

Historic Structures Report

HARPERS FERRY

Area

<u>I</u>	<u>BUILDINGS #38 and 39, (TEARNEY BUILDINGS)</u>	
Part	Structure	No.-Class

Project: _____
Nature of, funds & f.y. programmed

Sections:

Admin.

Called for _____
Rec'd. 3/27/64 (Revised)

His.

Called for _____
Rec'd. _____

Architecture

Called for _____
Rec'd. 3/27/64 (Revised)

Called for _____
Rec'd. _____

Called for _____
Rec'd. _____

Review:

distributed Park
" EODC 4/9/64
" WASO
" Region

Approved:

Park 3/26/64
EODC 5/8/64
WASO
Region 5/28/64

(Note: Cross-line accomplished items, with dates when done, received, etc. Crossline whole sheet, when report is over.)



IN REPLY REFER TO:
H30-H

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
Eastern Office, Design and Construction
Philadelphia, Pa. - 19106

May 8, 1964

Northeast Region		Initial and Date
MAY 11 1964		
☒	Reg. Director	
☒	Asst. to RD (PA)	
☒	Asst. to RD (Chief Architect)	4/12
☒	Resource Studies Adv.	
☐	Asst. Dir. Dir. Adm.	
☐	Finance & Prop.	
☐	Personnel	
☒	Programs	
☒	Asst. Reg. Dir. Oper.	
☐	Interp. & VS	
☐	Land & Water	
☐	Maintenance	
☐	Master Plan Coord.	
☐	Res. Planning & VP	
☐	Asst. Dir. Dir. Do-Act	
☐	Fed'l Agency Assis.	
☐	State assistance	

Memorandum

To: Regional Director, Northeast Region

From: Chief Architect, EODC

Subject: Historic Structures Report, Part I, Buildings #36 and #39
(Tearney Buildings), Harpers Ferry

The subject report has been reviewed by the interested personnel of this office and is recommended for approval by Acting Chief H. Reese Smith this date.

The Architectural Data Section was prepared by the Park Management Assistant rather than Mr. Franzen, therefore our review was delayed in order to make Mr. Franzen aware of the report and to obtain his views on the proposed alterations to Building #39.

Robert E. Smith
Robert E. Smith

cc:
Assistant Director, Design and Construction
Superintendent, Harpers Ferry

*Posted
Jmf*

MAY 6 1964

H30-RHA

Memorandum

To: Chief, EODC

From: *Acting* Regional Director, Northeast Region

Subject: Historic Structures Report, Part I, Buildings #38 and 39,
(Tearney Buildings), Harpers Ferry NHP

On April 9, this office forwarded copies of revisions to the Administrative and Architectural Data Sections of the subject report.

Please comment on these revisions as soon as possible.

George A. Palmer

cc:
Superintendent, Harpers Ferry
Mr. Whitcraft

GMFrane
General
Daily
Area

Valley
5/18
Posted
Drif

Northeast Region
143 South Third Street
Philadelphia, Pa. - 19106

H30-RHA

APR 9 1964

Nilly
4/10
Posted
GMF

Memorandum

To: Chief, EODC

From: *Acting* Regional Director, Northeast Region

Subject: Historic Structures Report, Part I, Buildings #38 and 39,
(Tearney Buildings), Harpers Ferry NHP

The subject report was originally prepared in June 1958 and approved
by the WASO July 8, 1958.

Enclosed are copies of revisions to the Administrative and Architectural data sections recently prepared by the Park. Please let us have your comments on these revisions as soon as possible.

George A. Palmer

Enclosures

cc:
Superintendent, Harpers Ferry

GMFrane
General
Daily
Area



UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Harpers Ferry National Historical Park
Harpers Ferry, West Virginia

IN REPLY REFER TO:

D18

March 25, 1964

Memorandum

To: Regional Director, Northeast Region

From: Superintendent, Harpers Ferry

Subject: Revised Administrative Data and Architectural Data
on Building No.39

Enclosed please find four copies each of the Historic Structure
Report, Section I - Administrative Data and Section III - Archi-
tectural Data, page 25 revised. These revisions were prepared
by Management Assistant Clyde B. King.

Joseph R. Prentice
Superintendent

In duplicate

Enclosures

NORTHEAST REGION MAR 27 1964		Initial and Date
Reg. Director		
Asst. to PD(PA)		
Program Coord.		
Asst. Reg. Dir-Adm		
Finance & Prop.		
Personnel		
Safety		
Asst. Reg. Dir-Civ		
History & Arch.		
Natural History		
Oper. & Maint.		
Ranger Services		
Asst. Reg. Dir-Rp		
N. P. & Rec. Area Pl.		
Plan. Serv.		
Lands & Water		

*Posted
Emf*

*PCP B-74
(Part of 4-3-1)*

6,575

APPROVAL SHEET

Recommended: Joseph D. Bruntin 3/26/64
Superintendent Date

Recommended: Ronald F. Lee 5/28/64
Regional Director Date

Recommended: Robert C. Smith 5/18/64
Chief, EODC Date
architect

Approved: _____
Director Date

Perfectly planned, follow

REGIONAL DIRECTOR'S PLAN REVIEW

February 27, 1964 - 3:00 P.M.

Present: Messrs. Lee, J. C. Crouch, Nelligan, Whitcraft, Savage, Negron, Ingham, Humphrey, Kimball, Lukens, Neubauer, Golub, Ingham, Willcox and Ed Crouch

Subject: Cape Cod - Cliff Kay's reply of February 18 to Regional Director

Selected material from the Master Plan will be sent to allow Mr. Kay to evaluate our development plan in the light of his special knowledge of geological engineering. Mr. Lee stated that he thought it would be fine if we could send some one up to talk to Mr. Kay in his Boston office.

Subject: Fort Necessity - Director's comments on Master Plan - Deferred.

Subject: Sagamore Hill - Director's comments on Master Plan - Deferred.

Subject: Package Master Plan - Director's memorandum - Road to the Future and the Master Plan - Deferred.

Subject: Federal Hall - Museum Curator's memorandum of February 19, 1964, to Dr. Nelligan - Bill of Rights Exhibit - Deferred.

Mr. Coryell of EODC discussed proposed plans for work to complete Rotunda, Bill of Rights Room, two north corridors and stair well prior to August 9 dedication date. Generally, the proposed work was concurred in by Mr. Lee. Plans will be completed and advertised for bids concurrent with final review by the Regional Office.

Mr. Lee suggested that Mr. Mulcahy of the Washington Office Museum Branch be asked to meet with Regional and EODC representatives to finalize design and placement requirements for the Washington stone on a permanent basis.

Subject: Harpers Ferry - Preliminary Drawing NM-HF 3041, Underground Electric and Telephone Distribution Systems

*Perfectly
Planned
Follow*

Approved by Mr. Lee at 2:00 P. M., meeting in EODC with the recommendation that the man hole covers be reduced to a minimum size. See separate report this date. Superintendent Prentice recommended approval and is to initiate revision of Historic Building Report Part 1, Buildings No. 38 and 39 - Tearney Buildings, Harpers Ferry.

*Posted
Gmf*

Messrs. Hall and Saladik of EODC were invited for the review of Preliminary Drawing No. 3104 of Cape Cod.

Subject: Cape Cod Preliminary Drawing NS-CC 3104, Additional
Parking, Race Point

Quite a bit of discussion evolved on the location as to the desirability of locating in at a lower elevation in the swale back of the sand dunes - Plan review deferred.

Subject: Cape Cod Preliminary Drawing NS-CC 3106 - Access Ramp to
Beach, Race Point

Drawing was approved by Mr. Lee this date.

Subject: Lincoln Boyhood - Preliminary Drawing NM-LB 3017, Employee
Housing and Utility Area - Deferred.

Subject: Isle Royale - Preliminary Drawing NP-IR 3139, Utility
Shops and Storage Building, Mott Island - Deferred.

Subject: Cape Cod - Preliminary Drawing NS-CC 3017, Water
Sewerage and Electric Utilities - Coast Guard Beach
- Deferred.

Subject: Fort McHenry - Preliminary Drawing NM-McH 3020, Entrance
Sign and Visitor Center Approach Sign - Entrance and
Visitor Center Area - Deferred.

Subject: Independence - Part II - Architectural Data Section -
Old City Hall Restoration of Roof - Deferred.

Subject: Review of Drawing No. NM-HF 3041, Underground Electric and Telephone Distribution Systems, Harpers Ferry NM held in Mr. Hall's Office on February 27, 1964

Present: From EODC, Messrs. Hall, Reese Smith, Bob Smith and Sweeny; from the Northeast Regional Office, Messrs. Lee, J. C. Crouch, Whitcraft, Nelligan and Ed Crouch; from the Park, Superintendent Prentice.

Mr. Lee stated that he was very reluctant to violate the principle of disturbing the historical ruins in Harpers Ferry which would be done in the reconstruction of Building No. 39 as a transformer vault for the electric and telephone services.

Upon being assured by Mr. Sweeny that the Contracting Engineer, Mr. Moy, stated that it was not feasible from an engineering standpoint to locate the transformer vault in the northwest corner of the Park property due to the fact that the line loss on the power lines at that distance would require extra large cable sizes or the placement of separate transformers in several buildings.

With the above information, Mr. Lee reluctantly conceded that he would have to approve the plan as is, with the recommendation that the man hole covers be reduced to a minimum size.

Prior to this meeting the Regional personnel reviewed the plan on the preceding day with Superintendent Prentice.

Barnes
10/1

Region Five
421 Walnut Street
Philadelphia 6, Pa.

October 1, 1959

Vellie
10/1

Memorandum

To: Superintendent, Harpers Ferry National Monument
From: Regional Director
Subject: Research Projects Nos. HF-68 and HF-66 (Bldgs. 38, 39, 40)

We accept the judgment of Supervisory Park Historian Snell as presented in your memoranda of June 3 and 4. However, once again, we think that the full Part II Historic Structure Survey Reports on these buildings should have brief historical sections incorporating the substance of the changes noted in your memoranda, and such other data, photographs, and maps as may by the time of their preparation prove to be pertinent. Accordingly, we return the maps enclosed with your memoranda.

