Harpers Ferry National Historical Park

Frederick A. Roeder House and Annex

Historic Structure Report



U.S. Department of the Interior
National Park Service
Historic Preservation Training Center
1998

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Frederick A. Roeder House & Annex (Bldg. 16/16A) Historic Structure Report approved for distribution according to NPS-28 by Harpers Ferry NHP Park Superintendent on March 15, 1999.

Cover photo: Building 16, September 2, 1957 (HAFE NHP photo collection, HF 308, A.W. Franzen, photographer)

United States Department of the Interior

NATIONAL PARK SERVICE
Historic Preservation Training Center
4801 A Urbana Pike
Frederick, MD 21704

H30 (HPTC)

May 12, 1999

Memorandum

To: Superintendent, Harpers Ferry National Historical Park

From: Superintendent, Historic Preservation Training Center

Ref: HAFE PKG 118, Building 16/ 16A, HPTC Project; Historic Structure Report and Architectural Design Drawings for Preservation

Subject: Transmittal of Historic Structure Report, Frederick A. Roeder House and Annex

This memo documents the delivery of the *Historic Structure Report for the Frederick A. Roeder House and Annex, Park Buildings 16/ 16A* to the park. Copies were hand carried by Senior Historical Architect Tom Vitanza and delivered to Park Architect Peter Dessauer on March 16, 1999. HPTC delivered 31 spiral bound copies and 5 copies in binders. This delivery completed the HSR component of the project.

By copy of this memo, HPTC is distributing the remaining copies of the HSR as required by NPS-28 with the exception of the West Virginia SHPO, which was delivered by the park. The distribution of the HSR is documented on the attached page. Please note the Copy Master will be provided to the park. An unbound Copy Master will also be provided to the NCR Library.

HPTC will arrange to return all park files and archival materials within the next month. Tom Vitanza will set up a meeting with Peter Dessauer and Nancy Hatcher to accomplish this task. Other miscellaneous project materials will also be provided at this meeting.

The Architectural Rehabilitation drawings which are part of this project, but not part of the HSR, are currently being reviewed and will be completed prior to the end of May 1999. Please forward your written comments directly to Tom Vitanza. Thank you in advance for your help. We look forward to the completion of this project.

Sincerely,

Thomas McGrath

Enclosure Delivered Under Separate Cover

NOTE: HPTC has distributed copies of the HSR to the individuals listed below as per the Project Agreement and NPS-28.

APPENDIX D: DISTRIBUTION/AVAILABILITY OF FINAL CULTURAL RESOURCE REPORTS

Distribution

Copies of final cultural resources reports produced or contracted by the centers, regional offices, and parks should be provided to the following offices and repositories. This list represents a minimal distribution, and additional copies should also be printed to meet anticipated demand by other interested parties.

1 — Assistant Director, National Center for Cultural Resources Stewardship and Partnership Programs

1 — Regional Director

1 — Support Office Superintendent

1 — Cultural Resource Management Bibliography Cluster Coordinator

20-25 — Park

1 — State Historic Preservation Officer

1 — Technical Information Center
Information and Production Services Division
Denver Service Center (DSC-PGT)

1 — Harpers Ferry Center Library

1 — Archeological or preservation center

1 — Files of office producing report

2 — Natural Resources Library
U.S. Department of the Interior
Washington, DC 20240

1 — National Trust for Historic Preservation Library
McKeldin Library
University of Maryland
College Park, MD 20742

1 — Library of Congress
Gifts and Exchange Division
Federal Documents Section
Washington, DC 20540

1 — Smithsonian Institution Libraries
Gifts and Exchange
Washington, DC 20560

cc:
HAFE - Superintendent (memo only)
HAFE - Bruce Noble (memo only)
HAFE - Tim Fox (memo only)
HAFE - Peter Dessauer (memo only)
NCR – Regional Director, Terry Carlstrom (w/c encl)
NCR – SSO, Superintendent, Joe Lawler (w/c encl)
NCR – Darwina Neal (w/c encl)
NCR - Rebecca Stevens (w/c encl)
NCR - Gary Scott (w/c encl)

bcc:
HPTC - McGrath/ Hicks, w/c encl.
HPTC - Seibert, w/c encl.
HPTC - Vitanza, w/c encl.
HPTC Library, w/c encl.
HPTC - Project File, w/o encl.
HPTC - LAN Share Project File, w/o encl.

TAVitanza:tav:05/12/99:d:\...\...\final transmittal of HSR

HISTORIC STRUCTURE REPORT

Frederick A. Roeder House and Annex
Park Buildings 16 and 16a
Package 118

Wager Block 16
High Street and Hog Alley
Harpers Ferry National Historical Park
Harpers Ferry, West Virginia

Department of the Interior
National Park Service
Historic Preservation Training Center
1998

Thomas A. Vitanza and Michael J. Seibert



Peter Dessauer, HAFE Architect, Jim Askins, and Alan Walmer (project participant) revisit the Roeder House in November 1998, as part of the ongoing documentation of project work. (Photo by Tom Vitanza)

Acknowledgements

This project was conducted under the auspices of an approved Task Directive between the National Capital Region (Field Area), the (Williamsport) Historic Preservation Training Center (HPTC), and Harpers Ferry National Historical Park (HAFE), all of which are units of the National Park Service. The HPTC team consisted of several members throughout the years including Historical Architects Eric Ford and Paul Neidinger. Much of the field work, development of the document and technical writing was produced by Michael Seibert who started the project under a cooperative agreement through the University of Maryland in the role of research Architectural Historian and finished his involvement in the project as an Exhibit Specialist (Restoration) Intern at the HPTC. Thomas A. Vitanza AIA, served as Project Architect and Supervisor for the duration and was responsible for the substantial editing and completion of the document in 1998.

Throughout the project the team benefitted from the collective knowledge of the following people from Harpers Ferry National Historical Park: Patricia Chickering, former Lead Historian; Mike Jenkins, Research Historian; Paul Shackel, former Chief Archeologist; Peter Dessauer, Park Historical Architect; Krista Pace Copeland, former Park Historical Architect; Nancy Hatcher, Park Curator, Archivist & Librarian; Bruce Noble, Park Chief of Interpretation and Cultural Resource Management; and Tim Fox, Park Chief of Maintenance.

Special mention must also be made of former Park Architects Archie Franzen and Alan Walmer. Their early efforts along with those of project supervisor Jim Askins (retired Chief of the Williamsport Preservation Training Center) were instrumental in shaping the preservation treatment of the Roeder House and Annex.

Thanks must go to our colleagues from the Harpers Ferry Interpretive Design Center, the former Falls Church Branch of the Denver Service Center, and the Northeast Cultural Resources Center—Building Conservation Branch. Many of the supplemental studies used in compiling this report were produced under their direction. Production assistance was provided by Candace Clifford.

Also, this document would not have been possible without support from the National Capital Regional Office, especially the efforts of the Chief Historical Architect Rebecca L. Stevens AIA and her staff, most notably Jessica Feldman.

Lastly, we are grateful for the continued cooperation from Superintendent Don Campbell. He realizes the importance of carrying on the tradition of preservation at Harpers Ferry National Historical Park and sees that it is done.

"... the building is the client ..."

Supt. Don Campbell, 1998

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A. Completion Report

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A. Photographs

B. List of Classified Structures—Data for Building 16/16a

C. National Register Nomination

D. Inventory Condition Assessment Program—Data for Buildings 16 and 16a

Krista Copeland, Former Park Architect and Michael Jenkins, Former University of Maryland Historian completed data entry of preliminary data for Buildings 16 and 16a in July, and August, 1990

E. Interior Paint Analysis Report

Maureen K. Phillips, Architectural Conservator, Building Conservation Branch, Northeast Cultural Resources Center, National Park Service, September 1996

F. Plaster, Stucco and Mortar Analysis Report

Judith Quinn and Millan Galland, North Atlantic Region Cultural Resource Center Building Conservation Branch, *Harpers Ferry National Historical Park, Condition Report on the Plaster, Stucco and Mortar in Buildings #5, #7, (16&16A)*, October, 1993.

G. Graffiti Report

Graffiti Investigation, Building 16 & 16A, Harpers Ferry National Historical Park, by Alan Levitan and Greg Byrne, Conservators, Division of Conservation, Harpers Ferry Center, National Park Service, April 1998.

H. Wood Sample Testing

Performed by Dr. Marshall White—Brooks Forest Product Center, Virginia Polytechnic Institute, performed February, 1997.

I. Hazardous Materials Report

Jenkins Professionals, Inc., *Asbestos and Radon Survey, Harpers Ferry National Historical Park, Buildings 5, 7, 16, and 16a*, Contract Number: CX-2000-1-0020 , April, 1993.

J. Chronological Drawing Index and Selected Drawings

Building 16 (WV-174) Historic American Buildings Survey Drawings, 1957

R. Kuene, *Masonry Stabilization*, PCP No. B-29, 1 sheet, March 3, 1961

Alan Walmer, *Masonry and Timber Stabilization*, PCP No. B-57-2, 2 sheets, March 10, 1961.

R. Mehl, *Fabric Investigation—Second, Third, and Fourth Floors*, Sheets 2-4, c. 1964?

A. Franzen, *Building #16—The Roeder House*, 6 Sheets, August - December, 1964.

Alan Walmer, *Building No. 16—The Roeder House, Masonry and Timber Stabilization Investigation Drawings*, 1964.

Building 16 (WV-174 addendum) Historic American Buildings Survey Drawings, 1992

HPTC Day-Labor Construction Drawings, Architectural Rehabilitation, Drawing Number 385/80084, 1999.

K. Selected Bibliography



Executive Summary

Research Conducted to Produce the Report

This Historic Structure Report (HSR) for Harpers Ferry National Historical Park Buildings 16 and 16a, known historically as the Roeder House and Annex, was produced from research performed by multiple National Park Service units. The initial documentation and research was performed in the early 1960s by Harpers Ferry Park Supervisory Historian Charles Snell and Eastern Office of Design and Construction Architect Archie Franzen. The early stabilization and temporary repair of the two buildings between 1956 and 1959 resulted from this work. Later campaigns were also based on research by Franzen and Alan Walmer, another NPS Architect who worked with Franzen in Harpers Ferry in the mid 1960s. The period of significant alteration to the buildings, which consisted of partial dismantling and reconstruction, occurred between 1964 and 1966. This work was largely based on Franzen's proposal to establish an "architectural museum" in the partially restored building and Alan Walmer's field work analyzing the structure's evolution. Since that time most maintenance work has been either routine or cyclic in nature with no major interventions. The structures were left in a partially completed condition, with exteriors "restored" and some interior spaces rehabilitated while others were left as raw unfinished space.

In an effort to complete the preservation treatment of the buildings in historic lower town, money was appropriated under the heading of Park Development/Study Package Proposal 118. Package 118 was first approved in June 1981 with planning and management requirements which stated, "This package...relates to park objectives of restoring the lower town to its mid 19th century appearance, as well as to preserve and maintain the historic structures in order to deter further deterioration and provide for visitor and employee safety." Funding was allocated to begin research and design work for historic structures located in the Wager Blocks section of lower town. This package included park building 5 (Frederick Roeder Store), building 7 (White Hall Tavern), building 16 (the Frederick Roeder House) and 16a (Roeder House Annex) and building 48 (Assistant Armorer's House). This package was updated in 1982 and again in 1989 with minor revisions. By 1992 momentum was building with the approach of the park's 50th anniversary in 1994 and work was underway on the research required to produce history and archeological data sections. Park Architect Krista Pace Copeland was preparing architectural data sections for several projects. In 1993 the package 118 scope of work was revised and Building 48 was removed.

The initial building fabric analysis was performed as part of this Historic Structure Report by former Park Architect Krista Copeland between 1988 and 1992. At this time the current versions of the history and archeology data sections were also being developed. By 1997 the package 118 description had been revised to include not only the preservation of the

historic buildings but further enhancements to visitor and employee use including improved accessibility, furnishing plans for interior exhibits, and improved serviceability for maintenance. The 1998 project review report indicates an even more developed scope of work including related upgrades to the utility systems, the rear yard landscape, accessibility, exhibits, and historical furnishings.

The Historic Structure Report for Building 16, the Roeder House, predates the modern park era and has its origins in the early days of Harpers Ferry National Monument. The History Data Section is based on a large body of work first developed in the 1950s by Charles W. Snell and other Park historians. In 1980 Snell drew upon subsequent research to write a new draft report for Park Buildings 16 and 16A. In 1990 Kira Ramakrishna, former lead historian at the park produced the updated draft for Park Development Package 118. Starting in 1994 this information was again updated and brought into its current format by Patricia Chickering, lead historian at the time.

The Archeology Section was developed by park archaeologists between 1991 and 1994. The Upper Wager Block excavations for Park Development Package 118 were conducted in 1991. Cleaning, cataloguing, and analysis of artifacts were performed in the park archeology lab during the summer of 1992. Soil samples were analyzed by specialists for parasites and plant remains. Bone specimens were also studied to help reconstruct the diet of neighborhood residents. All of this detailed information can be found in the package 118 archeology research report (Halchin 1994).

In May 1992 the task for compiling the Historic Structure Report was assigned to the Denver Service Center's Eastern Team office (DSC-TEA) in Falls Church, Virginia. Historical Architect Tony Donald, a section chief at the office, contracted with the Historic American Buildings Survey (HABS) to produce photographic and architectural measured drawings of the building. These were completed during the summer of 1992. In January 1993, DSC-TEA architect Susan Shufelt was assigned team captain responsibilities for Park Development Package 118. At this time the first task directive was produced for the Historic Structure Report. In March of that year work began on the architectural research and field work.

As research progressed through 1993 and 1994 various consultants were brought into the project to assist with the technical aspects of the building evaluation. This effort was made in order to more fully understand the history and cultural impact of the Roeder House and Annex. Separate reports covering a broad variety of disciplines and fields of expertise concerned with documentation and analysis of historic buildings were consulted including hazardous materials survey; investigation of the plaster, mortar and stucco; wood identification; and interior paint and finish analysis including the collection of paint samples for later analysis to determine historic paint colors.

In 1995 the project was reorganized under the auspices of a task directive between the National Capital Region (Field Area), the (Williamsport) Historic Preservation Training Center (HPTC), and Harpers Ferry National Historical Park, all units of the National Park Service. The task directive was

approved in July 1995. Revisions to the task directive were made in August and September 1996. Field work and architectural research continued through 1996 and 1997 and was concluded in early spring 1998. During this time period additional research was conducted including the paint sample analysis, the historic graffiti investigation report, and further research on treatment of historic graffiti bearing plaster was conducted by various NPS units including the HPTC.

The history and archeology sections were circulated for review in December 1996; various architectural sections were circulated as completed through 1996 and 1997. A final formatted draft copy was produced and circulated for comment in May 1998. Final comments were received from Park Superintendent Don Campbell in September 1998. HPTC completed final research and field work in November and December 1998. The final editing and production occurred in January and February 1999. All park comments determined to be applicable to the treatment and use of the Roeder House have been incorporated.

Major Research Findings

During the course of the work to produce this Historic Structure Report some new information has been developed. This information adds to the already substantial base of knowledge on these structures available in the parks various archives.

From an architectural research point of view, the rediscovery of Alan Walmer's architectural notebooks from 1964 was very exciting. This two-volume set consisting of *Roeder House Building No. 16 Masonry & Timber Stabilization Investigation Field Notes*, and *Roeder House, Building No. 16 Masonry & Timber Stabilization Notes—Conclusions/Working Data,* are instrumental in our understanding of the National Park Service's first major intervention with the historic fabric of these buildings. These are the primary source documents which detail the treatment of architectural fabric for these structures. Reading between the lines reveals a better understanding of the preservation philosophy of the time. Other documents which have been reexamined include the many architectural drawings which have been stored in the parks architectural flat files. These drawings along with Alan Walmer's notebooks and the day labor construction photographs make it possible to compile a very thorough building chronology.

The fact that the HABS architectural documentation crew had recorded these buildings by 1957 indicates a very strong interest early on by park managers to record the evolution of historic Harpers Ferry lower town. It indicates an awareness of the impact of the changes about to be made by the National Park Service. This is an early recognition of the value of structures not individually significant but contributing to a historic district. The level of documentation created by the 1957 HABS crew and the architects working in the park is very thorough. There are approximately 20 sheets of drawings which serve not only to document the architectural fabric as it existed at the time, but to lay out the preservation philosophy of the day as detailed in the treatment of the architectural fabric.

Other information which has been produced as a result of this HSR confirms the presence of Civil War era graffiti bearing plaster. Originally recorded by

Alan Walmer in 1964, the survey document produced by the Harpers Ferry Center verifies and documents the location and condition of the remaining graffiti and presents conservation treatment recommendations. Conservators Alan Levitan and Greg Byrne with the Division of Conservation produced the *Graffiti Investigation Report* between 1996 and 1998.

The report explains that most of the historic plaster has been lost through deterioration and removal during earlier restoration efforts, but in order to verify this, numerous samples were examined. One surprising discovery, a result of the interior finish analysis, indicates over 40 layers of finish on the plaster substrate in the basement. The report states, "The number of whitewash and paint layers in the basement indicate the likelihood that painting of the wall surfaces was done as part of cyclic housekeeping, perhaps as often as once per year." This supports the idea of the basement areas being kept very clean and presentable perhaps in an attempt to operate a commercial bakery or confectionery out of the space. This report is available through both the Park and the Harpers Ferry Center; the text portion has been reproduced as part of this document's appendices.

The presence of multiple finish layers in the basement was also confirmed by the *Interior Paint Analysis* conducted by the Northeast Cultural Resources Center, Building Conservation Branch by Maureen K. Phillips in September 1996. Analysis of samples taken from the basement area indicates between 27 and 50 finish layers. It was discovered that Room 001 has almost twice as many finishes as Room 002. The report suggests, "... that Room 001 was used as the confectionery shop and was open to the public. As such it would probably have been painted more often than Room 002, which was used as the household kitchen and which had no communicating passage with the adjacent shop."

Major Issues Identified

The treatment of the Roeder House and Annex since National Park Service acquisition represents the development of preservation philosophy and treatment through the intervening years. While buildings were "restored" to a certain period of time, much of the later development and change of architectural character in Harpers Ferry was sacrificed to achieve that objective.

Loss of significant historic architectural fabric was required to complete the 1964 "restoration" of the structure. Alan Walmer notes throughout his writings that much historic architectural fabric would be lost in order to reconstruct structurally unsound portions of the building. Wherever possible he recommended saving historic fabric. While discussing the situation of the exterior wall structure he notes, "... Unfortunately, the wall fabric ... will be destroyed, as these walls... must be taken down and rebuilt. However, there should be no reason to disturb the remaining historic material of the end wall against Building 15."

It has been noted in some of the supplemental research documents which support this HSR that architectural fabric which was in existence at the time of the Walmer/Franzen project is no longer available, its location having been lost. One of the significant pieces is a section of window jamb which

was photographed by Walmer (see Figure 16 in Developmental History section). This piece of window jamb contains not only the evidence of the original architectural finishes for the first floor but also significant Civil War era graffiti. Since all historic architectural millwork on the first floor is thought to have been removed, the identification of this element's location would be a worthy goal of future research efforts. It is thought that other architectural millwork survives whose location is not currently known.

Identification and preservation of the remaining fabric becomes even more important for future reference and preservation of the remaining historic integrity of the structure. Preservation work carried out as a result of this architectural investigation will be focused on the protection and preservation of remaining historic architectural fabric.

One goal of the current ongoing treatment of this building is to recognize the recommended treatments are part of a continuum. Once brought to a sustainable level of maintenance the remaining historic fabric should be preserved into the next generation with minimum intervention, just careful continuing maintenance.

Recommendations for Treatment and Use (Summary)

The project scope of work used to guide this Historic Structure Report was developed in the spring of 1995. It states, "Buildings 16 and 16a will be **preserved.** This means the existing form, integrity, and materials of the structures will be maintained. There will be no need for substantial reconstruction, restoration of lost features, or removal of modern improvements."

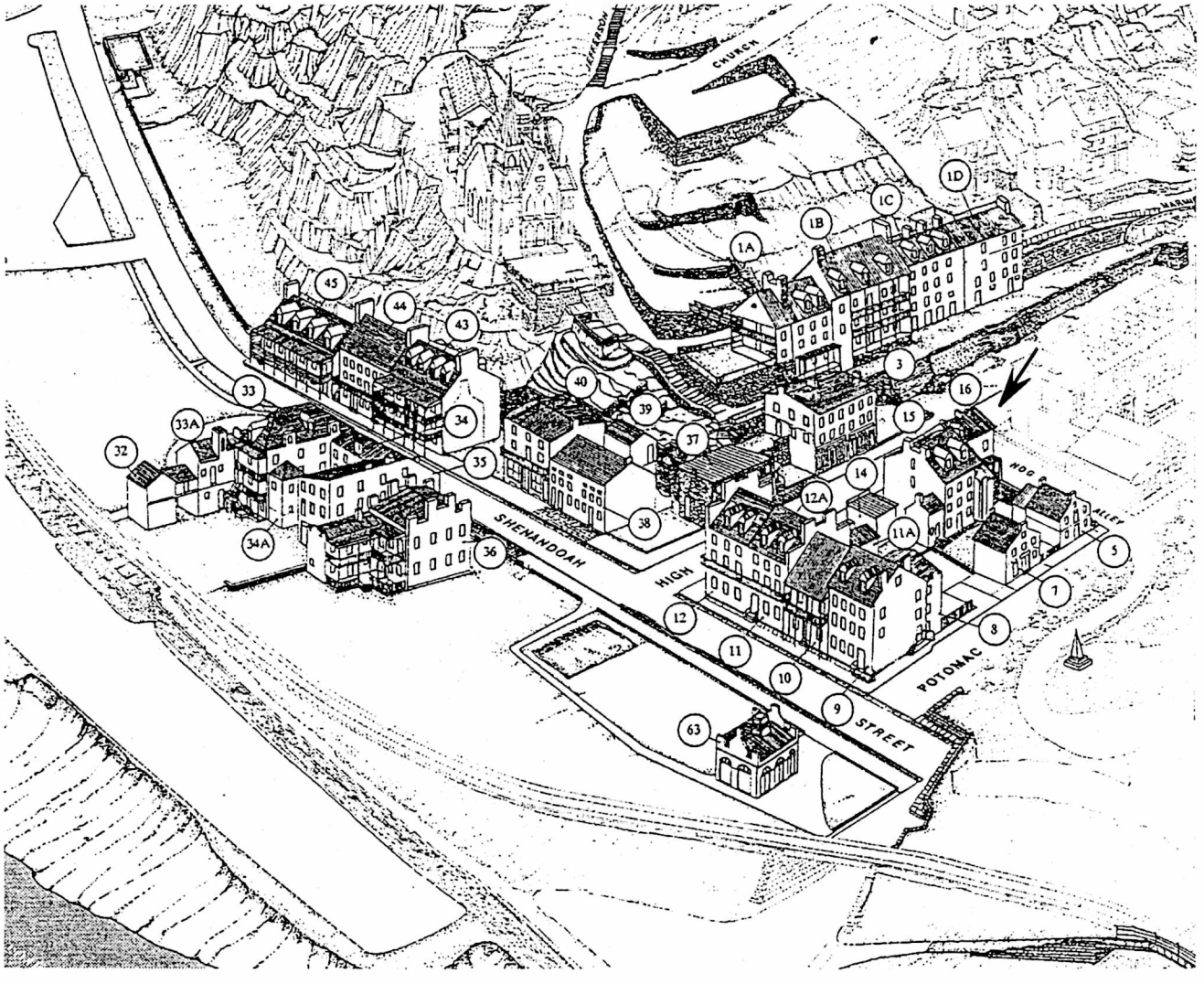
In the intervening three years of field work, evaluation of the historic architectural fabric and analysis of the current use and proposed use of the structures have not changed that ideal. If anything has occurred it has been an increased appreciation for the remaining historic fabric and its value. An increased appreciation of the preservation "ethic" in the early days of Harpers Ferry National Historical Park has also evolved through this project. An examination of the development of treatment and use of historic buildings in Harpers Ferry would point out that continued preservation would provide for long term understanding of the place that has been created, and perhaps an enhanced understanding for the visitor of what the National Park Service is trying to achieve at Harpers Ferry National Historical Park through preservation of a genuine place.

