

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. 9

Ferry Lot Studies

The Potomac Restaurant or Western Exchange

Hotel, and the Stone House

Harpers Ferry National Monument

Prepared by:

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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 Commissioners¹ 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." 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



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,⁵ a merchant of Harper's Ferry, on June 18, 1836. (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 H. Swaynes; this leasehold⁶ Gibson sold on August 6, 1842. 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 accrue 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. Mrs. Gibson died in January, 1845, intestate, and Samuel Gibson took possession of Lot No. 9 again. 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 26, 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 13, 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 Betts, 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 Betts commissioners as aforesaid 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, 1856, Deed Book 36, 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 venetian 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. 4E), 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 2, 43½ front, and the same depth as 1 and (2) [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 HP-66, page 44, HP-66, page 45, and HP-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)

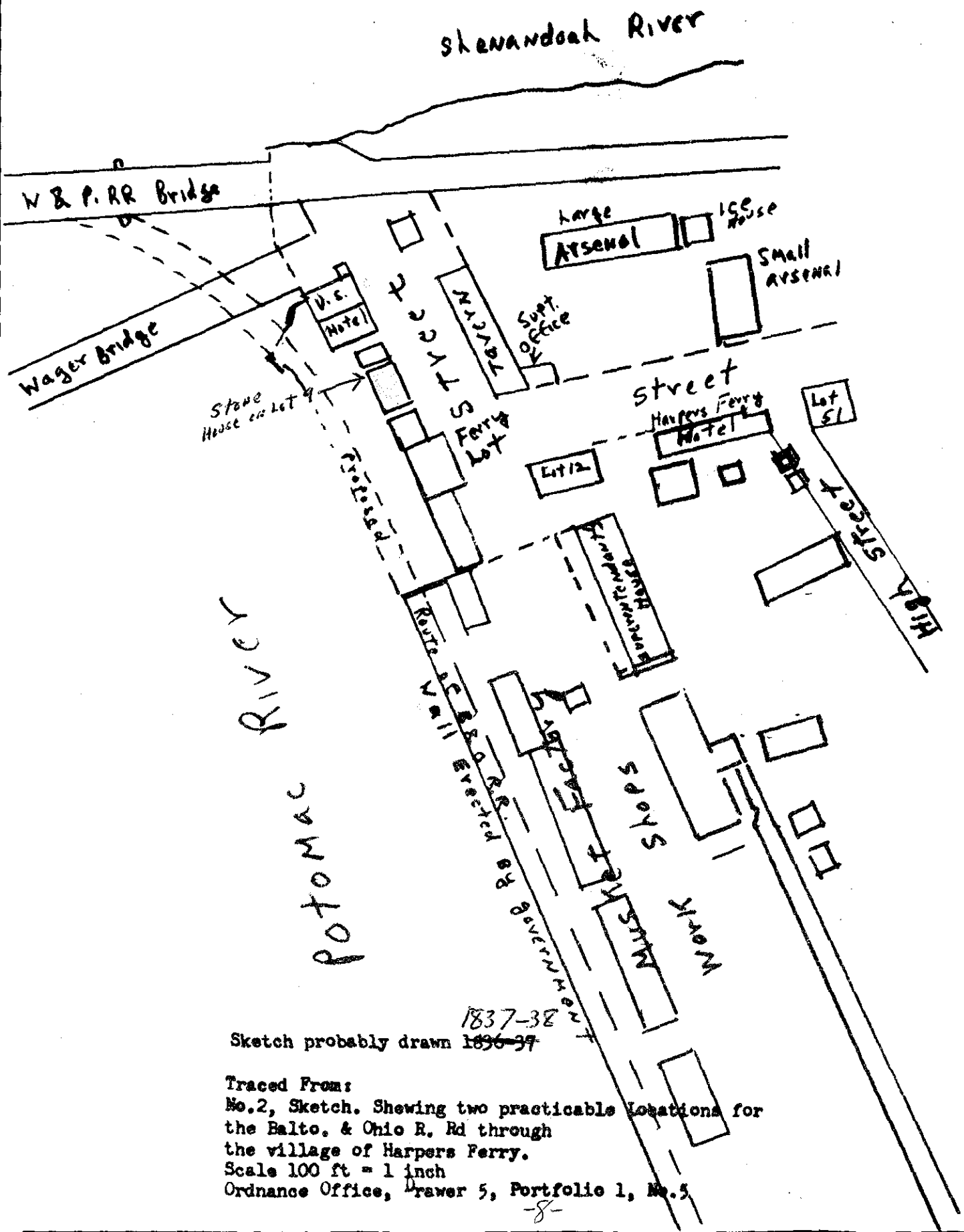
The building on the blue portion of Wager Lot No. 9 was apparently erected by Samuel Gibson in 1837, for in April, 1838, we find the following notice of Mr. Eli H. Carrell:

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.6.



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. MM-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-88, page 35; 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,

Current, 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 Moccabau, 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 29, 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, Clarionette, 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
18
in 1830.

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
19
the place of his decease."

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. Egan, above the store of Thomas 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 "LOUST RETREAT on Potomac Street, two doors above Mr. E. H. Carrell'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 dyeing silk stockings, gloves, feathers, flowers, tiffany, gauzes, crapes, cambrics, muslins, &c.

DRAWING PAINTS.--Blue Saucers, used for drawing and velvet painting, and for dyeing 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 Crook-
 neck do,
 Rutabaga 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 \$290." 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 18, 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 Gridler 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 H. 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.

42

jointly as one hotel until March, 1845.

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 Ballyliff 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 opera-
tions 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 deter-
mined 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, com-
mencing 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), and Samuel Gibson continued to operate both hotels jointly until March, 1856.

47

48

In March of 1856, their lease to the United States Hotel expired and from April, 1856, to March, 1857, Gibson and Mrs. Carrell continued 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 18, 1848, p.2, c.6.

47. Ibid., August 6, 1845, 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, HARPER'S-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 8], 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
51
Company have withdrawn from there as an eating house..."

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.

52

ticket office and Water station..."

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, 1955, 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, 1956, 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 possibly Margaret Carrell, extended the original hotel building out to the platform of the Baltimore and Ohio Railroad track, which then ran along the top of 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 advertized 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.

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. SNEEL

Charles W. Snell
Historian (Park Supervisory)
September 3, 1958