(Sgd.) Daniel J. Tobin
Daniel J. Tobin
Regional Director

In duplicate

Attachments

FBarnes/mm

General
Daily
Area

Nelligan
8/25/58

Region Five
421 Walnut Street
Philadelphia 6, Pa.

August 25, 1958

Memorandum

To: Superintendent, Harpers Ferry National Monument

From: Regional Director

Subject: Historic Buildings Report for Buildings 38 and 39,
Harpers Ferry

We are pleased to recommend the subject report for approval: namely, that the project be limited to stabilization of the ruins of Building #39 and restoration of the exterior of Building #38 to its historic period appearance, but that decision on the use and refurnishings of the latter building be deferred until the over-all plan for the use of all buildings has been decided upon.

(Sgd.) Daniel J. Tobin

Daniel J. Tobin
Regional Director

In duplicate

Copy to: Director
Chief, EODC
Operations (Atten. Mr. Nelson)

MHNelligan/mm

General
Daily
Area



UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
WASHINGTON 25, D. C.

IN REPLY REFER TO:

H30-D

July 8, 1958

REGION FIVE		INITIALS AND DATE
JUL 14 1958		
REG. DIRECTOR		
ASST. REG. DIR.		
OPERATIONS		
INTERPRETATION		
ADM.		
REC. RES. PLAN.		
RANGER ACT'S		

Memorandum

To: Regional Director, Region Five

From: Acting Chief of Design and Construction

Subject: Historic Buildings Report for Buildings 38 and 39,
Harpers Ferry

We are returning two copies of the Report for Buildings 38 and 39, Harpers Ferry National Monument, with copies of correspondence which inadvertently were sent to the Director with your memorandum of July 2.

Paul McG. Miller, Acting
Chief of Design and Construction

Attachments 2

Copy to: Chief, EODC (2)
Supt., Harpers Ferry



UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
WASHINGTON 25, D. C.

IN REPLY REFER TO:

H30-D

July 8, 1958

REGION FIVE		INITIAL AND DATE
JUL 14 1958		
REG. DIRECTOR		
ASST. REG. DIR.		
OPERATIONS		
ADM.		
REC. MGMT. PLANN.		
PARKER ACQUIS.		
History		
Nat. His.		
Archaeo.		
Publ.		
Spec. Inv.		
Cons.		

Memorandum

To: Regional Director, Region Five

From: Acting Chief of Design and Construction

Subject: Historic Buildings Report for Buildings 38 and 39,
Harpers Ferry

The Historic Buildings Report for Buildings 38 and 39, Harpers Ferry National Monument, has been reviewed by the interested Divisions in the Director's Office and is satisfactory. This Office concurs in the proposal to stabilize the ruins of Building 39 and to restore the exterior of Building 38 to its appearance in the 1859-65 period.

Paul McG. Miller
Paul McG. Miller, Acting
Chief of Design and Construction

Copy to: Chief, EODC (2)
Supt., Harpers Ferry

Info	OPERATIONS	Act	Initial and Date
	Lands		
	Engineer		
	Architect		
	Land Acq. Programs		
✓			<i>R-7/18</i>



7/2/58

HARPERS FERRY HISTORIC BUILDING REPORT

Bldgs. 38 & 39 (Tearney Bldgs.)

7/17 *JC* 7/22

7/23 *8* *7/23* Interesting idea on use of alley passageway
+ interior 2nd floor restoration. Agree with exterior
restoration only now.

Operations

Comptroller 7/15 Agree with Snell's recon needs.

Asst. Regional Director

*Recommend exterior reconstruction.
would delay reformatory 2nd floor*

Regional Director

*Agree with Palmer. Think we should
defer decisions on use of building until all
structures are reported in. 7/16*

Dr. Neilligan (LAST) — by July 22

ATTACH COMMENTS



UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Harpers Ferry National Monument
Harpers Ferry, West Virginia

June 30, 1958

IN REPLY REFER TO:

H-39		REGION FIVE	INITIALS
		JUL 1 - 1958	DATE
☐	REG. DIRECTOR		
☐	ASST. REG. DIR.		
☐	OPERATIONS		
☒	INTERPRETATION		
☐	ADM.		
☐	REC. RES. PLAN		
☐	RANGER ACT'S		
☐			
☐			
☐			

Memorandum

To: Regional Director, Region Five

From: Superintendent, Harpers Ferry National Monument

Subject: Historic Building Report, Part I, for Buildings. No. 38 and 39.
Research Project No. HF-19.

Enclosed please find four copies of the Historic Building Report, Part I, for Buildings No. 38 and 39, 33 pages, and dated June 24, 1958. Historian (Park Supervisory) Charles W. Snell has written the Historical and Architectural Data Sections and The Administrative Data Section has been prepared by me.

Frank H. Anderson

Frank H. Anderson
Superintendent

In duplicate

Enclosures

Region Five
421 Walnut Street
Philadelphia 6, Pa.

July 2, 1958

Vint

DIV. OF DESIGN AND CONSTRUCTION	
JUL 3 1958	
☐	Vint
☐	Morrell
☐	Miller
☐	Sager
☒	Sutton
☐	
☐	
☐	D&C Files
☐	Records Files

Memorandum

To: Director

From: Regional Director

Subject: Historic Building Report for Buildings 38 & 39,
Harpers Ferry National Monument

In accordance with the procedure outlined in FO-11-56 dated February 16, 1956, attached for your consideration is the Historic Building Report for Buildings No. 38 and 39 (Tearney Buildings), Harpers Ferry National Monument, prepared by Superintendent Anderson and Historian Snell. By copy of this memorandum, we are forwarding a copy of the report to EODC for review and comment.

The report should be reviewed by no later than July 14.
Our comments will follow.

Daniel J. Tobin
Regional Director

In duplicate

Attachment

Copy to: Chief, EODC, w/c report
Supt., Harpers Ferry
Operations (att. Mr. Nelson)

MHNelligan/cp

General ✓
Daily
Area

July 24
*all copies
of rpt. sent by
mail to W&SO*

Reg. 1

APPROVAL SHEET

Recommended:

Director

Recommended:

Regional Director

Recommended:

Chief, E.O.D.C.

Approved:

Frank H. Anderson
Superintendent

Harpers Ferry National Monument

H30-RHA

MAY 28 1964

Nellis
5/25
Posted
gmf

Memorandum

To: Director

From: Regional Director, Northeast Region

Subject: Historic Structures Report, Part I, revised Administrative and Architectural Data, Buildings #38 and 39 (Tearney Buildings), Harpers Ferry NHP (Class BBB)

Enclosed for your consideration and recommended for approval are revised Administrative and Architectural Data sections for the subject buildings prepared by Superintendent Joseph R. Prentice and Park Management Assistant Clyde King. These sections represent revisions of the original report approved in 1958, and apply only to Building #39.

(Sgd.) Ronald F. Lee

Enclosure

cc:
Superintendent, Harpers Ferry
Chief, EDC
Mr. Whitcraft
Programs

MHNelligan/gmf
General
Daily
Area

SECTION I - ADMINISTRATIVE DATA

A. Name and Number of Building:

Building No. 39 is an outbuilding behind the Tearney Building, (No. 38)

B. Proposed Use of Structure:

Under MISSION 66 planning it has been recommended that this structure shall be used to house the main transformers for the historic town of Harpers Ferry. The exterior will have the same appearance and general lines of the historic structure with such modifications in size as are required to house the utilities. The interior will be closed to the public.

C. Provision for Operating the Building:

Operating funds will be within the electric service charges for the area. The combining of all electric services under one meter system will provide a saving to the Government. Maintenance will be within regular appropriations.

It is estimated that the construction cost of restoring the exterior and reroofing will be \$5,000.00.

2. RESTORATION REQUIRED:

To restore the exterior of Bldg. No.38 to its 1859-65 appearance, the present tin roof must be removed and replaced with a wooden shakes roof, as shown in Photograph HF-35. The first floor windows, with exterior bay windows, should also be restored on the basis of the same photograph. The interior partition wall on the first floor, which originally divided that floor into two shops must also be reconstructed. The interior of the second floor is apparently still much as it was in the 1859-65 period but will require rehabilitation, especially if it is to be used as an exhibit of typical homes of the period. The third floor will not be exhibited and therefore will require no restoration.

The ruined walls of Bldg.No.39 shall be rebuilt to house the transformer vaults. Any non-conforming use of the interior shall be screened from public view as completely as possible. The building will not be open to the public.

3. ESTIMATED COSTS:

The estimated cost of the above work is \$30,000.

Clyde B. King
Management Assistant
March 25, 1964



UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Harpers Ferry National Monument
Harpers Ferry, West Virginia

June 3, 1959

H2215 H30

REGION FIVE		INITIAL AND DATE
JUN 5 - 1959		
☐	REG. DIRECTOR	
☐	ASST. REG. DIR.	
☐	OPERATIONS	
☒	INTERPRETATION	14/8
☐	ADM.	
☐	REC. RES. PLAN	
☐	RANGER ACT'S	

Memorandum

To: Regional Director, Region Five

From: Superintendent, Harpers Ferry National Monument

Subject: Research Project No. HF-68, Historic Bldg. Report, Part II, Historical Data Section for Bldgs. No. 38 and 39

Historian Charles W. Snell has carefully reviewed the "Historic Building Report, Part I, Historical Data Section, for Buildings No. 38 & 39, The Tearney Buildings," dated June 24, 1958, 33 pages, and recommends that the report be accepted as the Part II-Historical Data Section for Bldgs. No. 38 and 39 after the minor revisions listed below have been made to the Part I report.

1. Revisions

A. Use of Store No. 2, 1853-1858, pages 13-14, 20. Delete references to F. C. Conrad being located in Store No. 2 of Bldg. No. 38. Subsequent research has revealed that Mr. Conrad's business was located in Store No. 2 of Bldg. No. 43 from 1848 until March, 1852, (See Snell, C. W., "Historic Building Report, Part I, for Building No. 43, The McCabe-Marmion Building," dated July 9, 1958, pp.10-11. Also Snell, C. W., "Historic Building Site Survey Report for Bldgs. No. 41 and 42, The James McGraw Lot or Wager Lot No. 48," dated July 28, 1958, pp.13). It thus appears that Mr. Conrad's place of business was never located in Bldg. No. 38.