While the earliest National Park Service treatment of the building may have removed significant cultural material from the scene it did succeed in the ultimate preservation of the structure. The Roeder House and Annex have experienced a variety of modifications over time. This is true of all buildings everywhere, even more so for the successful historic building. It has learned to survive the vagaries of time and human management. The modifications which were carried out over 30 years ago did largely destroy the historical integrity of the buildings but it did not destroy their architectural character, nor diminish their supporting role in the Lower Town historic district or the publics understanding of their importance and contribution. Continued preservation of the buildings and their character-defining features is the appropriate and recommended treatment and use.

Administrative Data

Name, Number, Management Category, and Location Data

The Frederick A. Roeder House and the Roeder House Annex building (respectively known as Buildings 16 and 16A) are a part of HAFE Development Package No. 118. These two structures are individually listed on the National Park Service List of Classified Structures as Building No. 16 (IDLCS No. 00545) and Building No. 16A (IDLCS No. 45479). They have both been designated within management category A, "Must be Preserved and Maintained." They were entered in the National Register of Historical Places as part of a group nomination for Harpers Ferry National Historical Park on May 7, 1981, as contributing structures of state and regional significance. They occupy a portion of Wager Lot 16, with Building 16 fronting on High Street and Building 16A to the rear of No. 16, in the Lower Town Historic District of Harpers Ferry National Historical



Larry Sutphin, Eastern Team Denver Service Center, second edition, January 1991

Park, Harpers Ferry, West Virginia. Their names are derived from the historical figure, Frederick A. Roeder, who purchased, owned, lived in, and operated a bakery and/or confectionery in the structures now known as Buildings 16 and/or 16A from the time of their construction circa 1844 (could be earlier, see History Data section) until his untimely death in July 1861.

Treatment Philosophy, Proposed Treatment and Use

Treatment Philosophy

The *Development Concept Plan of March 1980* called for restoring the historic structures and scene of Lower Town. It states that:

> *Greater importance will be placed on the history of Harpers Ferry during the 19th century. This will achieve a greater preservation of the Lower Town historic structures, much as they are, and avoid extensive alterations and reconstruction required to create a more limited scene as of the time of the John Brown Raid and the Civil War.*
>
> *Existing restored buildings and those to be restored will be adaptively used and preserved for period interior presentation. Lower floors will be used for park interpretation with full public access. Upper floors and basements above the flood plain will be used for park administration, storage, and residence needs.*
>
> *In the Lower Town nearly all historic park structures will be part of the interpretive story as well as a backdrop for interpretive activities. The historic character will represent the 19th century and buildings will be used mainly for interpretive demonstrations, furnishings, audiovisual presentations, and exhibits.*

The *Interpretive Prospectus* for Harpers Ferry NHP was approved in 1980. It places Building No. 16 (and 16A) into its "multiple themes" heading. It recommends that Building No. 16 retain its 1859-60 historical furnishings as Roeder's residence. The "multiple theme" buildings are to allow "visitors to gain some understanding of commercial and domestic history" and to tie the buildings into the major themes of the park. It suggests using the confectionery as a place to interpret the Civil War impact on the town.

The *List of Classified Structures (LCS)* dated March 1, 1981, lists the approved ultimate treatment for Building No. 16 as "no treatment." At that time the Roeder House and the Annex were managed as one structure. Research conducted during the late 1980s and early 1990s into the actual conditions of the building(s) has proven that treatment by means of preservation maintenance and restoration repairs are necessary. The LCS was updated in 1997 as part of a National Park Service initiative to collect current information on its historic structures. The Roeder House and its Annex were assigned separate LCS Identification Numbers (IDLCS) and the Approved Ultimate Treatment was updated to "preservation" reflecting current management policy. The 1997 LCS Single Entry Reports for both the Roeder House and the Roeder House Annex are included as an appendix to this report.

Inspections of 16/16A during 1990-92 by HAFE Park Architect Krista Copeland and historical research by contract with University of Maryland historians determined the appropriate treatment for the building to be "preservation." Inspections of Building 16/16A continued on several more

occasions (1994 and 1995) involving HAFE Park Architect Peter Dessauer, accompanied by Architects Tom Vitanza of the Williamsport Preservation Training Center and Steven Zeigenfuss of the National Capital Region and again in 1996 and 1997 by the Historic Preservation Training Center (formerly the Williamsport Preservation Training Center). Their determinations concurred with the 1990 general decision for preservation treatment, adding specific recommendations for the following:

1. Complete stabilization repair work at the Annex (16A) which has some serious structural and mechanical problems. This would include replacement in kind of deteriorated fabric, upgrading of the door and window treatments, and preservation of certain non-historic features. This is in conjunction with a much needed updating of the mechanical heating, ventilating, and air-conditioning equipment (HVAC) located within the structure.
2. Complete the unfinished architectural restoration at both the House and the Annex (16/16A), both exterior and interior, which would repair some of the obvious fabric problems without removing the original fabric itself. This project is considered the equivalent of completing "punch-list" work from the earlier restoration project but it also has elements of preservation maintenance.
3. Life Safety Systems—Install elementary Fire Detection/Alarm and Intrusion Detection/Alarm, along with electrical power to support this and a few inconspicuous receptacles for maintenance use. This upgrade will be part of the Park Security and Safety Systems, essential in all buildings.
4. Telephone Capability—Building 16 will become part of the Lower Town telephone system as new telephone lines will be directed towards the building from the existing underground system. This will give the building the potential for temporary communications hookup (first floor only).

The current definition of preservation is taken from page 186 of the *National Park Service, Cultural Resource Management Guideline* (Director's Order No. 28) Release No. 5 (1997):

> *Preservation: the act or process of applying measures to sustain the existing form, integrity, and material of a historic structure, landscape or object. Work may include preliminary measures to protect and stabilize the property, but generally focuses upon the ongoing preservation maintenance and repair of historic materials and features rather than extensive replacement and new work. For historic structures exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a preservation project.*

This most recent definition of "preservation" permits the stabilization of the structure, establishment of weather-resistant conditions, and protection and repair of historic fabric. When the preservation treatment as described and recommended above is complete, Building 16/16A will be under state-of-the-art security, will have telecommunications potential, will house efficient

HVAC (16A), will be structurally stabilized, architectural character defining features will be fully repaired, and will be maintainable using accepted preservation maintenance techniques.

Proposed Treatment

The proposed treatment for the Roeder House and Annex is *preservation* by means of stabilization and repairs.

The building is listed on the National Register of Historic Places under the category "contributing." It also serves a viable interpretive role. Therefore, a "no treatment" decision is not appropriate. There is no anticipation of "major intervention" or "destruction of later period accretions having some cultural value in themselves" which are treatments that apply to preservation treatment.

The Roeder House has not seen drastic modifications over the years which would alter the public understanding or impact the historic scene. It is determined, therefore, that *preservation* of existing historic fabric by means of structural stabilization, replacement in kind, completion of restoration repairs to existing historic architectural features, installation of protective Life Safety Systems, new electrical outlets and lighting, landscape improvements for accessibility and public safety, and new HVAC (16A), is the appropriate treatment. This treatment contributes to the new continuum of preservation maintenance now in place at Harpers Ferry NHP.

Following the above mentioned guidelines, the Roeder House and House Annex will for the most part be preserved. Some minor rehabilitation work will be required to accommodate the current proposed use. All proposed activities fall within the definition of preservation maintenance.

Proposed Use

Building 16 will serve as interpretive space, based on Frederick A. Roeder's residence and bakery/confectionery as used during the period 1847-1865. It will contain a historically furnished interior appropriate to mid 19th century Harpers Ferry and the Park's interpretive themes. Interpretation is confined primarily to the first floor rooms although an option of using one of he basement level rooms has come forward. At present, the first floor of the building is furnished solely as Roeder's residence. There is no other interpretive use of the building for exhibits.

The Interpretive Prospectus in the 1980 *Development Concept Plan* recommends the first floor of Building 16 should display the Confectionery Shop and the Roeder Family Parlor. This is no longer the current plan.

The Harpers Ferry Center *Historic Furnishings Report* (1995) proposes alternatives to interpret the Civil War's impact on the town. According to this proposal, Roeder's Parlor and Confectionery could be furnished to resemble their probable appearance during 1861 at the earliest part of the Civil War, to interpret a middle class family and business; or, the Roeder Parlor can be furnished as Union Colonel Baxter's Headquarters to interpret a definite civil war occupation theme.

The current HAFE Park position for Building 16 is for an optimum use interpretive scheme, to permit some flexibility, so the interpretive rooms on

the first floor will generally be furnished to display a circa 1861 Confectionery and Roeder family Parlor. Then, on special occasions, the Parlor can be transformed into Colonel Baxter's Headquarters. Historical furnishings will be acquired by the Park to present these alternative themes.

In 1996 HPTC was requested to determine the feasibility of using the basement rooms for interpretive purposes. The investigation was primarily architectural in nature and several determinations were made. Based on issues concerning the fireplaces, chimney and flues, other architectural features, accessibility and circulation conditions and requirements, archeological requirements, and landscape planning options it was determined that options exist for limited interpretive use of the basement spaces. The ultimate decision rests with park management as to how this will be implemented.

The basement rooms will be used either for light storage or interpretation. The first floor will continue to be used for interpretive purposes. The second floor and third floor (or attic) will be closed to park visitors and staff and remain a preservation zone for the remaining intact historic fabric.

The Roeder House Annex, Building 16A, is a brick masonry structure attached to the main house on the east and Building 15 on the south side. It is now and will remain a mechanical space for the cooling tower servicing Buildings 8, 9, 10, 11, and 11A. There is no opportunity for interpretive or other use of this space, it is wholly occupied by the HVAC equipment. Architectural stabilization and the installation of a new cooling tower in Building 16A has already been approved by the West Virginia SHPO in correspondence dated April 23, 1997, and by Advisory Council on Historic Preservation correspondence dated June 23, 1997.

Related Documents

The following related documents may be located within the library and archives of Harpers Ferry National Historical Park. They all contain information bearing on the development of the treatment and use of the Roeder House as described in this Historic Structure Report. These and other useful references are located in the Bibliography of this report.

1. *Development Concept Plan*, 1980 Interpretive Prospectus, Statement of Management, Statement of Interpretation
2. *Historic American Buildings Survey (HABS) Documentation,* performed at Building 16/16A during the summer of 1992, 7 sheets of the Roeder House (WV-174 addenda); and 1957, 4 sheets of the Roeder Store (WV-174).
3. *1950s and 1960s Architectural Data Sections, Buildings 16 and 16a*, short reports dating back to 1957, 1959, and 1964, all early HSRs from the Eastern Office of Design and Construction/NPS, Philadelphia, Pennsylvania.
4. Files labeled "16," field notes and drawings for Buildings 16/16A from work performed by former HAFE Architect Archie Franzen during the 1950s and 1960s.

5. "Restoration" drawings, by Park Architect Archie Franzen, dated 03/03/61, 16 sheets of Building 16/16A showing the design scheme for restoration, mostly constructed and completed during the 1960s.
6. *Historic Furnishings Report*, Buildings 16 and 7, Roeder's Parlor and White Hall Tavern, HAFE/ NPS, by Carol Petravage, Division of Historic Furnishings, Harpers Ferry Center/NPS, 1995.
7. Cultural Landscape Report: Lower Town, Harpers Ferry National Historical Park/NPS, 1993, by Maureen De Lay Joseph, Perry Wheelock, and Cathy Gilbert.
8. *History Section: Building Section: Building 16/16A Historic Structure Report* by Historians (Chickering, Jenkins, Noble) of Harpers Ferry National Historical Park, July 1995.
9. *Archaeology Section: Building 16/16A Historic Structure Report* by Archaeologists Paul Shackel and Jill Halchin of Harpers Ferry National Historical Park, August 1995.
10. *Architecture Section: Building 16/16A Historic Structure Report* by Historical Architects Thomas Vitanza and Eric Ford, with research by Exhibits Specialist Michael Seibert, Historic Preservation Training Center, National Park Service, compiled October 1995 through March 1998.
11. Graffiti Investigation, Building 16& 16A, Harpers Ferry National Historical Park, by Alan Levitan and Greg Byrne, Conservators, Division of Conservation, Harpers Ferry Center, National Park Service, April 1998.
12. Condition Report on the Plaster, Stucco and Mortar for Buildings #5, #7, #16, and #16A with Assessment and Recommendations for Stabilization and Conservation at Harpers Ferry NHP, by Millan Galland and Judith Quinn, Building Conservation Branch, Cultural Resources Center, North Atlantic Region, National Park Service, Lowell, MA, October 1993.
13. Draft Historic Furnishings Report, Exterior Furnishings of Lower Town Harpers Ferry, Harpers Ferry NHP, Harpers Ferry, WV, by Sarah H. Heald, Staff Curator, Division of Historic Furnishings, Harpers Ferry Center, National Park Service, June 1994.

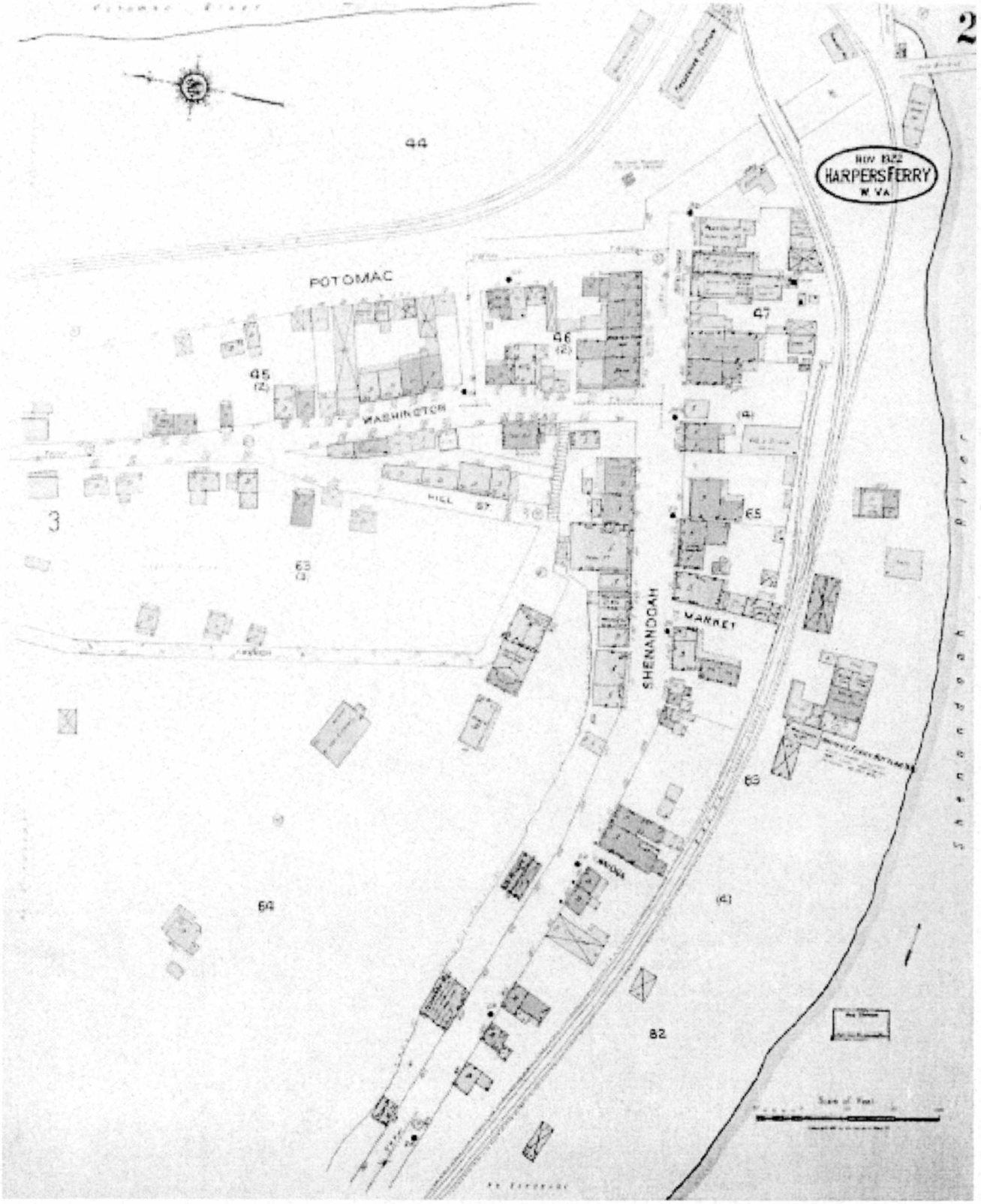
Cultural Resource Data

See excerpts from National Register Nomination form, located in the appendices to this report.

Recommendations for Documentation, Cataloguing, and Storage of Materials Generated by the HSR

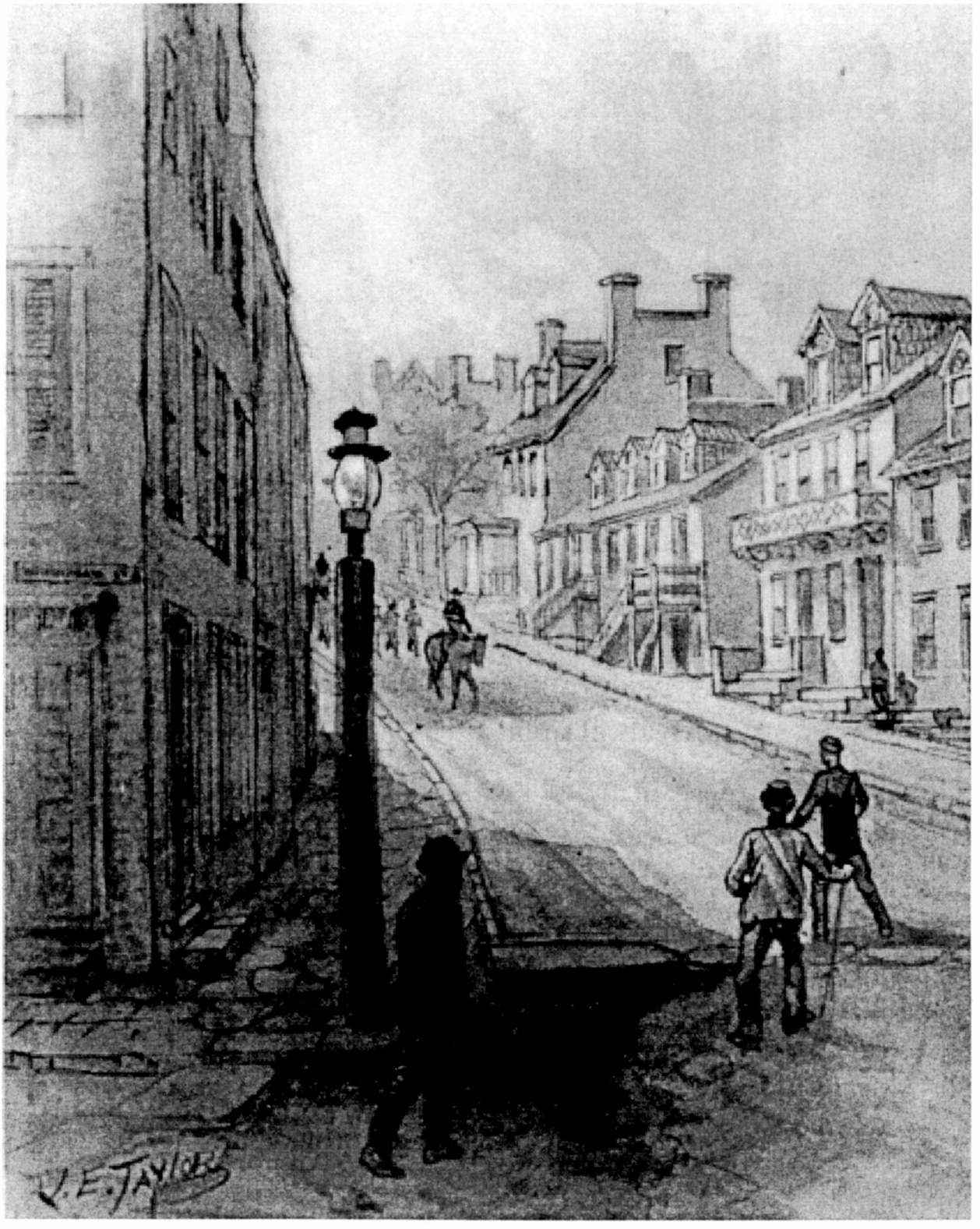
1. Documentary material (records, photographs, negatives, field notes, tapes, removed historic fabric, analysis of historic fabric, etc.) acquired during execution of this project shall become park property and shall be accessioned into the park collection.
2. Photographic documentation of the building exterior and interior is to be made prior to any major destructive investigation or construction. Both the 8 x lO black and white photo prints of this documentation and their negatives shall be accessioned into the Park collection. Documentation shall include each exterior and interior elevation and detail photographs of significant architectural features of historic artifacts.
3. Upon completion of construction (preservation) operations, the Project Record of Treatment should be completed and distributed as per NPS-28. Copies should be distributed at least to the park and the region libraries with additional copies to the Denver Service Center Technical Information Center, the Harpers Ferry Center Library, and the Historic Preservation Training Center Library. The document contains the construction phase Completion Report, the as-built construction drawings, and the Maintenance Guideline Report. The Maintenance Guideline Report is prepared to assist in scheduling and funding for both housekeeping and routine and cyclical maintenance requirements.

