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HISTORIC BUILDING SITE SURVEY REPORT

WAGER LOTS NO. 17-34

1782-1869

High Street Studies Series
No. 1

Prepared by:

Arthur L. Sullivan
Park Historian

FROM:

TO:

IMPORTANT

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CHAPTER I

OWNERSHIP OF LAND, 1751-1835

The land embracing Wager Lots 17 through 34 inclusive, with which this report is concerned, was acquired by Robert Harper, a mill builder, on April 25, 1751, in a deed for 125 acres, from Lord Thomas Fairfax.¹ Robert Harper died at Harpers Ferry in October, 1782, and bequeathed this 125 acres to his niece, Sarah Harper, the daughter of his brother, Joseph Harper, and the wife of John Wager, Senior.² Thus, in this manner, the property passed into the hands of the Wager family. On June 15, 1796, with the exception of six acres retained in the "Six Acre Reservation" and about three-quarters more of an acre located in the "Ferry Lot Reservation," John Wager, Sr., sold all of this 125 acre tract to the United States Government for \$7,016.66³ for the purpose of establishing an Armory at Harpers Ferry.

On John Wager, Sr.'s death, September 21, 1803, the Six Acre Reservation (which included Lots No. 17-34) and the Ferry Lot passed to his son, John Wager, Jr. John Wager, Jr., died on October 22, 1813, and the estate, in turn, passed to his widow, Catherine Wager, and their four children, still minors, James Bates Wager, John William Stein Wager (who died March 22, 1823), Gerard Bond Wager, and Sarah Ann Wager. The Wagers held the

1. Fairfax Deed to Harper, April 25, 1751, Northern Neck Grants, Book 6, p.496, for 125 acres, in Virginia State Library, Richmond, Va.

2. Last Will of Robert Harper of Berkeley County, Va., dated 26 September, 1782. Office of the Judge Advocate General, Military Reservation Division, Reservation File, West Virginia, Box 41, Harpers Ferry (ms). National Archives Record Group 153.

3. Copy of Warranty deed, John Wager, Sr., et ux, Berkeley County, Va., to the United States, June 15, 1796. National Archives R. G. 121, Public Service Buildings, Harpers Ferry Laminated Material (MS).

estate in an undivided ownership from 1813 until 1835.⁴

4. Will Book No. 2, pp.92-94, 287-289, 290-291, 323-324, 360-368 and 436-439. Will Book No. 3, pp.137-143, 168-170, 231-237, 263-267 and 424-429. Jefferson County Court House, Charles Town, West Virginia.

CHAPTER II

BOUNDARY DISPUTE BETWEEN WAGERS AND UNITED STATES, 1822-1827

On May 30, 1827, a MEMORANDUM OF AN AGREEMENT was made between the United States and the Wager family which brought to a conclusion the boundary dispute which existed between the two parties since 1822.¹

In 1822, Catherine Wager claimed that the wall being erected under the direction of Superintendent James Stubblefield enclosed a portion of the Wager Ferry Tract and she further asserted that the U. S. Canal, which ran between Wager Lots 17-34 and the Masket Factory, also infringed upon Wager property.² (See 1803 map on next page.)

In an attempt to settle the controversy, Catherine Wager selected McPherson, the county surveyor, to run a survey on the disputed boundaries. This was accomplished October 7, 1822; however, McPherson's findings, in favor of the Government, failed to satisfy Mrs. Wager.³

Repeated agitation on the part of Mrs. Wager prompted Superintendent Stubblefield to seek the assistance of the Ordnance Department in resolving the matter.⁴ As a result, Lt. Bardine of the Topographical Engineers was ordered to Harpers Ferry for the purposed of running another survey.⁵

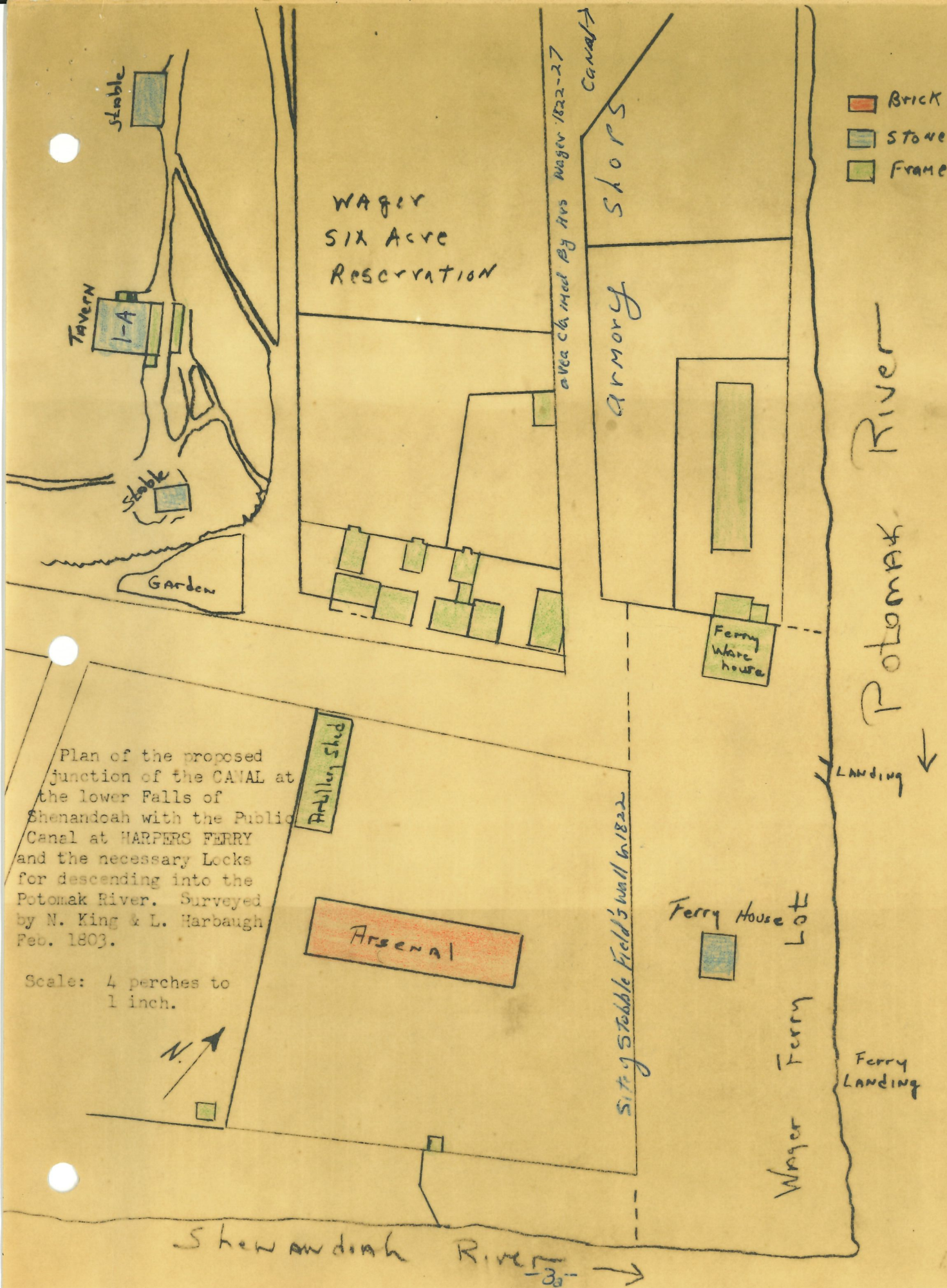
1. Memorandum of an Agreement, Reel 18, V.8, pp.760-761.

2. Catherine Wager to Superintendent Stubblefield, dated May 3, 1822, Reel 21, V.6, p.539.

3. Supt. Stubblefield to Col. George Bomford, Ordnance Department, March 31, 1823, Reel 21, V.6, pp.559-560.

4. Supt. Stubblefield to Col. Bomford, Ordnance Department, March 31, 1823, Reel 21, V.7, pp.646-647.

5. Col. Bomford, Ordnance Department to Lt. Col. Bardine, September 12, 1823, Reel 14, V.4, p.368.



6

Lt. Burdine, taken ill at Harpers Ferry, hired a surveyor to do the job. This second survey, completed by October 1, 1823, found that not one of the corners of the Six Acre Reservation corresponded with any other corner and by plotting, it was discovered that the Six Acre Reserve was actually⁷ lacking a small portion to complete the tract. Mrs. Wager wanted to extend⁸ the lines towards the U. S. Canal; however, no permanent boundaries were established at that time and the matter lay dormant for more than three years.

Roswell Lee (Superintendent of Springfield Armory and Acting Superintendent of Harpers Ferry Armory) wrote to the Ordnance Department in 1827 that Mrs. Wager was very anxious to have the boundaries fixed and requested that some action be initiated as it was equally desirable for the government to know the precise limits of the land owned by the United States at⁹ Harpers Ferry.

Col. Bomford of the Ordnance Department replied that the Secretary of War directed that the lines be again run under the joint superintendence of the necessary council and a competent surveyor, to be selected for that purpose by Lee.¹⁰ Lee complied, a survey was made by William Castleman and James M. Brown, and the dispute was ended on May 30, 1827, in the before mentioned Memorandum Of An Agreement which reads:

6. Lt. Col. Burdine to Col. Bomford, September 24, 1823, Reel 21, V.6, p.607.

7. Lt. Col. Burdine to Col. Bomford, October 1, 1823, Reel 21, V.6, pp.609-610.

8. Ibid.

9. Superintendent Lee to Col. Bomford, April 30, 1827, Reel 22, V.1, p.58.

10. Col. Bomford to Supt. Lee, May 19, 1827, Reel 14, V.6, p.523.

"MEMORANDUM OF AN AGREEMENT made the 30th of May, 1827, between the Government of the U. States of the one part, and Mrs. Catherine Wager, widow of Jn. Wager, and James Bate Wager, one of the heirs and coparientes of the said John Wager of the other part. Whereas disputed and controversies have long existed between the Wager family represented by Mrs. C. Wager, and the Officers of the Government at Harpers Ferry, respecting the proper location of the fourth and last line of the six acre lot reserved to the Wager family, to wit the boundary line along the Canal, now to put an end to the disputes and to settle and establish the said disputed line, it is agreed that it shall commence at the beginning corner on the six acre lot indicated by a pig-iron long since planted, and shall run thence by the last corner, reversed, of a survey made by John Davenport in 1796, which is recorded in the County of Jefferson, with the deed of Conveyance from the Wagers to the U. States.

The termination of said line, up the canal, is to be ascertained by the intersection of the third line of the survey aforesaid, commencing at the pig-iron on the side of the hill, and running down the hill to the canal, by the corner of said survey.

It is agreed that a permanent mark shall be made at said corner. Moreover it is agreed that the U.S. shall build a wall of a reasonable height along and up to the line on the canal, and that said wall shall be water-proof, or built with water proof cement high enough to prevent the water from leaking out of said canal and running on the land of the Wager family.

And whereas the North-western line of the Ferry landing lot reserved by the Wager family has been hitherto uncertain, it is agreed that the corner of said line shall be, and is hereby fixed, and that it shall run thro' a point designated by a gun-barrel long since planted there and along the southeast end and just clear of the said south east end of the post-office, a store house occupied by Robert Keyes. W. Castleman Jr. the surveyor is hereby authorized and requested to place and fix on the bank of the Potomack river, where the line last mentioned runs into said river, a permanent mark - the same to be done at the expense of the U. States.

But it is understood that nothing in this agreement or compromise contained is to affect the rights of either party in regard to the disputed southwest line of the said Ferry landing lot.

In Testimony whereof Rosewell Lee and James Stubblefield, Acting for the United States, and Catherine Wager and James Bate Wager have hereunto subscribed their names, and affixed their seals.

Sealed and delivered in presence of
John R. Cooke; Wm Castleman Jr., Dennis O'Byrne.
Moses T. Hunter as to Messrs Lee & Stubblefield.

The foregoing is a copy of a Deed left with the Clerk of the County Court of Jefferson for record.

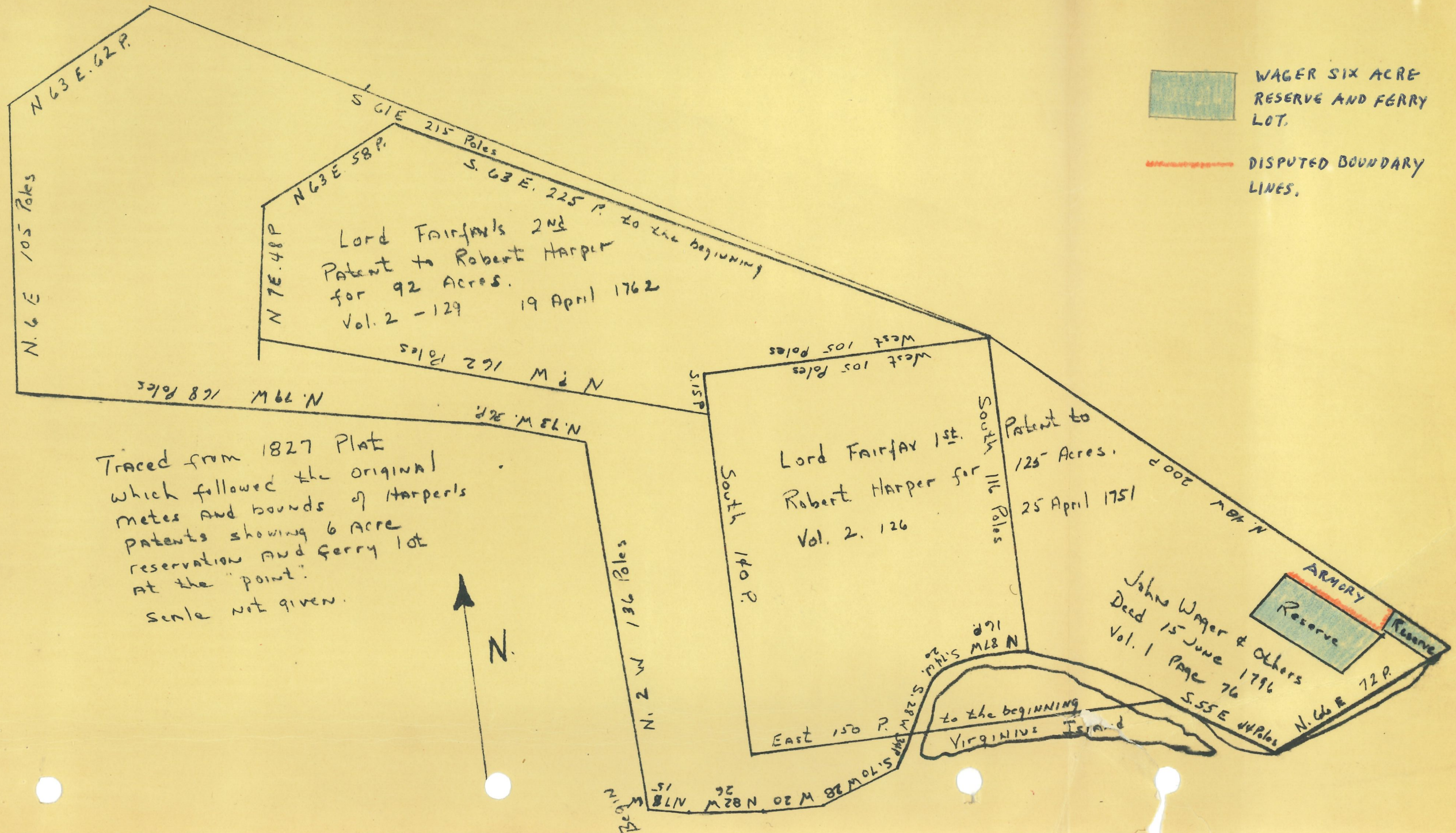
Recorded at Ordnance Department and Book Page 289, July 20th 1829."