B. Use of Store No. 2, 1858-1861, pp.15, 20. Delete references to John G. Ridenour's store being located in Shop No. 2 of Bldg. No. 38. Subsequent research (see Snell, C. W., "Historic Building Report, Part II-Historical Data Section, for Bldgs. No. 9 and 8, The Gerard B. Wager Buildings," dated March 18, 1959, pp.10-11) indicates that Mr. Ridenour's place of business in the 1858-61 period was situated in Bldg. No. 9.

39 Co.
on main
10 labels

C. Conclusion, Store No. 2, 1853-1861: These deletions indicate that no record of use has been established for Store No. 2 of Bldg. No. 38 in the 1853-61 period. No further evidence has been found that throws any light on who may have occupied this store at the time of the John Brown raid in 1859.

2. Additions

A. Use of Store No. 1, 1858-59: The issues of the Virginia Free Press for April 28, 1859, p.2, c.6 and September 29, 1859, p.3, c.7, indicate that Michael Tearney, who operated a grocery store located in Shop No. 1 of Bldg. No. 38, also ran a butcher shop in conjunction with his other line.

B. 1894 Map: Attached to this memorandum are four copies of the "Sanborn-Perris Map of Harpers Ferry, Jefferson Co., W. Va.," dated November, 1894. This is the earliest map that has been found, drawn to accurate scale, that shows Bldgs. No. 38 and 39. It will be noted that the map indicates that Bldg. No. 38 was divided into two sections at that date. Mr. Snell suggests that the 1894 map be inserted into Part I report as Appendix II, pages 31 and 32 of that report.

C. Additional Photographs

1. An 1895 view, Photograph HF-99, showing the roofs of Bldgs. No. 38 and 39, will be found on page 25 of Charles W. Snell's "Historic Building Site Survey Report for the Noah H. Swayne Lot (Wager Lot No. 51)," dated July 24, 1958.

2. An 1896 view, Photograph HF-96, showing the roofs of Bldg. No. 38 and 39, will be found on page 90 of Arthur L. Sullivan's "History of Wager Lots No. 17 to 34, 1782-1869," revised May 15, 1959.


Frank H. Anderson
Superintendent

In quadruplet

Attachments

001326
DALL
HFR 129

HISTORIC BUILDING REPORT

PART I

for

BUILDINGS NO. 38 & 39

THE TEARNEY BUILDINGS

Harpers Ferry National Monument

HF-19

Prepared by:

Charles W. Snell,
Historian (Park Supervisory)

Dated: June 24, 1958

33 pages. 8 Maps, 7 Photos

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>Use of Wager Lot No. 50, 1824 to 1843</u>	6
3. <u>Construction of Bldg. No. 38 - 1844</u>	10
4. <u>Historical Uses of Bldg. No. 38, 1844 to 1861</u>	12
5. <u>Historical Prints and Photographs</u>	17
6. <u>Historical Plans of Bldgs. No. 38 and 39</u>	17
7. <u>Summary of Historical Data</u>	18
8. <u>Conclusions and Recommendations</u>	20
<u>SECTION III: ARCHITECTURAL DATA</u>	
1. <u>Bldgs. No. 38 and 39 Today</u>	22
2. <u>Restoration Required</u>	25
3. <u>Estimated Costs</u>	25
<u>Appendix I - Photographs (Seven)</u>	26

SECTION I - ADMINISTRATIVE DATA

A. Name and Number of Buildings

Buildings No. 38 and 39: "The Tearney Buildings".

B. Proposed Use of Structures:

Building No. 38 to be restored to its exterior appearance of the 1859-65 period. The existing tin roof to be removed and replaced with concrete "simulated wood" shingles. The bay windows on the first floor should be restored. The two three room apartments on the second floor should be furnished as typical homes of the period and could be viewed from the porch. Restoration of the partition wall would be a prerequisite for this accomplishment. The ruins of Building No. 39 should be stabilized and no attempt made at restoration.

C. Provisions for Operating the House.

None.

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

The cost of this rehabilitation is estimated at \$30,000.

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 Salley Ann Wager, now Salley 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", an island of land in private ownership, surrounded on all sides by land owned by the United States Government. ²

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

Thus in 1835 Gerard B. Wager became the owner of Wager Lot No. 50 and it is upon Lot No. 50 that Bldgs. No. 38 and 39 stand today. (See 1835 Plat on page 2 of this report).

On February 8, 1839 Gerard B. Wager and his wife, Ellen A., exchanged land with Noah H. and Sarah A. Swayne; this resulted in the enlargement of Wager Lot No. 50 and the reduction in size of Wager Lot No. 52. The

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

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

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

L A N D

IRON BOLT

L A N D

CATH
PUBLIC WALK
455
NHS
INCLUDING OLD HOUSE

44
J.B.W.
INCLUDING NEW HOUSE

APRIL 193

000415

NEWHOUSE

NEW HOUSE

3157.

C

T R F F T

150 FT. 6 IN TO 4 IN

305

326

1

2. 5005

16

17
NKS

9

24

20
WMS

41 100

22 W

23

30 FT
9104

32A

22 FI

2251

252

2. AT

9682

278.

27.

SCALE 1" = 60 FT.

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.

Swaynes paid the Wagers \$100 and gave them the following land from Wager Lot No. 51 to be included as a part of Lot No. 50:

"...so much of Lot number fifty-one(51) in the said town of Harper's Ferry as lies between the brick building on said lot (This was the two story brick structure erected on Wager Lot No. 51 by William Anderson, under a lease, in 1832) The line of the adjoining Lot No. fifty (50) running back from the Shenandoah Street to the rear line of said brick building and the width of said space five feet further... It is hereby understood & agreed that the said Gerard B. Wager shall have the privilege of building against the end wall of said brick building (that was located on Lot No. 51) without paying for the use of end wall thereof/..." 4

For the land thus added to Wager Lot No. 50 from Lot No. 51 in 1839, see the green colored area shown on the plat on page 2 of this report. The original frontage of Wager Lot No. 50 on Shenandoah Street in 1835 had been 37 feet and 4 inches; by the 1839 exchange this frontage was increased to approximately 42 feet in width.

On May 1, 1840, for the sum of \$1,500, Gerard B. Wager sold to George Mauzy and 59 other men:

"...a certain lot or piece of land lying & being at Harper's Ferry, ...situated on Shenandoah Street, and known & designated on the plat of the land of the heirs of John Wager deed as number (50) fifty, being adjoining the lot owned by Thomas Hughes (who owned Wager Lot No. 49 and Bldg. No. 40) and also another piece or parcel of land lying & being in the same Town..., situate on said Shenandoah Street, and adjoining said Lot number fifty, & being so much of the lot designated on the plat aforesaid, as number fifty one (51) as was conveyed to the said Gerard B. Wager, by a certain deed bearing date on the 8th day of February 1839 from Noah H. Swayne & Sarah A. Swayne his wife..." 5

The 60 men apparently paid Wager \$300 in cash and each further agreed to pay him \$20 a piece, thus providing the remaining necessary \$1,200. 6

4. Deed of Exchange, February 8, 1839, Deed Book 23, pp.286-287.

5. Deed of B. & S., May 1, 1840, Deed Book 25, pp.19-20.

6. Deed of Trust, May 1, 1840, Deed Book 24, pp.324-325.

The 60 men, however, failed to meet the terms of the sale and the lot was therefore offered for sale at public auction in February 1844. Gerard B. Wager repurchased the lot for \$1,210, buying up 58 shares of the lot for \$20 each and paying \$25.00 a piece to George Mauzy and William J. Stephens, the only two men who had paid their full share of the purchase price.

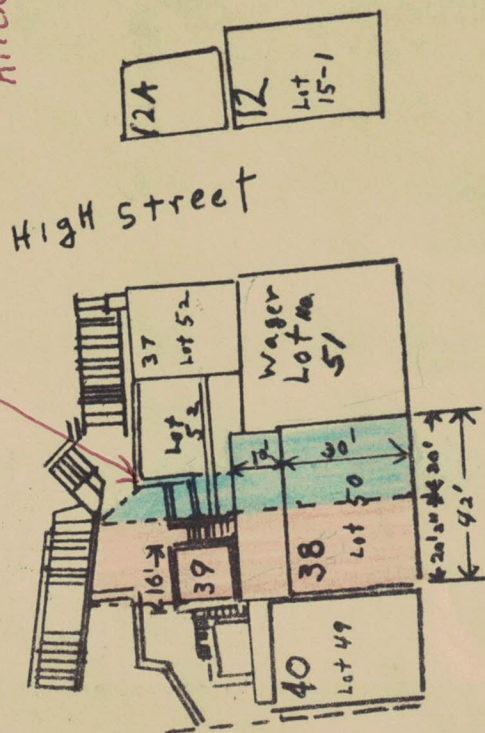
On March 24, 1844 Gerard B. Wager sold the northeast half of Wager lot No. 50 to Patrick Kelly for \$600 (see map on page 5 of this report). The deed for this sale reads in part:

"...a certain lot or parcel of land lying and being at Harper's Ferry ..., upon Shenandoah Street, and adjoining the brick store house (on Wager Lot No. 51) belonging to N. H. Swayne & wife, now in the possession and occupancy of A. S. Stephens (the said lot herein conveyed, being part of the lot designated on the map or plot of the lands of the heirs of John Wager, decd as No. 50, and so much of the lot designated on said plat as No. 51 as was conveyed to said Wager by a deed bearing date the 8th day of July(sic), from N.H. Swayne and wife...) and the said lot herein conveyed is contained with the metes and bounds following, commencing at a point on Shenandoah Street, the south corner of the foresaid brick house (located on Wager Lot No. 51), and running in a straight line with the front of said house, up said street twenty feet and thence running back up the hill about 90 feet to an iron bar in the hillside, and thence in a straight line thirteen feet to the western corner of the frame building (located on Wager Lot No. 52, part of Bldg. No. 37) now occupied by Alfd. Andrews as a kitchen, thence along the North Eastern boundary of said lot No. 50, to a point in said boundary, five feet west of the western corner of the brick building before mentioned (located on Wager Lot No. 51), thence to the corner of said building and along its gable end to the beginning. And it is understood and agreed upon between these parties, that an alley four feet wide, two feet to be taken from each lot (that is, from the northeast half and the southwest halves of Lot No. 50) is to be left between the lot herein conveyed and that lying on the South western side of it, which alley shall run back sufficiently far, and shall be so laid out as to afford convenient access from the Shenandoah Street to the rear of each lot and shall be common to both. And it is also understood that the small space of vacant ground lying between the back part of the lot herein conveyed and the alley running up the hill back of said lot shall also be common to both lots..." 8

7. Deed of B. & S., February 12, 1844, Deed Book 27, pp.235-236.

8. Deed of B.&S., March 20, 1844, Deed Book 27, p.155; also Deed of Trust, March 20, 1844, Deed Book 27, pp.143-144.

Western corner of B. Frame
Bldg. occupied by Alfred
Gardner as a
Kitchen, 1844



Shenandoah Street

Scale 1 inch = 50 ft.