A. Historical Background and Context



A. Historical Background and Context

History Data Section



HISTORIC STRUCTURES REPORT

PACKAGE 118

PARK BUILDINGS 16 & 16A

THE ROEDER HOUSE AND ANNEX

HISTORY SECTION

Harpers Ferry National Historical Park
Harpers Ferry, West Virginia

by: Patricia Chickering
December 29, 1995
(based on the August 1990 draft report by Kira Ramakrishna)

National Park Service/University of Maryland
Cooperative Agreement

HISTORICAL RESEARCH PROJECT

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The following terms apply throughout the report:

__ Census	refers to Bureau of the Census, U. S. Census records for 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1900, 1910, and 1920, as well as certain special Censuses (such as Slave and Manufacturing); almost all referenced material is available on microfilm at Harpers Ferry National Historical Park; some data are only accessible in hardcopy or through the Park's History Database
HFD...	Harpers Ferry National Historical Park, Document No.: documents, manuscripts, maps, etc. in HAFE Library
HAFE	Harpers Ferry National Historical Park
JCC	precedes references to records at the Jefferson County Courthouse, Charles Town, West Virginia
NA RG	National Archives & Records Administration, Washington, D.C., Record Group . . .
Reel _, Vol._	refers to binders in HAFE library of National Archives material photocopied from microfilm
Building Numbers	*Park Building* indicates current HAFE identification
WL	Wager Lot; refers to 1835 property division of Wager Reservation

Introduction

This History Section of the Historic Structures Report on Park Buildings 16 and 16A of Development Package 118 at Harpers Ferry National Historical Park was extracted from a draft report on Park Buildings 5, 7, 16 & 16A begun in 1990, and updated frequently since then. It was researched and written under a Cooperative Agreement between the National Park Service and the University of Maryland Department of History. The Cooperative Agreement, in effect since 1989, has had as primary goals creating a history database for Harpers Ferry up to Park formation in 1953, and documenting building and property histories to support restoration, renovation, and interpretation decisions. The history database contains computer indices of local newspapers, local censuses and other demographic data, and pertinent property records, and has yielded new data included in the current report.

A large body of research on the Pkg. 118 buildings existed, however, prior to 1989, first developed in the late 1950s by Charles W. Snell and other Park historians. The reports they wrote remain an invaluable resource. In 1980 Snell drew upon subsequent research to write a new draft report on Park Buildings 16 and 16A, and it is the 1980 report which is cited herein.

Archeological and architectural investigations of the Package 118 site were conducted concurrent with Package 118 documentary research. In addition, oral history interviews with the great-granddaughter of Frederick Roeder (the eponymous occupant of the property, who died in 1861), yielded valuable data.

Certain data inadequacies constrained research and tempered conclusions. Items in primary sources such as newspapers usually omitted specific locations because local citizens were familiar with sites, businesses, buildings, etc. Lack of a numbered street address system, changes in street designations, variety in name spellings, and inconsistent data recording practices by census takers made interpreting censuses difficult and risky. Historians determined the practice (followed in earlier works) of locating families at particular sites based on juxtaposition of names on the census roll was often misleading. It became apparent, for example, that the census enumerator sometimes visited a *business* in Lower Town Harpers Ferry and recorded the owner's family in that sequence, although the family actually lived elsewhere. This report, therefore, reflects a cautious interpretation of census data.

In summary, the following report on Package 118 draws on the body of work the Historical Research Project conducted under the National Park Service's Cooperative Agreement with the University of Maryland. While the History Database was a principal information source, various National Archives Record Groups, Library of Congress materials, and collections of regional public and private libraries, museums and historical associations also supplied data. Additionally, oral history interviews, as well as donated photographs, letters, and other memorabilia contributed significantly to this report. The Library of historical materials at Harpers Ferry National Historical Park has been a valuable reference source.

Dennis Frye, former Park Chief Historian, provided oversight for the Historical Research Project from its beginning, guiding research, critiquing writing, giving logistical support, and providing liaison with Harpers Ferry National Historical Park offices and National Park Service staff and facilities. Rebecca Stevens, Regional Historical Architect, National Capital Region, contributed creative vision as well as logistical and moral support to the historical research team throughout its efforts.

Research benefitted from enthusiastic and constructive cooperation and comment of the Park archaeology staff, particularly Supervisory Park Archeologist Paul Shackel and former Park archeologist Jill Halchin. Former Park architect Krista Copeland; Carol Petravage of Harpers Ferry Center, Interpretive Design Center, Furnishings Division; well as Maureen Joseph and Perry Carpenter Wheelock formerly of the Park's Historic Landscape staff, were generous in sharing information and expertise. During 1992 the H.A.B.S. team headed by Andy Wenschel contributed valuable data as they surveyed the structures. The project is indebted to Vernon Smith, who retired in 1993 from Denver Service Center, Falls Church, Virginia office, for locating the Roeder descendants. Michael A. Jenkins, Assistant Lead Historian of the Historical Research Project, provided invaluable assistance in all aspects of research and writing, and his expertise in managing the data base, working magic with recording equipment, and mastering the computer systems were major contributions to the report.

I. PROJECT DESCRIPTION

Harpers Ferry National Historical Park Development Package 118 originally consisted of Park Buildings 5, 7, 16 and 16A--Frederick A. Roeder's Store, the White Hall Tavern, and the Roeder House and Annex, respectively--and Park Building 48. A history section for Park Buildings 5 and 7 was included in the Package 118 Historic Structures Report developed for those buildings in 1994-1995 by Williamsport Preservation Training Center. Park Building 48 (located on Shenandoah Street at some distance from Lower Town Harpers Ferry) was originally part of Package 118. It was subject of a separate draft history report written in 1991 by Stan Bumgardner and updated as a Special History Study in 1995.[1]

The property on which the Park Buildings 16 and 16A stand was part of the Wager Reservation, land the Wager family retained when they sold their Harpers Ferry land to the U. S. Government for establishment of an armory in 1796. The structures are on Lot 16 (hereafter WL--for Wager Lot), so designated when the Wager land was divided in 1835 during the bankruptcy of one heir, James B. Wager. The passageway now called "Hog Alley" constitutes WL 16's northern border, and WL 15SB4, with Park Building 15 fronting High Street, defines its southern boundary. High Street and Potomac Street, respectively, form its western and eastern borders. Park Building 16 faces High Street with Park Building 16A located to its rear.[2]

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[1] Building names are taken from Historic Structures Reports by former Park Supervisory Historian Charles W. Snell written over a period of years beginning in 1957 and ending in 1980; please see Bibliography; Building numbers are Harpers Ferry National Historical Park (HAFE) designations.

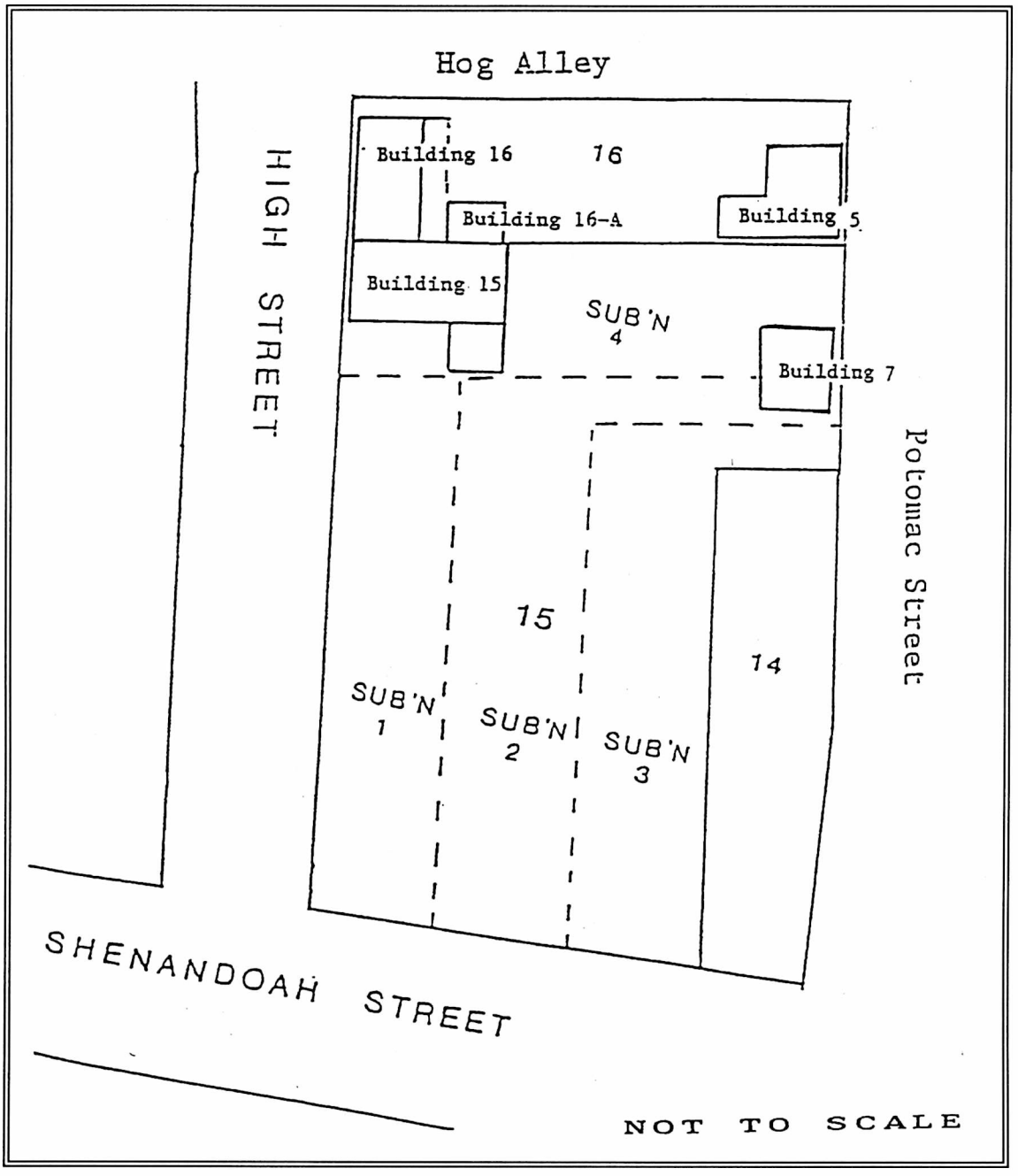
Historic Structures Report: Frederick Roeder Store, Building 5, and White Hall Tavern, Building 7, Department of the Interior, National Park Service, Harpers Ferry National Historical Park, Williamsport Preservation Training Center, National Capital Region, 1995.

Stan Bumgardner, (Draft) "Historic Structures Report, Historical Data Section, Building 48, Harpers Ferry National Historical Park," May 30, 1991.

[2] Please see schematic site map following this page. The not-to-scale map is adapted from a tracing (Doc. No. NM-HF 3076) done in 1957 by Park Architect A. W. Franzen from the 1835 Plat of Wager Lots; original in Deed Book No. 29, p.140. WL 15 was subdivided into four sections--SB1, SB2, SB3, and SB4--when it remained unsold after the first offering of James B. Wager's alloted portion of the Wager Reservation.

Because the town of Harpers Ferry is not arranged on a strict north-south grid, compass directions are often confusing. In this report High Street is considered to run north-south, and Hog Alley east-west.

Figure 1 Schematic Site Map



This not-to-scale map is adapted from a tracing (Doc. No. NM-HF 3076) done in 1957 by Park Architect A. W. Franzen from the 1835 Plat of Wager Lots original in Deed Book No. 29, p.140. WL 15 was subdivided into four sections--SB1, SB2, SB3, and SB4--when it remained unsold after the first offering of James B. Wager's alloted portion of the Wager Reservation.

II. OWNERSHIP OF THE PROPERTY

WL 16 - Site of Park Buildings 16 and 16A

In the 1835 division of James B. Wager's holdings, WL 16 was allotted to Noah H. and Sarah A. Wager Swayne, who leased it out from 1837 to 1847. In September 1847 they sold the property to Frederick A. Roeder, who held the lease at the time.[3]

Roeder, and later his heirs, retained ownership of the property until 1881 when the heirs sold it to Bridget Burleigh. The property remained in the Burleigh family, who sold it to the State of West Virginia in 1952 as part of land acquisition for Harpers Ferry National Monument.[4]

III. HISTORICAL DATA SECTION

Construction of Park Buildings 16 and 16A; Use to 1865

In April 1838 John Wilson, a Harpers Ferry businessman, obtained ten-year leases on WL 16 and WL 17 from Noah H. Swayne. Terms of the leases required him to erect within 5 years "a house or houses of brick or stone covering the entire front of said lots." In January 1844, however, Wilson was released from part of his obligation and the Swaynes leased WL 16 to Frederick A. Roeder. Roeder's lease allowed for appraisal of "the improvements now on said premises and those hereafter placed on the premises."[5]

Historian Snell concluded that Frederick A. Roeder built Park Building 16 in three stages, completing the first stage sometime after leasing the property from Noah Swayne in February 1844, and before Major John Symington prepared a map which delineated the building in November of that year. An alternative scenario exists, however--that the first stage of the building was already on the lot when Roeder signed his lease in 1844. That first stage would have been the two-story, three room stone structure identified in Snell's 1980 report as the beginning of the building, and independently identified in 1992 by the H.A.B.S. architectural survey team as the first part of the building constructed. During stabilization efforts in 1956 workers removed the back porch, exposing a brick

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[3] JCC, Deed Book 22, p.340, Lease, Noah H. and Sarah A. Swayne to John G. Wilson, September 7, 1837; Deed Book 27, p.103, Agreement, John G. Wilson to Noah H. and Sarah A. Swayne, January 29, 1844 (Wilson surrenders the lease on this lot); Deed Book 27, p.102, Lease, Noah H. and Sarah A. Swayne to Frederick Augustus Roeder, January 29, 1844; Deed Book 29, p.303, Deed of Bargain and Sale, Noah H. and Sarah A. Swayne to Frederick A. Roeder, September 13, 1847. Sarah A. Swayne was a sister of James B. Wager.

[4] JCC Deed Book I, p.74, Deed of Bargain and Sale. Jacob and Louisa Kerns to Bridget Burley, December 24, 1880. Grantors are heirs of Frederick Roeder (note: there are several variations in spelling of "Burleigh"); Deed Book I, p.104, Deed of Bargain and Sale. Frederick Roeder heirs to Bridget Burley, January 25, 1881; Deed Book 190, p.508, Deed of Bargain and Sale. Mary D. Burleigh to the State of West Virginia, December 12, 1952.

[5] Deed Book 22, pp.340-341, Swayne to Wilson, April 1, 1838; Deed Book 27, pp.102-103, Swayne to Roeder, January 29, 1844; p.103, (agreement) Swayne and Wilson, January 29, 1844.

cornice which defined the roofline of the two-story building--evidence of the first enlargement. The H.A.B.S. survey team also arrived at the three-stage scenario for the building.[6]

As stated, the provisions in Roeder's lease for WL 16 regarding the erection of buildings and appraisal and compensation for them were similar to that in the lease of the same lot from Swayne to Wilson. The Roeder lease, however, also contained the following language:

> . . . at the end of said two years [following termination of the lease] the improvements ***now*** [emphasis ours] on said premises & those hereafter placed on the premises by the party of the second part, shall be appraised by two disinterested persons . . . [7]

Earlier studies assumed that, since no *record* of appraisement of, or compensation for, improvements on WL 16 by Wilson had been found, no substantial improvements existed at the time the lease was transferred to Roeder. Based on that assumption, Snell developed the following construction scenario for Park Building 16:

> . . . As built in 1844, Building No. 16 was a two story stone structure with a gable roof . . . Because it was built on the sloping side of a hill, the house fronted only one story on High Street
>
> . . . In 1848-49 Roeder enlarged his house by adding a two story stone addition about 13 feet wide and 17½ feet deep to the west, or left end, thus bringing the house to its present dimensions of 35 by 17 1/2 feet
>
> . . . Final changes were made by Roeder in 1856-57, when he added the brick second-story and attic half-story to the stone house . . . A cast iron ornamental balcony was installed at the second floor level and the wooden stoop or porch was also extended across the entire High Street facade.[8]

However, since the Swayne to Roeder deed of January 1844 contained the word "now" in reference to improvements, and as the lease Wilson had held for seven years carried an obligation to build, it is possible Wilson, and not Roeder, erected the original building. Unfortunately, experience with

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[6] Charles W. Snell, "Historic Structure Report-Frederick A. Roeder's House, Bldgs. No. 16 and 16A. Historical Data." April 1980, p.14. Snell's details are from a report by Architect Alan M. Walmer: "Historic Structures Report: Part II Architectural Data Section on the Roeder House, (Building #16), Harpers Ferry National Historical Park." NPS Typescript, Eastern Office of Design and Construction, Division of Architecture, Philadelphia, September 1964, pp.4-7; ill Y. Halchin, Editor, Paul A. Shackel, Principal Investigator, *Archeological Views of the Upper Wager Block, a Domestic and Commercial Neighborhood in Harpers Ferry*, Occasional Report #11, U. S. Department of the Interior, National Park Service, Harpers Ferry National Historical Park, 1994, p.2.16; Personal communication with Andy Wenchel, H.A.B.S. Survey Team, Harpers Ferry National Historical Park, August 1992.

[7] Deed Book 27, Page 102-103, Swayne to Roeder, January 29, 1844.

[8] Snell, "Buildings No. 16 and 16A," April 1980, pp.1,1A.

Courthouse records has shown that compensation and appraisal documents were not typically recorded, and no further documentation is known to exist.

Further supporting the thesis that the building was in place prior to January 1844 is the fact that when Roeder purchased WL 16 in 1847 he paid Noah Swayne $1,166.66. Less than 4 months later he purchased WL 17 from Swayne for the identical amount. WL 17 held at least one, and perhaps two, buildings at that time--one was Wilson's stable, and the other, a stone building fronting on High Street, may or may not have been part of the stable. The stone building and the stable on WL 17 would have been erected by Wilson under terms of his 1838 lease and later compensated for by Swayne. A *Spirit of Jefferson* advertisement in November 1847 provided property value for comparison: a three-story weatherboarded building on High Street was offered for an annual rent of $100. At the time annual rents were typically ten percent of the property's value, therefore the structure was worth $1,000, a figure which puts the Roeder payment in logical perspective. It is unlikely that Roeder would have paid the same amount of money for a lot on which **he** had erected a stone building as he paid for the lot next door which already held a stone building. Therefore, Park Building 16's first stage was possibly already on WL 16 when Roeder leased it in 1844.[9]

A mystery remains concerning the erection of Park Building 16A, the two-story brick building measuring 14'6" by 11'3", standing behind Park Building 16 and employing part of the north wall of Park Building 15 (which William Anderson erected between 1837 and 1839 on WL15SB4) as its south wall. Roeder family tradition holds that baking was done in the brick building across the porch, behind the main house--Park Building 16A. The structure's ground floor could have served as the bakery or kitchen, or perhaps as a storage area for the bakery and confectionery business; family sleeping quarters may have been located above.[10]

According to the *Spirit of Jefferson*, Roeder "accumulated considerable property and wealth in the baking business." Within a few years of his arrival at Harpers Ferry he certainly acquired the means to begin assembling a real estate portfolio. He purchased property in Bolivar in June 1846 and soon thereafter transferred it, taking back a $400 deed of trust; in 1847 and 1848, he bought WL 16 and WL 17 from the Swaynes. Also that same year, Roeder bought the "warehouse building,"

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[9] Ibid, p.16; Deed Book 29, p.303, Bargain & Sale, Swayne to Roeder, September 13, 1847, Lot 16, $l,166.66; p.304, Bargain & Sale, Swayne to Roeder, January 2, 1848, Lot 17, $1,166.66; *Spirit of Jefferson*, November 12, 1947, p3 c4.

[10] A. W. Franzen, "Historic Structure Report, Architectural Data Section, Building 15, Susan Downey House," Harpers Ferry National Historical Park, National Park Service, United States Department of the Interior, May 1975, p.2.

NA RG 123 Claim File JC-11802, Congressional Jurisdiction. Abstract of evidence from claims of the estate of Frederick A. Roeder to the U.S. Federal Records Center, Suitland, Maryland; HFD-687; Oral history interview conducted August 20, 1992, with Mrs. Isabel Kern Flanagan, great-granddaughter of Frederick A. Roeder. Cassette tape recording and full transcript available in Library, HFNHP. Partial transcript in Appendix V this report.

Park Building 7 on WL 15SB2/4, from William Anderson. Settlement of his estate after the Civil War revealed he had held deeds of trust on several additional properties.[11]

1850 was the first census in which the Roeder (spelled "Roder") family appeared. The head of household, Frederick A. Roder (41) born in Germany, was listed as a confectioner. Also in the household were Mary A. Roder (31) born in Germany, followed by Mary L. Roder (7), Matilda Roder (5), Augustus H. Roder (3), and James R. Roder (1), all born in Virginia. Evidently Frederick and Mary A. (later listed as Anna) Roeder arrived in the United States sometime before the birth of their oldest child in 1843. The Products of Industry census for 1850 showed Roeder was in business as a confectioner, whose annual production was worth $1,000.[12]

Roeder's household in the 1860 census consisted of Frederick Roeder (50), from Saxony, a confectioner; Anna (39), also from Saxony; and seven children born in Virginia: Mary L. (17), Matilda E. (15), Augustus H. (13), James A. (11), Emma A. (8), Albert T. (3), and Julia A. (1). The 1860 the Products of Industry census showed the value of his annual production had increased to $4,500.[13]

Pkg. 118 and the Civil War

The Civil War wreaked economic, cultural, social and physical devastation on Harpers Ferry, and the Roeder family suffered particularly dramatic tragedy and upheaval. On July 4, 1861, only about three months after his wife had died, Frederick Roeder (a loyal Unionist) was killed by a Union sniper. Within the month, troops occupied the town. The oldest of the Roeder children, Mary Louise, and her husband John (Jake) Kern, who had married in 1861, took the Roeder children and fled to Maryland.[14]

In the absence of the Kern and Roeder families, soldiers and townspeople looted the Roeder buildings. Early in the War the military, possibly both Confederate and Union, occupied the property. During February and March 1862, Park Building 16 was headquarters for Colonel Baxter of the 72nd Pennsylvania Regiment (the Philadelphia Fire Zouaves). It housed a post office and officers' headquarters, and "the bakery" (probably Park Building 16A) was used to bake bread for

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[11] *Spirit of Jefferson*, March 2, 1920, p5c4 (obituary of Louise Roeder Kerns); JCC, Deed Book 28, p.148, bargain and sale, June 12, 1846; Ibid, p.215, September 19, 1846, trust; (the property is in Bolivar, at the intersection of Washington and Jefferson streets); Deed Book 29, p.303, September 13, 1847, bargain & sale (WL 16); Ibid, p.304, January 19, 1848, bargain & sale (WL 17); For greater detail on Frederick A. Roeder and descendants, and his business dealings, see Appendix I.