It is clear from paragraph three of the Memorandum that Mrs. Wager's claim, i.e. the U.S. Canal infringed on the Six Acre Reserve, was unfounded.

Based on negative evidence it is further apparent that the other Wager assertion, i.e. the wall being constructed by Superintendent Stubblefield in 1822 enclosed a portion of the Ferry tract, was also groundless. If the opposite were true, some mention and disposition of the matter would certainly have been included in the Memorandum.

William Castleman, Jr.'s and James M. Brown's survey, dated June, 1827,
11
will be found on the following page of this report.

11. June, 1827. Plat, Map No. 55, Drawer No. 6 and Report of Surveyor Castleman.



CHAPTER III

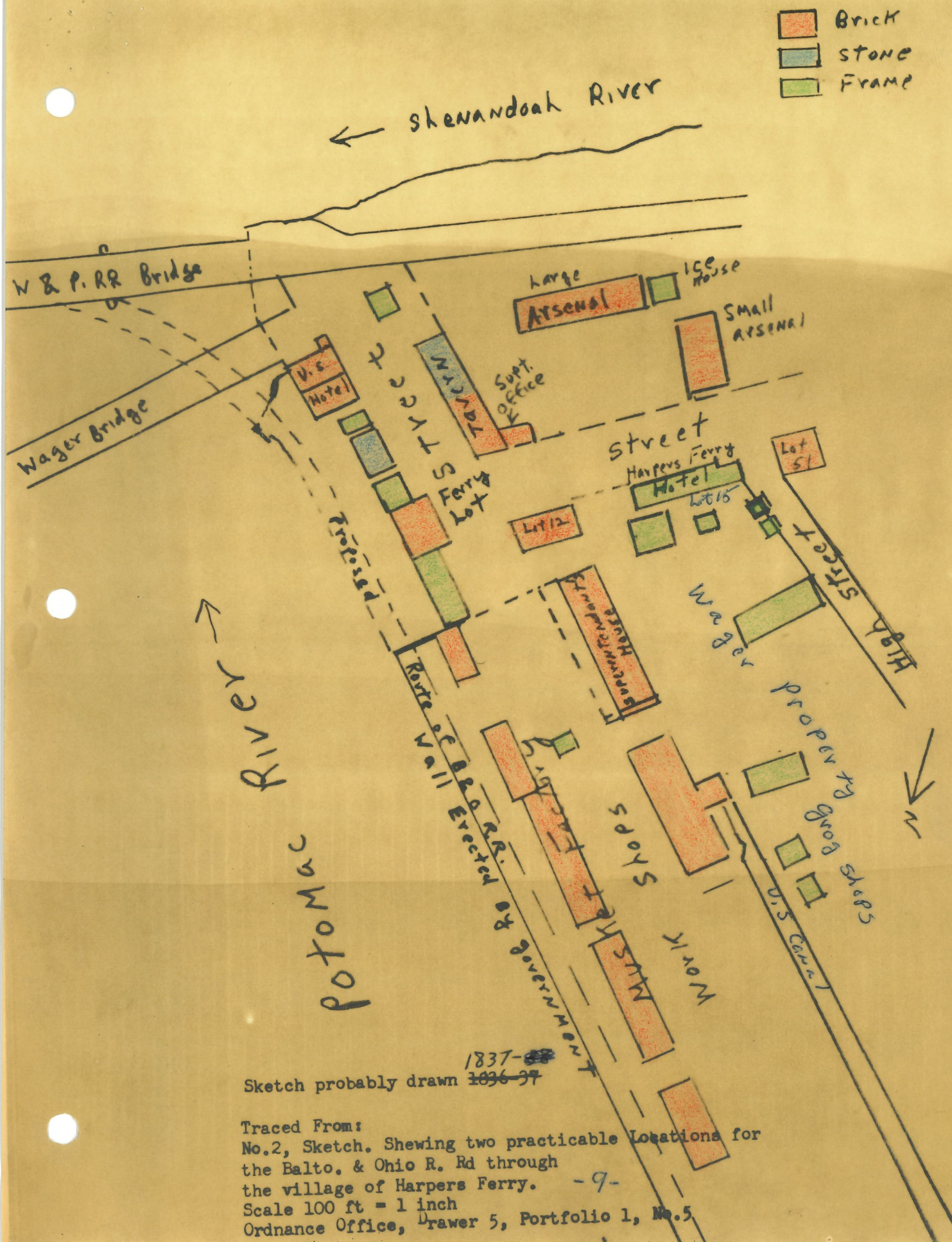
U. S. EFFORTS TO PURCHASE WAGER LAND, 1828-1836

The next eight years, following the settlement of the boundary dispute, witnessed agitation on the part of the Government to purchase one acre of the Six Acre Reserve from the Wager family. "The acre of land referred to, has been laid off and will stretch along the lower section of the Potomac Canal and immediately opposite the water shops about 140 Yards,"¹ (See 1837 map next page and also 1835 map on page 29.) As will be seen later, efforts to purchase this piece of property were frustrated during this period.

To justify the purchase, the Government advanced the following arguments: (1) It would be the means of excluding several miserable tippling shops erected along the line nearest the work shops - which operated detrimentally to the morals and industrious habits of the Armory employees. (2) The boundary line separating the Canal from the Wager lands ran so close along the margin of the Canal that it was hardly possible to make the necessary repairs on the Canal without trespassing on Wager property. (3) It was important that there should be an open space attached to the Armory on that side - for the purpose of affording facilities for the operations of the fire engine in case of fire. (4) The tippling houses, within a few paces of the work shops, would, in case of fire, endanger the entire Armory.² (5) The purchase would give sufficient room to increase the width of the canal and form a small basin and a convenient yard for taking out lumber

1. Superintendent Stubblefield to Col. Bomford, April 13, 1828, Reel 22, V.4, pp.351-353.

2. Ibid.



and making such improvements as the Government may direct.³

The Wagers were anxious to sell in 1828 as they needed the money in order to finish construction on the Potomac bridge which was in the process of erection.⁴ James Wager wrote Col. Bomford of the Ordnance Department⁵ that he was willing to sell the acre of land for the sum of \$5,000; Bomford, however, felt that there was no possibility of purchasing the land while⁶ "anything like the present price is asked for it."

In June, 1828, at the request of Superintendent Stubblefield, Roswell Lee (Superintendent, Springfield Armory), who was at Harpers Ferry at that time and was familiar with the problem, submitted his opinion to the Ordnance Department relative to the expediency of purchasing the land in question. Lee reiterated the arguments given before and stated reasons why he felt⁷ the price asked was not unreasonable.

Again, in January, 1831, Capt. John Hall, submitting to the insistence of the Wagers, wrote to Secretary of War John H. Eaton in relation to the land offered for sale. Hall argued that the price asked was not exceptionally high, and further pointed out that the value of the land would increase in the future when the B&O Railroad and C&O Canal had converged on Harpers⁸ Ferry.

3. Superintendent Lee (Springfield Armory) to Col. Bomford, June 24, 1828, Reel 22, V.4, pp.333-334.

4. Superintendent Stubblefield to Col. Bomford, April 13, 1828, Reel 22, V.4, pp.381-383.

5. James Wager to Col. Bomford, undated, received April 21, 1828, Reel 22, V.5, pp.450-451.

6. Col. Bomford to Superintendent Stubblefield, May 7, 1828, Reel 14, V.6, pp.550-551.

7. Lee to Col. Bomford, June 24, 1828, Reel 22, V.4, pp.333-334.

8. Capt. Hall to Sec. of War Eaton, January 24, 1831, Reel 22, V.11, p.1021.

The following month Col. Bomford wrote the Secretary of War, informing him that the Wagers had reduced their price from five to four thousand dollars. Bomford enclosed copies of letters of the former Superintendents which contained their reasoning as to the advisability of the purchase and added: "...this Department therefore concurs in recommending the purchase, on the terms now proposed by the proprietors, in the full belief, that the land, which is very necessary to the advantageous operations of the armory, is fairly worth the price asked for it, and that it cannot at any future time be obtained on more reasonable terms."

There the matter lay quiescent until animated by George Rust, Jr., in 1835 (Rust became Superintendent of the Armory on February 17, 1830). Rust wrote Bomford and urged the necessity of obtaining an appropriation from Congress for the purchase of the much needed acre of land. His reasons were the same as those that had been advanced since 1828.

In a special estimate for the year 1836 the purchase of the one acre of land for \$5,000 (Wager apparently upped the price) was included. The justification for this request stated:

"This item - the purchase of Wagers lot. It is situated directly in the rear of the finishing and boring shops, Master Armorer's Office and Store Room, upon the outer margin of the Canal. The purchase of this lot is very important as it respects the safety of the public Armory, in consequence of slight wooden buildings being erected upon it, and occupied by persons regardless of the property of others, and these evils are constantly increasing. The price asked for the ground appears to be high, but land at this place is very valuable and possession of it is of much importance to the public works and as it has been ascertained that it cannot be obtained for a less sum, the item is respectfully submitted."

9. Col. Bomford to Sec. Eaton, February 22, 1831, Reel 19, V.13, pp.1282-1283.

10. Rust to Col. Bomford, February 13, 1835, Reel 12, V.1, pp.98-99.

11. Special estimate for the year 1836, Reel 20, V.6, p.600.

Congress authorized the purchase and appropriated the money on July 2,
12
1836; however, it was now a case of too late and too little, for in 1835,
James B. Wager went bankrupt and availed himself of the insolvency laws.
On October 10, 1835, The Wager reserve was divided into three equal lots
by commissioners appointed by the Court. James B. Wager's portion passed
out of his control and the Wagers were now unable to sell the acre of land
as first proposed.

The following year, on June 1, 1836, the lots assigned to James B.
Wager were offered for sale at public auction by special commissioners ap-
pointed by a decree of the Court of Chancery and sold to the highest bid-
13
ders. Thus, sections of the acre of land changed ownership, buildings
were erected, the price then demanded was far beyond the amount appropriated
and the money reverted to the surplus fund in the treasury.

12. Special estimate for the year 1836, Reel 20, V.6, p.600.

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

CHAPTER IV

MAJOR SYMINGTON BUYS THE WAGER LAND, 1844-1848

Eight years later, on December 12, 1844, Major John Symington (the newly appointed Superintendent of the Armory) submitted two schedules, A & B, to the Ordnance Department of lands and buildings that should be purchased by the Government, the former evaluated at \$50,261 and the latter at \$31,648. Schedule A included Wager Lots No. 11, 12, and 16-34 inclusive. Schedule B provided for the purchase of all these lots with the exceptions of Lots No. 30-33 inclusive.¹ Both these schedules approximated the same area of land which the government had attempted to purchase for \$5,000 during the period 1828-1836. Between the years 1836-1844 many buildings had been erected on the lots, which accounted for the tremendous increase in price.

In justification of the purchase, Symington offered the same arguments which were given between 1828-1836 and because of the changed condition also had new ones to present.

"Another great inconvenience is that this alley [Old Potomac Street] is for the most part occupied by Stables, and used by the tenants of the lots, whose residences are generally on High Street, as an approach to their premises - here is received their wood and other supplies, and it is made a place of deposit for all the filth and appal made in the vicinity, its only place of removal, whenever it is removed, being into the armory canal thus occasioning labor and expense in cleaning out from time to time.

This too has been a fruitful cause, and perhaps the chief one of the sickness that at times prevails...

The purchase would secure some good comfortable dwellings on High Street, suitable for Inspectors and other Officers whose quarters are furnished to them and thus quartered, the Stables, shanties etc. being removed and the alley permanently widened to a broad avenue of say 40 feet, they could have the armory buildings always under view, and the declivity between these dwellings and the avenue neatly cultivated.

1. Superintendent Symington to Lt. Col. Talcott, Ordnance Department, December 12, 1844, Reel 23, V.3, pp.260-271.

There is a want of good buildings for dwellings for the armorers. The greater part of those built many years since of wood, and in low damp situations, are in wretched bad condition, continually requiring repairs, so as to consume in a great degree the amount received from rents. The purchase of those in Schedule A would secure several good residences, so much needed to be occupied in place of so many of the old structures now tottering in decay and consuming by continual expenses for repairs..." 2

Lt. Col. George Talcott of the Ordnance Department brought the matter to the attention of Secretary of War Wilkins, who, in turn, convinced Congress of the necessity of the purchase and the sum of \$50,261 was finally appropriated on August 8, 1846. 3

Although funds were appropriated, the Government could not purchase the land for the following reasons: (1) Some of the owners were unwilling to sell after the money was appropriated. 4 (2) Since the Schedules were first prepared in 1844, improvements were made on three of the lots, thereby increasing their value and the owners refused to sell unless they received an increased compensation. 5 (3) Under the 1846 Act, the entire area had to be acquired for the specific amount of \$50,261 or none could be purchased at all, therefore the Government could not legally purchase any portion of the desired land. 6

These obstacles were surmounted by two methods; firstly, legislation was introduced in Congress and a Special Act was passed on March 3, 1847,

2. Superintendent Symington to Lt. Col. Talcott, Ordnance Department, December 12, 1844, Reel 23, V.3, pp.260-271.

3. Talcott to Wilkins, January 6, 1845, Reel 19, V.14, p.1419.

4. Symington to Talcott, August 18, 1846, Reel 23, V.7, p.679.

5. Ibid.

6. Symington to Talcott, December 4, 1846, Reel 23, V.8, p.736.

7
which authorized the purchase of parts of the land in question. Secondly,
it was decided to relinquish the purchase of Lots No. 30, 31, 32 and a part
of 29 to meet the increased prices demanded for the other lots.⁸ The relin-
quished lots were so remote from the Musket Factory buildings, that any
structure built on them would not endanger the former in cases of fire.

The Secretary of War gave his formal approval of the decision to re-
linquish the purchase of the above mentioned lots with the reservation that
if all the property was not purchased, then the entire amount of the appro-
priation should not be spent.⁹

After the Hon. James M. Mason examined the titles and the Attorney
General approved his report, the appropriation was included in the first
remittance made to the armory in 1847.¹⁰

Thus during the next two years, all of the lots concerned in this
report, with the exceptions of 17, 25, 30, 31 and 32, were purchased by
the Government. An individual history of each lot will be treated in the
next chapter, and the above mentioned exceptions will be treated in a
later chapter.

7. Estimate for fiscal year of 1847, Reel 20, V.7, p.657.

8. Symington to Talcott, April 7, 1847, Reel 23, V.8, p.789.

9. Symington to Secretary of War, April 29, 1847, Reel 20, V.8, p.15.

10. Symington to Talcott, June 6, 1847, Reel 23, V.9, p.826.

Pages 16 through 27 have been omitted.

CHAPTER V

DEVELOPMENT OF THE WAGER LOTS

1835 - 1848

On April 2, 1835, the Circuit Superior Court of Law and Chancery held for Jefferson County appointed Commissioners "to lay off and divide into three equal lots and parcels, the real estate at Harper's Ferry which descended to James B. Wager, Gerard B. Wager and Sally Ann Wager, now Sally Ann Swayne, the wife of Noah H. Swayne, from their father John Wager, deceased..."¹ the purpose being to settle the affairs of James B. Wager who had declared himself bankrupt in 1834 and availed himself of the insolvency laws.

