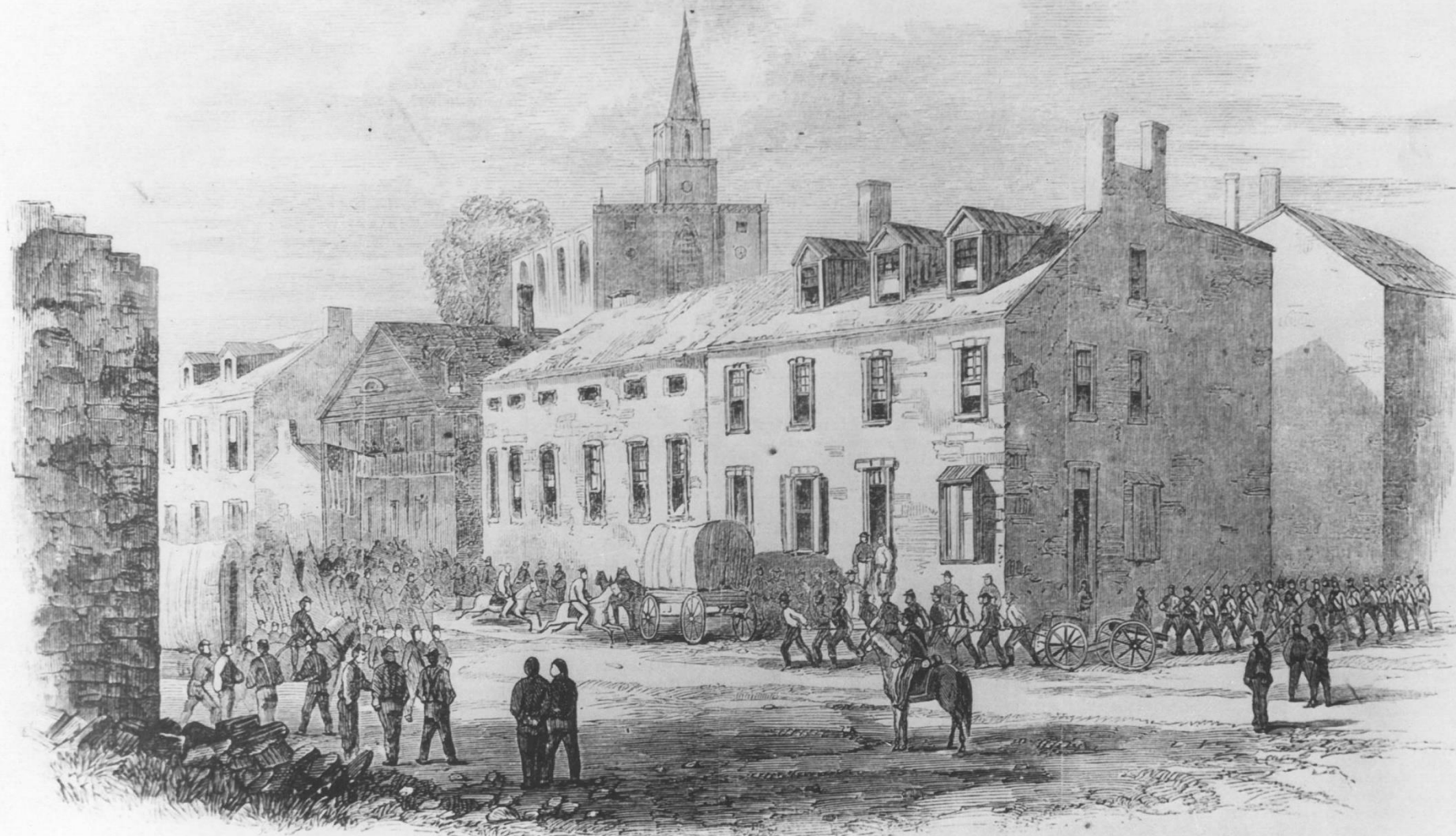
HISTORICAL AND MODERN PHOTOGRAPHS

"The Main Street [Shenandoah Street], Harper's Ferry, Va. -
Zouaves on Mules - Contrabands Hauling Guns - Officers
Lounging, &c., October 16 (1862), - Sketched by our Special
Artist, Mr. Edwin Forbes."

From Frank Leslie's Illustrated Newspaper, November 8,
1862, p.109.

Harpers Ferry Negative No. HF-67

From right to left: Extreme right- Bldg. No. 37, then brick
bldg. erected by William Anderson on Wager Lot No. 51, in
1832; then Bldg. No. 38, Bldg. No. 40; a small house on
Wager Lot No. 48, and at the extreme left: Bldg. No. 43.