[12] Reel 248, Seventh Census (1850), p.411B of Harpers Ferry; Virginia State Archives, Microfilm Reel PR 232, Products of Industry, 1850, p.10.

[13] Reel 250, Eighth Census (1860), p.193 of Harpers Ferry; Virginia State Archives, Microfilm Reel PR 236.

[14] Snell, "Buildings 16 and 16A," April 1980, p.40.

the soldiers. Windows were removed and taken, along with wood from a "wood house and shed connected with [the bakery]," to Camp Hill to build shelters.[15]

In March 1862 the Kerns, with the Roeder children, returned to the Harpers Ferry area, but where the extended family lived for the remainder of the Civil War is open to conjecture. James R. Roeder testified in 1902, supporting the claim of the Roeder estate for rent and damages to the property during the War, that "They [the children of F. A. Roeder] resided in Bolivar, W. Va., except in 1861 part of them were in Maryland, at Middletown and Frederick." John J. Kern in the same claim stated: "I lived in the main building at the *beginning* [emphasis ours] of the war." The March 1862 date is derived from the testimony of Mary L. [Roeder] Kern that "They gave up the home building and we took *possession* [emphasis ours] in March, 1862." Possession in nineteenth century parlance, however, did not necessarily connote *occupation* but frequently meant control. She further stated that troops continued to occupy Park Buildings 5 and 7 on and off until the end of the war.[16]

John J. Kern testified Federal troops had taken the windows from Park Building 16 and that ". . .it *would have* [emphasis ours] cost $1000.00 at that time to restore the buildings to the condition in which they were before the U.S. authorities used the same." The house may have been uninhabitable, therefore, when the family returned in March 1862, even though it reverted to their possession. If so, James Roeder's testimony that the family resided in Bolivar during the war is all the more credible. Additionally, Bolivar, which was usually out of range of the artillery fire raining on Harpers Ferry from the Heights above both rivers, would have offered a safer haven for the family.[17]

A connection to Bolivar--evident in financial, cultural, familial, and social ties between Frederick Roeder, John J. Kern and John and Catharine Schuster (also spelled Shuster)--supports the hypothesis that the Kern/Roeder family went not to Park Building 16 but to Bolivar on return from Maryland in 1862. The Schusters were Bolivar residents, listed in the 1850 Census as natives of Germany (as were the Roeders) and in the 1860 Census as coming from Bavaria (the Roeders were listed as from Saxony in 1860). It is known that John J. Kern had two sisters, one of whom married a 'Schuster.' The first time John J. Kern appeared in the Census, he was listed (as "Jacob J.") in the Schuster household, and as a 12 year old native of Germany.[18]

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[15] Frederick H. Dyer, *A Compendium of the War of the Rebellion*, Dayton, Ohio: The National Historical Society in cooperation with The Press of Morningside Bookshop, 1979, p.1597. Graffiti on walls in Buildings 5, 7 and 15 testify to the military occupation; Roeder Claim, Testimony of James R. Roeder, HFD-687.

[16] Snell, "Bldgs. 16 and 16A," pp.37-42; Roeder Claim, Testimony of James R. Roeder; HFD-687.

[17] Ibid, Testimony of John Kern.

[18] Reel 248, Seventh Census (1850), p.392 of Bolivar. The "Germany" designation is interesting in light of the fact that Germany did not become a unified nation until 1872; Reel 250, Eighth Census (1860), p.235 of Bolivar; Personal communication: letter to Patricia Chickering from Mrs. Isabel Kern Flanagan, November 18, 1992; John Christopher Schuster of Baden, Germany, and Christine, wife of John, are buried in Bolivar Cemetery. Two children, John George

The Schusters kept a tavern or hotel in Bolivar beginning in the 1840s on, and may have remained there throughout the Civil War. John C. Schuster died in October 1868. His widow continued the business, receiving a retail liquor license at "her" Bolivar hotel in 1870. Mrs. Schuster died in March 1871. Sale of the "Schuster Hotel" of John C. and Christina Schuster, on Washington Street in Bolivar, was advertised in July 1874. It was a trustees' sale, to pay a debt to William H. Wentzell for money owed the late F. A. Roeder. John J. Kern was administrator.[19]

Post-Civil War Use of Park Buildings 16 & 16A

The Kern/Roeder family's position on the 1870 Census roll, and belief of descendants, suggest they had returned to Lower Town. No exact location has been determined, but family tradition is that the business--which by then was conducted by J. J. Kern--included a bakery, confectionery, catering and even a shop or restaurant on the WL 16 premises, and that the family lived there. Isabel Kern Flanagan, J. J. Kern's granddaughter, stated the 'shop' had been on the ground floor of Park Building 16 (the 'open' area adjacent to the alley). The household of John J. Kern and Louisa (Mary L. Roeder) Kern in the 1870 census included their children Mary E., John A., and Annie; as well as the young Roeders (spelled in the Census 'Rader'): Herman R., Matilda E., James R., Amelia, and Albert T.; and Phillip Gardner, a 27-year old wheelwright.[20]

In 1873 John Kern, acting on behalf of the Roeder heirs, filed the previously-cited claim against the United States for rent and damages to the properties during to Civil War occupation. The claim was not paid until 1916.[21]

Kern's occupation was listed in the 1870 census as "confectioner" and in 1880 as "baker," (he was not found on the 1860 census), but his business activities over several years encompassed restaurant and general catering (including making pies for sale on the trains at Harpers Ferry and for delivery to Storer College), baking and candy making, keeping a store, and even operating an oyster saloon. His granddaughter said he was renowned for cake decoration. Local newspapers frequently mentioned Kern's various business and civic endeavors.[22]

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who died on February 26, 1849, at about four years old, and Maria C., who died in 1861 at about three, are also buried there.

[19] *Virginia Free Press*, March 8, 1848, p3c1; June 11, 1857, p3c1; November 1, 1860, p3c3; October 22, 1868, p3c3; *Spirit of Jefferson*, May 3, 1870, p3c 2; April 4, 1871, p3c1; *Virginia Free Press*, July 11, 1874, p2c3.

[20] Reel 137, Ninth Census (1870), p.28 of Harpers Ferry; Interview with Mrs. Isabel Kern Flanagan.

[21] Snell, "Bldgs. No. 16 and 16A," pp.43-45.

[22] Reel 137, Ninth Census (1870), p.28 of Harpers Ferry; Reel 138, Tenth Census (1880), p.6 of Harpers Ferry; Interview with Mrs. Isabel Kern Flanagan; See Roeder/Kern biography in Appendix I.

The October 5, 1865, issue of the *Virginia Free Press* recounted that "John J. Kern & Co." on High Street "fitted up" the popular restaurant formerly "of" George Clute, and were selling oysters, ale, and cigars. A separate advertisement announced that the business would supply oysters "by the plate, or can, or otherwise." No location has been determined for George Clute's restaurant, and the cited advertisement was the only time Clute's name was found at Harpers Ferry. In November 1865 "Messrs. Kern and Goldstein . . . caterers" prepared supper for a ball following a 'tournament' on Bolivar Heights.[23]

Nothing more referring specifically to 'Kern & Co.' was found in the newspapers. In December 1869, however, the *Virginia Free Press* noted that "Mr. J. J. Kern . . . a successful confectioner [of Harpers Ferry]" made an 85 pound cake for a Lutheran fair at Harpers Ferry. The *Spirit of Jefferson* in May 1871 commended Kern's "Ice Cream Saloon" on High Street. In June 1872, the same paper acknowledged J. J. Kern for his "ice-cream treat." An imaginative display advertisement in the December 12, 1871, issue of the *Spirit of Jefferson* suggested "Jake Kern's Store" as "headquarters" for Santa Claus "where during the Hollidays [*sic*] we will dispense our favors . . . confectionaries . . . candies . . . fruits . . . toys . . . and an assortment of good things generally . . ." Again, these references failed to state the precise location for Kern's business enterprises, although Kern family tradition favored the WL 16 property.[24]

No other news reports of Kern's business activity were found until the *Spirit of Jefferson* in November 1878 acknowledged a gift of a "mess of fine bass" from J. J. Kern, "champion fisherman of Harpers Ferry, baker, and confectioner," and noted his "oyster saloon is in full blast." A receipted bill dated January 5, 1879, showed he supplied a half-gallon of oysters to Dr. (Nicholas) Marmion for fifty cents. The time of year the various business references appeared was significant--all references to the "ice-cream saloon" appeared in summer months, and all references to the "oyster saloon" were during oyster season (the cooler months). It is possible these concerned one business, and Kern simply varied his stock according to season. Unfortunately no reference was site-specific.[25]

Although the local papers were mute as to Kern's business from late 1871 until 1878 and again thereafter, he was a very active local citizen. In 1871 and 1872 he served on a committee for a Convention barbecue, was elected Supervisor of Harpers Ferry Township, elected a Justice of the Peace and a member of Jefferson County Circuit Court. In January 1873 he was elected to the

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[23] *Virginia Free Press*, October 5, 1865, p3c2; October 5, 1865, p2c4; November 30, 1865, p2c2. The Ball was held in the former Cotton Factory on Virginius Island, which had served as a hospital during the Civil War.

[24] *Virginia Free Press*, December 13, 1869, p3c1; *Spirit of Jefferson*, May 30, 1871, p3c1; June 18, 1872, p3c1; December 12, 1871, p2c6; Interview and other personal communication with Mrs. Isabel Kern Flanagan.

[25] *Spirit of Jefferson*, November 12, 1878, p3c1; Reel 31, Flash 5, Marmion Papers.

Harpers Ferry Council, was a County Court Justice, and a County Supervisor. He was again elected to the Harpers Ferry Council in January 1879.[26]

By the time of the 1880 Census the J. J. Kern family numbered 6 children besides Kern and his wife Mary L. (Roeder): Mary E. (16), Annie (9), George (7), William (6), Eugene (3), and Frederick (<1). All were born in West Virginia. Listed immediately below the Kerns was the family of James R. Roeder, likely a brother of Mary L. (Roeder) Kern. The younger Roeder children had grown and probably gone their separate ways by then. Although the family's position in the Census suggested a lower town location, and it is believed they were living in Park Building 16, that fact has not been established.[27]

In 1881, Kern, acting as administrator of Frederick Roeder's estate, sold WL 16 with Park Buildings 16 and 16A and Park Building 5 to Bridget Burleigh. The Kerns then moved to a house on Potomac Street. The rest of Roeder's property had been sold previously and the money divided among the heirs.[28]

Exactly when Bridget Burleigh took occupancy of Park Building 16 is unknown, but it may have been soon after the 1881 sale. At the time of the 1880 census she was head of a household that included her son, Thomas (28) a laborer, daughter-in-law Mattie, and their two-year-old daughter, Mary. The 1892 Voter Registration Roll listed Thomas as age 40 and Town Sargeant. By 1900 Bridget Burleigh had died, and Thomas was listed as head of household. He had remarried following Mattie's death in 1890, and his household in 1900 included his second wife, Mary, and children Mary (21), Nellie (15), Thomas (11), Elizabeth (8), James (5), Marie (3), and infant Agnes. Also listed were sister-in-law Myrtle Stoutsenburger and Ella Hendricks, a boarder.[29]

Thomas J. Burleigh testified in 1902 in support of the Roeder damage claim: "I know the U. S. authorities occupied the brick building on Washington Street belonging to the Roeder estate, in

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[26] *Virginia Free Press*, August 12, 1871, p3c4; *Spirit of Jefferson*, October 31, 1871, p2c3; *Virginia Free Press*, August 31, 1872, p2c3; January 4, 1873, p2c2-4, p3c2; February 22, 1873, p2c3; *Spirit of Jefferson*, January 14, 1879, p3c1.

[27] Reel 138, Tenth Census (1880), p.6 of Harpers Ferry.

[28] JCC, Deed Book I, p.104, Deed of Bargain and Sale, Roeder Heirs to Bridget Burley, January 25, 1881; Snell, "Bldgs. No. 16 and 16A," p.42; Interview with Isabel Kern Flanagan.

[29] Reel 138, Tenth Census (1880), p.10 of Harpers Ferry; "Oak Grove, Harpers Ferry Dist. Precinct No. 4. 1892" (Voter Registration Roll), Entry No. 68. T. T. Perry Papers, Box 58, Virginia Historical Society, Richmond, Virginia; copy in HFNHP Library; Reel 139, Twelfth Census (1900), p.80B of Harpers Ferry; *Spirit of Jefferson*, January 28, 1890, p2c4; Reel 252, Thirteenth Census (1910), p.190 of Harpers Ferry; Note should be taken of the several spellings of the "Burley" family name, such as: Borley, Burley, Boerly, Burleigh, Boerleigh.

which I now live." That statement placed the Burleigh family in Park Building 16 *at the latest by 1902*; it is more likely the Burleighs moved in soon after purchasing the property in 1881.[30]

The 1910 and 1920 censuses suggest the Burleigh family was in the same location as in 1900. Sanborn fire insurance maps for the years 1894, 1902, 1907, 1912, 1922, and 1933 all show Park Building 16 as a residence.

The Burleigh family continued residing in Park Building 16 for many years. Isabel Kern Flanagan recalled visiting her friend Catherine Burleigh's home there during the 1920s, and she believed the Burleighs occupied the house until "they had to move" when Mary D. Burleigh sold it to the State of West Virginia in 1952 during the acquisition of property for Harpers Ferry National Monument.[31]

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[30] National Archives RG 123, Roeder Claim, HFD-687.

[31] Personal Communication, Patricia Chickering with Isabel Kern Flanagan. Mrs. Flanagan has a small, marble-topped dresser which was her grandmother's (Mary Louise Roeder Kern) which she has willed to Harpers Ferry National Historical Park; there is good reason to believe Mrs. Kern had the dresser when the Kern/Roeder family lived in Bldg. 16, and the piece may date beyond that to the pre-Civil War Roeder family; JCC, Deed Book 190, p.508, Deed of Bargain and Sale, Mary D. Burleigh to the State of West Virginia, December 12, 1952.

APPENDIX I

BIOGRAPHICAL SKETCH OF THE FREDERICK A. ROEDER AND JOHN J. KERN FAMILIES

ROEDER, FREDERICK A. AND FAMILY - INCLUDING THE JOHN J. KERN FAMILY

Frederick A. and Mary A. (or Anna M.) Roeder came to Harpers Ferry from Saxony (Germany). Although the exact date is unknown, it was likely in the early 1840s as their daughter Mary L., who was seven in 1850, was born in Virginia. Nothing is known of their background in Germany. A reference to "relatives in Maryland," made in a Civil War damages claim, may indicate other members of the family immigrated before the Civil War, and that Roeder's settlement in Harpers Ferry was part of a larger, family migration.[32]

Leases recorded in January 1844 for WLs 16 and 17 furnish Frederick A. Roeder's earliest appearance in available historical records. His name was on 1845 and 1846 lists of letters at the Harpers Ferry Post Office. In 1847 and 1848 he purchased from Noah Swayne the two lots, WLs 16 & 17, for which he had obtained the leases in 1844. WL 16 holds Park Buildings 5, 16 & 16A. Twenty-eight and a half feet of WL 17 became the passage today known as Hog Alley.[33]

Little additional evidence of Frederick Roeder has surfaced--perhaps in part because the family fled during the Civil War and many belongings were lost. When Roeder's daughter Mary Louise Kern died in 1920, her obituary noted that her father had come from Saxony "many years ago" and had acquired much property and money through his trade--baking. An interview with Frederick Roeder's great-granddaughter, Isabel Kern Flanagan, revealed a family tradition that Roeder had owned several rental properties.[34]

The Products of Industry censuses for 1850 and 1860 provide some information on Roeder's business. The report for June 1850 lists Frederick A. Roeder as a confectioner and baker who annually used 300 lbs. of raw material to manufacture a product worth $1,000, and who had one male employee earning $18 a month. The census of June 1860 shows Frederick "Rohr" (likely Roeder) as a confectioner, with $1,000 capital invested in real and personal estate in the business; 3,200 lbs. of sugar worth $900 appeared under the heading "Raw Material used, including Fuel" and 1 male was employed at $25 a month; annual product of "Candy &c." had an estimated value of

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[32] Reel 248, Seventh Census (1850), p.392 of Harpers Ferry; Note: "Roeder" is variously spelled "Rader," "Reeder," "Roder," "Rohr," "Rorder," in various sources; the accepted spelling "Roeder" is used hereinafter.

National Archives RG 123, Roeder Claim, HFD-687. No effort has been made to locate Roeder relatives in Maryland.

[33] JCC, Deed Book 22, p.340,341; Deed Book 27, p.102,3; Deed Book 30, p.231; Deed Book 36, p.135; *Spirit of Jefferson*, October 3, 1845, p3c1; January 9, 1846, p3c4; July 18, 1848, p4c4.

[34] *Spirit of Jefferson*, March 2, 1920, p5c4; Personal Communication, Patricia Chickering with Isabel Kern Flanagan, beginning in 1992. It is noteworthy that Mrs. Flanagan stated she had grown up with little knowledge of her Roeder ancestors, as her mother's people "were Rebels."

$4,500. The large amount of sugar used, and the identification of the annual product as candy, suggest Roeder was more likely a confectioner/cake decorator than a bread-baker.[35]

The 1850 and 1860 Products of Industry censuses and his purchase in 1847 and 1848 (for about $2400) of the two Wager lots, support the picture of Frederick Roeder as a successful local businessman. Roeder not only was able to acquire two prime Lower Town properties at Harpers Ferry within the first ten years of his residence, he was elected to the Harpers Ferry Town Council in 1851 and in several years later in the decade. In 1859 he was appointed to a committee formed to draft a resolution expressing the sense of the Council on the death of Mayor Fontain Beckham during the John Brown raid. He held several deeds of trust, and Mrs. Flanagan's statement that "my grandmother's father [Roeder], he had a lot of rent coming in from a lot of different places" affirms that he owned rental property--all of which indicates he combined business acumen with his confectionery skills.[36]

In the 1850 census the Roeder family consisted of Frederick A. (41), a confectioner from Germany; Mary A. (31), from Germany; Mary L. (7), born in Virginia; Matilda (5), born in Virginia; Augustus H. (3), born in Virginia; James R. (1), born in Virginia and Mary M. Gardner (16), born in Maryland. By 1860 three other children had joined the family: Emma A. (8), born in Virginia; Albert T. (3), born in Virginia, and Julia A. (1), born in Virginia.[37]

The firestorm which erupted from the spark struck by John Brown's raid cost Frederick Roeder his life. On July 4, 1861, he was fatally wounded by a ricochetting bullet fired from the Maryland shore. Ironically, it was a Union bullet which felled the man who, according to local chronicler Joseph Barry, was a "warm friend to the government and one who would have sacrificed, if necessary, all the property he possessed to preserve the union of the states." Barry went on to

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[35] Virginia State Archives, Microfilm Reel PR 232, Products of Industry, 1850, p.10; Ibid, Microfilm Reel PR 236, Products of Industry, 1860, p.211; the value of annual product is blurred on the latter microfilm but the interpretation is likely valid. To put the employee's wages in context, in 1850 Armory clerks earned $2 a day, laborers about $1 a day.

[36] JCC Deed Book 29, p.303, September 13, 1847, Bargain and Sale, Noah H. Swayne & Sarah A. Swayne to Frederick A. Roeder, WL 16; Deed Book 29, p.304, January 19, 1848, Bargain and Sale, January 2, 1848, Noah H. Swayne & Sarah A. Swayne to Frederick A. Roeder, WL 17; Deed Book 29, p.319, Trust, Frederick A. Roeder & Anna Maria Roeder to Isaac Fouke (Trustee) for Abraham H. Herr, WL 16; Deed Book 29, p.319, January 19, 1848, p.319, Trust, Frederick A. Roeder & Anna Maria Roeder to Isaac Fouke, Abraham H. Herr, WL 17; Deed Book 31, p.94, February 15, 1850, Release, Isaac Fouke (Trustee) Abraham H. Herr to Frederick A. Roeder & Anna M. Roeder, WL 16; Deed Book 31, p. 94, February 15, 1850, Release, Isaac Fouke (Trustee) Abraham H. Herr to Frederick A. Roeder & Anna M. Roeder. It may be significant that the deeds of trust on WLs 16 & 17 were released after just two years. No further deeds of trust on those properties were recorded at that time.

Spirit of Jefferson, December 24, 1850, p3c7 (this item indicates Roeder was renting out a stable, likely on WL 17); May 11, 1852, p2c1; May 12, 1857, p2c1; *Virginia Free Press*, May 9, 1851, p2c2; May 8, 1856, p2c2; May 7, 1857, p2c2; June 11, 1857, p 3c1; May 5, 1859, p2c6; November 24, 1859, p2c5; August 24, 1865, p3c2; August 8, 1867, p2c5; July 11, 1874, p2c3.

Personal Communication; interviews with Isabel Kern Flanagan by Patricia Chickering beginning in 1992.