On October 10, 1835, the commissioners reported to the Court:

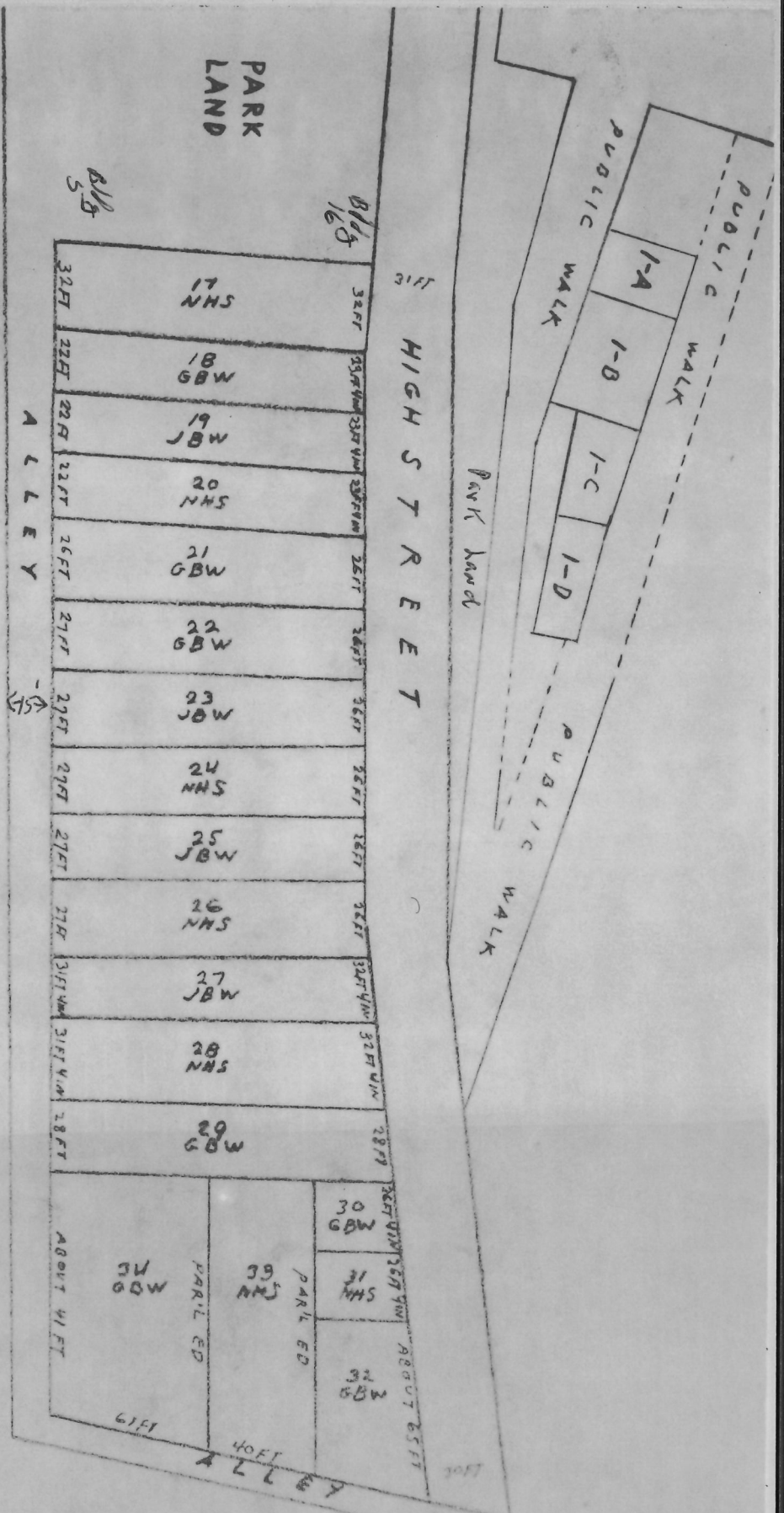
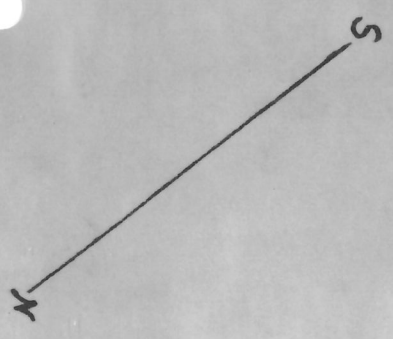
"To James B. Wager we allot & assign the following lots...Lots No. 1-7-9-15-19-23-25-27-37-39-41-44-46-47-53 & 54.
To Gerard B. Wager we allot and assign the following lots...Lots No. 2-3-4-6-12-14-18-21-22-29-30-32-34-36-38-43-49-50-52 & 56.
To Sarah Ann Swayne, the wife of Noah H. Swayne, we allot and assign the lots following as number...Lot No. 5-8-10-11-13-16-17-20-24-26-28-31-33-35-40-42-45-48-51 & 55."²

See 1835 plat on the next page.

Lots 18 through 34, with the exception of 17, 25, 30, 31 and 32, will now be treated individually and in numerical order dating from the time of the division of the Wager Six Acre Reservation to purchase of these lots by the United States Government in 1847-1848.

1. Gibson, etc. vs. Wager, etc., Decree. Deed Book 28, pp.140-141, Jefferson County Court House, Charles Town, West Va.

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



U.S. Army CANAL

SCALE 1" = 60 FT

Tracing of 1835 Plat of Wager Lots. Original drawn by James M. Brown.

1. WAGER LOT NO. 18

A. Ownership of the Property, 1835-1847

Gerard B. Wager granted a ninety-nine year lease to Samuel Lover, effective October 1, 1841. Under the terms of this lease, Lover was to pay an annual rent of \$175 plus all taxes and assessments and he further agreed to insure the property for \$1,000. The above terms were to remain effective for the first thirteen years of the lease. At the end of thirteen years, Lover was to have the privilege of purchasing the premises in fee simple.³

A frame stable was located on a portion of this Lot, which was not leased to Lover as the stable was already rented to Wm. Gorrell, who operated the "Virginia House," a hotel located on Wager Lot No. 5.⁴

On July 1, 1847, the Government bought Lot 18 including the buildings, from Gerard B. Wager for the sum of \$1,806⁵ and the following day Lover assigned his lease to the Government for \$800.⁶ Total paid for lot: \$2,606.

B. Construction of the Buildings

Based upon the terms of the lease to Lover in 1841, it is evident that a dwelling house was located on the lot, probably erected by G. B. Wager between the years 1835-1841. Superintendent Symington gave the following description of the buildings in Lot No. 18 in Schedule A which he submitted to the Ordnance Department in 1844: "On High St....a two story brick house 30"

3. Deed Book 25, pp.487-488; Lease, G. B. Wager to Lover, October 1, 1841.

4. Snell, Charles W., "Historic Building Site Survey Report for Wager Lot No. 5," August 5, 1958, p.29.

5. Deed Book 29, pp.115-116. Deed of G. B. & S., July 1, 1847.

6. Deed Book 29, p.117. Assignment of Lease, July 2, 1848.

22 feet, covered with shingles, a cellar underneath; on the alley, Potomac Street⁷ a stable of wood, with loft for hay."

C. Use of Building, 1841-1847

Lover used the building as both a residence and his place of business, which was a "Cheap Boot & Shoe Store" probably from the time he took the lease in 1841 and definitely until the Government purchased the lease in 1847.⁸

The building served still another purpose, for in 1846, Miss Sarah W. Frazier advertised that she had commenced the Dress Making business at the residence of Mr. Lover.⁹

2. WAGER LOT NO. 19

A. Ownership of Property, 1835-1847

After the division of Wager Six Acre Reservation in 1835, the Court appointed two commissioners to dispose of James B. Wager's property at public auction,¹⁰ Lot No. 19 being one of the lots to be sold.

On June 18, 1836, the commissioners Kennedy & Daugherty, sold Lot No. 19, then vacant, to Samuel Gibson, a merchant, for the sum of \$725. Gibson, however, did not receive full title to the property until he completed his payments on December 30, 1841.¹¹ He had in the meantime sold the property

7. Symington to Talcott, December 12, 1844, Reel 23, V.3, p.271.

8. Virginia Free Press, June 13, 1844, p.3, c.3.

9. Symington to Talcott, April 28, 1847, Reel 23, V.9, p.809.

10. Virginia Free Press, September 24, 1846, p.3, c.1.

11. Ibid., April 7, 1836, p.4, c.1.

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

to Gerard B. Wager in 1839 for \$750.

Gerard Wager leased the lot to Charles Button, administrator of the estate of Ann Reed, on January 1, 1841, for ten years. Button was to pay an annual rent of \$160 for the first nine years and if the lease continued longer than 10 years he would thereafter pay an annual rent of \$45; however, "so much of the said lot as is occupied by the frame stable of Samuel Gibson is excepted from the operation of this lease so long as said stable remains
14
and no longer."

The Government purchased the lot from Gerard Wager on June 30, 1847, for
15
\$750 and two days later the executors of Ann Reed's estate assigned their
16
lease to the lot with all its improvements to the U. S. for \$1,845. Total
paid: \$2,595.

B. Construction of the Buildings

Since the lot was vacant in 1836 and sold at only a \$25 profit three years later, we can assume that no improvements were made during that period. The stable on the lot was obviously built sometime between the years 1839-1841 and since the stable was owned by Samuel Gibson, we can further assume he had built it.

Under the provisions of the 1841 lease, Button had agreed "within one year of Jan. 1, 1841 to erect on the lot a building of brick, two stories high covering the south front of said lot (which was 23 feet 4 inches) and"

13. Deed Book 24, pp.64-65. Deed of E. & S., November 14, 1839.

14. Deed Book 29, pp.124-125. Lease, December 31, 1840.

15. Deed Book 29, 121-122. Deed of E. & S., June 30, 1847.

16. Deed Book 29, pp.123-124. Assignment of Lease, July 2, 1847.

17

"extending back 30 feet..."

In Symington's 1844 Schedule A, he described the buildings on Lot No. 19 as follows: "On High St...a two story brick house 30 x 22 feet covered with shingles & cellar underneath, a porch in front and rear - On the alley ¹⁸ (Potomac Street) a wooden stable, with hay-loft 20 x 18 feet.

From this we can conclude that Buttons followed the provisions contained in the lease, and that he built the brick house during the year of 1841.

C. Use of Building, 1841-1847

Buttons was a Saddle & Harness Maker and we know that by at least 1847 ¹⁹ he was using this building as his shop, and probably used it as such since the time of its erection in 1841. We can assume it served the dual purpose of his dwelling house. Samuel Gibson operated a dry goods store and a hotel ^{19a} located on the Wager Ferry Lot.

3. WAGER LOT NO. 20

A. Ownership of Property, 1835-1847

Noah H. Swayne and wife were allotted Lot No. 20 when the Wager Six Acre Reservation was divided among the Wager heirs in 1835.

Swayne leased the lot to Israel Russell, a merchant, for ten years effective April 1, 1839. Russell agreed to pay all taxes on the lot during the ²⁰ continuance of the lease and to pay the Swaynes \$50 annual rent. From this

17. Deed Book 29, pp.124-125, Lease, December 31, 1840.

18. Symington to Talcott, December 12, 1844, Reel 23, V.3, p.271.

19. Symington to Talcott, April 28, 1847, Reel 23, V.9, p.609.

19a. Snell, C. W., "History of Wager Lot 5."

20. Deed Book 23, pp.305-306. Lease, April 1, 1839.

information and because the lease contained a provision by which Russell agreed to erect a building, we can conclude the lot was vacant at that time.

Russell's lease was seized by the Sheriff on December 7, 1840, and on ²¹ April 13, 1841, Philip Coons bought the lease for \$1,460.

The Government purchased the lot from the Shaynes on June 8, 1847, for ²³ \$833 and was assigned the lease of Phillip Coons for \$2,500 on September 4, ²³ 1847. Total paid \$3,333.

B. Construction of Buildings

In the lease granted to Russell in 1839, a provision was included by which Russell agreed "to erect on the lot a building or buildings of brick or stone not less than two stories high, and not less than 15 feet in width ²⁴ of front." The building or buildings were to be completed within two years of April 1, 1839.

A building was apparently constructed within the span of two years judging from the price of \$1,460 which Philip Coons paid to obtain the lease on April 13, 1841.

In Symington's Schedule A, submitted in 1844, he describes ^d two buildings on Lot No. 20 as follows: "On High St....a two story brick house with basement & cellar under basement 34 x 22½, covered with slate, well finished; on the ²⁵ alley (Potomac Street) a two story stone house 26 x 22 covered with shingles."

21. Deed Book 29, p.85. Assignment of Lease, April 13, 1841.

22. Deed Book 29, pp.343-345. Deed of E. & S., June 8, 1847.

23. Deed Book 29, pp.346-347. Assignment of Lease, September 4, 1847.

24. Deed Book 23, pp.303-306. Lease, April 1, 1839.

25. Symington to Talcott, December 12, 1844, Reel 23, V.3, p.271.

Since Coons had paid \$1,480 for the lease in 1841 and sold it to the Government for an additional \$1,040, we conclude the stone house was built by Coons, reasoning that the smaller of the two buildings brought the lesser price.

In any event, it is certain one of the buildings was constructed between April, 1839, and April, 1841, and the other sometime between the years 1841-1844.

C. Use of Buildings, 1839-1847

Israel Russell operated a Dry Goods Store on Lot No. 12,²⁶ and probably used the building erected sometime between 1839-1841 on Lot No. 20 as a dwelling house, although the possibility remains that the building was not ready for occupancy during that period and remained vacant.

Philip Coons operated a Dry Goods store and also lived in Building No. 10 on Wager Lot 15, subdivision 3,²⁷ so it is quite possible he rented the two houses on Lot No. 20 as dwelling houses. These homes were located in the residential section of Harpers Ferry, some distance from the business district.

4. WAGER LOT NO. 21

A. Construction of the Houses

Gerard B. Wager was allotted Lot No. 21 in 1835. That same year he married Ellen Augusta,²⁸ and it is quite probable that he built a new residence for his bride on this lot during the years 1835-1836. We know for certain

26. "An Historical Study of Wager Lot No. 12", by C. W. Snell, September 24, 1958, p.14.

27. Historic Building Report, John C. Unseld Buildings (Bldgs. 10-10A) by C. W. Snell, May 28, 1958, p.19.

28. Virginia Free Press, March 5, 1835, p.3, c.3.

he was living on Lot No. 21 at least by the year 1841, based upon the following evidence: "...on the street leading up the hill towards Charlestown and designated on the map as No. twenty-two, being the same, now occupied by said McGraw and adjoining the residence of said Wager (Gerard B.)..."²⁹

Symington described the buildings in Schedule A submitted in 1844 as "On High St...a two story stone house with basement 30 x 26 feet, covered with slate, with back buildings, all well finished - on the alley (Potomac Street) a stone stable 26 x 20 feet with hay-loft, also a stone snake house 10 x 9,"³⁰

B. Sale of Lot and Buildings

Gerard B. Wager remained the sole owner of Lot No. 21 from 1835 until he sold the property to the Government in 1847. The Deed Book indicates Wager received \$1,000 for the lot,³¹ however, the Armory Records show the Government paid \$3,000.³² The additional \$2,000 in all probability was for the buildings on the lot.

29. Deed Book 25, pp.180-181. Deed of Trust, August 6, 1841.

30. Symington to Talcott, December 12, 1844, Reel 23, V.3, p.271.

31. Deed Book 29, p.126. Deed of B. & S., July 1, 1847.

32. Plat, with record of Land purchased by U. S. from Wager Reservation, Lots No. 11 to 35. 1847-1848. Map Case MP, Drawer 3, Map No. 81.

5. WAGER LOT NO. 22

A. Ownership of Property, 1835-1848

In the division of the Wager Reserve on October 10, 1835, Gerard B. Wager was allotted Lot No. 22, which he leased to William McGraw for a period of ten years effective April 1, 1839.³³ Under the terms of the lease McGraw agreed to pay all taxes and assessments on the lot during the continuation of the lease and to pay Wager an annual rent of \$50.³⁴ It would seem that the lot was vacant at this time, as a provision was contained in the lease, binding McGraw to erect a building within two years.³⁵ The low rental also indicates no buildings were on the lot.