Tracing based on NMHF-3055

Showing the Sale and Division of Wager Lot 50
in March 1844.

Red area: Southwest half of lot sold by Gerard B.
Wager to Edward Tearney and Peter Lytle.

Blue area: Northeast half of lot sold by Gerard B.
Wager to Patrick Kelly.

Two days later, on March 22, 1844, Gerard B. Wager sold the southwest half of Wager Lot No. 50 to Edward Tearney and Peter Lytle for \$600.

This deed read in part:

"...a certain lot or parcel of land lying and being at Harper's Ferry..., on Shenandoah Street, between the lot of Patrick Kelly (which was the northeast half of Wager Lot No. 50) and that of William Chambers (who owned Wager Lot No. 49), and fronting upon said street twenty feet two inches, and running back to the alley (in rear of said lot) which leads to the Catholic Church. The lot herein conveyed being all that lot or parcel of land designated on the map or plat of the lands of John Wager, decd at Harpers Ferry as No. 50 (number fifty) except so much thereof as was conveyed by said Gerard B. Wager & Ellen A. Wager to Patrick Kelly by a deed bearing date the 20th day of March 1844. (And it is agreed between the parties hereto that an alley four feet wide shall be left between the lot herein conveyed and that of said Kelly, two feet to be taken from each lot, and shall extend back sufficiently far and shall be so laid out as to afford convenient access from Shenandoah Street to the rear of each lot and shall be common to Both)..." 9

Thus in March 1844, Gerard B. Wager sold the northeast half of lot No. 50 to Patrick Kelly for \$600 and the southwest half to Edward Tearney and Peter Lytle for \$600; the total thus paid for Wager Lot No. 50 in 1844 was \$1,200. These three gentlemen still owned this property in 1865.

2. USE OF WAGER LOT NO. 50, 1824 to 1843.

In February 1824, Catherine Wager, the widow of John Wager, Jr., and her eldest son, John B. Wager, leased Daniel A. Weed a lot of ground which was later known as Wager Lot No. 49. This agreement, in locating Weed's lot, read in part:

"...the said Wagers agree that the said Weed shall have a lot of ground situated between Dr. Godfrey's shop (located on Wager Lot No. 48) and Jacob R. Thomas's stone stable (located on Wager Lot No. 50)..." 10

9. Deed of B. & S., March 22, 1844, Deed Book 27, pp.156.

10. Articles of Agreement, February 1824, Deed Book 12, p.513.

A year later, in 1825, in selling one half of Bldg. No. 40 and Lot No. 49 to Otis Dudley, Daniel A. Weed located his property as follows:

"...situated on the street usually known as Shenandoah, Harper's Ferry - between the house formerly occupied by Dr. G. Weise's druggist shop - and the stone stable attached to the hotel (the Harpers Ferry Hotel, then located on Wager Lot No. 15, subdivisions 1, 2, 3 and 4) then in the occupancy of Jacob R. Thomas..." 11

From 1824 until about 1832 Wager Lot No. 50 was thus occupied by a stone stable that was used in connection with the operation of the Harpers Ferry Hotel. In June 1830, Captain Meriwether Thompson, proprietor of the hotel, announced: "This well known establishment having lately undergone considerable repairs, to render it more comfortable...
12
There has been a spacious new stone stable added to the premises..."

On July 6, 1832 James B. Wager, Gerard B. Wager and Sarah Ann Wager leased what was later known as Wager Lot No. 51 to William and Samuel B. Anderson. This seven year lease provided for the construction of a large brick building on this lot by the Andersons, and further stated: "It is understood and agreed upon that the stable upon the premises (actually located on what was later called Wager Lot No. 50) hereby demised shall be delivered into the possession of the said Anderson on the first day of April next (1833), the said stable being a part of
13
the property hereby leased..."

The Andersons constructed the brick structure on Wager Lot No. 51 as agreed and operated a store in this building until May or June of 1839. At the termination of their lease in 1839, they then moved into their

11. Bill of Sale, July 29, 1825, Deed Book 14, pp.29-30.

12. Virginia Free Press, June 16, 1830, p.3,c.5.

13. Lease, July 6, 1832, Deed Book 18, pp.1-2.

newly constructed store, now known as Bldg. No. 11, which was located on Wager Lot No.15, subdivision No.2.¹⁴ Thus from April 1, 1833 to May or June 1839, the stone stable occupying Wager Lot No. 50 was leased and used by the Andersons.¹⁵

A general plan of this stone stable located on Lot No. 50, as it appeared in 1835, will be found on the 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 (See page 9 of this report).¹⁶

The coming expiration date of the lease on the stable, due in May or June of 1839, undoubtedly accounts in part for the exchange of land made between the Gerard B. Wagers and the Swaynes in February 1839, including the right to build on to the end wall of the brick house standing on Wager Lot No. 51. Once free of the Anderson leasehold, Gerard B. Wager could thus improve Lot No. 50 at will. On May 1, 1840 Mr. Wager sold Lot No. 50 to 60 men for the sum of $\frac{1}{2}$ \$1,500. This price indicates that Lot No. 50 was still occupied by the old stable, as the price paid was much too low for a lot with a good mercantile building standing on it. Lot No. 49, for example, containing Bldg. No. 40 - a two story stone building with store and living quarters, was sold for \$3,000 in 1835 and for \$2,350 in 1841.¹⁷

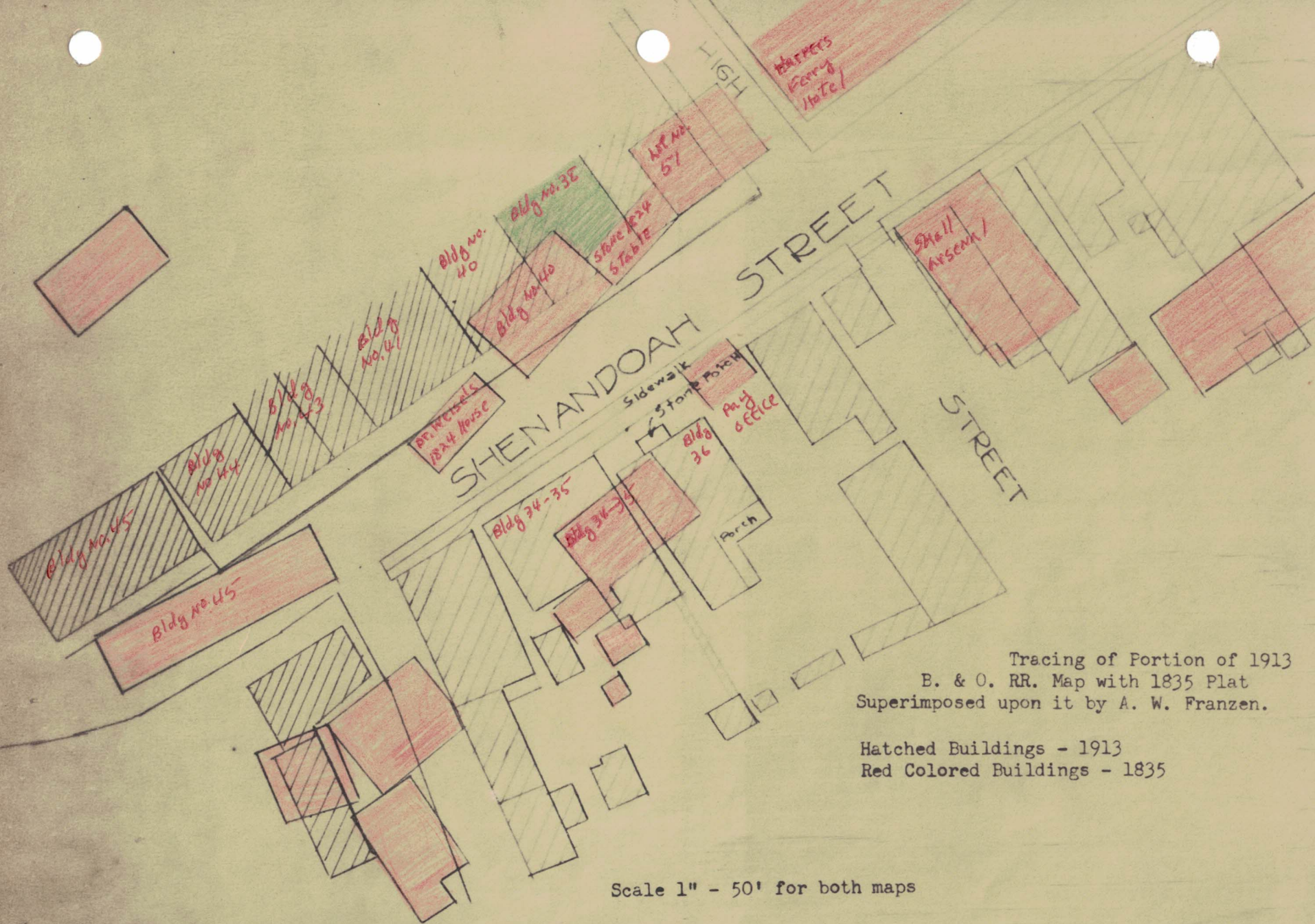
14. Harpers Ferry Constitutionalist, September 11, 1839, p.1.