[37] Reel 248, Seventh Census (1850), p. 411B of Harpers Ferry; Reel 250, Eighth Census (1860), p.193 of Harpers Ferry.

describe his late close friend as one of Harpers Ferry's "very best citizens," a man much respected in a community where "by industry he had accumulated a considerable property." Barry noted he and Roeder had a close friendship enhanced by a similarity of tastes and sentiments on many subjects, and recalled an occasion when Roeder invited him to partake of a cup of "Schnapps."[38]

The fact that Mrs. Anna Marie Roeder had died in March 1861 at the age of 41 compounded the Roeder family tragedy. Thus, in July 1861, with both Roeder parents deceased, responsibility for the six orphaned minor Roeder children fell to the eldest daughter, 18 year-old Mary Louise Roeder Kern, who had recently married 25 year-old John J. (Jake) Kern. The young couple took the Roeder children and fled to Middletown and Frederick, Maryland. During their absence, from July 1861 to March 1862, the military occupied the Roeder buildings and much family property--including the family bible--was destroyed or looted.[39]

The historical record is unclear as to where the Kern/Roeder family lived after March 1862. Mary Louise Kern testified in 1902 that "[the military] gave up the home building [WL16, Park Building 16] and we took possession in March 1862." But her husband's testimony indicated Park Building 16 was in poor condition:

> The buildings were in good condition when the U.S. first took possession, and he [Frederick Roeder] always kept them in good repair. They were in a bad condition when the U.S. left them. The windows had been taken out and removed to Camp Hill to build quarters with. I guess it would have cost $1000.00 at that time to restore the buildings to the condition in which they were before the U.S. authorities used the same.

Additionally, Mrs. Kern's brother, James R. Roeder, testified:

> The children of F. A. Roeder were all Union, of course. One brother enlisted and another tried to but was too young and they would not take him.
> . . . They resided in **Bolivar** [emphasis ours] except in 1861 part of them were in Maryland, at Middletown and Frederick.[40]

The testimony that Park Building 16 was in bad condition when it reverted to family possession in 1862, and that the family resided in *Bolivar*, suggests the Kern/Roeder *menage* did not re-occupy that structure immediately on return. If not, they may have lived in Bolivar with Christina and John Schuster. The Schusters, who kept a hotel in Bolivar, had come from Germany in the 1840s, and

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[38] Joseph Barry, *The Strange Story of Harper's Ferry with Legends of the Surrounding Country*," 1st Printing by Thompson Brothers, Martinsburg, W.Va., 1903, 7th Printing Published by The Woman's Club of Harpers Ferry District (Printed by the Shepherdstown Register, Inc.), Shepherdstown, W.Va., 1974, p.197,198.

[39] Roeder Claim, HFD-687. Mary Louise Roeder Kern's husband is often referred to as "Jake" Kern; sources variously report his first two names as "John J.," "Jacob J.," or "John Jacob."

[40] Ibid. When Mrs. Kern stated "we took possession" she may have meant in the sense that the building reverted to their control rather than that they resumed occupancy.

it appears Catherine Schuster and John J. Kern were brother and sister. In the 1850 census [John] Jacob Kern, 12, born in Germany, appeared in the household of John C. and Christiana Shuster, both from Germany, who had two children born in Virginia, Margarett (3) and Charles (1). No listing for [John] Jacob (or "Jake") Kern has been found in the local 1860 census, which shows that by then the Schuster family had increased to include Christopher C. (9), George M. (7) and Christina M. (2), all born in Virginia.[41]

After the Civil War, an appraisal was made as part of the settlement of Roeder's estate. The inventory belied somewhat the family tradition that all belongings were lost during the war. It listed mahogany furniture, bedsteads and bedding, carpets, chairs, washstands, a sofa, mirrors, clocks, three rifles, books, a rocking chair, tables, window blinds, stoves, a "marble slab for Candy Manufacture," copper pans and a "broken showcase," total valued at $230.75.[42]

Also in connection with the estate settlement, sales were held of property on which Frederick Roeder held Deeds of Trust. One such sale, in 1865, involved a house and lot on Camp Hill, and another, in 1867, was of property in Bolivar which Roeder had purchased from George B. Stephenson in 1846 and then conveyed to John and Catherine Schmiddart, taking back a deed of trust. A third sale took place in 1874, after John C. and Christina Shuster died, when John J. Kern as Roeder's administrator offered for sale the Bolivar property on which the Schusters had executed a deed of trust to Roeder in December 1846. The property was advertised as a two-story stone building known as the "Old Shuster Hotel." Kern had earlier advertised the property for rent after Christina Schuster died in 1871 (John C. Schuster died in 1868)--noting it had 7 bed chambers, dining room, kitchen, bar room, fixtures, cellar, baking room, well, stable and wagon yard.[43]

Soon after the Civil War ended John J. Kern, like his late father-in-law Roeder, emerged as a food purveyor at Harpers Ferry, but Kern's offerings were diverse. In October 1865 he advertised oysters for sale, by "plate or can or otherwise," at his restaurant on High Street, at which he also had "cool ale & choice segars" on hand. On November 22 that year he served as "aide" at a Grand Tournament on Bolivar Heights, and the same evening he catered a supper for the participants. News of an eighty-five pound "pyramid cake" he baked for a Lutheran Church Fair in 1869 attested

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[41] Reel 248, Seventh Census (1850), p.392 of Bolivar; Reel 250, Eighth Census (1860), p.235 of Bolivar; the 1850 and 1860 censuses both list John C. Shuster as "hotel keeper;" Personal communication, Patricia Chickering with Isabel Kern Flanagan, beginning in 1992.

[42] JCC, Will Book 1864-81, pp.20,21, filed August 3, 1865.

[43] JCC Deed Book 28, p.148, June 12, 1846, Bargain and Sale; Ibid, p.215, September 19, 1846, Trust; *Virginia Free Press*, August 24, 1865, p3c2; August 8, 1867, p2c5; *Spirit of Jefferson*, July 4, 1871, p2c5; *Virginia Free Press*, July 11, 1874, p2c3.

to his confectionery skills, and in 1871 he was operating an "ice cream saloon" on High Street. At Christmas time in 1871 he offered confectioneries, candies, fruits and toys at "Jake Kern's store."[44]

By the 1870 census the Kern/Roeder family was living in lower town, likely in the "old home place," Park Building 16. John J. and Mary Louise Kern had three children, all born in West Virginia: Mary E. (7), John A. (5), and Annie (1). Also in the household were Roeder children: Herman R., Matilda E., James R., Amelia, Albert T., and Julia. In 1875 the Kerns suffered a tragedy when young Johnny Kern, 11, was run over and killed by a train on the Maryland side of the Potomac, in the narrow space between the track and the canal.[45]

During the 1870s John J. Kern became a civic leader. He served on the Supervisor's Court, and on political convention committees; he was elected a constable, a Harpers Ferry councilman, and a County Court justice. An 1878 news item also identified him as the "champion fisherman of Harpers Ferry" and noted his oyster saloon was in "full blast."[46]

The Kern family increased to include George (7), William (6), Eugene (3), and Frederick (<1) by 1880. An 1892 Voter Registration Roll showed that Jake Kern, a baker, had lived at Harpers Ferry for 42 years. In 1900 the family consisted of John J. and Mary L. Kern, and son William A., a telegraph operator; son George, a blacksmith, had his own household. John J. Kern died in August 1904 of typhoid fever at the age of 67. Mary Louise Roeder Kern lived on until 1920.[47]

By 1880 many of the younger Roeders had either moved away or established their own households in Harpers Ferry. One of those, James R. Roeder, lived out his life in the town. In 1880 he and his wife Mary C. had three children: Mattie, Jessie M., and Frederick E. James Roeder was listed as a laborer in 1880 and on a 1892 Voter Registration roll, but by 1900 he had become the town policeman. The 1900 census listed children Jessie, William, Grace, Albert, Lillian, Flossie, Fannie, and Nellie, as well as a grandson, Harry. James R. Roeder died in October 1915 at the age of 67.[48]

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[44] *Virginia Free Press,* October 5, 1865, p2c4, p3c1; November 30, 1865, p2c2, p2c3. It is not known where the restaurant was located; *Spirit of Jefferson*, December 7, 1869, p3c2; May 30, 1871, p3c1; December 12, 1871, p2c6.

[45] Reel 137, Ninth Census (1870), p.463, p.28 of Harpers Ferry P.O., Bolivar Township; *Spirit of Jefferson*, September 28, 1875, p3c1.

[46] *Spirit of Jefferson*, April 18, 1871, p2c5; August 8, 1871, p3c1; October 31, 1871, p2c3; February 24, 1872, p2c2; *Virginia Free Press*, August 31, 1872, p2c3; December 14, 1872, p3c3, January 4, 1873, p2c2-4; February 22, 1873, p2c3; *Spirit of Jefferson*, November 12, 1878, p3c1.

[47] Reel 138, Tenth Census (1880), p.3, p.6 of Harpers Ferry Town; Oak Grove, Harpers Ferry District, Precinct No. 4, 1892 (Voter Registration Roll), Virginia Historical Society, Richmond, VA, Copy in HAFE library; Reel 139, Twelfth Census (1900), p.80A of Harpers Ferry Town; *Farmers Advocate*, August 6, 1904, p3c3; *Spirit of Jefferson*, March 2, 1920, p5c4.

[48] Reel 138, Tenth Census (1880), p.4, p.7 of Harpers Ferry Town; 1892 Voter Registration Roll; Reel 139, Twelfth Census (1900), p.81A of Harpers Ferry Town; *Farmers Advocate*. October 23, 1915, p2c2.

APPENDIX II

PARTIAL TRANSCRIPT OF AN INTERVIEW
WITH
ISABEL KERN FLANAGAN

ISABEL KERN FLANAGAN - FREDERICK ROEDER'S GREAT-GRANDDAUGHTER

I. *CONTACTS WITH ISABEL KERN FLANAGAN*

In early 1992 Vernon Smith of Denver Service Center, Falls Church, Virginia, while engaged in visitation for his church, found that Mr. Joseph Kern and Mrs. Mildred Butler of Alexandria, Virginia, and Ms. Patricia Kern Jarrell of Alexandria, Virginia, were descendants of Frederick Roeder of Harpers Ferry. He passed the information to Carol Petravage of HFC Furnishings Division who was working on Building 16 furnishings; Carol wrote contact letters on April 14, 1992.

Subsequently, Patricia Chickering, Lead Historian of HFNHP Historic Research Staff, followed up the contact. She learned from Joseph Kern that the *best* source of Roeder/Kern family information was his great-aunt Isabel Kern Flanagan, presently living in Martinsburg, WV. Mrs. Flanagan is the daughter of a son of J. J. Kern, who married Frederick Roeder's oldest daughter, Mary Louise. Thus Frederick A. Roeder was Mrs. Flanagan's great-grandfather. Mrs. Flanagan was born in Harpers Ferry in 1911 and lived here until her marriage to William Flanagan in the late 1940s. Patricia Chickering wrote Mrs. Flanagan on August 4, 1992, followed the letter with a phone call, and set up an oral history interview for August 20.

Patricia Chickering and Michael A. Jenkins visited Mrs. Flanagan at her Martinsburg home on August 20, 1992, and taped an interview. As a result of the first interview, a plan evolved to bring Mrs. Flanagan to Harpers Ferry, tour the area with her and make notes on her comments. The Harpers Ferry "tour" took place August 26. Following the "tour" Carol Petravage and Patricia Chickering felt an additional visit to Mrs. Flanagan would be productive, and arranged that for September 11.

Over subsequent months Patricia Chickering spoke with Mrs. Flanagan several times on the telephone and received correspondence from her. Relevant to Pkg. 118, the principal information developed related to the suspected relationship between Mrs. Flanagan's grandfather, J. J. Kern, and Christina Shuster, wife and widow of the Bolivar hotel keeper. Mrs. Flanagan's 98 year old cousin confirmed that Christina Shuster was indeed J. J. Kern's sister.

August 20, 1992

PAT CHICKERING: It's August 20, 1992, we are in the sunporch of Mrs. Isabel Kern Flanagan in Martinsburg, West Virginia, early in the afternoon, conducting an oral history interview. I am Pat Chickering, Lead Historian at Harpers Ferry National Historical Park, Sound Engineer is Michael A. Jenkins, the Assistant Lead Historian. We've been talking with Mrs. Flanagan and discussing a few items on Harpers Ferry maps. The last thing we discussed was the group of buildings which are known in the Park as Package 118; it was all part of the estate of Frederick A. Roeder.

. . .

PAT CHICKERING: Have you heard, do you know any family stories, about when they left the Roeder house, why they left the Roeder house; do you know what happened during the war; do you know anything about that?

ISABEL FLANAGAN: Yes. What I heard, and in that report . . . [refers to data on Roeder family given Mrs. Flanagan some years ago by a HAFE source]

PAT CHICKERING: Just what you've heard?

ISABEL FLANAGAN: Well, it was just, I don't know how they lived, I don't know how my grandmother lived through the thing because; they were Union sympathizers, and the town changed hands so many times, and they were robbed blind of their belongings because -- how in the world an 18 year old girl could assume responsibility for younger brothers and sisters, and her husband who was only 24; because her mother and father were both gone now, and they had to evacuate all of those kids over to Middletown or to Frederick, back and forth as they changed hands; but when they came back the place would be looted, there wouldn't be anything hardly left to come back to. And my grandmother just seemed to be a tiny little person who could cope with situations then and later.

PAT CHICKERING: Did the family come back to the Roeder house, then, or did they come back and live somewhere else?

ISABEL FLANAGAN: They came back there but there wasn't anything much to come back to.

. . .

PAT CHICKERING: . . . It seems to me, as you have expressed it, almost unbelievable that they would come back to the same house; in other words, how did they live during the war, where did the money come from? Was this from your grandfathers . . .

ISABEL FLANAGAN: Well, of course, my great-grandfather, my grandmother's father, he had a lot of rent coming in from a lot of different places at the time; now whether they paid her, I don't know. And of course I wasn't old enough to even think about, you know, things like that. I was 9 or 10 when she died, I guess. And she lived with us a while.

PAT CHICKERING: Do you know if they may have -- as far as you know they went back to live in the Roeder house?

ISABEL FLANAGAN: Well, it's vague because my great, my own grandfather, the one that died that I don't even remember, he sued the government for the use, because the Union soldiers and the Confederates, too, but the Union, they use the bakery for, you know, to bake with, and they the soldiers were camped in there and they used it; part of the buildings, one of the taverns, for horses even.

PAT CHICKERING: I have a copy of that claim, back in the office.

ISABEL FLANAGAN: Yes I know, it drug out for years and years; see the Roeders, neither of my great-grandparents, left a will, so they had nothing to go on and the court in Charles Town appointed my grandfather Kern as a temporary administrator. So, I don't know, I don't know how they managed, really. I know that they had a struggle, I do know that, because when they lived in the, when my father was single, and he went to school, he went to work when he was 14 years old; you would be amazed at the things that he, that my father did and that those kids did; he helped his father in the bakery; they must have gone back to the house, because my dad helped some in the bakery, too.

PAT CHICKERING: Let me ask you a question about that, then. Thinking of the property, the Roeder property, where was the bakery?

ISABEL FLANAGAN: Right across the back porch, that brick building, I believe it's a 2 story, I believe there's a storage room or something up over it. But it's right across the back porch.

PAT CHICKERING: It was in the 2 story brick building across the back porch.

ISABEL FLANAGAN: The red brick; and you went outside, of course, you know, and back then you went outside to go upstairs, but then they put those winding stairs with the door at the bottom on the 2 floors . . .

. . .

PAT CHICKERING: You alluded to something before we started taping that I want to get back to. This is jumping all over the place but that doesn't matter. You have a piece of family furniture that you . . .

ISABEL FLANAGAN: Yes, I have my grandmother's little marble top dresser here, that I have made my will and I have willed it to the Park, to the Roeder House; I'll show it to you before you go. It's the only piece of furniture that I know of that was hers and she brought it, we've had it in our house ever since I was born.

. . .

PAT CHICKERING: Are there any family stories about Frederick Augustus Roeder that you know? About where in Germany he came from?

ISABEL FLANAGAN: You know, like I say, my father died before we knew very much about his side of the family because we just didn't talk about those Yankees -- we were rebels! I can tell you about the rebels, I can tell you about my Confederate grandfather . . [laughter]

PAT CHICKERING: No! [laughter] We want to know . . .

ISABEL FLANAGAN: You don't want to know about the rebels!

PAT CHICKERING: We want to know about Frederick Roeder the confectioner whose house we're restoring!

ISABEL FLANAGAN: Well, I'm familiar with the house because I played with Katharine who lived there.

PAT CHICKERING: This was Katharine Burleigh.

ISABEL FLANAGAN: Katharine Burleigh.

PAT CHICKERING: When did the Burleighs move in, do you know?

. . .

[Mrs. Flanagan had no first-hand knowledge of when Burleighs moved into Building 16]

. . .

PAT CHICKERING: Do you know where they [the Burleighs] lived? We're talking 1880s, 1890s,

ISABEL FLANAGAN: They all lived in that house that I know of.

PAT CHICKERING: We have on record that Mrs. Burleigh, whose first name I've forgotten, Tom's mother -- what's her name

MIKE JENKINS: Bridget.

PAT CHICKERING: Bridget Burleigh, bought the house from the Roeders in 1881. And we were curious about when the Burleighs took possession of it.

ISABEL FLANAGAN: I didn't know; I always thought her name was Mattie -- Bridget?

PAT CHICKERING: They may have called her Mattie, but it was Bridget on the legal documents.

ISABEL FLANAGAN: Well this is right, because Agnes' middle name is Bridget, too. I don't know, I knew Tom and Nellie and I knew Mamie real well; she lived, see she married the Marquette right across the street from us and Cornelia is her daughter. They're all gone except Louise Thompson that lives in Charles Town.

PAT CHICKERING: That's very, very informative. I really appreciate that because -- we have the Burleigh's across the street from the Roeder property prior to that. They . . .

ISABEL FLANAGAN: Well, Mr. Tom I guess was living there in Harpers Ferry because as I remember Katharine's father was retired; he was an elderly man when I first remember him.

PAT CHICKERING: He would be, yes; this is "old Tom."

ISABEL FLANAGAN: Yes.

PAT CHICKERING: Well, his father, of course, was killed in the Brown Raid.

ISABEL FLANAGAN: I don't, of course, I don't . . .

PAT CHICKERING: And, Brigett then, he had had a saloon and she had been running a boarding house, and one of the accounts credits her with being a really good manager; and apparently . . .

ISABEL FLANAGAN: Apparently she was.

PAT CHICKERING: Apparently she kept the family fortunes going; and then by 1880 bought the Roeder property; then Tom got set up in the Saloon business.

ISABEL FLANAGAN: As I remember him personally he was a retired man; because Dad's brother, Uncle George, had a blacksmith's shop and you were talking about Mr. Tom Burleigh, Katharine's father. My mother would send me to the store, the butcher shop, for meat for our evening meal.

. . .

PAT CHICKERING: A couple of specific things I'd like to get. Do you know where your grandparents, Kerns, J.J. and Mary, your grandmother, were they living with the Roeders, did they move in when they got married or did they live somewhere else?

ISABEL FLANAGAN: They got married, it's such a close period to her mother's death; that I'm sure they did. Because the mother died I think it was in March and then he got killed just a few months after that. But it was so close together.

PAT CHICKERING: But they got married right in that same time frame.

ISABEL FLANAGAN: Yes.

PAT CHICKERING: Was J. J. -- let's refer to your grandfather as J. J. if you don't mind -- do you know if he was involved in business with his father-in-law, Frederick Roeder?

ISABEL FLANAGAN: Well he was also a German baker when he . . . so I really don't know.

PAT CHICKERING: You don't know; okay -- that's as good as your knowing. Yes, we have him listed in the 1850 census, he was living in Bolivar, with a family by the name of Shuster; he was in the household of a family by the name of Shuster; this is J. J., and he was 13 years old or something like that, in 1850.

ISABEL FLANAGAN: Do you have anybody listed by the name of Christina?

PAT CHICKERING: Christina Shuster, yes.

ISABEL FLANAGAN: Shuster?

PAT CHICKERING: Yes.

ISABEL FLANAGAN: I've got a picture of her there on the dining room table; but it's not Shuster. Christina (get this) Abenshine.

PAT CHICKERING: Well, maybe that was her maiden name.

ISABEL FLANAGAN: She was Christina Kern, I think. Maybe it's somebody else. I don't know, it's Christina Kern, because my Aunt Molly used to call her Aunt Chris.

PAT CHICKERING: Well, could she be,

ISABEL FLANAGAN: Grandpa's sister.

PAT CHICKERING: Grandpa's sister who was married to John Shuster. Because there's a close personal tie between Roeder and the Shusters. He held a note on their property in Bolivar and their property was part of what your grandfather settled in the 1870s when he settled up the Roeder estate. We have two or three different . . .

ISABEL FLANAGAN: I really don't know . . .

PAT CHICKERING: But her name was Christina, and they were running a hotel in Bolivar, and your grandfather J. J. was in the household of John and Christina Shuster in 1850, in that census.

ISABEL FLANAGAN: Could be, because I don't know where he really -- all I know is he came over here with a sister, and her name was Christina.

PAT CHICKERING: We'll follow this up, because we can look on the 1850 census and it tells you what country people came from. We'll check that, but I know they're all from Germany.

ISABEL FLANAGAN: They came from the same part of Germany, Saxony. But now Saxony is a county not a town, isn't it?

PAT CHICKERING: Yes, it's like a county. That's another little piece in the puzzle.

. . .

PAT CHICKERING: . . . Let me ask you a few little specific questions, for today, and then we'll see how the time goes. You told us that you have a piece of your grandmother's furniture, the marble top dresser. Do you know of any other, can you give us any other descriptions of the interior of the Roeder house?

ISABEL FLANAGAN: No, because, see, I'm not old enough! I'm only 80. I don't remember what it was like then.

PAT CHICKERING: Do you know know of any particular pieces of furniture or furnishings they might have had that might have been lost during the Union occupation? I'm thinking special things that might have had family sentiment that were gone. An item that would have been talked about, like a piano, or a special desk, or anything like that.

ISABEL FLANAGAN: No. Because they all died long . . . so much before my time.

PAT CHICKERING: Do you remember any family talk about the sorts of things that J. J. or Frederick made and sold in the bakery and confectionery shop?

ISABEL FLANAGAN: Oh yes. I heard dad talk about. They used to make candy. And they had these great big marble slabs. They made even taffy. But dad talked mostly about the cake decorations. He said his father could really decorate a wedding cake. I'll tell you, they made a, he made a lot of little pies, because they did not have diners on the cars, and this is something that people, my age, would really remember; my dad and even Edna, my niece, of course this was much, much later, but the cars not having diners . . . But they used to take my great-great-grandfather's [*sic*] pies, these trays, basket types, on the trains and sell them all.

PAT CHICKERING: We have references to J. J. catering parties and things, and so, he was generally in the food business.