On August 6, 1841, McGraw put into trust, "all right, interest, title and claim in and to a certain house and lot lying and being at Harpers Ferry..."³⁶ to secure \$630.

Four years later, on October 20, 1845, a Sheriff's sale was held of "all right and interest of William McGraw in the following property at Harpers Ferry." "The two story stone house and lot upon which it is situated, in which he now resides. His interest in the premises is a leasehold, and is derived to him from a lease executed on 13 March 1839 by Gerard B. Wager."³⁷

McGraw died in November of 1847,³⁸ and in January of the following year, his Administrators, Dr. Nicholas Marmion and Martin Grace conducted a sale of McGraw's property which included the lease he held for Lot 22.³⁹

33. Deed Book 23, pp.240-251. Lease, March 13, 1839.

34. Ibid.

35. Ibid.

36. Deed Book 25, pp.180-181. Deed of Trust, August 6, 1841.

37. Virginia Free Press, October 9, 1845, p.3, c.2.

On June 6, 1848, the Government was assigned the leasehold along with McGraw's interest in the houses and improvements for \$2500.⁴⁰ On the same day, the deed of trust which McGraw had entered into on August 6, 1841, to secure \$630, was released, as the money had been repayed.⁴¹

Prior to this, on July 1, 1847, the Government had purchased Lot No. 22 from Gerard B. Wager, for \$1,000,⁴² thus by June of 1848, the U. S. was in complete possession of Lot No. 22 with all its improvements. Total: \$3,500.

B. Construction of Buildings, 1839-1844

Lot No. 22 was vacant when McGraw was granted the lease in 1839. McGraw agreed to the provision in the lease to erect "a building or buildings of brick or stone, not less than two stories high, and not less than 15 feet in width of front,"⁴³ within two years from the first day of April, 1839. This was done, as in 1841 McGraw put into trust, "all right, interest title and claim in and to a certain house and lot...designated on the map as twenty-two..."⁴⁴

In Symington's Schedule A of 1844 he describes the property on Lot 22 as follows: "On High St....a two story stone house with basement, 30 x 26 feet, covered with slate, well finished, and a stone corn house 14 x 9 feet."

38. Virginia Free Press, November 24, 1847, p.3, c.3.

39. Virginia Free Press, January 5, 1848, p.3, c.3.

40. Deed Book 30, pp.235-236. Assignment of Lease, June 6, 1848.

41. Ibid., pp.234-235. Release of Trust, June 6, 1848.

42. Ibid., pp.236-237. Deed of B. & S., July 1, 1847.

43. Deed Book 23, pp.240-251. Lease, March 13, 1839.

44. Deed Book 25, pp.180-181. Deed of Trust, August 6, 1841.

45

"On the alley a wooden stable 27 x 20 ft. with hay-loft."

No additional improvements were made on the lot by the time the Government purchased the property in 1848, as the Administrator's Sale advertised the property as follows: "...a large two story stone dwelling house, with a well finished basement, in which the kitchen and dining room are situated. A smoke house, also of stone, and a frame stable...." We can conclude, the smoke house mentioned in the Administrators Sale and the corn house described in Symington's Schedule are one and the same.

In 1844, McGraw had asked for \$2,200 for the improvements on the lot and in 1847 he asked for \$2,500. Superintendent Symington wrote the Ordnance Department "No improvements have since been made on this property....," thus we can conclusively state that no further construction took place on this lot between 1844-1848.

C. Use of Buildings, 1841-1847

All available evidence indicates McGraw used the other building on the lot as his residence from the time of its erection, 1839-1841, until his death in 1847. The 1841 Deed of Trust referred to the structure as "now occupied by said McGraw..." The Sheriff's sale in 1845 stated: "the two story stone house and lot upon which it is situated, in which he (McGraw) now resides."

45. Symington to Talcott, December 12, 1844, Reel 23, V.3, p.271.

46. Virginia Free Press, January 5, 1848, p.3, c.3.

47. Symington to Talcott, April 28, 1847, Reel 23, V.3, p.809.

48. Deed Book 25, pp.180-181. Deed of Trust, August 6, 1841.

49. Virginia Free Press, October 9, 1845, p.3, c.2.

Finally the Administrators Sale in 1848 advertised the house as "...a large two story stone dwelling house, with a well finished basement, in which the kitchen and dining room are situated..."⁵⁰ McGraw was a butcher by trade and operated a slaughterhouse located on U. S. land along the Shenandoah River.^{50a}

D. SUMMARY

Gerard B. Wager was allotted Lot No. 22 in 1835 . He leased the vacant lot to William McGraw in 1838. Between 1839-1844, McGraw had erected a dwelling house, stable and corn or smoke house on the lot. McGraw died in 1847, the same year that Wager sold the lot to the Government. In 1848, McGraw's administrators assigned the lease to the U. S. and the Government also purchased the buildings. Thus by June 8, 1848, the Government was in complete possession of Lot No. 22 with all improvements thereon.

E. WAGER LOT NO. 22

A. Ownership of Lot, 1835-1848

In the division of the Wager Reserve October 10, 1835, James B. Wager was allotted Lot No. 23, and the commissioners appointed by the Court there-⁵¹ fore offered this lot for sale in 1836, to help settle the debts accrued⁵² by Wager. Lot No. 23 was vacant at that time.

Sometime between the auction in 1836 and 1840, Mary Thompson purchased the lot, but since she failed to comply with the terms of the sale, the lot

50. Virginia Free Press, January 5, 1848, p.3, c.3.

50a. Ibid., October 9, 1845, p.3, c.2.

51. Ibid., April 7, 1836, p.4, c.1.

52. Ibid.

was reclaimed and again offered for sale in 1840.⁵³ No one, however, purchased the lot at that time and it was finally sold to the Government for \$900 on March 7, 1848.⁵⁴

B. Construction of Building

In Symington's Schedule A of 1844, he described a building on the lot as "a small wooden building of little value on the alley."⁵⁵ Since the lot was vacant in 1838 it is apparent that this building was erected sometime between 1836-1844, possibly some type of shack Mary Thompson had put up when she was in possession of the lot between the years 1836-1840. In any event, from Symington's description, the shantie or shack was a building of little consequence.

7. WAGER LOT NO. 24

A. Ownership of lot

Sarah Ann Swayne, wife of Noah H. Swayne, was allotted Lot No. 24 when the Wager Six Acre Reserve was divided among the Wager heirs in 1833.⁵⁶

Swayne granted a twelve year lease to Michael Callaher on October 1, 1838, at an annual rent of \$60. No building provision was included in the lease; however, there was a clause to the effect that any improvements would be appraised at the termination of the lease.⁵⁷ The above evidence indicates that the lot was probably vacant at that time.

53. Virginia Free Press, April 2, 1840, p.3, c.5.

54. Deed Book, pp.238-239. Deed of B. & S., March 7, 1848.

55. Symington to Talcott, December 12, 1844, Reel 23, V.3, p.271.

56. Gibson, etc., vs. Wager, etc., Decree, Deed Book 29, pp.140-141.

57. Deed Book 23, pp.147-148. Lease, October 1, 1838.

Gallaher assigned all his right, title, and interest in the lease to
Patrick Farrell on August 22, 1839,⁵⁸ who in turn on July 20, 1841, assigned
to Alexander Kelly for \$225 "all right under Oct 1, 1838 Noah Swayne lease
and interest in improvements thereon by Callaher or Farrell."⁵⁹

A month prior to this, Farrell had sub-leased a portion of Lot No. 24
to Patrick McGuire, "measuring 24 feet on the street and six feet in depth,
leaving an alley of 2 feet on said lot, the portion of said Lot No. 24 is the
southern western part of said lot..."⁶⁰ Farrell assigned this sublease over
to Alexander Kelly on July 20, 1841.^{60a}

On June 7, 1847, Kelly surrendered all rights of a portion of Lot No.
24 to the Swaynes; "...all that part or portion of said Lot No. 24, which is
embraced within the entire front of said lot, on the alley, which passes along
the Armory Canal that is connected with the public workshops on the Potomac
River, the said front being twenty seven feet and running back thence twenty
five feet..."⁶¹

The following day, the Swaynes sold this piece of land to the Government
for \$200 with the provision "that the parcel of land hereby conveyed is to
remain and be used forever as a public highway..."⁶²

Remaining in the ownership of the Swaynes in 1847 was a portion of Lot

58. Deed Book 25, pp.248-247. Lease, August 22, 1839.

59. Ibid.

60. Deed Book 25, pp.249-250. Lease, June 1, 1841.

60a. Ibid.

61. Deed Book 29, pp.348-349. Agreement, June 7, 1877.

62. Deed Book 29, p.347. Deed of B. & S., June 8, 1847.

No. 24 that fronted 26 feet on High Street and was 91 feet 4 inches deep.

B. Construction of Buildings

In 1844, the following buildings were located on Lot No. 24, as described by Symington in Schedule A; "On High Street,...a two story frame house with basement 24 x 20, shingle roof, in the middle of the lot, a one story frame house, 24 x 18, on the alley (Potomac Street) a wood blacksmith shop 20 x 18 ft."

These buildings were constructed between 1839-1844 and as Kelly was a blacksmith we can assume he had built the blacksmith shop. If this assumption is correct, then the shop must have been built between 1841-1844, as Kelly was assigned the lease in 1841.

It is probable that both Callaher and Farrell were responsible for the erection of the other two buildings as Kelly received "all right...and interest in improvements thereon by Callaher or Farrell..." in the 1841 lease.

C. Use of Buildings, 1839-1847

In 1844 the blacksmith shop was within the 25 x 27 feet portion of the lot purchased by the Government in 1847. Since there is no mention of it in the deed conveyed to the U. S. and since the price paid for that portion was only \$200, it is probable Kelly moved the small, wooden shop to another section of Lot No. 24 and continued using it as a blacksmith shop.

63. Symington to Talcott, December 12, 1844, Reel 23, V.3, p.271.

64. 1850 Census Record. Reel 10, V.2, p.215.

65. Deed Book 25, pp.248-249. Assignment of Lease, July 20, 1841.

66. Symington to Talcott, April 28, 1847, Reel 23, V.9, p.809.

Undoubtedly it was used as such during the period in question.

66a

The 1850 Census Report locates Kelly living on Lot No. 24, and it is reasonable to suppose he was living in one of the other two buildings prior to that time, which would be convenient to his place of business.

Patrick McGuire, who had taken a sublease on a portion of the lot in 1841 could possibly have built one of the frame houses and made his residence there, although this cannot be documented.

D. Summary

The Swaynes were allotted Lot No. 24 in 1835. They granted a 12 year lease to Michael Gallaher in 1838 who assigned the lease to Patrick Farrell in 1839.

Farrell sublet a portion of the lot to Patrick McGuire in 1841, and assigned all rights to his leasehold to Alexander Kelly the same year.

In 1847, Kelly surrendered 27 x 25 feet of that part of the lot fronting the Armory Canal to the Swaynes, who sold it to the U. S. the following day.

The frame dwelling houses and one frame blacksmith shop were erected on the lot between the years 1839-1844.

3. WAGER LOT NO. 26

A. Ownership of Land, 1835-1847

Lot No. 26 was assigned to the Swaynes in 1835 when the Wager Reserve was divided by order of the Court. The Swaynes granted a 12 year lease to Robert Wallace in 1839 at an annual rent of \$50. The lease became effective April 1, 1839. By the terms of the lease, Wallace agreed to "erect upon said

66a. 1850 Census Report. Reel 10, V.2, p.115.

demised premises & fronting upon the upper or lower line thereof, a brick or stone building at least twenty feet in width and at least two stories high." 67
This was to be accomplished within two years from the date the lease was granted. 68

The house was completed by June 6, 1840, and placed in trust to James Duncanson as trustee for R. D. Doran. 69 The house was advertised for sale in 1842 70 and the following year, Wallace assigned his leasehold rights to Patrick Hagan for \$400, 71 which probably included the stone house Wallace had built.

In 1845, Hagan assigned his leasehold to Hugh McAlleer for \$1,100, 72 who in turn, assigned his lease to the Government two years (1847) later for \$2,150. 73

The same year, the Swaynes sold the lot to the U. S. for \$833.00, 74 thus by September 14, 1847, the Government had possession of Lot No. 26, including all the buildings. Total paid for property: \$1,083.

B. Construction of the Buildings

By 1844 there were on this lot, "On High St....a two story stone house"

67. Deed Book 23, pp.243-244. Lease, January 30, 1839.

68. Ibid.

69. Deed Book 24, pp.531-532. Deed of Trust, June 6, 1840.

70. Virginia Free Press, April 28, 1842, p.3, c.3.

71. Deed Book 25, pp.24-25. Assignment of Lease, April 21, 1843.

72. Deed Book 27, pp.320-321. Assignment of Lease, April 1, 1845.

73. Deed Book 29, pp.354-355. Assignment of Lease, September 14, 1847.

74. Deed Book 28, pp.348-350. Deed of B. & S., June 8, 1847.

with basement 24 x 20 feet covered with shingles - On the alley a two story stone house 30 x 26 feet covered with slate, and a one story stone kitchen 14 x 12 ft.,⁷⁵ as reported in Symington's Schedule A.

The first of these was erected by Wallace, and was completed by at least June 6, 1840, when the house was placed in trust.⁷⁶ The house was built sometime after the effective date of his lease, April 1, 1839, and sometime before it was placed in trust. Wallace must have built the smaller of the two dwelling houses, because under the terms of the lease he was to build "fronting upon the upper or lower line thereof,"⁷⁷ and we know that the 24 x 20 foot house was fronting on High Street.⁷⁸

The second dwelling house must have been erected by Patrick Hagan between 1843 and 1844. Hagan bought the lease for \$400 from Wallace in 1843 and sold it to Hugh McAleer for \$1,100 in 1845, indicating that improvements were made during that year. The one story stone kitchen was probably built during the same period as this second house. The kitchen was contiguous to the second house, as it too was located on the alley.

By virtue of the fact that Hugh McAleer received \$2,250 from the U. S. for his lease in 1847, we can conclude, either further improvements were made, or McAleer made a handsome profit. There are no records of any improvements

75. Symington to Talcott, December 12, 1844, Reel 23, V.3, p.271.

76. Deed Book 24, pp.531-532. Deed of Trust, June 6, 1840.

77. Deed Book 23, pp.243-244. Lease, January 30, 1839.

78. Symington to Talcott, December 12, 1844, Reel 23, V.3, p.271.

being made on this lot during the years 1845-1847.

C. Use of the Buildings, 1840-1847

Wallace used the house he had built as a dwelling house from 1840 to 1848 but was no longer living there by April 28, 1842. "I will sent, at Public sale, on April 30th the Stone House on High Street, Harpers Ferry. Lately occupied by Robert Wallace."

Exactly what the buildings were used for during the period 1843-1847, cannot be documented, but the fact that one of the buildings had a kitchen attached or contiguous to it would indicate that it was used as a dwelling house, and since the other building was used as a residence from 1840-1842, we can only assume it was continued to be utilized as such.

D. Summary

The Swaynes were allotted Lot No. 26 in 1835. They granted a twelve year lease to Robert Wallace on April 1, 1839, who erected the smaller of the two storied stone houses between 1839-1840.

In 1840 Wallace assigned his lease to Patrick Hagan, who in turn sold the lease to Hugh McAleer in 1845. Hagan probably built the second house and kitchen between 1843-1845. It is possible that McAleer made further improvements, although this cannot be documented.