15. Virginia Free Press, September 14, 1837, p.3,c.5. Thomas Hughes, announcing the move of his store into Bldg. No.40, stated he was located in "the stand on Shenandoah Street, lately occupied by Mr. Charles Staley, next store west of Messrs. Wm. & S.B. Anderson," thus indicating that the Bldg. located on Lot No. 50 was still being used as a stable.

16. 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

17. Deed, March 1, 1837, Deed Book 21, pp.428-29; Deed, July 31, 1841, Deed Book No. 25, pp.215-216.

-6-



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

As has been already noted, the 60 men paid \$300 in cash and by February of 1844 had still failed to pay the \$1,200 still due to Gerard B. Wager for the lot. Under the terms of the deed if this condition arose, the property was to be offered for sale at public auction. The following advertisement therefore appeared in the newspaper:

"TRUSTEE'S SALE

"By virtue of a deed of trust, 1st May 1840 to Robert Lucas, Trustee, will sell on Feb. 10, 1844

"The House and Lot, at Harpers Ferry, now occupied as a grocery store by Mr. Hiram Carney. This property consists of Lot No. 50 and part of No. 51. Possession will be given April 1, 1844, and the purchaser will, until that time, be entitled to the rent accruing, at the rate of \$100 per annum. Feb. 1, 1844." 18

It thus appears that the old stone building standing on Wager Lot No. 50 was used as a stable from 1824 until at least May or June of 1839. Sometime after this date the structure was converted into a grocery store and from at least April 1, 1843 until March 31, 1844 was occupied for this purpose by Hiram Carney.

Gerard B. Wager repurchased the old house and lot on February 12, 1844, bidding \$1,210 for the property; this price again indicates that no great improvement had been made to the property in the period 1840-1844.

3. CONSTRUCTION OF BLDG. NO. 38 - 1844:

Gerard B. Wager, in his exchange of land with the Swaynes, undoubtedly had in mind the erection of a new building on Wager Lot No. 50 as early as February 8, 1839, as was shown by his obtaining the right to build against the wall of the brick structure standing on Wager Lot No. 51.

18. Virginia Free Press, February 8, 1844, p.3, c.6.

It is also evident from the prices paid for Lot No. 50, - about \$1,200 at each sale, in 1840, February 1844, and again in March 1844, that no new building had been erected on the land in that period. Final evidence supporting the theory that Bldg. No. 38 was constructed after March 1844 is to be found in Gerard B. Wager's provision in the deeds for a four foot wide alley to be left between the northeast and southwest halves of Lot No. 50.¹⁹ The wording of these two deeds indicates that this alley was to be established in the future. As the building actually stands today, this alley is located on the southwest end of the lot, between one of the first floor walls of Bldg. No. 38 and the wall of Bldg. No. 40, thus indicating that the spirit of the deeds, but not the letter, of the agreement was carried out. It is possible, of course, that the original alley was located in the center of the structure, and then moved at a later date to its present location, but on the basis of such photographic evidence as HF-35, this seems rather doubtful.

It therefore appears that Bldg. No. 38 was constructed jointly by Edward Tearney, Peter Lytle and Patrick Kelly in 1844. The present layout of the second floor and Photograph HF-35 indicates that the structure was originally divided into two independent sections, based no doubt on the division of the lot into two halves, as was set forth in the 1844 deeds. Bldg. No. 38, as constructed in 1844, was apparently a two and one-half story brick structure, fronting approximately 41 feet and nine inches on Shenandoah Street by 30 feet in depth. The original

19. See the evidence already cited on pages 3, 4, and 6 of this report.

roof, judging by Photograph HF-35, was wooden shakes. The first floor of Bldg. No. 38 was divided into two separate stores and the upper floor and a half was also separated into two independent sections, each designed for use as a set of living quarters. This sums up the documentary evidence that has been found relating to the construction of Bldg. No. 38.

No documentary evidence whatsoever has been found relating to the construction of the small stone building now known as Bldg. No.39, which is located in the rear of Bldg. No.38. However, as there is no mention of a house being located on Lot No. 50 in the March 1844 deeds, it appears likely that this building was erected at some date after 1844. Due to its location on the southwest half of Lot No.50, it also appears probable that this structure was erected by Edward Tearney and Peter Lytle, the owners of this portion of the lot.

4. HISTORICAL USES OF BLDG. NO. 38, 1844 to 1861.

It would appear that the first floor of Bldg. No. 38 was divided into two separate stores during the period of 1844-1865. For the purpose of this report we shall call the store located on the southwest half of Lot No. 50 "STORE NO. 1", and the store located on the northeast portion of Lot No. 50 "STORE NO. 2".

Bldg. No. 38 was apparently completed in September 1844, and in October of the same year Joseph W. L. Carty occupied STORE NO.2, advertising at the time: "OPENING TOBACCO BUSINESS AT HARPERS FERRY, at the store room of Mr. H. V. Andrews, which will be kept by Joseph W. L. Carty."
20

20. Virginia Free Press, October 3, 1844, p.3, c.6.

On January 30, 1845 Carty further advertised: "TOBACCO - Next door to P. O. Littlejohn's Store, and nearly opposite the (Armory) Pay Office." ²¹ It thus appears that after the completion of Bldg. No.38, STORE No. 1 was first occupied by P. O. Littlejohn's Grocery store, and that STORE NO. 2 was rented by Joseph W. L. Carty as a tobacco/ shop.

A. USE OF STORE NO. 2, 1845 to 1861:

In April 1845 Mr. Carty announced: "REMOVAL - has removed his tobacco shop formerly kept next door to P. O. Littlejohns (in Bldg. No.38, STORE NO. 1), to the room lately finished between Mr. Wm. J. Stephen's Tailoring Establishment and Mr. James Walling's Virginia Hotel (all located on Wager Lot No. 5) and opposite the U. S. Hotel (located on ²²Wager Lots No. 6 and 7).

Use of STORE NO. 2 from April 1846 to September 1847 has not yet been established.

In October 1847, J. W. Deener opened a store in Bldg. No. 38, STORE No. 2, selling Dry Goods, Clothing, Boots, Shoes, Caps, Glass, Queensware, Candies, Fruit, Jewelry, Toys, Tobacco, / Groceries and Liquors. This store was located on "Shenandoah Street Opposite the U. S. Pay Office." ²³ Mr. Deener continued in business at this stand until probably September ²⁴ of 1850.

By October of 1850 STORE NO.2 in Bldg. No. 38 was occupied by F. C. Conrad, who operated a Dry Goods Store, selling also Groceries, Hats , Caps and Bonnets. Mr. Conrad did not advertise his store in this period

21. Virginia Free Press, January 30, 1845, p.3, c.4. See Map page 9 for the location of the U.S. Pay Office.

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

23. Virginia Free Press, October 6, 1847, p.3, c.2.

24. Virginia Free Press, April 1, 1848, p.4, c.2; April 19, 1849, p.3, c.3; October 4, 1849, p.4, c.4.

so that it is difficult to establish exactly how long Conrad occupied STORE NO. 2 in Bldg. No. 38, but he may have remained there until October of 1858. Mr. Conrad's presence in STORE NO. 2 for the period 1850-1852 is established by means of advertisements for the adjoining store that was located on Wager Lot No. 51. These notices follow:

"STORE ROOM FOR RENT

"The store room recently occupied by P. O. Littlejohn (located on Wager Lot No. 51), adjoining the store of F. C. Conrad (located in STORE NO. 2 in Bldg. No. 38), is offered for rent. Possession given immediately, if desired. Apply to James A. Beckham. Jan. 24, 1851." 25

Again in 1852:

STORE ROOM FOR RENT

The Store Room recently occupied by P. O. Littlejohn (on Wager Lot No. 51) at Harpers Ferry, adjoining the store of F. C. Conrad (in STORE NO. 2 of Bldg. No. 38), is offered for rent. Possession given April 1. Ann C. Stephenson. February 26, 1852." 26

The census of 1850 also indicates that Conrad was probably located in Bldg. No. 38 at that date and provides us with following data on that merchant and his family:

"Fayette C. Conrad, 25 years old, male, merchant, born in Virginia.			
Annica (?) Conrad, 20 years old, female, born in Virginia.			
Gertrude E. Conrad, 4 years old, female,	"	"	"
George W. Conrad, 2 years old, male	"	"	"
David Conrad, 3/12 years old, male	"	"	"
James Riley, 24 years old, male, clerk,	"	"	" ."

27

25. Virginia Free Press, January 31, 1851 p.3, c.3.

26. Virginia Free Press, March 11, 1852, p.3, c.4.

27. Records of the Bureau of the Census, National Archives R. G. 29. Population Schedules of the Seventh Census of the United States 1850. Virginia, Volume 12, Jefferson County (Part), p.410.

In October 1858 Mr. Conrad apparently moved his store into the building located on "ager Lot No. 51, where he was located at the time of the John Brown raid in October 1859. 28

In November 1858 ~~STORE NO. 2 in Bldg. No. 38~~ was probably occupied by John ~~/~~ G. Ridenour, who advertised on this occasion:

NEW STORE
AT HARPERS-FERRY

"The undersigned begs leave to inform his friends at Harpers-Ferry and country, that he is now receiving and opening an entire stock of New Goods, which has been carefully selected, and will be sold at extremely low prices.

"His stock consists of a general assortment. Soliciting a call from all who are in want of great bargains, as I am determined to sell cheaper than the cheapest." 29

As Ridenour undoubtedly signed a lease for at least a year, this would place him in ~~STORE NO. 2 in Bldg. No. 38~~ at the time of the John Brown Raid, October 1859. After April of 1859, however, his advertisements no longer appeared in the newspapers and by September of 1860 Mr.

Ridenour was apparently located in Bldg. No. 9. The census of 1860 affords us the following information on Mr. Ridenour and family:

"John G. Ridenour, 36 years old, male, merchant. Value of real estate: \$600;
Value of personal estate: \$2,000. Born in Virginia.