ISABEL FLANAGAN: Yes, he was a real bona fide German baker. I have one thing; I have his recipe for shortcake. Strawberry . . . Old German shortcake. That's about all.

PAT CHICKERING: Refresh my memory. Where did he conduct this business from, do you know?

ISABEL FLANAGAN: One side of that house was open.

PAT CHICKERING: From the Roeder house.

ISABEL FLANAGAN: Yes. From what, now, not that I remember, because, you know, the people were living there, when I remember, but from what I've read about it there was one side next to, on the alley side, that was open, that they had I guess like a show room, a store room. Never thought to ask daddy that, about that.

PAT CHICKERING: In other words, it was in Building 16, what we call the Roeder House?

ISABEL FLANAGAN: It was in . . . Oh yes. He had other buildings, though.

PAT CHICKERING: We have references to J. J. Kern's Oyster Saloon. Do you know where that would have been?

ISABEL FLANAGAN: J. J. Kern, a saloon?

PAT CHICKERING: *Oyster* saloon. This was about late 1870s.

ISABEL FLANAGAN: The only thing I remember about oysters at all is I used to go with my dad over to get a little keg of oysters off of the canal boats. . .

. . .

[end of interview data relevant to Bldgs. 16 & 16A]

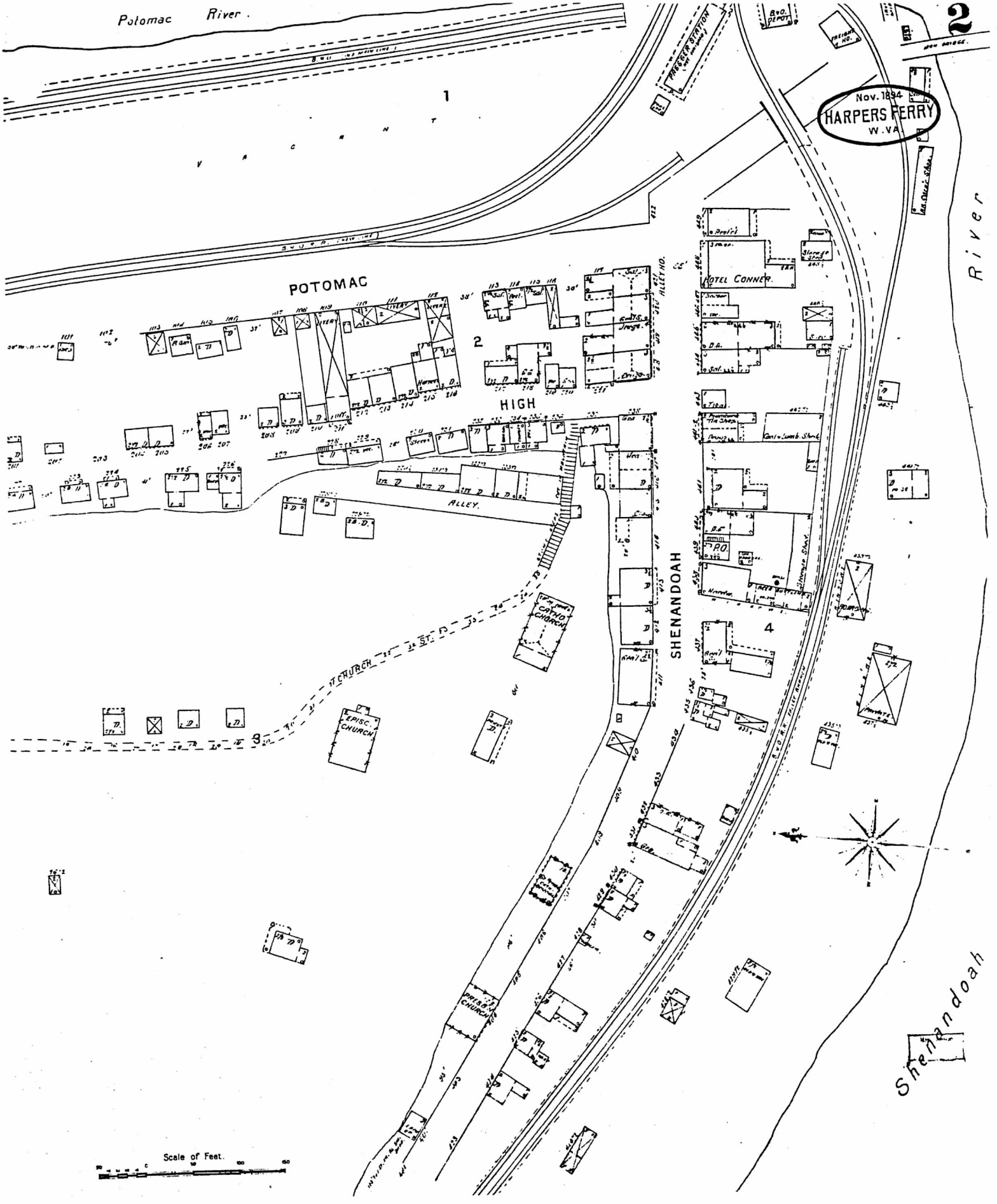
NOTES FROM PHONE CONVERSATION: Patricia Chickering with Isabel Kern Flanagan, October 15, 1992

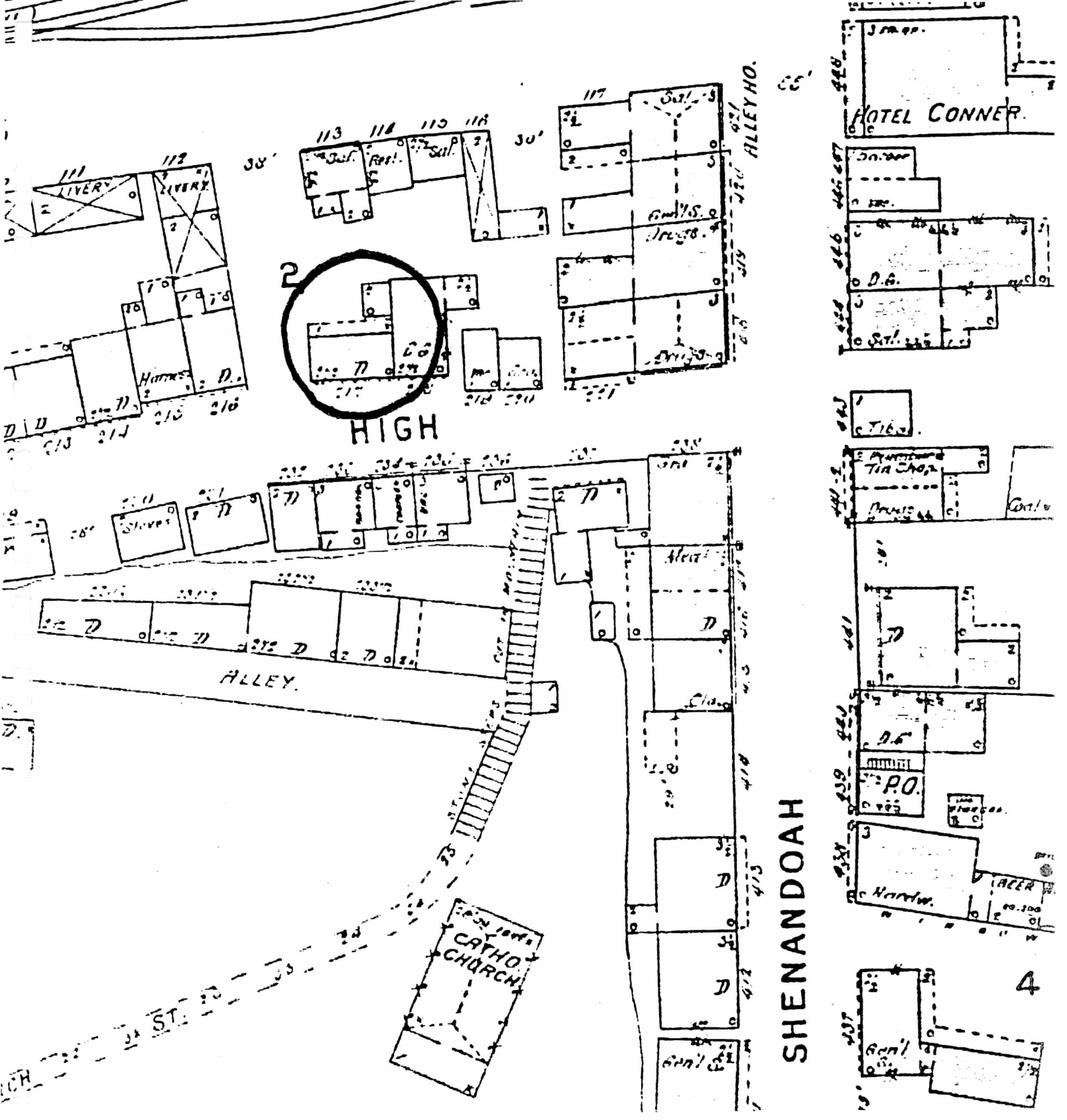
Building 16:

- never to her knowledge was there any indoor plumbing; she never saw a bathroom
- last time she was in the house was probably some time in the 1930s
- she believes the house was not vacated until the Park took over the property "and they had to move"
- Mrs. Flanagan's cousin, Edna Louise Delauder Sinclair (98) says that when she was a small child she & her brother used to swipe pies J.J.Kern made "out of the showroom window" - door into the alleyway??
- Edna reputedly delivered some sort of baked goods to Storer College . . .

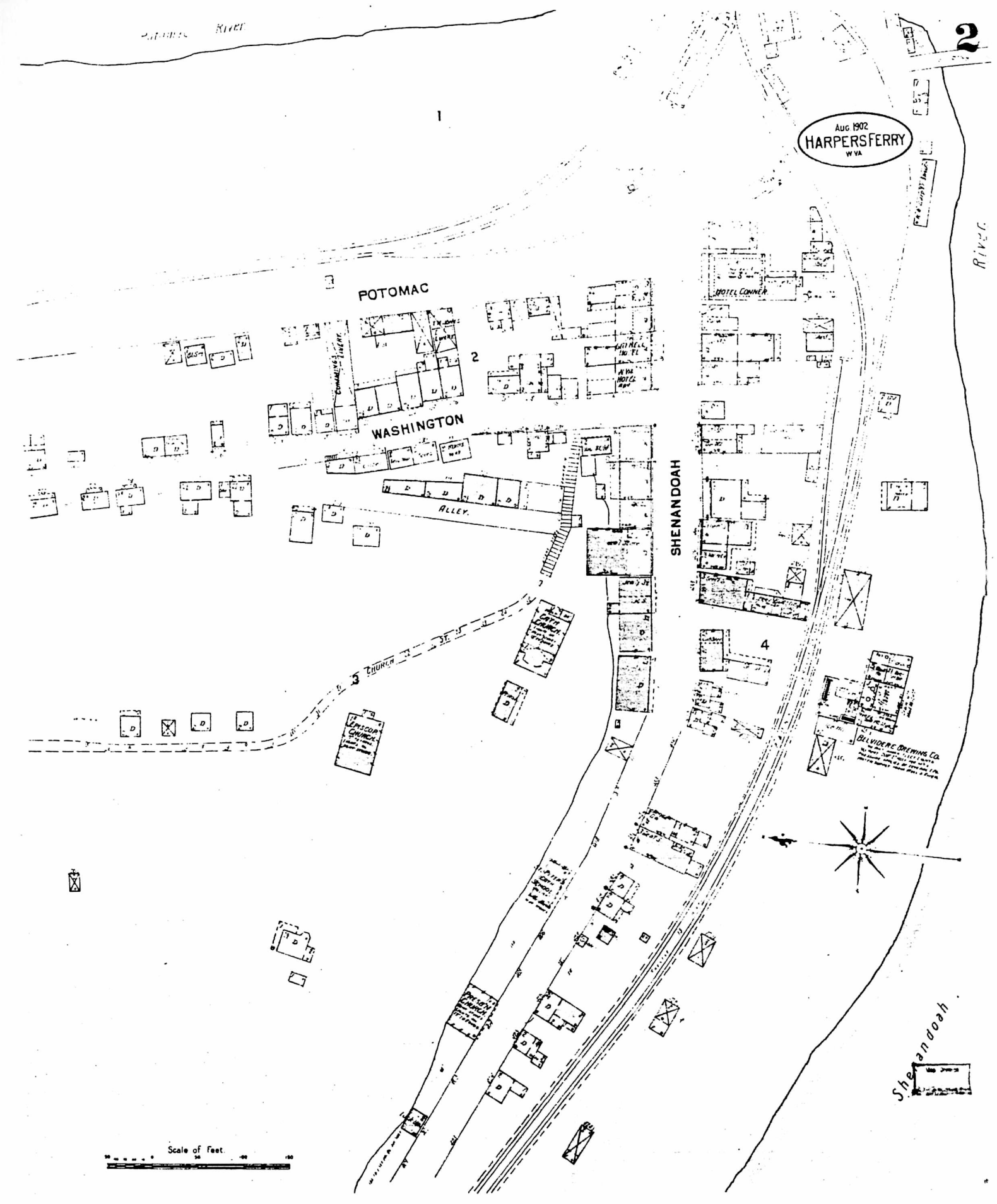
APPENDIX III

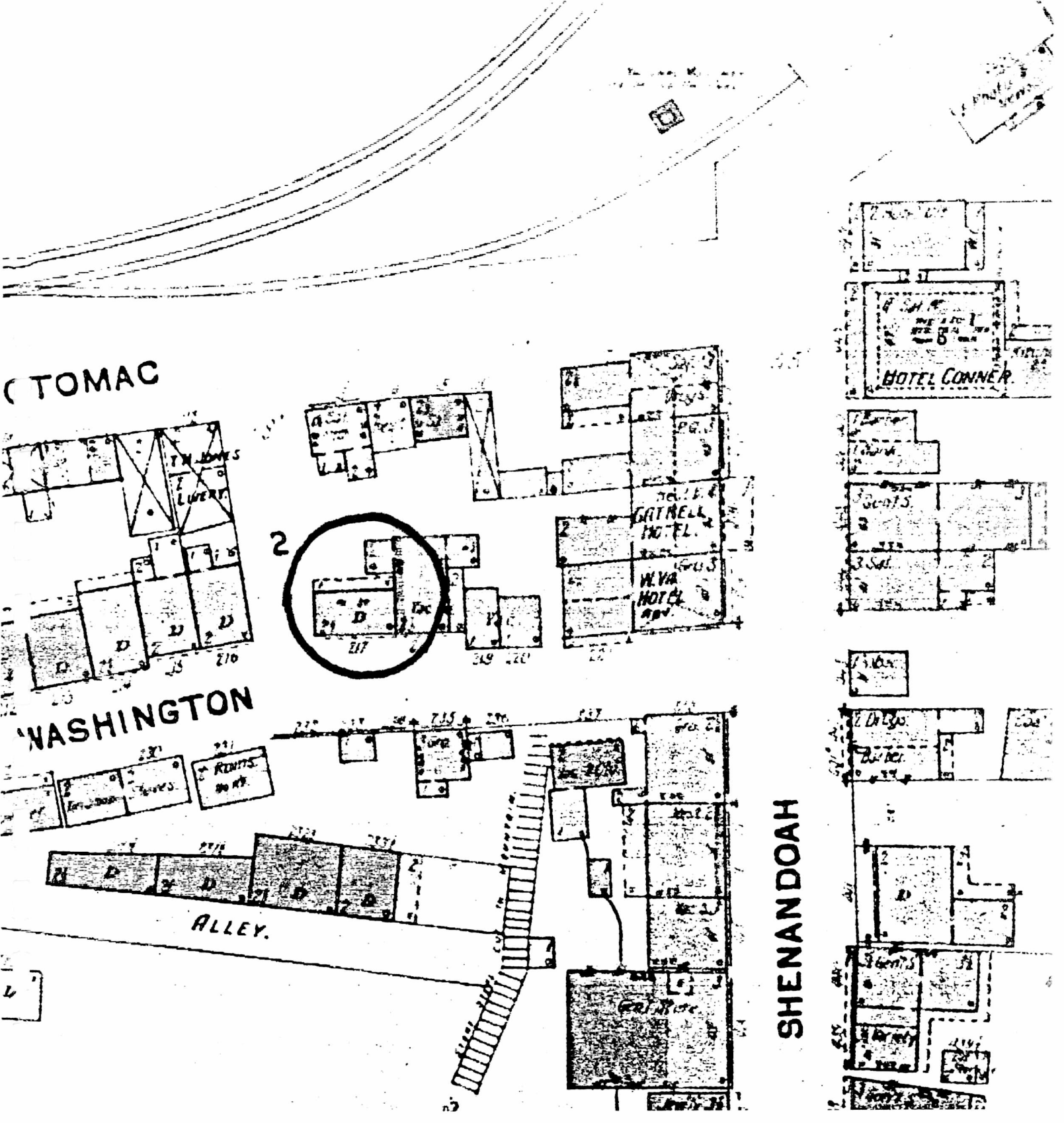
SANBORN MAPS
(1894, 1902, 1907, 1912, 1922, 1933)


Potomac River
POTOMAC
HIGH
ALLEY
ALLEY NO.
HOTEL CONNER
SHENANDOAH
CATHO. CHURCH
EPISC. CHURCH
PRES'B'N CHURCH
H CHURCH
3d ST.
B.&O. DEPOT
FREIGHT STATION
Nov. 1894
HARPERS FERRY
W. VA.
River
Shenandoah
Scale of Feet.

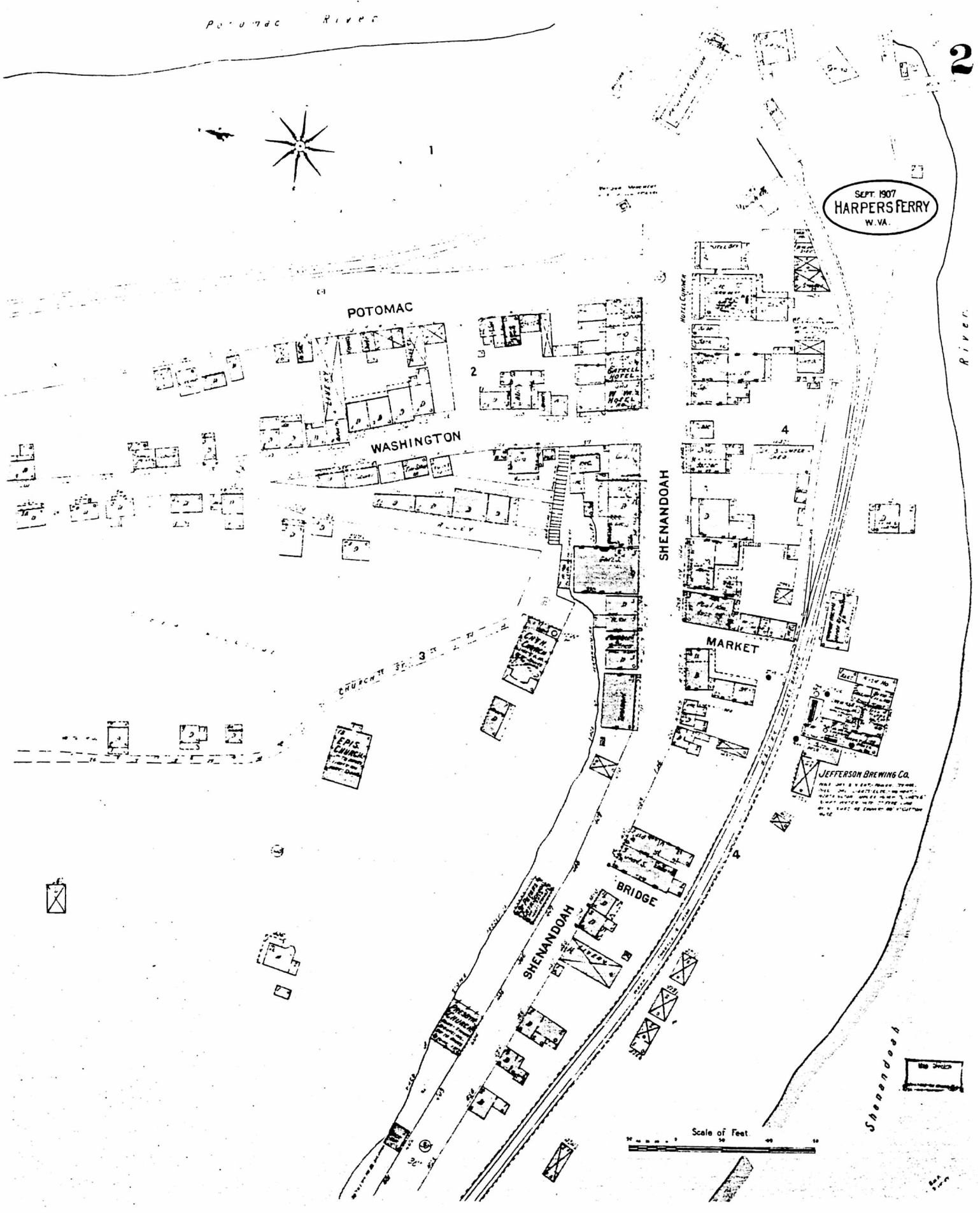


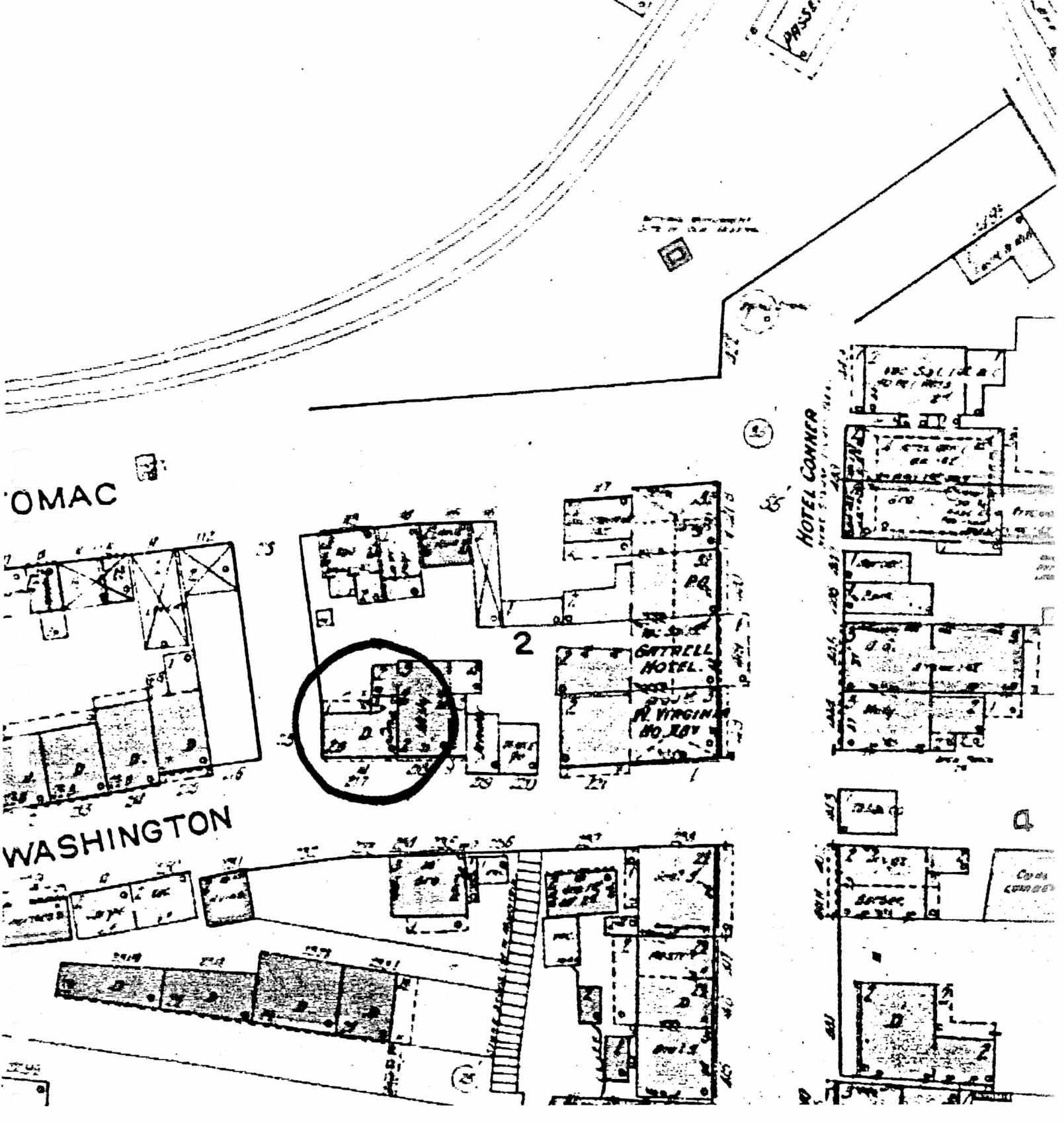
1894 Sanborn Map Enlargement


Potomac River
1
2
Aug 1902
HARPERS FERRY
W VA
POTOMAC
WASHINGTON
ALLEY
SHENANDOAH
HOTEL CONNER
CATH CHURCH
EPISCOP CHURCH
BELVIDERE BREWING CO.
Shenandoah River
Scale of Feet