In 1847 the Government purchased the Lot from the Swaynes, and leasehold rights and improvements from McAleer, at a total cost of \$3,083, thereby acquiring full title to the Lot and buildings.

9. WAGER LOT NO. 27

A. Ownership of Property, 1835-1847

79. Virginia Free Press, April 28, 1842, p.3, c.3.

In the division of the Wager Reserve in 1835, James B. Wager was allotted Lot No. 27. Commissioners appointed by the Court to sell James B. Wager's⁸⁰ property, in order to settle his debts, held a public auction in 1836. Michael Foley purchased vacant Lot No. 27 for \$775 at this auction on June⁸¹ 18, 1836.

Foley retained ownership until he sold the Lot with its improvements to the Government on June 9, 1847, for \$2,000.

B. Construction of Buildings

When Foley purchased the Lot in 1836 it was vacant, however, by 1844 the lot contained, "...on the alley [Potomac Street] a two story stone house, 30 x 20 ft covered with slate, & 2 story stone kitchen 28 x 16, shingle roof."⁸³ Obviously, then, these buildings were constructed between 1836-1844.

In 1844 the Government had offered Foley \$800 for the Lot and \$1,200 for⁸⁴ the buildings, and since the Government paid Foley \$2,000 for the deed in 1847, we can conclude no further improvements were made between 1844-1847.

C. Use of Buildings

In 1836 Foley had leased Wager Lot No. 14⁸⁵ and erected thereon present Bldg. No. 9 in 1837-1839. However, in 1840 he sold his lease to Lot 14 to⁸⁶ John O'Hara, thus we can only conclude Foley used the building on Lot 27 as his residence.

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

81. Deed Book 25, pp.378-379. Deed of B. & S., February 8, 1842.

82. Deed Book 28, pp.354-355. Deed of B. & S., June 9, 1847.

83. Symington to Talcott, December 12, 1844, Reel 23, V.3, p.271.

84. Ibid.

85. Shell, C. W., "Historic Building Survey Report, Bldgs. 9 & 8," October 10, 1957, p.11.

D. Summary

Michael Foley purchased this lot in 1836 and remained the sole owner until he sold it to the Government in 1847.

Sometime during 1836-1844 and probably in 1836-1837, he had erected a two story stone building and kitchen. Since the 1844 estimate of the property, and the sum he received for the same in 1847 coincide, we concluded no further improvements were made on the lot during the period 1844-1847.

19. WAGER LOT NO. 28

A. Ownership of Property

The Swaynes were allotted Lot No. 28 in the division of the Wager Reserve in 1835 and on July 1, 1838, they granted a 12 year lease to John Hyatt, at
87
\$50, per annum.

Hyatt built a two story stone house between 1838-1839 and on May 15, 1839, placed the building in trust to secure \$400. James Duncanson acted
88
as trustee for Richard D. Doran.

Hyatt apparently did not live up to the terms of the Trust and a Trust Sale of his property was advertised in 1842. According to this notice there were located upon the premises "a valuable stone dwelling house, and several
89
small wooden buildings."

On March 1, 1843, Duncanson, acting Trustee for Hyatt, sold to Richard

86. Snell, C. W., "Historic Building Survey Report, Bldgs. 9 & 8," October 10, 1957, p.11.

87. Deed Book 22, pp.449-450. Lease, May 1, 1838.

88. Deed Book 23, pp.350-351. Deed of Trust, May 15, 1839.

89. Virginia Free Press, November 17, 1842, p.3, c.2.

D. Doran, a merchant, "a certain tenement built upon the lot leased from H. H. Swayne, together with all his interest in the said lease on Lot No. 28
90
for \$350.00."

On June 8, 1847, Swayne sold a portion of Lot No. 28 to the Government,
"embracing the entire front thereof of thirty one feet four inches on the
Alley which passes near the Armory Canal...and running thence back sixty three
91
feet three inches..." The price he received was \$400. Swayne received
a quit claim of this portion of the lot from Doran's administrators to effect
92
the sale.

B. Construction of Buildings

In Symington's 1844 Schedule he described the buildings on Lot No. 28
as follows: "On High Street, a stone foundation & a wooden building partly
93
erected 30 x 25 ft. On the alley a two story stone house 26 x 20, slate roof."
94
Hyatt had completed a building by 1839, which was described as a "val-
95
uable stone dwelling" and this could only be the 26 x 20 dwelling on the
alley.

In the Trust Sale of 1842, "several small wooden buildings,"
96
97
were offered
for sale, and since Hyatt had advertised for carpenters in 1840 it is

90. Deed Book 27, p.33. Deed of B. & S., March 1, 1843.

91. Deed Book 29, p.356. Deed of B. & S., June 8, 1847.

92. Deed Book 29, pp.356-357. Agreement, June 9, 1847.

93. Symington to Talcott, December 12, 1844, Reel 23, V.3, p.271.

94. Deed Book 23, pp.350-351. Deed of Trust, May 15, 1839.

95. Virginia Free Press, November 17, 1842, p.3, c.2.

96. Ibid.

97. The Constitutionalist, July 23, 1840, p.3.

probable he caused these buildings to be erected sometime after 1840 and before the sale of 1842.

When Doran purchased Hyatt's lease in 1843, he received the house that Hyatt had built; however, there is no mention of any other buildings, thus we can conclude Doran was responsible for the construction of the stone foundation and partially constructed frame building on High Street. He probably began construction on these buildings in 1844.

Since there is no mention of the small wooden buildings in either Symington's Schedule of 1844 or the 1843 Deed to Doran, we can assume they were either torn down or somehow destroyed.

C. Use of Buildings

The stone house constructed by Hyatt in 1839 was used by him as a dwelling house, at least until 1843 when the house was sold to Richard B. Doran.⁹⁸ Mr. Doran was an important Harpers Ferry dry goods merchant and held long term leases to Wager Lots 11 and 10 where his stores were located.^{98a} In the 1843-1847 period, Doran rented these houses out as dwelling houses.

The buildings on that portion of the lot, which the Government did not purchase,⁹⁹ were only partially complete in 1844, and we have no record of when they were completed or what they were used for.

D. Summary

The Shaynes were allotted Lot No. 26 in 1835 and in 1838 they granted

98. Deed Book 27, p.33. Deed of B. & S., March 1, 1843.

98a. Snell, C. W., "Historic Building Site Survey, Wager Lot No. 10," September 10, 1958, p.13.

99. Symington to Talcott, December 12, 1844, Reel 23, V.3, p.271.

a twelve year lease to John Hyatt. Hyatt built a two story stone house on the lot between 1838-1839 and placed the building in trust upon completion. He did not live up to the terms of the trust and the lease and building were sold to Doran in 1843.

Swayne sold a portion of the lot fronting on the alley to the Government in 1847 and received a quit claim from Doran for that same portion. Thus, by 1847, the Government was in possession of 31' 4" x 63' of Lot No. 28, which included the stone house built by Hyatt. Remaining in the private ownership was a 32' 4" x 60' portion of Lot No. 28. The lot was owned by the Swaynes and held by a lease of the Richard D. Doran estate.

11. WAGER LOT NO. 29

A. Ownership of Property

Gerard B. Wager was allotted Lot No. 29 in 1835 when the Wager Six
100
Acre Reserve was divided among the Wager heirs. Wager sold the lot to
101
Michael Foley on August 31, 1839, for \$820. On April 1, 1842, Foley in
102
turn sold the lot to Martin Grace for \$1,500 and two years later, on October
2, 1847, Grace sold a portion of the lot; "embracing the entire part thereof
of twenty eight feet on the armory alley which passes near the Canal connected
with the public workshops near the Potomac River, and running thence back
sixty three feet 3 inches to the stone wall across the Lot in front of the
103
Canal....," to the Government for \$1,750.

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

101. Deed Book 29, pp.430-431. Deed of B. & S., August 31, 1839.

102. Deed Book 26, p.43. Deed Of B. & S., April 1, 1842.

103. Deed Book 29, p.380. Deed of B. & S., October 2, 1847.

B. Construction of Buildings

In 1844 the following buildings were located on Lot No. 29; "Vacant on High St...on the alley a 2 story stone house, 28 x 20 ft. with a 1 story stone kitchen 18 x 15 ft. both covered with slate."¹⁰⁴

These buildings were erected between 1838-1839 by Patrick O'Connor who had leased a part of the lot from Michael Foley on April 14, 1838, and the following year on February 27 placed in trust "all right, title, interest to a certain lease...and also all the improvements made on said premises by said O'Connor..."¹⁰⁵ O'Connor had secured \$1,015.24.¹⁰⁶ and was unable to repay it, as the trustee, Isaac Fouke offered to sell O'Connor's interest¹⁰⁷ in the lot and the improvements to the highest bidder at public sale.

Foley sold the lot to Martin Grace for \$1,500 which would indicate he had purchased the improvements, as he had originally paid only \$820 for the lot.

C. Use of Buildings

Since the buildings are described as a house and kitchen we can only assume it was used as a dwelling house. No records are available which would indicate otherwise.

D. Summary

104. Symington to Talcott, December 12, 1844, Reel 23, V.3, p.271.

105. Deed Book 23, pp.259-260. Deed of Trust, February 27, 1839.

106. Ibid.

107. The Constitutionalist, September 11, 1839, p.3.

Wager received the lot in 1835, which he sold to Michael Foley in 1839. Foley sold the lot to Martin Grace in 1842, who in turn sold a portion of the lot to the Government in 1847.

Foley leased a portion of the lot to Patrick O'Connor in 1838; the latter built a two story stone house and a one story stone kitchen. O'Connor placed these buildings in trust to secure a sum of money, and since he was unable to repay the amount, he lost the buildings.

Apparently Foley purchased these buildings as he resold the lot to Martin Grace for \$680 more than he paid for it.

Grace sold the buildings and a portion of the Lot to the Government in 1847. Remaining in the ownership of Grace in 1847 was a portion of Lot No. 29 that fronted 28 feet on High Street and was 62 feet nine inches deep.

12. WAGER LOT NO. 33

A. Ownership of Property

The Swaynes were allotted Lot No. 33 when the Wager Reserve was divided among the Wager heirs in 1835. Swayne granted a 15 year lease to Martin Grace, effective October 1, 1837.

On June 8, 1847, the Government purchased the Lot from the Swaynes for \$400 and on October 2 the same year, purchased Grace's leasehold for \$40.

B. Construction of Building

In 1844, Symington stated there was on the Lot "a one story wooden building of little value." At this time the Government was offering \$350 for

108. Deed Book 29, pp.140-141. Lease, September 7, 1837.

109. Deed Book 22, pp.238-239. Lease, September 7, 1837.

110. Deed Book 29, pp.362-363. Deed of B. & S., June 8, 1847.

111. Deed Book 29, p.364. Assignment of Lease, October 2, 1847.

112. Symington to Talcott, December 12, 1844, Real 23, V.3, p.271.

the lot and \$40 for the building.¹¹³ Since the Government finally purchased the lot for \$400 in 1847 we can assume this price included the building and since the money was paid to Swayne, we can further assume he had owned the building. There is no record of when it was constructed, but it was probably erected sometime between 1835 and 1844.

C. Use of Building

Available evidence would indicate the wooden building was some type of shed or storage house.

13. WAGER LOT NO. 34

A. Ownership of Lot

Gerard B. Wager was allotted Lot No. 34 in 1835 when the Wager Reserve¹¹⁴ was divided among the Wager heirs. Martin Grace purchased Lots 34 & 36 from Wager on August 8, 1839, for a total sum of \$1,900.¹¹⁵

On October 2, 1847, Grace sold Lot No. 34, with all its improvements,¹¹⁶ to the Government for \$3,000.

B. Construction of Buildings

In Symington's Schedule A of 1844 he described the buildings on Lot 34 as follows: "On the alley a Two Story Stone house 30 x 18 ft., another stone house 2 stories 20 x 18 ft. - a one story wooden house 25 x 20 ft. and

113. Symington to Talcott, December 12, 1844, Reel 23, V.3, p.271.

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

115. Deed Book 23, pp.411-412. Deed of B. & S., August 8, 1839.

116. Deed Book 29, pp.364-365. Deed of B. & S., October 2, 1847.

another 1 story building 20 x 12 - The stone houses are partially new - the
117
wood houses of little value."

If we could determine how much Grace paid for Lot 34, we could probably ascertain, from the price, whether or not any buildings were on the lot at the time of purchase in 1839. Since we cannot do this, we can only point out the possibility of Wager having erected some of the buildings on the lot. However, since Grace received \$3,000 from the Government, we can conclude he was responsible for the bulk of the construction.

Since the stone buildings were "partially new" in 1844, it is reasonable to assume that they were on the Lot in 1839, when Grace made his purchase, and therefore were constructed by Wager. Grace, then, must have improved on the buildings, possibly adding rooms, etc. Grace probably also built the wooden houses. In any event, the houses were complete in 1844 and the lot was probably vacant in 1835 when the Wager Reserve was divided; thus we can date the construction of the buildings between 1835-1844.

C. Use of Buildings

No evidence is available which would document the utilization of the various buildings, however, since they are referred to as houses, we can assume they were used as dwellings.

D. Summary

Gerard B. Wager was assigned this lot in 1835. He sold it along with Lot No. 36 to Martin Grace for \$1,000. Grace sold the lot to the Government in 1847 for \$3,000.

117. Symington to Talcott, December 12, 1844, Reel 23, p.271.

Four buildings were on the lot in 1844, some of which were possibly erected by Wager but the bulk of the construction was undoubtedly accomplished by Grace.

The U. S. gained complete possession of this property in 1847.

14. SUMMARY

By the Summer of 1848, the Government had purchased most of the property lying adjacent to the Armory building. Following is a list of the lots, sections of lots, and buildings which became U. S. property. Prices paid for same will also be given. See 1844 map on next page.

1. Lot 17 A portion of Lot 17 fronting on the alley 32 feet and extending in depth to 25 feet, vacant. Purchased from Frederick A. Roeder for \$237.
2. Lot 18 On High St., a two story brick house 30 x 22 feet, covered with shingles, built by Gerard B. Wager 1835-1841. On the alley a stable of wood, with loft for hay. Lot and buildings purchased by U. S. in 1847 for \$2,606.
3. Lot 19 On High St., a two story brick house 30 x 22 feet, covered with shingles & cellar underneath, a porch in front and rear, built by Charles Dutton in 1841. On the alley, a wooden stable, with hay-loft, 20 x 18 feet, built by Samuel Gibson, 1839-1841. Lot and buildings purchased by U. S. in 1847 for \$2,595.
4. Lot 20 On High St., a two story brick house with basement & cellar under basement, 34 x 23½ feet, covered with slate, built by Israel Russell, 1839-1841. On the alley, a two story stone house 26 x 22 feet, covered with shingles, built by Philip Coons, 1841-1844. Lot and buildings purchased by U. S. in 1847 for \$3,333.
5. Lot 21 On High St., a two story stone house with basement 30 x 26 feet, covered with slate, with back buildings. On the alley, a stone stable 26 x 20 feet with hay-loft and a stone smoke house 10 x 9. Lot and buildings purchased by U. S. in 1847 for \$3,000.
6. Lot 22 On High St., a two story stone house with basement, 30 x 26 feet, covered with slate and a stone corn house 14 x 9 feet, built by William McGraw, 1839-1841. On the alley a wooden stable 27 x 20 feet, built by McGraw, 1841-1844. Lot and buildings purchased by U. S. in 1847 for \$3,500.
7. Lot 23 On the alley a small wooden building, probably built by Mary Thompson, 1836-1844. Lot purchased by U. S. in 1848 for \$900.
8. Lot 24 U. S. purchased 27 feet fronting on the alley and extending in depth to 25 feet for \$200 in 1847. The section was probably vacant at the time.

