

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

TABLE OF CONTENTS

	<u>Page No.</u>
<u>SECTION I - ADMINISTRATIVE DATA</u>	1 page
<u>SECTION II - HISTORICAL DATA</u>	
1. <u>OWNERSHIP OF THE LAND, 1835 to 1865</u>	1
2. <u>CONSTRUCTION OF THE BUILDINGS ON WAGER LOT NO. 10</u>	3
3. <u>USES OF THE BUILDINGS, 1830 - 1862</u>	7
4. <u>HISTORIC PHOTOGRAPHS AND PRINTS OF THE BUILDINGS</u>	12
5. <u>HISTORICAL PLANS OF THE BUILDINGS</u>	12
6. <u>SUMMARY OF HISTORICAL DATA</u>	12
7. <u>CONCLUSIONS AND RECOMMENDATIONS</u>	14

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.



4

\$100 a year. 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:

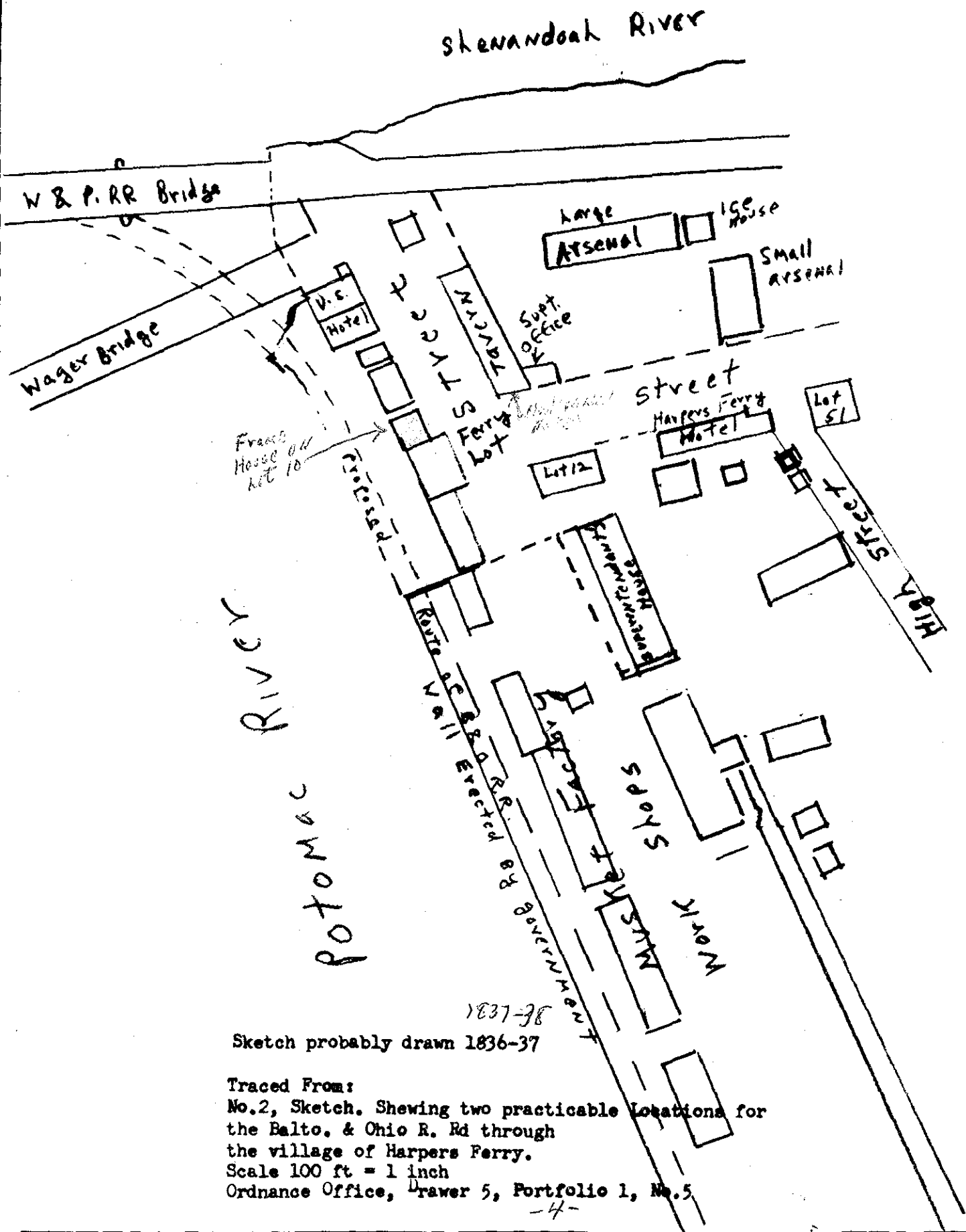
"a certain unimproved lot lying and being at Harpers Ferry...and situated immediately opposite the gable end of Joseph L. Russell's new store [which was located on Wager Lot No. 12] beginning at a point on Potomac street where the line of the land of said Wager's crosses said street thence with said 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

Ordinance 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. 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 Doran. 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, 1848, 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 10)." 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 \$4,500¹¹ 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 protruding 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. O. 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. GLASSGOW

"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. Glasgow stated that his store was located "One door East of Leavering & Rusts' Store", Leavering and Rust were then
14
located on Wager Lot 11.