Sarah G. Ridenour, 34 years old, female, born in Virginia.

John H. Ridenour, 12/ years old, male, " " "

Willard A. Ridenour, 7 years old, male, " " "

Emma J. Ridenour, 6 years old, female, " " "

Maggie Ridenour, 4 years old, female, " " "

Mary E. Ridenour, 7 years old, female, " " " " 30

28. Virginia Free Press, November 25, 1858, p.3, c.1; December 8, 1859, p.2, c.3.

29. Virginia Free Press, November 11, 1858, p.2, c.7.

30. 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.190.

Whoever occupied STORE NO. 2 in 1860, however, did not live in the quarters over the store in Bldg. No. 38 at the time of the 1860 census.

B. STORE NO. 1, 1844 to 1861.

STORE NO. 1 in Bldg. No. 38 was apparently occupied by P. O. Littlejohn's Store from December 1844 until November 1845.³¹ On December 4, 1845 Jacob Nisswanner announced: "GREAT BARGAINS AT THE BALTIMORE CHEAP CASH STORE AT HARPERS-FERRY, ON SHENANDOAH STREET, NO. 3, Opposite the U. S. Pay Office." Nisswanner sold Dry Goods, Groceries, "ceensware, Confectionaries, Fruit, Liquors, Wines, Candles, Soap, Jewelry and Fancy Goods. Later he advertised that his store was "located three doors from the corner of High Street, opposite the U. S. Pay Office." Nisswanner continued his stand in STORE NO. 1 until September of 1847.³²

In October 1847, R. Walter & Bro. announced the opening of a "NEW & CHEAP CLOTHING STORE", selling ready-made clothing.³³ In 1848 they advertised "My store may be found adjoining the Store of Mr. Wm. Chambers (who was located in Bldg. No. 40), nearly opposite the old Pay Office", thus placing their shop in STORE NO. 1 in Bldg. No. 38.³⁴ R. Walter & Brother continued their business at this stand from October 1847 until at least October 1851.³⁵ By March of 1852 they had left Bldg. No. 38 and moved their store into a building located on Wager Lot No. 11.³⁶

31. Virginia Free Press, January 30, 1845, p.3, c.4. also June 4, 1846, p3, c.4 -William Chambers states that he "is located on the west side of the well known stand last occupied by P. O. Littlejohn." Chambers was then located in Bldg. No. 40.

32. Virginia Free Press December 4, 1845, p.3, c.7; May 7, 1846, p.1, c.5; October 1, 1846, p.3, c.5; October 29, 1846, p.3, c.2.

33. Virginia Free Press, October 27, 1847, p.3, c.2.

34. Virginia Free Press, May 5, 1848, p.2, c.7.

35. Virginia Free Press, April 19, 1849, p.3, c.3; April 11, 1850, p.3, c.2; April 18, 1850, p.3, c.2; October 2, 1851, p.3, c.2.

The next business to occupy STORE NO. 1 in Bldg. No. 38 either did not advertise, or if it did so, failed to identify its location so that it could be placed in this building.

It is quite possible, however, that Michael Tearney opened his Grocery Store in STORE NO. 1 in 1852. In any case he was in business at this location in September of 1860 and was probably situated there at the time of the John Brown Raid in October 1859. The census of 1860 gives us the location of his store and the following information on the Tearney family, which was apparently residing in the quarters located over STORE NO. 1:

"Laura Tearney, 38, female, Value of real estate: \$1,200; Value of personal estate: \$200. Born in Maryland.
Mary S. Tearney, 14 years old, female, " " "
Anna E. Tearney, 12 years old, female, " " "
Frank Tearney, 10 years old, male " " "
Michael Tearney, 31 years old, merchant, Value of personal estate: \$1,500.
Born in Maryland.
Leonidas Tearney, 33 years old, male, clerk. Born in Maryland." 37

It also appears from the 1860 census that Bernard Hirsh and his wife Hetta, who ran the store located in Bldg. No. 40, probably lived in the quarters located over STORE NO. 2 in Bldg. No. 38.

5. HISTORICAL PRINTS AND PHOTOGRAPHS:

All historical prints and photographs - 4 in number, and three modern photographs of Bldgs. No. 38 and 39 will be found in Appendix I of this report.

6. HISTORICAL PLANS OF BLDGS. No. 38 and 39.

No historical plans of the buildings have been found and it is unlikely that any will ever be located. Modern measured drawings of

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

37. National Archives R.G. 29. Population Schedules of the 8th Census of the U.S. 1860, Virginia, Volume 13, Jefferson County (Part), p.197.

Bldgs. No. 38 and 39 have not yet been prepared. A preliminary floor plan of the first floor of Bldg. No. 38 has been furnished for this report through the courtesy of Architect Archie W. Franzen and I have prepared a rough plan of the second floor. Both plans will be found in the Architectural Data Section. There are no floor plans of any type for the third floor or garret of Bldg. No. 38 or the ruins of Bldg. No. 39.

7. 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 April 30, 1840, owned by Gerard B. Wager.
On February 8, 1839, a small strip of of Lot No. 51 was added to Lot No. 50.
3. May 1, 1840 to February 11, 1844, owned by George Manzy and 59 other men. Purchase price: \$1,500.
4. February 12, 1844, owned by Gerard B. Wager. Purchase price: \$1,210. Lot sold off in two sections in March 1844.
5. March 20, 1844 till after Civil War, northeast half of lot No. 50 owned by Patrick Kelly. Purchase price: \$600.
6. March 22, 1844 till after Civil War, southeast half of Lot No. 50 owned by Edward Tearney and Peter Lytle. Purchase price: \$600.

B. Construction of Bldgs. No. 38 and 39:

Bldg. No. 38 was apparently constructed by the joint owners of Lot No. 50, namely Edward Tearney, Peter Lytle and Patrick Kelley, in 1844. The brick structure was ^{Two} ~~one~~ and one-half stories in height and had a

wooden shakes roof. The building fronted approximately 41 feet nine inches on Shenandoah Street and was 30 feet deep. After deducting about four feet to construct an alleyway on the southwest end of the lot, located against the wall of Bldg. No. 40, the remainder of the lot and building were divided into two separate stores on the first floor, as well as into two independent sets of living quarters on the second and third floors. This division was accomplished by the means of running a wall through the center of the structure. The second floor was thus divided into two sets of three rooms each; total six rooms. The third floor or half story was similarly divided into two more sets of three rooms each, identical in size and layout to the rooms below, thus making a total of 12 rooms on the second and third floors.

Bldg. No. 39, now in ruins, was originally a small two story stone structure about 16 feet by 16 feet in size. From its location on the southwest half of Lot No. 50, it seems likely that Bldg. No. 39 was erected by Edward Tearney and Peter Lytle at some date after 1844 and before 1865. The building may have been used either as a small warehouse for STORE NO. 1 in Bldg. No. 38, or perhaps as a kitchen for the living quarters located over that store. No documentary evidence has been found regarding the construction or use of Bldg. No. 39.

C. Use of BLDG. No. 38, 1844- 1861

STORE NO. 1

1. December 1844 to November 1845.
Grocery and Dry Goods Store, operated
by P. O. Littlejohn.

STORE NO. 2

1. October 1844 to March 1845,
A Tobacco Shop, operated by
Joseph W. L. Carty.

STORE NO. 1

2. December 1845 to September 1847

a Dry Goods and Groceries Store,
operated by Jacob Misswanner.

3. October 1847 to October 1851,

a Ready Made Clothing Store,
operated by R. ^Walter & Brother.

4. November 1851 to 1858, use not
definite but probably a grocery
store operated by Michael Tearney.

5. 1859 to 1861, a grocery store
and dry goods shop, operated by
Michael Tearney.

STORE NO. 2

2. April 1846 to September 1847,

use not yet established.

3. October 1847 to September 1850,

Dry Goods, Grocery and General Store,
operated by J. W. Deener.

4. October 1850 to about October 1858,

~~Dry Goods and Grocery Store probably
operated by F. C. Conrad.~~

5. November 1858 to 1859, not certain

~~but possibly a General Dry Goods
Store operated by John G. Ridenour.~~

8. CONCLUSIONS AND RECOMMENDATIONS:

It is believed that enough evidence from documentary and photographic sources has been presented in this report to permit the accurate restoration of the exterior of Bldg. No. 38, and it is recommended that the exterior be restored to its appearance in the 1859-65 period. Involved in this project would be the removal of the present tin roof on Bldg. No. 38 and its replacement with a wooden shakes roof, as shown in Photograph HF-35 (see Appendix I of this report). The first floor store windows, with their exterior bays, should be restored as ^{shown} seen in Photograph HF-35, also the awning frames. Other than this, it is believed that the exterior of Bldg. No. 38 is still as it was during the 1859-65 period.

The interior of Bldg. No. 38, first floor, has been much changed through the years, but architectural investigation will probably reveal the exact location of the original wall that divided this floor into two separate shaps. It is recommended that this partition wall be restored. The interior layout of the second and third floor, with six rooms on each floor and divided into two separate apartments, on the other hand, in my opinion, is probably much as it was when the building was constructed in 1844.

The alley way, which runs between Bldg. No. 38 and Bldg. No. 40 and crosses over the concrete porch on the rear of Bldg. No. 38 on the same level as the second floor windows, and then leads up the hill, is used by many visitors today. The rout is safe and it affords the possibility of fitting out the two three room apartments on the second floor as typical homes of the period that can be viewed by visitors from the porch just outside the structure. It would be unnecessary for visitors to enter the structure and the restoration work required on the interior of the second floor would not be great. No attempt should be made, in my opinion, to restore the third floor interior.

Insufficient evidence has been located to permit the restoration and reconstruction of Bldg. No. 39. It is therefore recommended that these ruins be stablized and that no attempt be made to restore this building.

It is suggested that Bldg. No. 38 be called the "Tearney Buildings.", after one of the builders and owners of the structure.