9. Lot 26 On High St., a two story stone house with basement 24 x 20 feet, covered with shingles, built by Eober Wallace, 1839-1840. On the alley a two story stone house 30 x 26 feet, covered with slate, and a one story stone kitchen 14 x 12 ft., built by Patrick Hagan, 1843-1844. Lot and buildings purchased by U. S. in 1847 for \$3,083.
10. Lot 27 Vacant on High St., on the alley a two story stone house, 30 x 20 feet, covered with slate and a two story stone kitchen 29 x 16 feet with a shingle roof, built by Michael Foley, 1836-1844. Lot and buildings purchased by the U. S. in 1847 for \$2,000.
11. Lot 28 The U. S. purchased a portion of this lot, fronting on the alley 31 feet 4 inches and extending in depth to 63 feet three inches, for \$400 in 1847. This included a two story stone house in the alley, 26 x 20 feet with slate roof, built by John Hyatt in 1839.
12. Lot 29 On the alley, a two story stone house, 28 x 20 feet with a one story stone kitchen 18 x 16 feet, both covered with slate, built by Patrick O'Connor, 1838-1839. The U. S. purchased a portion of the lot, fronting on the alley 28 feet, and extending in depth to sixty three feet, 3 inches and the buildings in 1847 for \$1,750.
13. Lot 33 A one story wooden building, probably built by Noah H. Swayne between 1835-1844. Lot and buildings purchased by the U. S. in 1847 for \$440.
14. Lot 34 On the alley a two story stone house 30 x 18 feet and another stone house, two stories, 20 x 18 feet. A one story wooden house, 25 x 20 feet and another 1 story wooden house 20 x 12 feet. These buildings were probably constructed in part by Gerard B. Wager, but the bulk must have been built by Martin Grace between 1835-1844. Lot and buildings purchased by the U. S. in 1847 for \$3000.

Total No. of Buildings purchased by U. S.: 26
Total price for Lot & Buildings: \$27,044

CHAPTER VI

GOVERNMENT USE OF LOTS, 1848 - 1859

As was seen in Chapter IV, the Government purchased most of the property lying between the armory canal and High Street by 1848. In this chapter we will deal with the disposition of the buildings on the lots, and will further see how that portion of the alley along the armory, extending the length of Lots 17-34, was widened into a street. A history of the lots from 1848-1859 will also be treated.

The Government was extremely anxious to remove the buildings nearest the armory, as they presented a fire hazard to the armory buildings, and they were also desirous of widening the 15 foot alley to 40 feet.

For these reasons the Government offered for sale the materials from most of the buildings lying adjacent to the armory canal. By comparing an 1848 advertisement in the Virginia Free Press¹ with Symington's Schedule A of 1844,² it can be determined with a reasonable amount of accuracy which buildings were remaining on the lots after the 1848 sale. A list of the remaining buildings follows:

- Lot No. 18: On High St., a two story brick house 30 x 22 feet, covered with shingles, having also a cellar.
- Lot No. 19: On High St., a two story brick house 30 x 22 feet covered with shingles & cellar underneath, a porch in front & rear.
- Lot No. 20: On High St., a two story brick house with basement & cellar under basement, 34 x 23½ feet, covered with slate.
- Lot No. 21: On High St., a two story stone house with basement, 30 x 26 feet,

1. Virginia Free Press, May 25, 1848, p.3, c.3.

2. Symington to Talcott, December 12, 1844, Reel 23, V.3, p.271.

covered with slate with back buildings. On the Alley a stone smoke house, 10 x 9 feet.

Lot No. 22: On High St., a two story stone house, with basement, 30 x 26 feet, covered with slate, and stone corn house 14 x 9 feet. On the alley, wooden stable 27 x 20 feet with hayloft.

Lot No. 23: On the alley, small wooden building.

Lot No. 24: On High St., a two story frame house with basement, 24 x 20 feet with a shingle roof. In the middle of the lot a one story frame house, 24 x 16. On the alley, a wood blacksmith shop 20 x 18 feet. 3

(None of these buildings purchased by U. S.)

Lot No. 25: (Not owned by U.S. in 1848) On High St., a wooden shanty 25 x 25 feet.

Lot No. 26: On High St., a two story stone house with basement, 24 x 20 feet covered with shingles.

Lot No. 27: In the middle of the lot, a 2 story stone house, 30 x 22 feet, covered with slate.

Lot No. 28: On High St., a stone foundation & a wooden building 30 x 25 feet. (Partially complete in 1844. Not owned by U.S.)

Lot No. 29: Vacant in 1848.

Lot No. 30: A two story brick house with basement 25 x 22 ft. (Not owned by U.S.)

Lot No. 31: Some walling and an old wood building. (Not owned by U.S.)

Lot No. 32: A one story wooden building with stone foundation. (Not owned by U.S.)

Lot No. 33: A one story wooden building.

Lot No. 34: On the alley, a one story wooden house 26 x 20 ft.

Thus by the summer of 1848, all the buildings were torn down, which were necessary for the widening of the alley extending from Lot 17 to 34 with the following exceptions: Lot 21, a stone smoke house, 10 x 9 ft; Lot 22, a wooden

3. See Chapter 2, footnote 66 for possible outcome of this building.

stable 27 x 20 ft.; Lot 23, a small wooden building, and Lot 34, a one story wooden house 25 x 20 ft.

These remaining buildings must have been torn down between 1848 and 1851, as the alley was widened during the fiscal year 1850-1851, and was described by H. K. Craig, Col. of Ordnance as follows:

"The grading of the road extends about 1100 feet along the canal on a width of about 40 feet, requiring an average depth of excavation and filling of 1 4/12 feet..." 4

Thus after so many years, the fire hazard was finally removed from the armory buildings, rendering them reasonably safe from exterior conflagrations.

1. WAGER LOT NO. 18

In 1848, when the Government purchased Lot 18, a two story brick house, 30 x 22 feet, built by G. B. Wager between 1835-1841, was retained while another building on the lot was torn down in the general clean-up of that year.

The brick house subsequently became designated as Government Dwelling House No. 176, and in 1850 was valued at \$2,000 and placed in Class 3.¹

It was occupied by William McSherry from 1849 to at least 1852, who was paying an annual rent of \$150.²

The rent rolls from 1852 to 1861 are missing; based on the 1860 Census Report, however, it is probable the Paymaster's Clerk, John E. Dangerfield³ was living in this dwelling at the time of the John Brown Raid. Dangerfield

4. H. K. Craig, Col. of Ordnance to Secretary of War Conrad, October 28, 1851. Reel 20, V.1, p.91.

1. List of Dwelling Houses belonging to the United States at Harpers Ferry, December 31, 1850. Harpers Ferry photostatic collection, Nap Case, Drafter No. 4, p.6.

2. Ibid.

3. 1860 Census Report. Reel 10, V.2, p.170.

was one of the armory employees held capture^{ive} in the Engine House by John
3a
Brown.

The house was described in the Inspector's Report of 1865 as a two and
a³ 1/2 story brick dwelling, in good condition and was apparently vacant.⁴

The house was at that time designated as No. 14.⁵

Government ownership of the building ended in 1869, when the property
was offered for sale at public auction.⁶

2. WAGER LOT NO. 19

When the Government purchased Lot No. 19 in 1847, a wooden stable on the
lot was torn down, while a two story brick house 30 x 22 feet, covered with
shingles, a cellar and porch in front and rear was left standing. The house
was built by Charles Button in 1841.⁷

The house was designated Government Dwelling House No. 177, and in 1848
was valued at \$2,000 and placed in Class 3. Horatio Farboe was the occupant
in 1848,⁸ and in 1849, William H. Moore lived in this dwelling.¹⁰ The next

3a. The Strange Story of Harpers Ferry, Joseph Barry, p.100.

4. Brigadier General Edward D. Ramsay to Brig. Genl. A. B. Dyer, Chief of
Ordnance, July 27, 1865. National Archives R.G.156, Harpers Ferry Photo-
static Collection. Map Case, Drawer No. 10.

5. Ibid.

6. Catalogue of the Harper's Ferry Armory Property to be sold by the U. S.
on the 30th Nov., 1869 at the Town of Harper's Ferry, Va., p.4.

7. Deed Book 25, pp.235-236. Lease G. B. Wager to Button, December 31, 1840.

8. List of Dwelling Houses belonging to U. S. at Harpers Ferry, December 31,
1848, Reel 18, V.12, p.1190.

9. Ibid.

10. U. S. Dwelling Houses, December 31, 1850. Map Case, Drawers No. 4, p.6.

occupant was A. M. Kitzmiller, who occupied No. 177 from 1850 to at least 1852.¹¹
Kitzmiller was an Armory Officer, a chief clerk, and therefore did not pay
any rent.¹²

The rent rolls from 1852 to 1861 are missing; however, based on the 1860⁶
Census Report, it is probable this house was operated as a boarding house by
Ann McGraw¹³ and was possibly a boarding house in 1859 at the time of the raid.

The house was described in the Inspector's Report of 1865 as a two and
a half story brick dwelling, in good condition and was apparently vacant.¹⁴
The designation of the house at that time was No. 15.¹⁵

The lot and building were offered for sale at public auction in 1869¹⁶
thereby ending Government ownership.

3. WAGER LOT NO. 20

In 1847 when the Government purchased Lot No. 20, the building on High
Street, a two story brick with basement and cellar under basement, 34 x 23 $\frac{1}{2}$,
covered with slate, was retained, while another building on the lot was torn
down in the 1848 general clean-up. The brick building was constructed by
Israel Russell between 1839-1841.

The house was designated as Government Dwelling House No. 179 and in

11. U. S. Dwelling Houses, December 31, 1850, Map Case, Drawer No. 4, p.6.

12. Ibid.

13. 1860 Census Report, Reel 10, V.2, p.170.

14. Ramsay to Dyer, July 27, 1865. Photostatic Collection, Map Case - Drawer
No. 10.

15. Ibid.

16. 1869 Catalogue, p.4.

1848 was valued at \$2,500 and placed in Class 2.¹⁷ By 1850, the valuation¹⁸ of the house had dropped to \$2,000 and placed in Class 3. From 1848 to at least 1851, the house was occupied, rent-free, by John E. Daingerfield, an¹⁹ Armory Clerk.

It cannot be determined who occupied the dwelling between 1852-1861, but²⁰ based upon the 1860 Census, it is probable William W. Moore, an Armory Inspector lived there in 1860 and possibly in 1859 when the John Brown Raid occurred.

In the 1865 Inspector's Report, the house, now designated No. 16, was described as a three story, brick in fair condition, occupied as the Provost²¹ Marshal's Office.

Government ownership of the building ended in 1869 when it was offered²² for sale at public auction.

4. WAGER LOT NO. 21

In 1847, when the U. S. purchased Lot No. 21, a building fronting on High Street and measuring 30 x 26 feet, was left standing while the other buildings on the lot were torn down. The building~~s~~ was a two-story stone dwelling house with a basement and back buildings and covered with slate. This house was built by Gerard B. Wager probably during the years 1835-1838.

17. Government Dwelling House List, December 31, 1848, Reel 18, V.12, p.1190.

18. Government Dwelling House List, December 31, 1850, Harpers Ferry Photostatic Collection, Map Case, Drawer No. 4, p.6.

19. Ibid.

20. 1860 Census Report, Reel 10, V.2, p.170.

21. Ramsey to Dyer, July 27, 1865, Harpers Ferry Photostatic Collection. Map Case, Drawer No. 10.

22. 1869 Catalogue, p.4.

This house was designated Government Dwelling House No. 180 in 1948,²³ valued at \$2,500 and placed in Class 2. By 1850 the house depreciated²⁴ \$500 and was placed in Class 3. George H. Ward, an Armory Clerk, occupied²⁵ this dwelling, rent-free, from 1848 to at least 1852.

It cannot be determined who occupied this dwelling between the years²⁶ 1852-1861 but based upon the 1860 Census it is probable Thomas Shiver, his wife and four daughters lived there in 1860 and possibly at the time of the raid.

In the 1865 Inspector's Report, the house, now designated No. 17, was described as a three story stone in good condition and occupied as the Ordnance Office.²⁷

Government ownership of the building came to a close in 1869 when it²⁸ was offered for sale at public auction.

5. WAKER LOT NO. 22

When the U. S. purchased Lot No. 22 in 1848, one of the buildings on the lot was torn down in the 1848 clean-up. Those retained were fronting on High Street and had the following dimensions: a two story stone house with basement, 30 x 28 feet covered with slate, and a stone corn house 14 x 9 feet.

23. Government Dwelling House List, December 31, 1948, Reel 18, V.12, p.1190.

24. Government Dwelling House List, December 31, 1850, Harpers Ferry Photostatic Collection, Map Case, Drawer No. 4, p.6.

25. Ibid.

26. 1860 Census Report, Reel 10, V.2, p.170.

27. Ramsay to Dyer, July 27, 1865, Harpers Ferry Photostatic Collection, Map Case, Drawer No. 10.

28. 1869 Catalogue, p.4.

These buildings were erected by William McGraw, the dwelling in 1841 and the corn house between 1841-1844.

The house was designated Government Dwelling No. 18²⁹ in 1848, valued at \$2,500 and placed in Class 2. By 1850 the house depreciated \$500 and was placed in Class 3.³⁰ James O'Connor, an Armory employee, occupied this dwelling, from 1848 to 1850,³¹ and paid an annual rent of \$130. Nathan Sage, also an Armory employee, rented the house at the same rates from 1850 to at least 1852.

The occupancy of this dwelling between the years 1852-1861 will remain a question; however, based upon the 1860 Census³² it is probable that Henry C. Derrick, a civil engineer, and his wife lived in this house in 1860 and probably occupied it the previous year during the John Brown Raid.

The 1865 Inspector's Report describes the house as three story stone, in fair condition and occupied as the Quartermaster's Office.³³ Designation of the house at this time was Government Dwelling No. 18.³⁴ The house was offered for sale at public auction in 1869, thus bringing to a conclusion³⁵ Government ownership of the dwelling.

29. Government Dwelling House List, December 31, 1848, Reel 18, V.12, p.1190.

30. Government Dwelling House List, December 31, 1850, Harpers Ferry Photostatic Collection, Map Case, Drawer No. 4, p.6.

31. Government Dwelling House List, June 30, 1851, Reel 18, V.12, p.1177.

32. 1860 Census Report, Reel 10, V.2, p.170.

33. Ramsey to Dyer, July 27, 1865. Harpers Ferry Photostatic Collection, Map Case, Drawer No. 10.

34. Ibid.

35. 1869 Catalogue, p.4.

6. WAGER LOT NO. 23

This lot contained a small wooden shanty, fronting on the alley (Potomac Street) when the Government purchased the Lot in 1848. This building was torn down to allow the widening of the alley from 15 feet to 40 feet. Twenty-five feet in depth of Lot 23 fronting on the alley was converted into a street in 1850-1851 while the remainder of the lot was sold to Alexander Kelly in 1854. (See next chapter.)

7. WAGER LOT NO. 24

The portion of Lot No. 24 which was not purchased by the Government in 1847 will be treated in another chapter.

8. WAGER LOT NO. 25

This lot will be treated in the next chapter.

9. WAGER LOT NO. 26

In 1847 when the U. S. purchased this lot, there remained on High Street a two story stone house, 24 x 30 feet, covered with shingles, with a basement. The other buildings on the lot were torn down in the clean-up of 1848. This dwelling was built by Robert Wallace in the years 1839-1840.

The clerk apparently failed to list this house in the Government Dwelling House lists of 1848, 1850 and 1852 but it must have been valued at approximately the same price which the Government had paid for the building in 1847. The U. S. had paid \$2,250 for the buildings on this lot, all of which save one were torn down. The individual price of each building is not known, but we can surmise this dwelling cost in the vicinity of \$1,000.