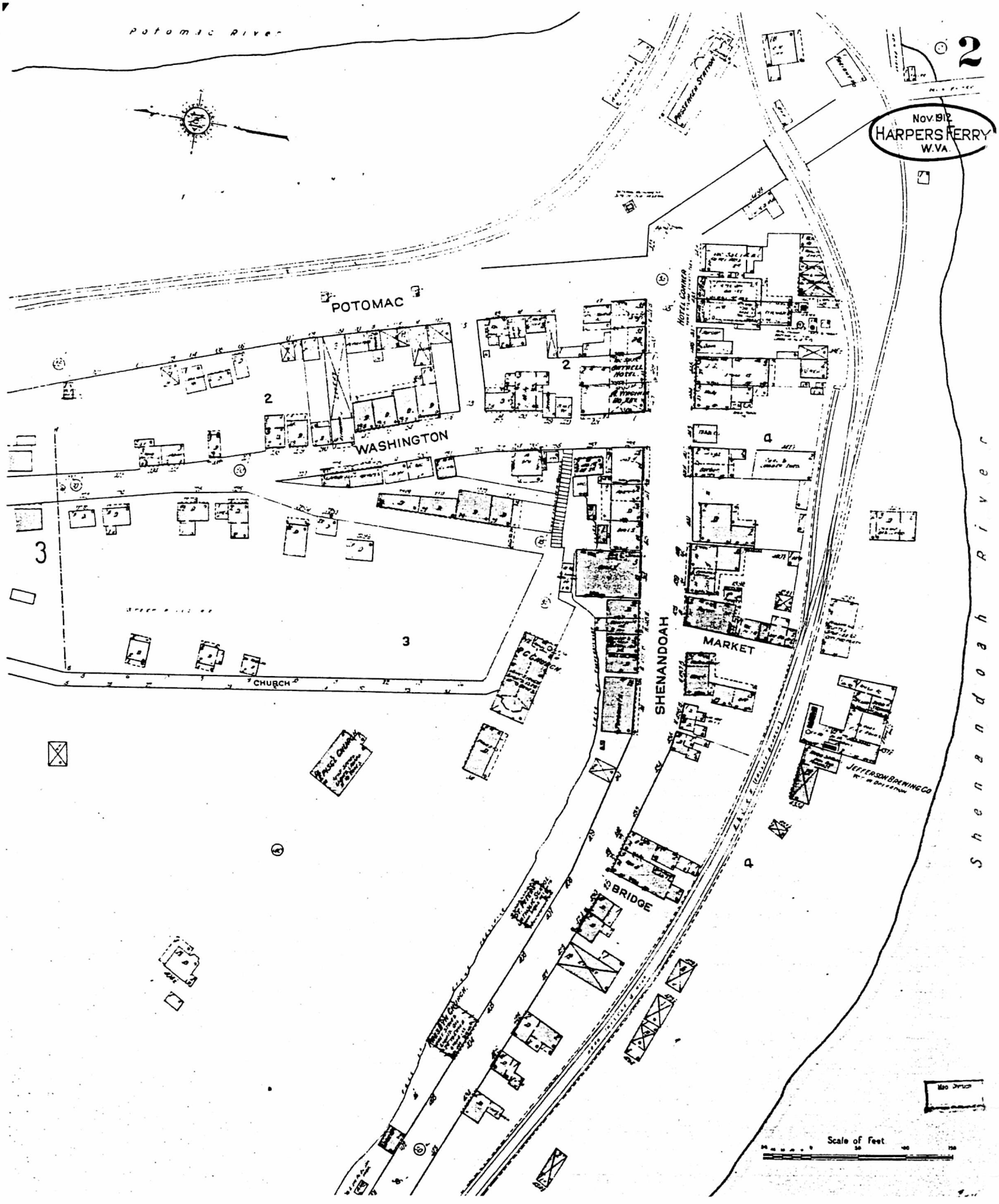


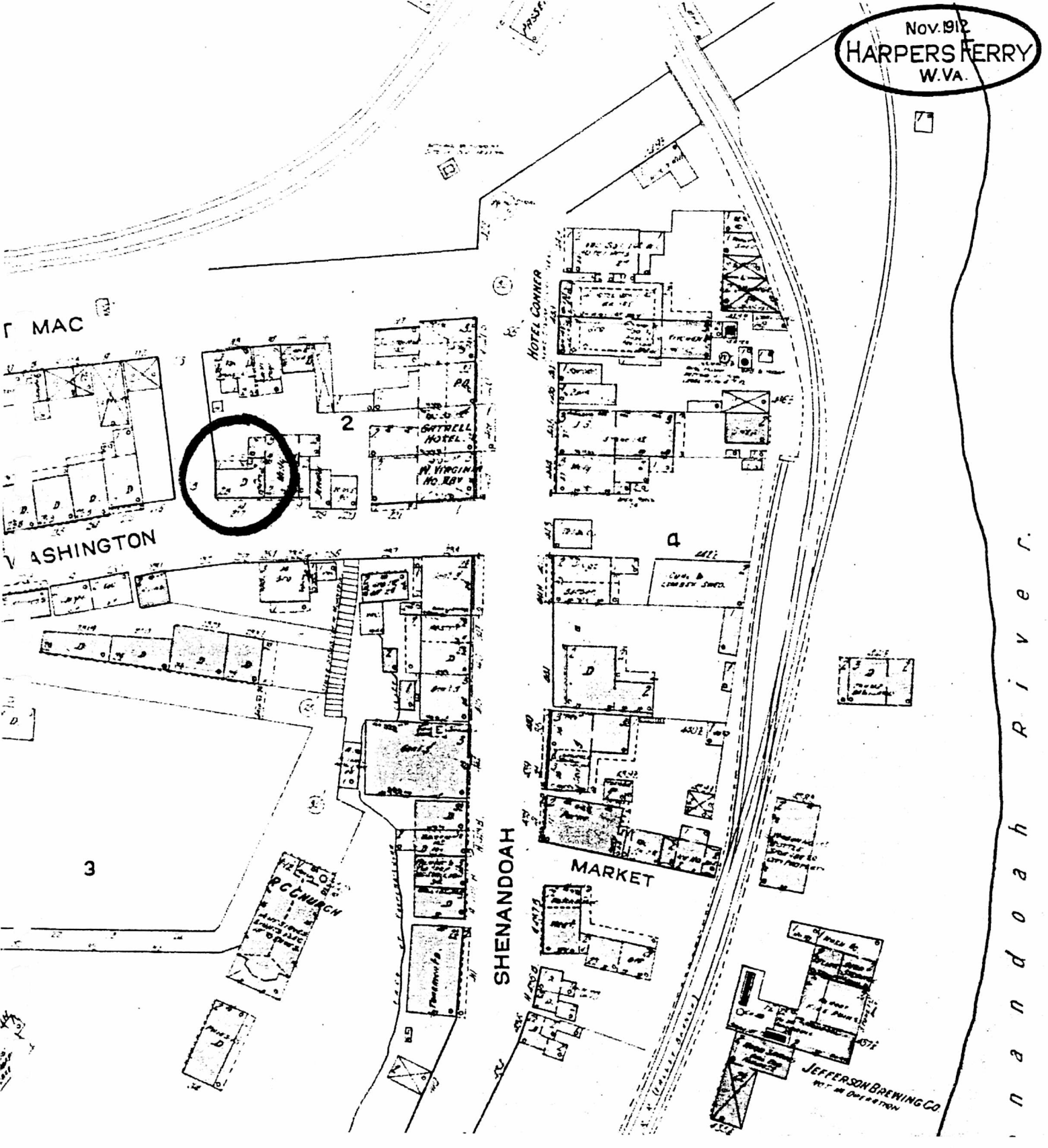
1902 Sanborn Map Enlargement


Potomac River
2
SEPT. 1907
HARPERS FERRY
W. VA.
POTOMAC
WASHINGTON
SHENANDOAH
MARKET
CHURCH ST.
EPIS. CHURCH
JEFFERSON BREWING CO.
BRIDGE
SHENANDOAH
Shenandoah River
Scale of Feet

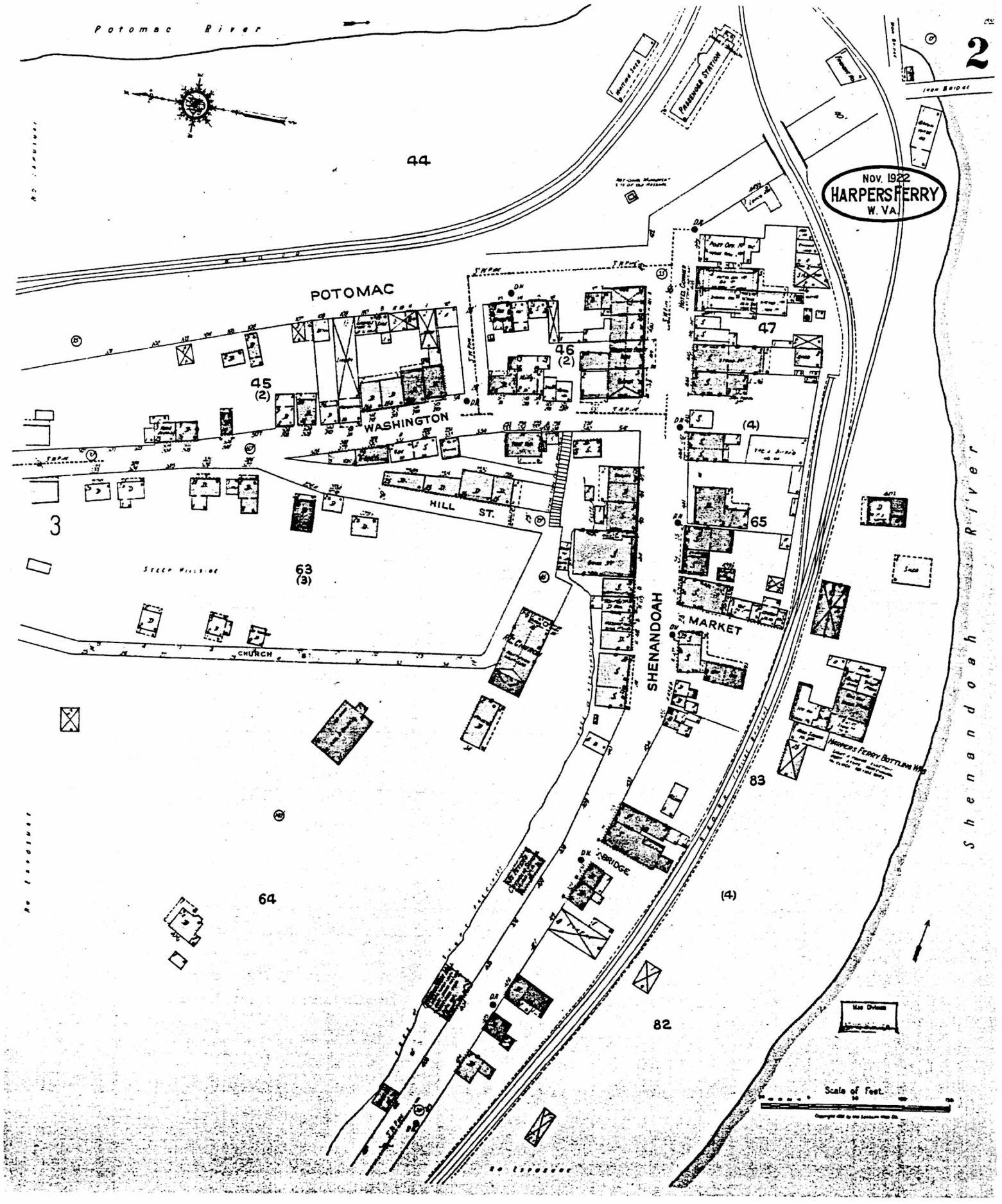


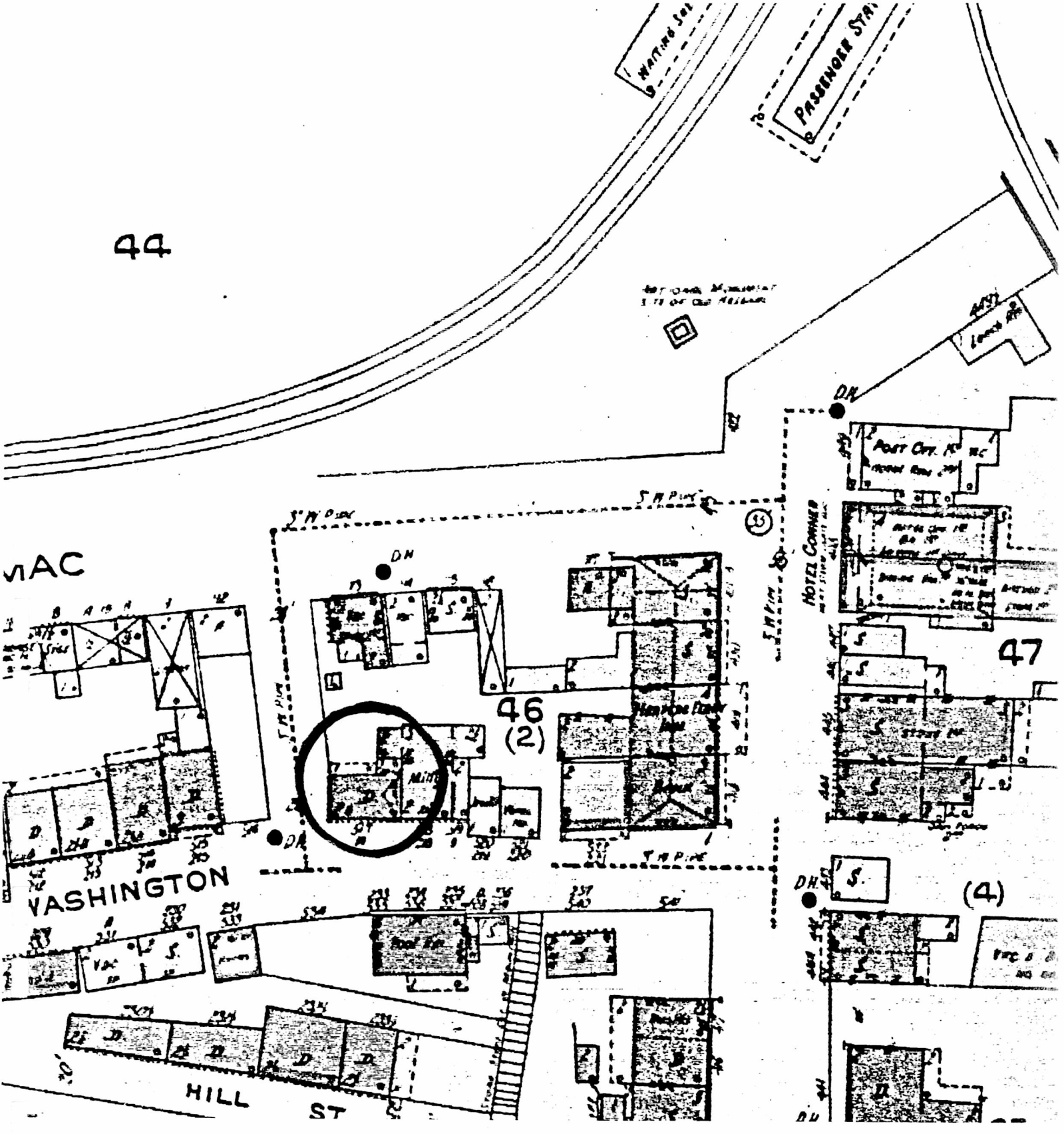
1907 Sanborn Map Enlargement


Potomac River
Nov. 1912
HARPERS FERRY
W. Va.
POTOMAC
WASHINGTON
CHURCH
MARKET
SHENANDOAH
BRIDGE
Shenandoah River
Scale of Feet