THE MAIN STREET, HARPER'S FERRY, VA.—ZOUAVES ON MULES—CONTRABANDS HAULING GUNS—OFFICERS LOUNGING, &C., OCTOBER 16.—SKETCHED BY OUR SPECIAL ARTIST, MR. EDWIN FORBES

"Harpers Ferry and Potomac Bridge from Base of Maryland Heights below (East) of Bridge."

Original glass negative at Gettysburg N.M.P.
Harpers Ferry Negative No. HF-40.

This remarkable view was made after February 1862, as the buildings which occupied the point were burned and destroyed at that date, and are missing, thus opening up this view of Shenandoah Street.

The first building visible at the end of the iron R.R. bridge, over the wooden trestle work, is Bldg. No. 12, then across High Street is the large brick bldg. standing on Wager Lot No. 51, next stands Bldg. No. 38, then Bldg. No. 40 (with white walls and part of porch showing), and then the gable and wall and the small building in the rear of Bldg. No. 43.



"Harpers Ferry and Potomac Bridge from Base of Maryland Heights below (East) of the Bridge."

Photograph made after February 1862 and before 1865.

This is a blowup of an area made from Photograph HF-40. Harpers Ferry Negative No. HF-377.

Bldg. No. 12 to right at the end of the iron R.R. bridge, then brick bldg. on Wager Lot No. 51, Bldg. No. 38, then Bldg. No. 40 and at left a portion of the roof and gable wall of Bldg. No. 43 with small outbuilding standing in rear.



"Shenandoah Street, Harpers Ferry, Va."

Original glass negative at Gettysburg N.M.P.
Harpers Ferry Negative No. HF-35.

This photograph was made after February 1862 and probably before 1865. It was certainly taken before the 1889 flood.

From right to left: Brick bldg. on Wager Lot No. 51, Bldg. No. 38, Bldg. No. 40 (burned out), and at the extreme left is to be seen a portion of the gable wall of Bldg. No. 43.



"Street Along Canal Above Present Key Bridge,
Georgetown, D.C."

Actually Shenandoah Street, Harpers Ferry.

From Howells, John Mead, Lost Examples of Colonial
Architecture, New York, 1931, Plate 51

Donation of Charles Peterson.

Harpers Ferry Negative HF-466.

Left to right, corner of Bldg. No.45, then Bldg. No.44-
with iron porch and then Bldg. No. 43. Believed to have
been taken about 1884.



STREET ALONG CANAL ABOVE PRESENT KEY BRIDGE.

SHENANDOAH STREET DURING THE 1889 FLOOD

Harpers Ferry Negative HF-82.

BLDG. No. 43 at right, then Bldg. No. 44 and Bldg. No. 45
(with wreckage of house in front of). To the left is Bldg.
No. 33.



"SHENANDOAH STREET in Harpers Ferry, 1921."

From The Sunday Star, Washington, D.C.,
June 12, 1921- Part 4, p.4.

Harpers Ferry Negative No. HF-346.

Donated by Mrs. Henry McDonald, Harpers Ferry.

BLDG. No. 43 at right. The McCabe section or Store No. 2

with the porch in front, then the Marmion section or Store

No. 1 with the three story porch. Next Bldg. No. 44 and at

the left Bldg. No. 45.



View of the front and roof of Bldg. No. 43, ~~1956~~ [Before
1955]

Contributed by a visitor
Harpers Ferry Negative No. NHF-505

Catholic Church Steeple in background



Front of Bldg. No. 43 - Winter 1956

Photographer E. M. Dale
Harpers Ferry Negative No. NHF-504

To right Bldg. No. 41-a non-historic bldg. since removed;
then Store No. 2 of Bldg. No. 43, and to left Store No. 1
of Bldg. No. 43.



Northeast Gable Wall and front of Bldg. No. 43
May 15, 1957

Photograph by Archie W. Franzen.
Harpers Ferry Negative No. NHF-541

View of the northeast gable wall of Bldg. No. 43 after the
removal of Bldg. No. 41 (stones, etc in the foreground).

Note the "shadow" of the pre-Civil War house that stood on
the lot before the erection of Bldg. No. 41.



Ruins of Bldg. No. 43 - January 1955.

Harpers Ferry Negative No. NHF-526

View of the rear of Bldg. No. 43.

Bldg. on left, Bldg. No. 41 since removed. Center: Bldg. No. 43 (in ruins). Bldg. on Right-Bldg. No 44. Across the street is to be seen Bldg. No. 33, which was erected after the Civil War.