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
16
they had "taken the shop formerly occupied by Mr. P. Ferral..."
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.
17
Q..." 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]

M. 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-PERRY, 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 retail, a large variety of all those articles which belong to his line of business. Call and see me." 20

21

Mr. Snook, aged about 30, died in April, 1845.

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 Pagan 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 TOMES & 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
23
occupancy of William Malone and others..." 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,
24
Walsh & Bro."

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;
Challars, Lawas, Gingham, Alpaccas, Canton Cloths;
Bombazine, 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;
Hosiery, 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 Drills;
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 Fagan.
- 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.

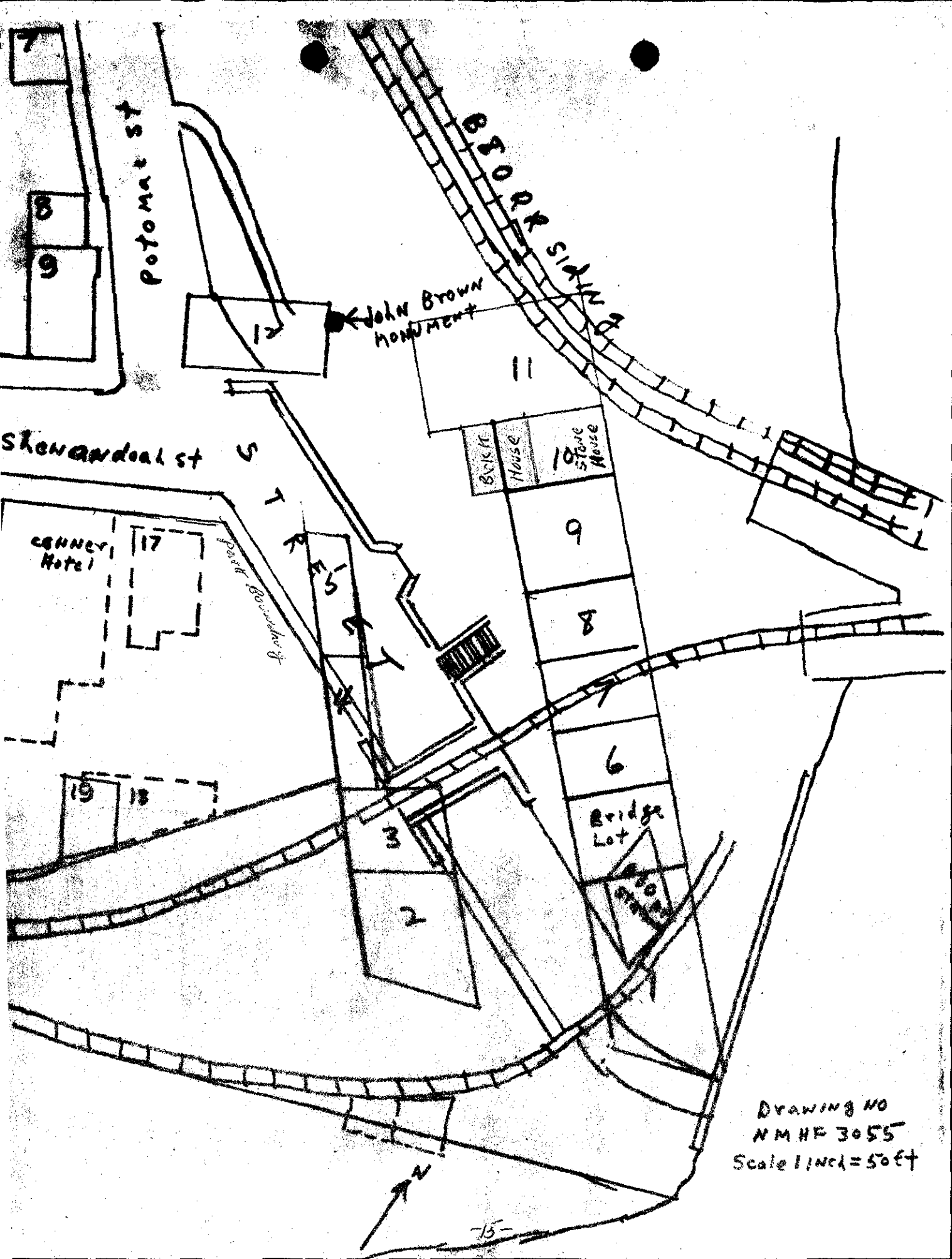
7. CONCLUSIONS AND RECOMMENDATIONS

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 be 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



DRAWING NO
NMHF 3055
Scale 1 inch = 50 ft