Charles W. Snell
Charles W. Snell,
Historian (Park Supervisory)
June 24, 1958

SECTION III - ARCHITECTURAL DATA

1. BLDGS. NO. 38 and 39 TODAY:

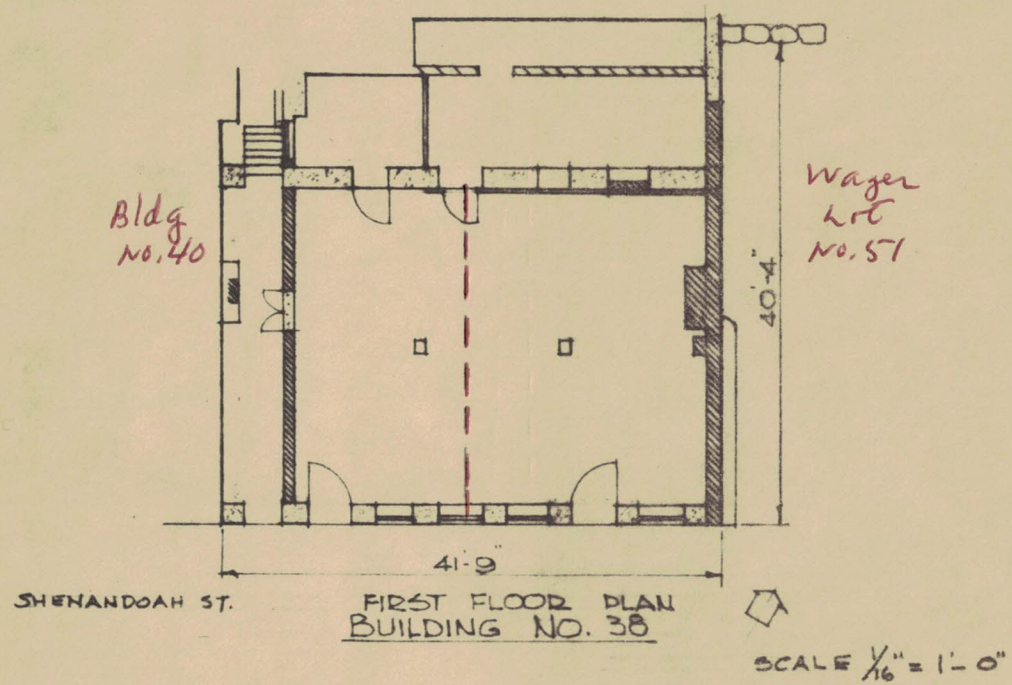
Bldg. No. 38 today is a two and one-half story brick building, with a tin roof, that fronts 41 feet nine inches on Shenandoah Street and is 30 feet deep. Running the length of the structure in the rear, is a covered concrete porch that is 10 feet wide. The first floor is now one large store room; the second and third floors are divided into two separate living quarters composed of six rooms each, with three on the second and three rooms on the third floor in each unit, or making a total of twelve rooms altogether. Except for the roof, the first floor store windows, and a partition wall that once divided the first floor into two shops, Bldg. No. 38, in my opinion, is still much as it was in the 1859-65 period.

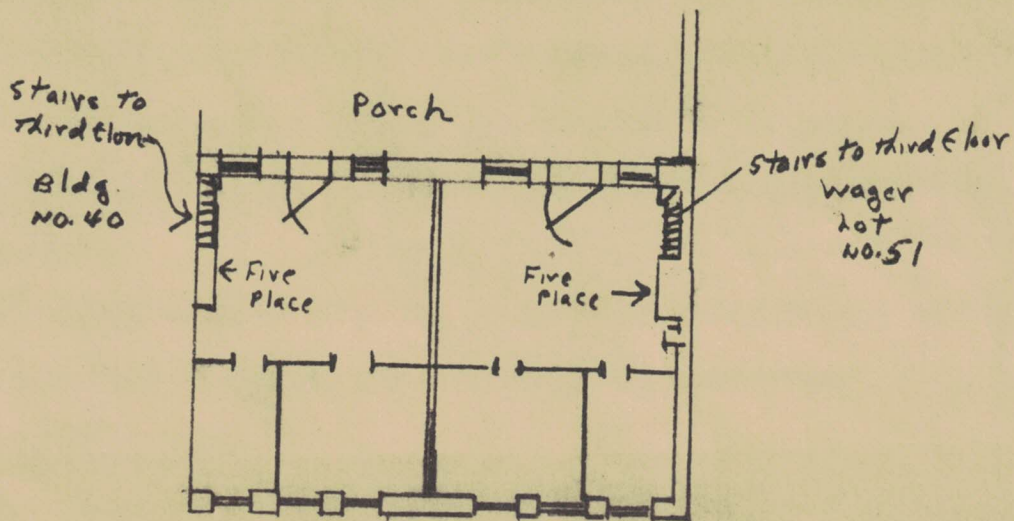
On the next two pages will be found floors plans. The first floor plan has been furnished by Architect Archie W. Franzen and I have indicated on it in red ink the approximate location of the original partition wall. The rough plan for the second floor is also included in this report; the layout of rooms for third or half-story is identical with that of the second floor. The rear wall of the third floor, however, contains only four small windows, two for each of the separate apartments.

Bldg. No. 39 today is a ruin. It was originally a small two story stone structure, about 16 feet by 16 feet in size. There are no floor plans available of this building.

Modern photographs of Bldgs. No. 38 and 39, as they appear today, will be found in Appendix I of this report.

-23-





second FLOOR PLAN
BUILDING NO 38



2. RESTORATION REQUIRED:

To restore the exterior of Bldg. 38 to its 1859-65 appearance the present tin roof must be removed and replaced with a wooden shakes roof, as shown in Photograph HF-35. The first floor store windows, with exterior bay windows, should also be restored on the basis of the same photograph. The interior partition wall on the first floor, which originally divided that floor into two shops must also be reconstructed. The interior of the second floor is apparently still much as it was in the 1859-65 period but will require rehabilitation, especially if it is to be used as an exhibit of typical homes of the period. The third floor will not be exhibited and therefore will require no restoration.

The ruined walls of Bldg. No. 39 should be stabilized, but no further attempt be made to restore and reconstruct this structure.

3. ESTIMATED COSTS:

The estimate cost of the above work is \$30,000.

Charles W. Snell

Charles W. Snell,
Historian (Park Supervisory)
June 24, 1958

APPENDIX I

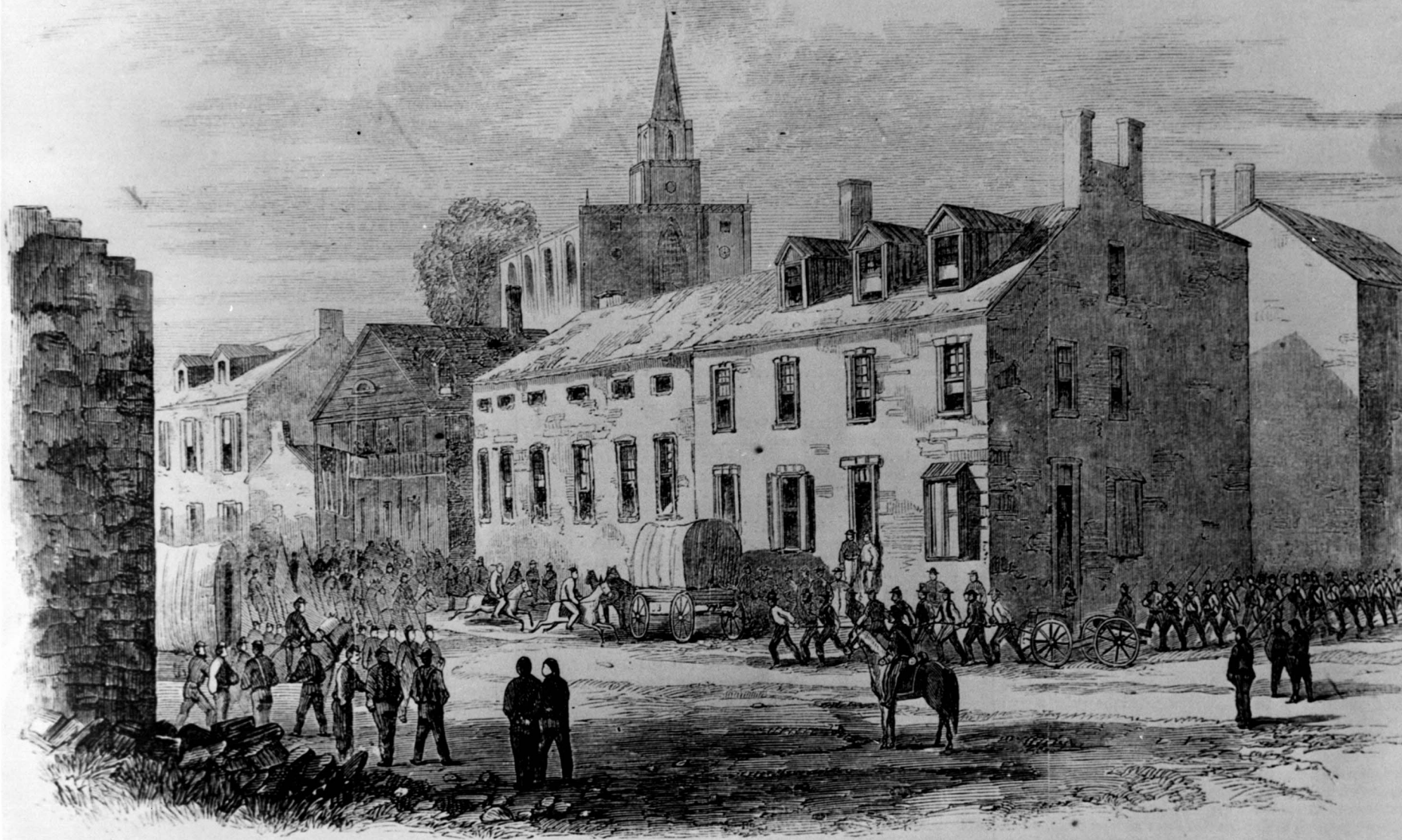
HISTORICAL AND MODERN PHOTOGRAPHS

(Seven)