Since this house is not listed in the Government Dwelling House list, it is not known who occupied the dwelling during the 1848-1852 period.

No records of the occupants during the period 1852-1861 are available;³⁶ however, based upon the 1860 Census, it is probable that Michael Roach, a laborer, his wife and two boys occupied this dwelling at the time of the 1859 Raid.

The Inspector's Report of 1865 described the house as three story stone,³⁷ in good condition, apparently vacant at the time. The house had been designated Government Dwelling No. 19.³⁸

Government ownership ended in 1869 with the sale of the house at public auction.³⁹

10. WAGER LOT NO. 27

When the Government purchased this lot in 1847 a house was left standing near the middle of the lot, which had been built by Michael Foley between 1836-1844. This house was two story stone, 30 x 22 feet, covered with slate.

This house was designated Government Dwelling House No. 178 in 1848,⁴⁰ valued at \$1,000 and placed in Class 5. In 1850 the house was valued at \$600 and placed in Class 7.⁴¹ Albert Beale occupied this dwelling from 1848 to at least 1852, and paid an annual rent of \$50.⁴² Occupancy was also shared

36. 1860 Census Report, Reel 18, V.2, p.173.

37. Ramsay to Dyer, July 27, 1865, Map Case, Drawer No. 10.

38. Ibid.

39. 1869 Catalogue, p.4.

40. Government Dwelling House List, December 31, 1848, Reel 18, V.12, p.1190.

41. Government Dwelling House List, December 31, 1850, Harpers Ferry Photostatic Collection, Map Case, Drawer No. 4, p.6.

42. Government Dwelling House List, June 30, 1851, Reel 18, V.12, p.1177.

by William Maloney from 1850 to at least 1852, who was paying an annual rent
43
of \$30.

Based upon the 1860 Census, it is probable that Eliza J. Ward and her
44
two daughters occupied this dwelling at the time of the John Brown Raid.

In the 1865 Inspector's Report, the house, now designated Government
Dwelling No. 11 was described as two story stone in good condition and located
45
on "Potomac Street."

11. WAGER LOTS NO. 28 & 29

The Government purchased a portion of these lots fronting on the alley
(Potomac Street) and running in depth to sixty-three feet, three inches.
The buildings located on this portion were torn down in 1848 to allow for the
widening of the alley and were vacant in 1859.

The remaining portions of the lots, which remained in private ownership,
will be treated in another chapter.

12. WAGER LOTS NO. 33 & 34

The Government purchased these lots in 1847 and promptly had the buildings
torn down, partly to remove a fire hazard to the armory and partly to allow
the widening of the alley (Potomac Street).

At the time of the John Brown Raid in 1859 these two lots remained vacant.

13. SUMMARY

Thus by 1859 this area was part of the United States Armory and contained

43. Government Dwelling House List, June 30, 1851, Reel 18, V.12, p.1177.

44. 1860 Census Report, Reel 18, V.2, p.173.

45. Ramsay to Dyer, July 27, 1865, Harpers Ferry Photostatic Collection,
Map Case, Drawer No. 10.

seven Government Dwelling Houses rented to employees of the Government works and remained in Government ownership from 1848 until 1889.

CHAPTER VII

HISTORY OF THE PRIVATE INHOLDINGS

1835 - 1891

INTRODUCTION

This chapter will deal with the Government purchase of Lots No. 17 and 25 and show how Lot 17 became a street. A physical history of the inholdings of this area, which included portions of Lots No. 24, 28, 29 and all of Lots 23, 25, 30, 31 and 32, will also be given.

1. WAGER LOT NO. 17, 1835-1856

A. Ownership of the Land

The Swaynes were allotted Lot No. 17 in 1835 at the time of the division of the Wager Six Acre Reserve. This lot, along with Lot No. 16 was leased¹ to John G. Wilson on September 7, 1837, at an annual rent of \$140. Between the years 1837 and 1840, Wilson had constructed a stable 100 feet in length and 40 ft. in width, a portion of which stood on both lots.² In January of 1840³ the stable collapsed from an excessive weight of snow on the roof.

On January 2, 1848, the Swaynes sold Lot No. 17 to Frederick A. Roeder⁴ for \$1,185.55 subject to the lease of John G. Wilson. On June 6, 1848, Roeder sold a portion of the lot to the U.⁵ for \$237 which comprized "the entire front thereof on the alley which passes by the Canal connected with public"

1. Swayne to John G. Wilson, Lease, September 7, 1837, Deed Book 22, pp.340-341.
2. The Constitutionalist, January 8, 1840, p.3.
3. Ibid.
4. Swayne to Frederick A. Roeder, B. & S., January 2, 1848, Deed Book 29, pp.304-305.

workshops near the Potomac River, and running back from said front twenty
five feet..."⁵ Prior to the sale, Wilson surrendered his lease to that por-
tion of the Lot to Roeder.⁶

By at least 1856, a stable was located on the lot, as Superintendent
Clowe of the Armory recommended the purchase of the remainder of the lot, be-
cause the stable was "filled with Hay & Straw, under careless attendance day
and night, a mine of danger..."⁷ Money from the 1852 sale of Government Lots
and Houses was authorized to be spent for this purpose and on August 26, 1856,
the U. S. purchased the lot from Roeder for \$1,166.66,⁸ and bought out Wilson's
leasehold for \$300.⁹ The total cost to the U. S. for this lot was \$1,703.66.

B. Construction of Buildings

Since Roeder had paid Swaynes \$1,166.66 for the lot in 1848, this would
indicate that a building was located on the lot at this time and in all pro-
bability it was the stable mentioned in Clowe's letter to Craig. Thus we
can conclude the stable was built by the John G. Wilson in 1841.

C. Summary

The Swaynes were allotted this lot in 1835. Two years later they leased
it to John G. Wilson. In 1848 the Swaynes sold the lot to Roeder who sold a
vacant portion of it to the U. S. in the same year and the remainder of it in

5. Roeder to U. S., Deed of B. & S., June 5, 1848, Deed Book 30, pp.231-232.

6. Agreement, Roeder and Wilson, June 5, 1848, Deed Book 30, p.233.

7. Superintendent Clowe to H. K. Craig, Col. Ordnance, February 27, 1856,
Reel 25, V.8, p.803.

8. Roeder to U. S., B. & S., August 26, 1856, Deed Book 36, pp.133-136.

9. Wilson to U. S., Assignment of Lease, August 26, 1856, Deed Book 36, pp.
133-134.

1856. A stable was built on the lot by John G. Wilson in 1841.

After the purchase of the lot in 1856, it was subsequently made into a street during the year 1856-1857. The money for this purpose came from

the 1852 sale of lots at Harpers Ferry.¹⁰ Lot No. 25, a vacant lot, was allotted to James B. Wager in 1835. The lot was apparently purchased at public auction in 1836 by Gerard B. Wager. G.B. Wager sold Lot 25*

2. WAGER LOTS NO. 23 & 25, 1848-1869

The Government had not been able to purchase any portion of Lot No. 25 in 1848, as the owner, Alexander Kelly refused to sell, although he permitted so much of it to be used during his pleasure as gave the additional width of 25 feet necessary to widen the alley.¹¹

In September, 1854, Kelly proposed to sell the 25 feet in depth of Lot No. 25 to the U. S. and to purchase vacant Lot No. 23 for the \$900, which was the same amount that the Government had paid for it, minus the value of the 25 feet in depth of Lot No. 25 which was taken from it already to widen Potomac Street.¹² This proposal was brought to the attention of Secretary of War Jefferson Davis, and he gave his consent for the transaction to take place.¹³

The 25 feet in depth of Lot No. 25 was estimated to be valued at \$224.66, thus this amount to be paid to Kelly for the 25 feet of Lot No. 25 and the \$675.34 to be paid by him to the U. S. for Lot No. 23 (\$900 less \$224.66)

10. Secretary of War to Secretary of Treasury, May 7, 1856, Reel 26, V.5, p.466. Secretary of Treasury to Secretary of War, May 10, 1856, Reel 26, V.5, p.464.

11. H. E. Craig to Secretary of War Davis, September 6, 1854, Reel 25, V.4, p.360.

12. Ibid.

13. H. E. Craig to Master Armorer Byington, September 15, 1854, Reel 19, V.7, p.668.

*To Ambrose Cross on May 26, 1838, Cross then sold the lot to Robert Russell for \$600 on August 30, 1845. By 1848 Alexander Kelly had acquired Lot No. 25. -7- Deed of Trust, August 30, 1845, Deed Book 25, pp. 384-385.

14

would leave the money actually to be paid by Kelly only \$450.68.

There is no record of the transaction having taken place but undoubtedly it had transpired, as a petition was signed by citizens of Harpers Ferry sometime in the 1830's which claimed that "...lot No. 23 with the improvements thereon situated in "Wager 6 Acre Reservation" - has been in undisputed possession of Mr. Kelly for over 35 years-..."

Thus we can conclude that the Government had purchased 25 feet in depth of Lot No. 25, fronting the alley and sold the remaining portion of Lot No. 23 to Alexander Kelly sometime near the close of 1854.

A. Construction of Building

In Synington's Schedule of 1844, he described the building fronting High Street as a "wooden shanty of little value, 25 x 25 feet," on Lot No. 25. From an 1861 photograph, (See Appendix I) it can be determined that a three story brick house was standing on this lot, fronting High Street. Kelly must have torn down the wooden shanty and built this brick house on Lot No. 25 sometime after 1844 and at least by 1858, as the building does not appear to be new in the 1861 photograph. Based upon the 1860 Census it appears that Robert H. Brua, an Armory employee, and his family probably occupied this dwelling at the time of the 1858 Raid.

3. WAGER LOT NO. 24, 1847-1865

In 1847 the Government purchased a portion of this lot fronting on the

14. H. K. Craig to Master Armorer Synington, September 15, 1854, Reel 18, V.7, p.668.

15. R.G.121 Public Buildings Service, Harpers Ferry File No. 154.

15a. 1860 Census Report, Reel 18, V.2, p.173.

alley [Potomac Street], twenty-five feet in depth, which was needed for widening the alley. The Shaynes retained ownership of the remainder of the lot, and Alexander Kelly held a lease to the property.

In 1844, a two story frame house with basement, 24 x 20 feet, with a shingle roof, fronted on High Street ¹⁶ and a one story frame house, 24 x 16 feet was located in the middle of the lot. ¹⁷ These buildings were constructed by either or both Michael Callaher and Patrick Farrell between 1839-1844. On the alley was a one story frame blacksmith shop 20 x ¹⁸~~20~~ feet in size.

Alexander Kelly, a blacksmith, his wife and five children were living in the house on High Street in 1860 ¹⁸ and were probably living there at the time of the John Brown Raid. This is the same Kelly who attacked Brown's raiders on the morning of the 17th, armed with a shotgun. As Kelly approached the corner of High and Shenandoah Streets, two shots were fired at him and a bullet was sent through his hat. This action discouraged Kelly and he retreated without firing a shot. ^{18a}

No evidence is available which would indicate any material changes were made in the house, thus we can only assume the 1844 dimensions were retained in 1860.

No information is available on the frame house which was located in the middle of the lot. It is probable that it was torn down.

16. Symington to Talcott, December 12, 1944, Reel 23, V.3, p.271.

17. Ibid.

18a. The Strange Story of Harper's Ferry, by Joseph Barry, Martinsburg, W. Va., 1903, p.58.

18b. 1860 Census Report, Reel 10, V.2, p.173.

Summary

On Lot No. 24 in 1859 fronting on High Street, a two story frame house with basement, 34 x 20 feet, with a shingle roof. Built between 1839-1844 by either Patrick Farrell or Michael Gallaher or the two working together. Owned by the Swaynes and occupied by the Kelly family. On Potomac Street a frame one story blacksmith shop 20 x 18 feet.

4. WAGER LOT NO. 28, 1847-1865

In 1847 the Government bought a portion of Lot No. 28, fronting on the alley, and sixty three feet, three inches in depth, from the Swaynes. The remaining portion of the lot remained in possession of the Swaynes until the sale of this portion to Martin Grace sometime between 1847 and 1849 subject to a lease to the lot and building held by Richard D. Doran. Grace failed to record the deed before his death in 1849.¹⁹

In the case of Thomas Sexton versus the administrators of Martin Grace, Andrew Hunter, special commissioner, sold Lot No. 28 to Thomas Boerly in November of 1853.²⁰ There was on the lot a frame building 30 x 25 feet, erected by Richard Doran in 1844, but by at least 1861 this building²¹ was converted to brick. (See Appendix D).

Boerly placed the lot in trust on July 8, 1854,²¹ to Michael Doran and by the Decree of October 26, 1859, in the case of Michael Doran versus Richard Doran the house and lot were offered for sale in September of 1860,²² however,

19. Virginia Free Press, May 3, 1849, p.3, c.1.

20. Thomas Sexton vs. administrators of Martin Grace, Deed Book 39, p.477.

21. Thomas Boerly to Michael Doran, Trust; Deed Book 34, pp.134-136.

22. Virginia Free Press, September 20, 1860, p.3, c.1.

there is no record of anyone having purchased the property. Thus in 1859 Lot No. 23 was owned by Thomas Bearly but the house on it was owned by the estate of Richard D. Doran.

Bearly too attacked the Brown Raiders on the morning of the 17th, however, lacking Kelly's Irish luck, he was fatally wounded. "He was a man of herculean strength and great personal courage. He discharged his gun at some of the enemy who were standing at the arsenal gate, when a shot was fired at him by one of the party who was crouching behind the arsenal fence. The bullet penetrated his groin, inflicting a ghastly wound, of which he died in a few hours."^{22a}

Bearly was buried in the Catholic cemetery at Harpers Ferry.

5. WAGER LOT NO. 29, 1847-1888

Martin Grace purchased Lot No. 29 from Michael Foley on April 1, 1842, and sold a portion of it to the U. S. on October 2, 1847. The section conveyed to the Government fronted on the alley and ran back sixty three feet, three inches. The remaining section of the lot was retained by Martin Grace until his death in 1849; the property then passed into the hands of his widow Mary Grace.

Under a decree of the circuit court, a commissioner's sale of the lot²³ was held on September 17, 1853, however, there is no record of anyone having purchased the lot, thus, we can only assume Mary Grace (or Mrs. Deck) remained the owner at the time of the 1859 Raid.

22a. The Strange Story of Harper's Ferry, pp.59-60.

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

A. Construction of Building

24

The lot was vacant on High Street in 1844, however, in the Commissioner's sale of 1853 a "small log tenement" was mentioned as being located on the lot, which must have been built by either Martin or Mary Grace during the period 1844-1853.

B. Use of Building

25

Based upon the 1860 Census, it is probable that Arianna Whitney, Frances King and her four children occupied this dwelling in 1860 and probably at the time of the Raid in 1859. Arianna Whitney gave her occupation as a washerwoman. These people were free Negroes.

6. WAGER LOT NO. 30, 1835-1865

A. Ownership of Property

Cezard B. Wager was allotted Lot No. 30 in 1835 at the time of the division of the Wager Six Acre Reserve. Wager sold this lot to John Lambaugh on June 12, 1841, for \$400. From the price paid it is evident the lot was vacant at this time. On the day of this sale, Lambaugh in turn sold the lot to Samuel Breitenbaugh for the same price.

On October 9, 1847, Breitenbaugh sold the lot to Martin Grace for \$1,630, who retained ownership until his death in 1849. The property then passed into the hands of his widow Mary Grace, who subsequently remarried sometime

24. Dymington to Talcott, December 12, 1844, Reel 23, V.3, p.271.

25. 1860 Census Report, Reel 10, V.2, p.271.