"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, with no doors;
Bldg. No. 40; a small house on Wager Lot No. 48, and
at 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

summit a wide view can be had of the Virginian scenery. On them
situated the signal station communicating with the Federal signal
station on Maryland Heights.

their work by the peculiar and not very musical cry of the tired
mules, who kicked and baulked, and squealed to their hearts' con-
tent, making a very pandemonium. The inhabitants look like their

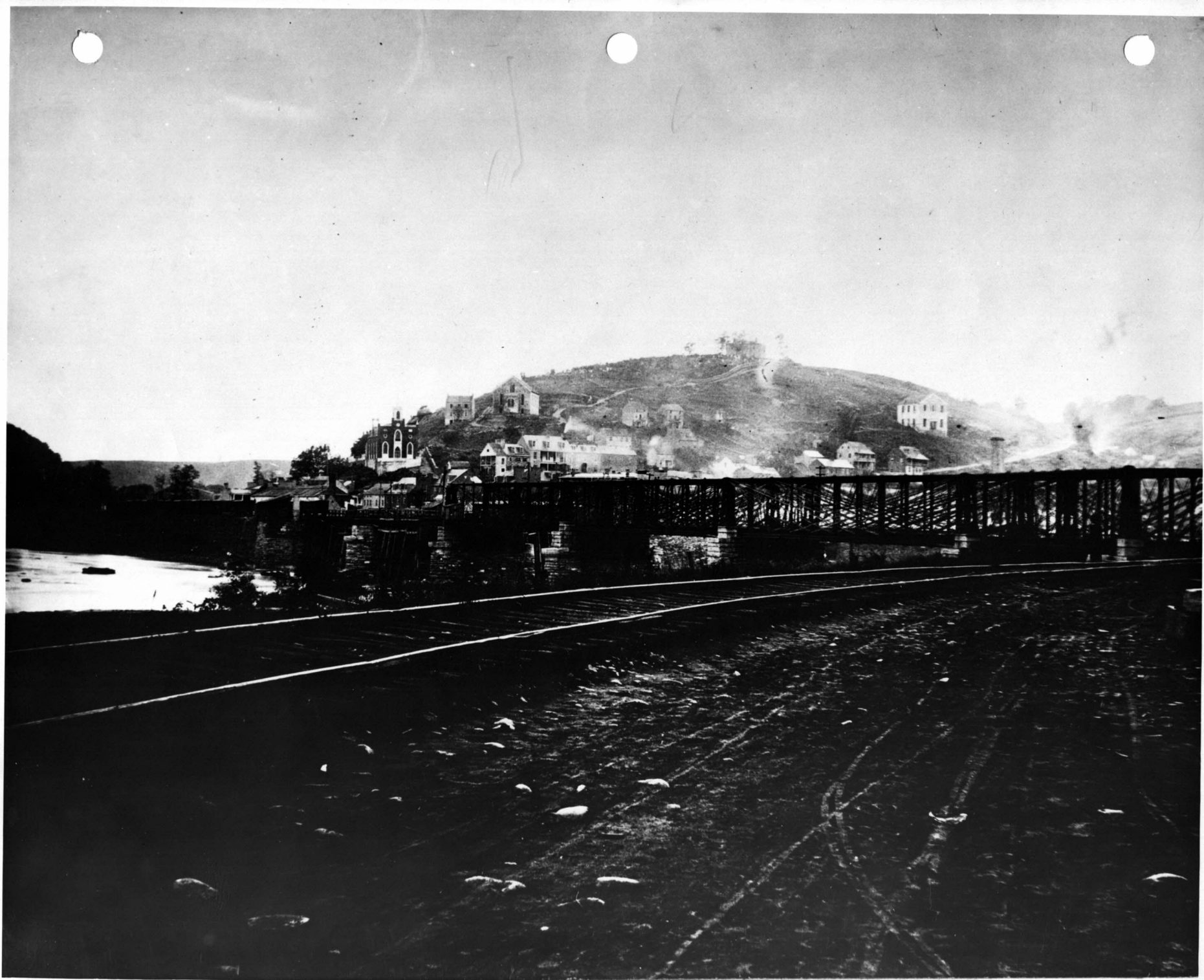
AURORA FLOYD.

"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 (Bldg. No. 11 has apparently been burned
out), 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)
apparently burned out.



"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 blow of an area and made from Photograph

HF-40.

Harpers Ferry Negative No. 377-HF

Bldg. No. 12 , right at end of iron bridge. Then
Brick Bldg. on Wager Lot No. 51, next Bldg. No. 38,
then Bldg. No. 40 - burned out, and a portion of
Bldg. No. 43 visible to the left.



"Shenandoah Street, Harpers Ferry, Va."

Original Glass Negative Mt 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 1889.

From right to left: Brick bldg. on Wager Lot No. 51; then Bldg. No. 38, containing two stores. Store No. 1(left) is a Grocery Store. Store No. 2 (right) is a Hat, Cap and Haberdashery Shop operated by G. L. Myers. Note wooden shakes roof, shop windows, and frame for awning. Next bldg. to left(burned out) is Bldg. No. 40 and at the extreme left is to be seen part of the end wall of Bldg. No. 43.



Front of Bldg. No. 38, Winter of 1955-56.

Harpers Ferry Negative No. NHP-446

Photograph by E.M. Dale

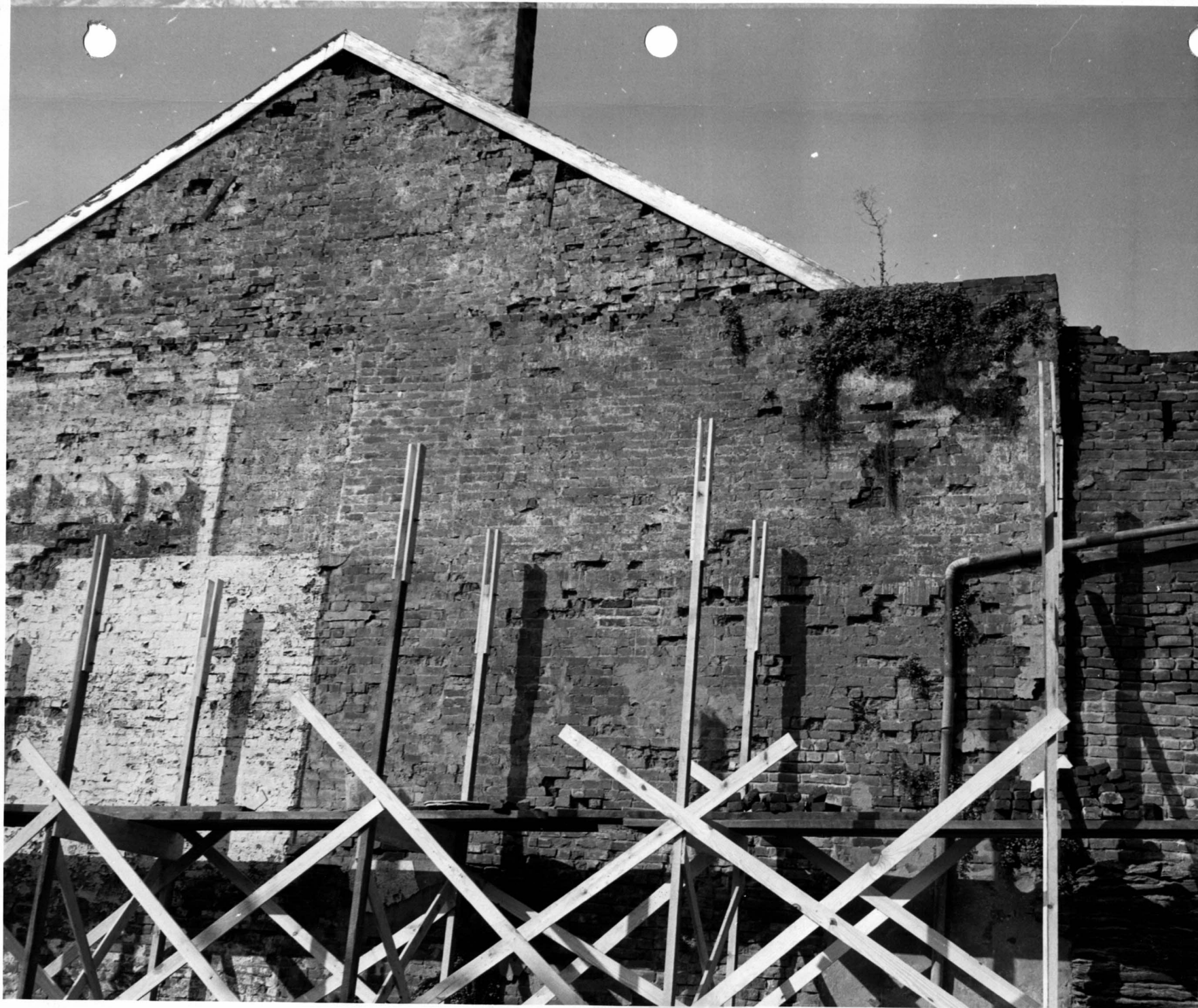
Bldg. No. 38 in center, a portion of Bldg. No. 40 visible to left of No. 38. The door at the extreme left in Bldg. No. 38 is to the alley that leads to rear and on up the hill. The brick wall visible on the right end of Bldg. No. 38 is all that remains today of the large brick structure that was erected by William Anderson on Wager Lot No. 51 in 1832.



Northeast end of Bldg. No. 38- 1956

Harpers Ferry Negative No. NHF-448
Photograph by A. W. Franzen.

The brick wall is all that remains of the brick house erected by William Anderson on Wager Lot No. 51 in 1832. The wall also serves as the end wall for Bldg. No. 38.



Bldg. No. 39 - October 8, 1956

Harpers Ferry Negative No. NHF-452
Photograph by A. W. Franzen.

Ruins of Bldg. No. 39 (stone walls) in foreground.

To right of ruins are the metal roof and chimney

of Bldg. No. 38. To the left of the ruins is a

portion of the rear of Bldg. No. 37. Large brick

building visible across High Street is Bldg. No. 12.