26. C. B. Wager to John Lambaugh, B. & S., June 12, 1841, Deed Book 27, p.153.

27. John Lambaugh and wife to Samuel Breitenbaugh, June 12, 1841, B. & S., Deed Book 27, pp.153-154.

before 1853 to a Mr. Joseph Deck.

There is no record of any further disposition of this property, thus we can assume it was still owned by Mary Deck at the time of the raid.

B. Construction of Building

In Symington's Schedule of 1844 he described the building on the lot as, "a two story brick house with basement 25 x 22 ft. well finished."³⁰ This house was built by Breitenbaugh between 1841-1843, as Maria Breitenbaugh³¹ opened a "Millinery business at her residence on High Street" in 1843.

C. Use of Building

The Breitenbaughs used this building as their residence and Mrs. Breitenbaugh operated a Millinery Shop there from the time of its construction in 1841-43 until the sale of the lot to Martin Grace in 1847. Mary Grace operated a tavern in this building probably from 1847 to 1853.³² The building probably also served the dual purpose of a residence and tavern for the Graces.³³

The building was offered for sale in 1853,³⁴ but there is no record of anyone having purchased it, thus we must assume Mary Grace (Deck) was the owner at the time of the John Brown Raid.

The building was described as having two separate tenements in 1853, (this probably included the house on Lot No. 31)⁶ and it is probable that the

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

30. Symington to Talcott, December 12, 1844, Reel 23, V.3, p.271.

31. Virginia Free Press, April 20, 1843, p.3, c.2.

32. Ibid., August 11, 1843, p.3, c.1.

33. Ibid.

34. Ibid.

tavern section was converted into another tenement, as it appears that three³⁵ families were occupying this building in 1860; McDonald, Yantis and Kelsey families.

6. WAGER LOT NO. 31, 1835-1865

A. Ownership of Property

The Swaynes were allotted Lot No. 31 in 1835 at the time of the division of the Wager Six Acre Reservation and on September 7, 1837, the Swaynes granted³⁶ a fifteen year lease to Martin Grace on this lot. Martin Grace purchased³⁷ the lot for \$350 on September 25, 1847 and died two years later, his estate then passing into the hands of his wife Mary.

³⁸
This lot was offered for sale in 1853, however, there is no record of anyone having purchased it, thus we must assume Mary Grace (Deek) was still owner of the lot in 1859.

B. Construction of Building

In Symington's Schedule of 1844 he described the property on the lot³⁹ as "some walling and an old wood building" which must have been built by Martin Grace sometime after he took the lease in 1837. Based upon an 1861 photograph [see Appendix I] it is evident a two story brick house was standing on this lot at that time, which must have been built by either Martin or Mary Grace sometime after 1844 and before 1853.

35. 1860 Census Report, Reel 10, V.2, p.171.

36. Swayne to Grace, Lease, September 7, 1837, Deed Book 22, pp.238-239.

37. Swayne to Martin Grace, B. & S., September 25, 1847, Deed Book 29, pp. 234-235.

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

39. Symington to Talcott, December 12, 1844, Reel 23, V.3, p.271.

8. WAGER LOT NO. 32, 1835-1863

A. Ownership of Property

Gerard B. Wager was allotted Lot No. 32 in 1835 at the time of the division of the Six Acre Reservation. Wager must have sold the lot to Martin Grace sometime after 1835 and before 1837, as Grace is listed as the owner of the lot in Symington's Schedule of 1844. Grace apparently had failed to record the deed.

Martin Grace died in 1849, and a commissioner was appointed by the Court on May 31, 1853, to settle his estate.⁴⁰ Mary Grace (who was now Mary Deck)⁴¹ purchased Lot No. 32 on September 17, 1853, from the appointed commissioner⁴² and the deed was conveyed to her on January 15, 1855. Since there is no record of any further disposition of this property, we must assume Mary Grace was the owner in 1858.

B. Construction of Building

The house on the lot in 1844 was a "one story wooden building of little value, good stone foundation."⁴³ This building must have been erected by Martin Grace between the years 1835-1844. The frame building must have been torn down sometime after 1844 and a one story brick built in its place, as an 1861 photograph (Appendix I) shows a one story brick building standing on this lot.

40. Andrew Hunter, Special Commissioner, Deed of B. & S., to Mary Deck, January 15, 1855, Deed Book 34, pp.339-341.

41. Ibid.

42. Ibid.

43. Symington to Talcott, December 12, 1844, Reel 23, V.3, p.271.

44. Virginia Free Press, May 4, 1843, p.3, c.2.

C. Use of Building

This structure may have been used as a Cabinet Maker's Shop by George
44
W. Cox between 1843-1847, and as a furniture depot between 1847-1853 by John
45
Zimmerman. Isaiah George possibly used the building for his shop between
46
1853-1855. He too was a cabinet maker. We know that the above named men
had their shops on High Street, in the general locality of Lot No. 32, but
it cannot be documented that they were actually using this building.

47
Based upon the 1860 Census, it is probable Samuel Gibson, an Armory watch-
man, and his family occupied this building as their residence and probably
lived there in 1860.

45. Virginia Free Press, April 29, 1847, p.3, c.4.

46. Ibid., September 20, 1855, p.3, c.1.

47. 1860 Census Report, Reel 18, V.2, p.172.

CHAPTER VIII

SUMMARY AND 1859 HISTORICAL BASE MAP

- Wager Lot 17 Owned by the Government in 1859, converted into a street 1856-1857.
- Wager Lot 18 On Lot No. 18 in 1859 fronting High Street, a two and a half story brick building, wood shingle roof, 30 x 22 feet, built by Gerard B. Wager about 1841, and probably occupied by John E. Dangerfield, Paymaster's Clerk in 1859. Owned by the U. S. and designated Government Dwelling House No. 14. (Not standing in 1959)
- Wager Lot 19 On Lot No. 19 in 1859, fronting High Street, there stood a two and a half story brick dwelling, 30 x 22 feet, covered with wood shingles, a cellar and porch in front and rear, built by Charles Button in 1841. It was probably operated as a Boarding House by Ann McGraw. The building was owned by the U. S. and designated as Government Dwelling No. 15. (Portion of building still standing in 1959)
- Wager Lot 20 On Lot No. 20 in 1859, there stood fronting on High Street, a three story brick house, 34 x 23½ feet, covered with slate, with basement and cellar under basement, possible occupied by William W. Moore, and Armory Inspector. Owned by the U. S. and designated as Government Dwelling No. 16. (Still standing in 1959). Built by Israel Russell, 1839-41.
- Wager Lot 21 On Lot No. 21 in 1859, a three story stone dwelling house, 30 x 26 feet, covered with slate witha basement and back buildings, built by G. B. Wager or his family, probably in 1835-1836. Possibly occupied by the Shiver family in 1859, owned by the U. S. and designated as Government Dwelling No. 17. (Still standing in 1959)
- Wager Lot 22 On Lot No. 22 in 1859, fronting High Street, stood a three story stone dwelling, 30 x 26 feet, covered with slate with a basement, and a stone corn house 14 x 9 feet. Both structures were built by William McGraw, the dwelling in 1841 and the corn house between 1841-1844. The house was probable occupied by Mr. & Mrs. Henry C. Derrick. The buildings were owned by the U. S. and the house was designated Government Dwelling No. 18. (Still standing 1959)
- Wager Lot 23 Vacant in 1859 and owned by Alexander Kelly.
- Wager Lot 24 On Lot No. 24 in 1859 fronting on High Street, a two story frame house with basement, 24 x 20 feet, with a shingle roof.

Built between 1839-1844 be either Patrick Farrell or Michael Gallaher or the two working together. Owned by the Swaynes and occupied by the Kelly family. On Potomac Street, a frame one story blacksmith shop 20 x 18 feet, built by Alexander Kelly between 1841-1844. (Neither building standing in 1959)

Wager Lot 25 On Lot No. 25 in 1859 fronting High Street, a three story brick house, 22 ft. by 28 ft., built by Alexander Kelly between 1844-1859. Probably occupied by Robert H. Brua, an Armory employee, his wife and two children. Lot and building owned by Alexander Kelly. (Still standing in 1959)

Wager Lot 26 On Lot No. 26 in 1859, a three story stone dwelling, 24 x 20 feet, with basement and covered with wood shingles. Built by Robert Wallace between 1839 and 1840. Probably occupied by the Roach family in 1859, owned by the U. S. and designated Government Dwelling No. 19. (Still standing in 1959)

Wager Lot 27 On Lot No. 27 in 1859, fronting on Potomac Street, a two story stone dwelling, 30 x 22 feet, covered with slate. Probably occupied by Elisa J. Ward and her two daughters. Owned by the U. S. and designated Government Dwelling No. 11. (Still standing in 1959) Built by Michael Foley in 1836-1844.

Wager Lot 28A Vacant in 1859 and owned by the Government.

Wager Lot 28B On Lot No. 28B, in 1859, fronting on High Street, a 3 story brick and frame building 30 x 25 feet, built by Richard Doran in 1844. The house was probably occupied by John Hyatt, a carpenter. Building owned by the estate of Richard Doran and the lot owned by Thomas Boerly. (Still standing in 1959)

Wager Lot 29A Vacant in 1859 and owned by the Government.

Wager Lot 29B On Lot No. 29B in 1859 fronting on High Street, a small log tenement built by either Martin or Mary Grace sometime between 1844-1853. Probably occupied by Arianna Whitney, Frances King and her four children, free negroes. Owned by Mary Grace, who remarried sometime between 1849 and 1853 to Joseph Deck. (Not standing in 1959)

Wager Lot 30 On Lot No. 30 in 1859 fronting on High Street, a two story brick house with basement, 25 x 22 ft., built by Samuel Breitenbaugh between 1841-1843. Probably occupied by the McDonald, Yantis, and Kelsey families and owned by Mary Grace (Deck). (Still standing in 1959)

Wager Lot 31 On Lot No. 31 in 1859, fronting High Street, a two story brick building, about 22 x 25 feet, built by either Martin or Mary Grace sometime after 1844 and before 1853. Probably occupied

by Albert Beale, his wife, three children and seven boarders. Building and lot owned by Mary Grace (Deck). (Still standing in 1959)

Wager Lot 32 On Lot No. 32 in 1859, fronting High Street, a one story brick building, built by either Martin or Mary Grace sometime after 1844 and before 1859. Lot and building owned by Mary Grace (Deck). Probably occupied by Samuel Givson, an armory watchman, and his family. (Not standing in 1959)

Wager Lot 33 Vacant in 1859 and owned by the Government.

Wager Lot 34 Vacant in 1859 and owned by the Government.

2. HISTORICAL PLANS OF BUILDINGS

No historical plans of the buildings have been found and it is highly unlikely that any will ever be found.

3. HISTORICAL PHOTOGRAPHS

The following photographs appear in Appendix I:

1. HF-492, 1861 photograph of High Street Area and
2. HF-96, 1896 photograph of High Street Area.

SIGNED

Arthur L. Sullivan
Park Historian
February 18, 1959

APPENDIX I

PHOTOGRAPHIE
(Two)

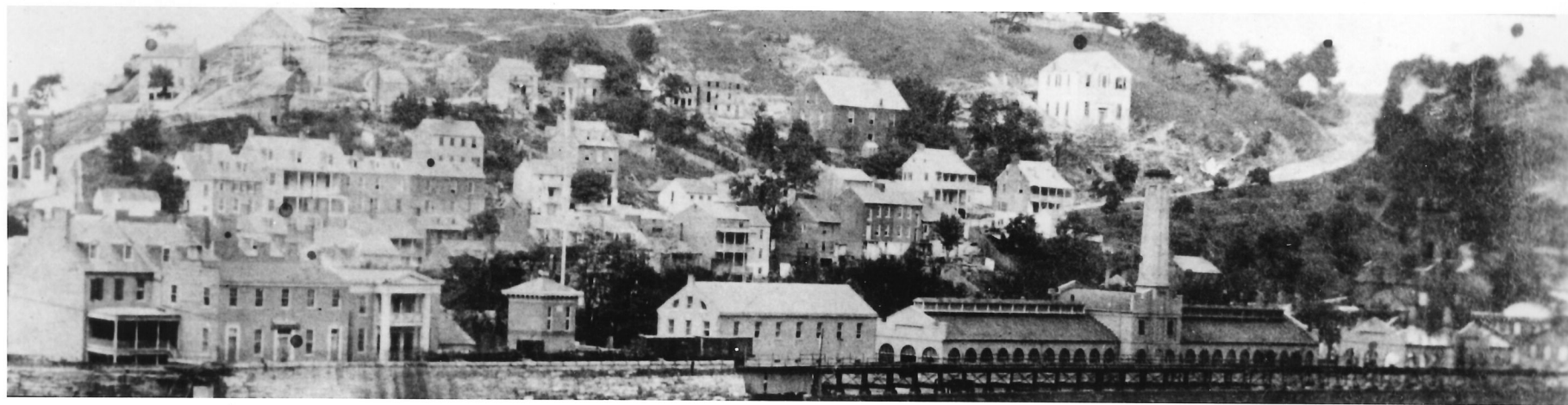
1861 PHOTOGRAPH - HIGH STREET AREA
(HP-492)

Beginning immediately to the left of the large smoke-stack and reading from right to left on the near side of High Street:

1. Government Dwelling No. 20.
2. Vacant Lot.
3. One story brick on Wager Lot No. 32.
4. Two story brick house on Wager Lots No. 31 & 30.
5. Partial brick and partial frame house on Lot 28.
6. Government Dwelling No. 19 on Wager Lot No. 26.
7. To the left of Government Dwelling may be seen the rooftops of dwellings on Wager Lots 18-25; Lot 23 was vacant. The trees obscure the view of the body of the buildings.

Beginning at the rear of Building 1-D and reading from left to right:

1. Frame dwelling on High Street end of Lot No. 43.
2. Frame dwelling on High Street end of Lot No. 42.
3. Brick dwelling on High Street end of Lot No. 41; frame dwelling on Church Street end of Lot.
4. Vacant Lot No. 40.
5. Frame house on High Street end of Lot No. 39 and frame dwelling on Church Street end of Lot.
6. Stone dwelling on High Street end of Lot No. 38. Church Street end of Lot vacant.
7. Frame dwelling on Church Street end of Lot No. 37.
8. Stone dwelling on High Street end of Lot 36 obscured by trees.
9. Frame dwelling on High Street end of Lot No. 35, and frame dwelling on Church Street end of Lot.



1896 PHOTOGRAPH
(HP-96)

Reading from right to left on High Street from the first street to the right of the monument marking the site of the "John Brown Fort:"

1. Government Dwelling No. 14.
2. Government Dwelling No. 15.
3. Government Dwelling No. 16.
4. Government Dwelling No. 17.
5. Government Dwelling No. 18.
6. Non-historic house on Wager Lot No. 23.
7. Two story frame house on Wager Lot No. 24.
8. Three story brick house on Wager Lot No. 25.
9. Three story stone house on Wager Lot No. 26.
10. Three story brick house on Wager Lot No. 28B.
11. Two story brick house on Wager Lots No. 30 & 31.
12. Beginning at the rear of Building 1-D and reading from left to right:
 1. Frame dwelling on High Street end of Wager Lot No. 43.
 2. Frame dwelling on High Street end of Wager Lot No. 42.
 3. Brick dwelling on High Street end of Wager Lot No. 41.
 4. Frame dwelling on High Street end of Lot No. 39 and frame dwelling on Church Street end of Lot.
 5. Stone dwelling on High Street end of Lot No. 38.
 6. Frame dwelling on Church Street end of Lot No. 37.
 7. Frame dwelling on High Street end of Lot No. 36 and small shed (Non-historic) on Church Street end of Lot.
 8. Frame dwelling on High Street end of Lot No. 35 and frame dwelling on Church Street end of Lot.