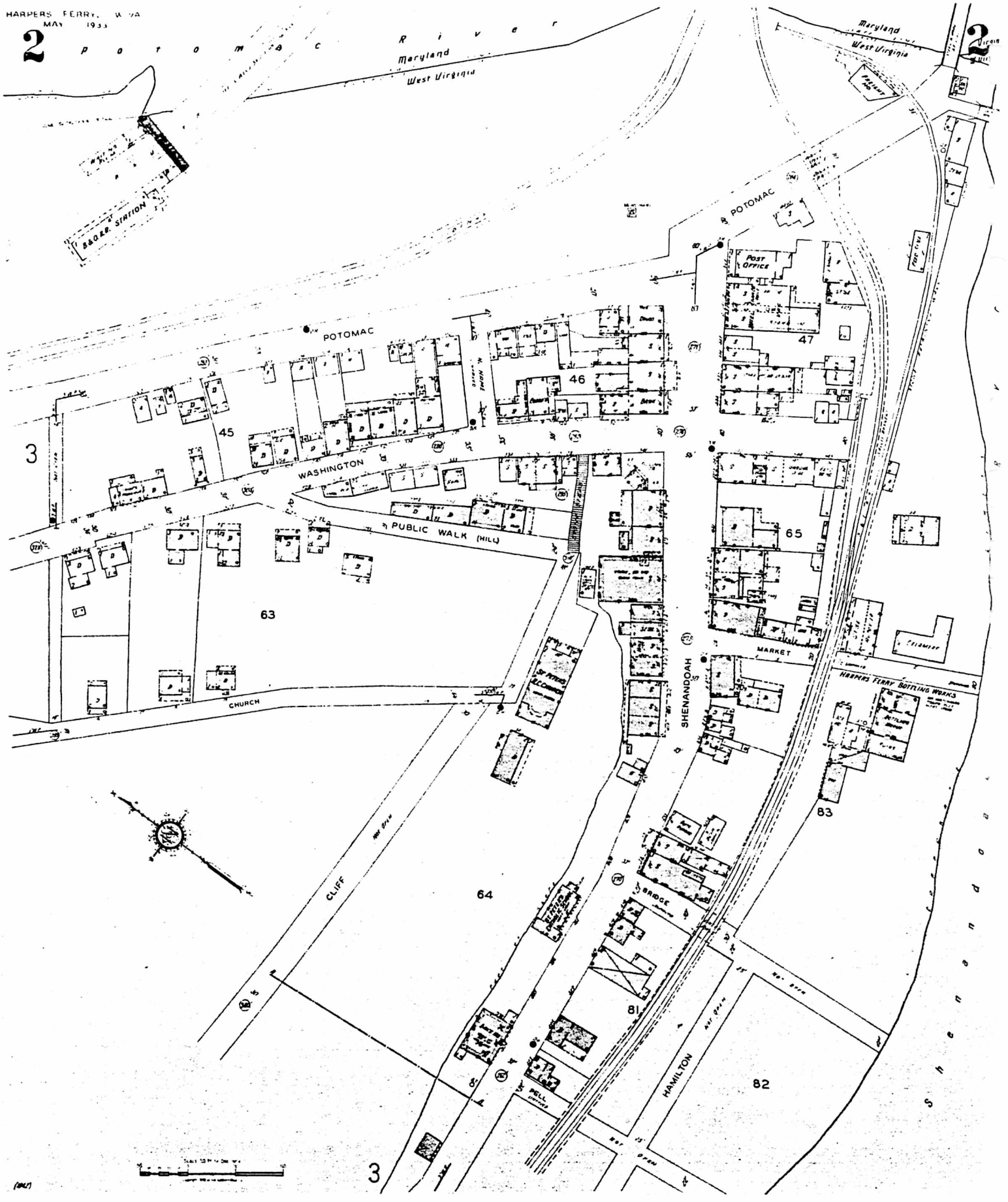


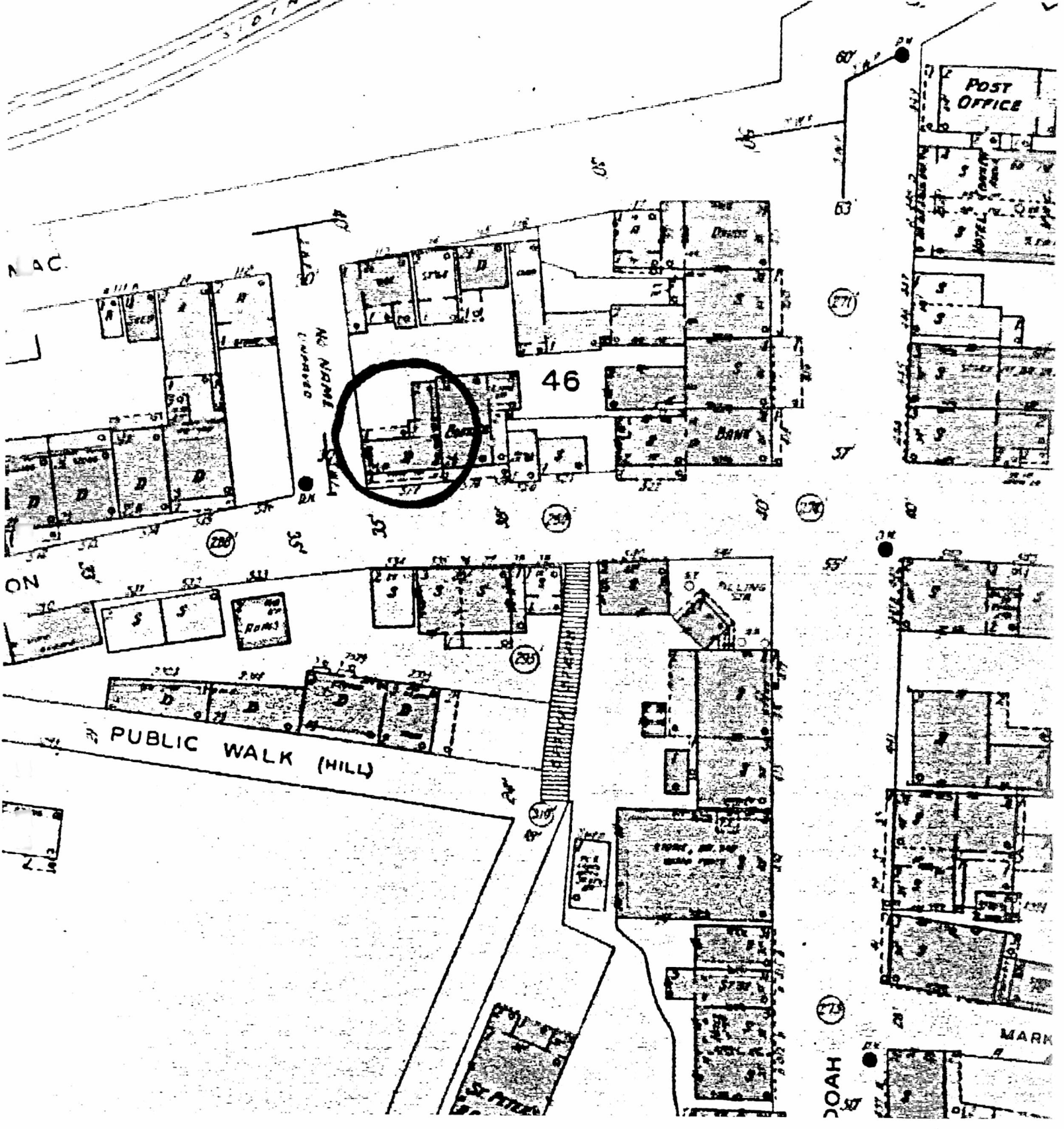
1912 Sanborn Map Enlargement


Potomac River
2
44
NOV. 1922
HARPERS FERRY
W. VA.
POTOMAC
45
(2)
46
(2)
47
WASHINGTON
HILL ST.
3
63
(3)
(4)
65
MARKET
CHURCH
SHENANDOAH
83
64
BRIDGE
(4)
82
Shenandoah River
Scale of Feet



1922 Sanborn Map Enlargement


HARPERS FERRY, W. VA.
MAY 1933
2
Potomac River
Maryland
West Virginia
B&O R.R. STATION
POTOMAC
POST OFFICE
47
46
45
3
WASHINGTON
PUBLIC WALK (HILL)
63
65
MARKET
CHURCH
SHENANDOAH
HARPERS FERRY BOTTLING WORKS
83
CLIFF
64
BRIDGE
81
HAMILTON
82
PELL
3



1933 Sanborn Map Enlargement

APPENDIX IV

PHOTOGRAPHS

HF-1100

Park Building 16, ca. 1845

This sketch was drawn in the mid 1960s by Alan Walmer, NPS Architect. Park Building 16 appears to the left of the dormered three-story building with two chimneys; in the sketch the building's configuration conforms to the construction hypothesis that the core of the structure was a small, single above-ground story fronting on High Street, atop a basement with entry from both High Street and the building's rear. (HSR, Part II, Architectural Data Section, September 1964)



James E. Taylor Sketch

Park Building 16 ca. 1864

Civil War artist James E. Taylor sketched High Street during a summer 1964 visit to Harpers Ferry. Park Building 16 appears as the fifth structure from the right, having by then reached its present configuration of three stories above basement, with an iron balcony across the second story front. ("With Sheridan Up The Shenandoah Valley. Leaves from a Special Artist's Sketch Book and Diary," *The James E. Taylor Sketchbook,* Morningside House, Inc., Dayton, Ohio, 1989, p. 44)



HF-648

Park Building 16, ca. 1886

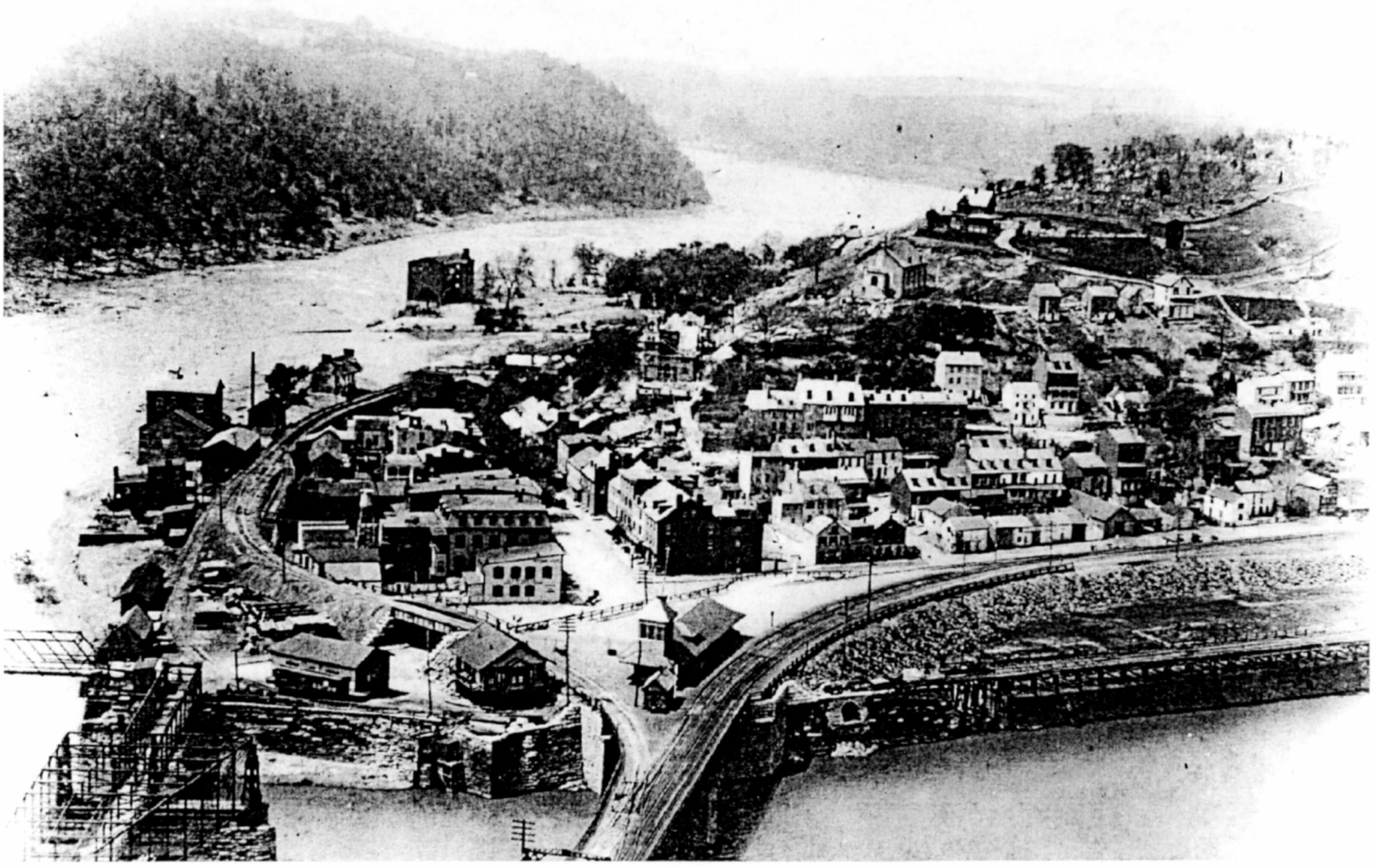
Park Building 16 appears as the fifth structure from the right, with a banner or sign suspended along the second-story iron balcony.



HF-96

Harpers Ferry from Maryland Heights, ca. 1896

Park Building 16 is visible behind the center of the group of three buildings immediately behind the telegraph pole to the right of the railway station, with the alley now called Hog Alley well defined.



HF-99

View of Harpers Ferry from Loudoin Heights, ca. 1895

Park Building 16 appears on the right, fronting High Street, the second structure above the two trees, short of halfway up the photo. The second story iron balcony is visible, as is the uphill alley.



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1. History Data Base at Harpers Ferry National Historical Park.

   This source contains:

   - census records for 1820 through 1920, excluding the 1890 census (destroyed by fire) but supplemented by special censusus and voter registration data [it must be noted that earlier historic studies interpreted census data as revealing fairly specific locations of families; because subsequent research has proven this approach unreliable, in terms of this report census data are given the broadest possible interpretation]

   - newspaper records from late 18th century to 1955; specifically cited in this document are records of the *Virginia Free Press* and *Spirit of Jefferson* of Charles Town, WV

- property records covering Harpers Ferry territory included in Harpers Ferry National Historical Park

- index to Armory records compiled by Paul Lee

2. Photolog - computer access to Park photo collection

3. Tombstone inscriptions in Harpers Ferry and Bolivar cemeteries

4. Oral and written contact with descendants of Roeder and Kern families

5. Photographs in the Park collection

6. Information on file in the office of the Park Architect, including Architectural Data Section of Historic Structures Report for Building 16, HABS site survey for Building 7, List of Classified Structures, and Park architectural base map

7. Harpers Ferry Town Council minutes located in the Town Hall

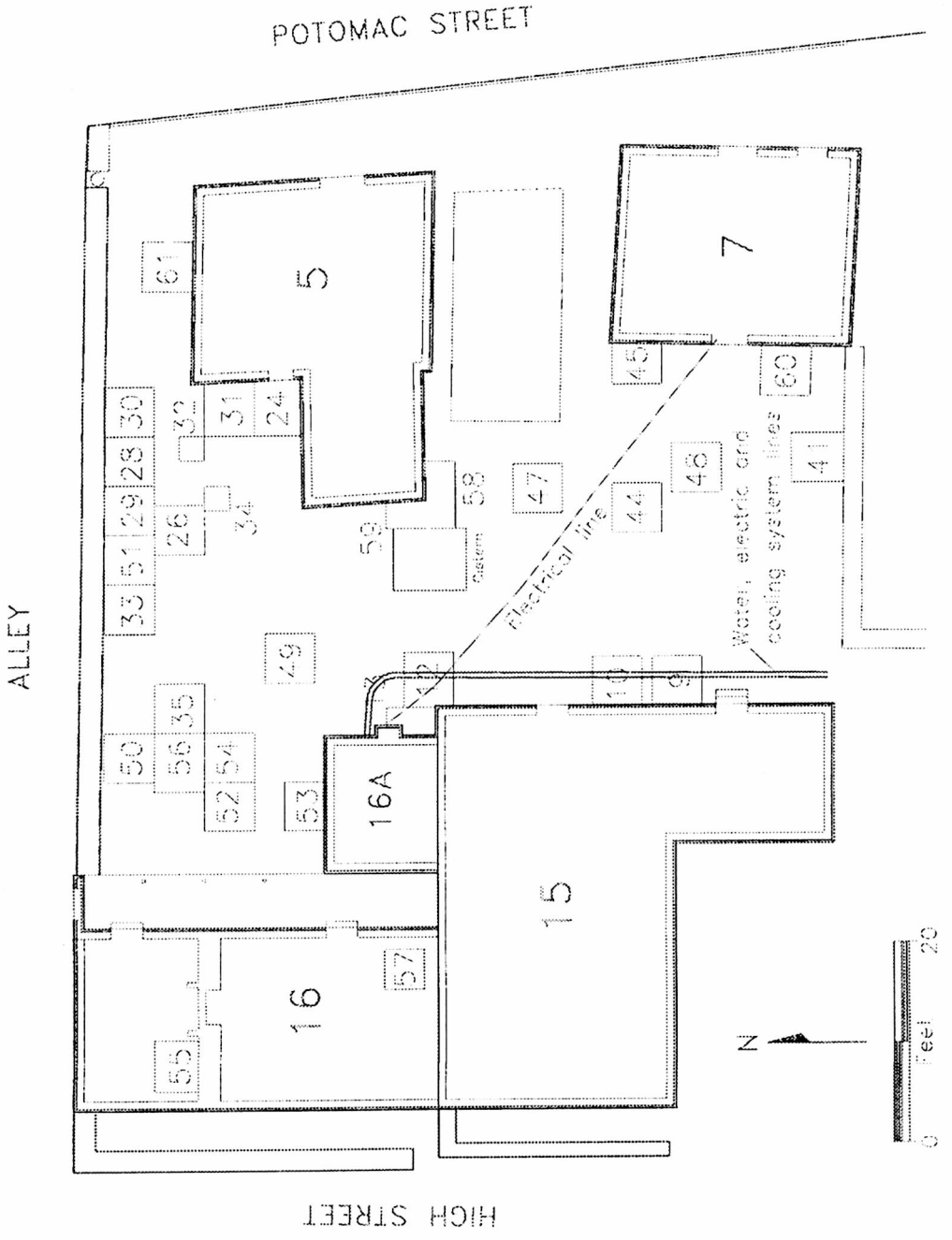
8. Administrative history of Park buildings; updated by historian Stan Bumgardner in April, 1990

9. Personal communication with Andy Wenchel, H.A.B.S. Survey Team, Harpers Ferry National Historical Park, August 1992

Part I. Developmental History

A. Historical Background and Context

Archeological Investigations Section



ARCHEOLOGICAL INVESTIGATIONS
OF
PARK BUILDINGS 16 AND 16A,
HARPERS FERRY NATIONAL HISTORICAL PARK

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U. S. Department of the Interior
National Park Service
Harpers Ferry National Historical Park

1995

PROJECT OVERVIEW

In preparation for preservation of Park Buildings 16 and 16A in Lower Town Harpers Ferry, Harpers Ferry National Historical Park, National Park Service archeologists conducted excavations in the yards of these buildings, as well as in Park Building 16. At the most basic level, the investigation was intended to supply information about site integrity, structures, landscapes, historic residents, and neighborhood activities. Combined in an anthropological framework with historical research, the archeological data have been analyzed to illuminate the lifestyles of the residents. Results of these analyses are found in the research report (Halchin 1994) and they should be applicable to restoration, exhibits, and other interpretation while simultaneously assisting the planning for the preservation of the remaining cultural resources.

Historical research shows the project area was an intensively-used residential and commercial area of Harpers Ferry throughout the nineteenth century and the first half of the twentieth century. During the first three and a half decades of the 1800s, the Package 118 project area contained a tavern which was expanded to a hotel as the town's manufacturing and commerce grew. Following a major land subdivision in the mid-1830s, the urban block developed, increasingly crowded by houses fronting streets and enclosed tiny yards. Although lacking formal connection with the U.S. Armory, the neighborhood's businesses, especially drinking places, were affected by the government installation and its abrupt closing during the Civil War. After the war, the pattern of taverns or saloons continued until Prohibition, while other small businesses such as shoemaking, hatmaking, carpentry, and bakery/confectionery came and went. Buildings doubled as domiciles, with upper floors and sometimes basements used for dwellings by families of shop owners or tenants.

The Upper Wager Block excavations for Package 118 were conducted June through September 1991 with a crew of three technicians and one supervisor from the park archeology staff. Cleaning, cataloging, and analysis of artifacts were performed in the archeology lab during the summer 1992. Soil samples were analyzed by specialists for parasites and plant remains. Bone specimens were also studied to help reconstruct the diet of the neighborhood residents. All of this detailed information can be found in the Package 118 archeology research report (Halchin 1994).

A portion of the Package 118 investigations charged archeologists with investigations of Park Buildings 16 and 16A, a pre-Civil War brick dwelling and outbuilding, respectively. Following is a brief review of the archeology pertaining to Park Buildings 16 and 16A.

BRIEF HISTORY OF PARK BUILDINGS 16 AND 16A

Park Building 16. Snell (1980:12) points out that in all likelihood it was Frederick Roeder who constructed Park Building 16 between January 1844, when he took over the Wager Lot 16 lease, and December 1844. The original version of Park Building 16 comprised the basement and first floor measuring 22 ft 3 inches on High Street and 17 ft 7 inches deep. A space of 10 ft remained between Park Building 16 and Wager Lot 17 to the north.

Just a couple of years into his lease, Frederick Roeder bought Lot 16 outright, and a few months later he acquired Wager Lot 17 as well. Wilson's lease to Wager Lot 17 was continued under Roeder (Deed Book 29, 13 September 1847:303-304; Deed Book 29, 2 January 1848:304-305).

The Roeders enlarged their house the first time by adding one room to the north on both the basement and street levels.[1] The south wall of the stable on Wager Lot 17 was used as the north wall of the addition. Because this addition crossed the property line onto Lot 17 by 3½ ft, the changes must post-date January 1848 when the Roeders acquired Lot 17.

The small (14 ft 6 in by 11 ft 3 in) two-story Park Building 16A off the southeast corner of Park Building 16 also dates to the Roeder years. Sources are silent about its date of construction and ambiguous about its use. It may have been used for the Roeder business as well as for dwelling (Court of Claims 1906; Flanagan 1992).

Other than the references reporting Frederick Roeder's occupation as confectioner and baker, no documents supply details about that business. Roeder never advertised in the newspapers. A couple of other bakers, competition for Roeder, did so. Frederick Roeder was listed by the census takers in 1850 and 1860 as a confectioner, but other sources used the term "baker" (Barry 1903:108; Court of Claims 1906:3). A probate list included "1 marble slab for Candy manufacture" and "1 broken showcase" (Will Book 1864-1881, 3 August 1865:20-21) which may have been used for display of wares. While the evidence for the exact location of the bakery building is uncertain, it was somewhere behind Park Building 16. It had a wood house and shed connected to it (Court of Claims 1906:3,4).

Years later an old friend described Frederick Roeder as "very much respected" and noted that "by industry he had accumulated a considerable property" (Barry 1903:108). The 1860 census valued the Roeder real estate holdings at $2,000 and personal property at $1,850. At that time the Roeders owned Wager Lot 16 (with Park Buildings 5 and 16), and Park Building 7 next door. They held Wager Lot 17 for about eight years, had interest in a Camp Hill Lot (*Virginia Free Press [VFP]* 24 August 1865:3), and bought and sold lots in Bolivar (Deed Book 27, 28 November 1845:454-5; Deed Book 28, 12 June 1846:148; Deed Book 28, 14 July 1846:189-190, 199-200; Deed Book 30, 7 August 1848:83-84). Frederick Roeder also had $400-$500 available for loans to the Schusters, who operated a hotel in Bolivar, and to Mary and John Hofer (Deed Book 36, 10 November 1856:276; *VFP* 11 July 1874:2). One other reference to Roeder's property is uninformative about location, so it may refer to one of the lots already mentioned. A list of an estate auction in 1850 included a "frame stable on ground of F.A. Reoder [sic] on a lease" (*VFP* 20 December 1850:3). It took Roeder less than two years to pay off a $2,000 loan (Snell 1959:4).

The newspapers reported Frederick Roeder elected town councilman, first in 1851 and again in 1852 and 1857. He served on a local Democratic Party committee (*Spirit of Jefferson [SoJ]* 26 October 1852:2; *VFP* 9 May 1851:2), although he was later "one of the first men in the State of Virginia who dared express sympathy with the Republican party" (Barry 1903:108).[2] Unfortunately, no other written sources concerning any of the Roeders, prior to the Civil War, have been found.

The War

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[1]Previous HSRs have suggested Building 16 was enlarged in one step (in 1848) or two (the addition in 1848 and third floor in 1856-7). However, the two-stage scenario is supported by evidence not cited in these reports. In 1956, removal of the back porch during stabilization exposed a sawtooth brick cornice which defined the roofline of a two-story building created by the first of two enlargements (NHF-312).

[2]Barry's hyperbole may have been inspired by a long-standing Roeder estate claim still in court when he wrote.

On March 23, 1861, Anna Maria Roeder, wife of Frederick, died. She was buried in the Lutheran cemetery in Bolivar. No record of the cause of her death has been found. During the next couple of months, her seven children and husband had to cope with the second military occupation of Harpers Ferry, this time by Confederates. The troops left in June, but sporadic fighting resumed in the area July 2. On the evening of July 4, Frederick Roeder, walking along the street not far from home, was killed by a ricocheting bullet fired by a soldier celebrating Independence Day (Snell 1980:38-40).

With both parents gone, responsibility for the household fell to the oldest daughter, Mary Louisa, who was about 18 at the time and recently married to 25-year-old Jacob J. (or John) Kern (Snell 1975:41). Kern had come to Harpers Ferry as a child from Germany. In 1850, at age 12, he was living with John and Christiana Schuster, also German, who ran a hotel in Bolivar and who once borrowed money from Frederick Roeder (U.S. Census 1850:392). Very probably, young Jacob apprenticed in Roeder's bakery.

The family property was taken over in July 1861 (shortly after Frederick's death) by the 72nd Pennsylvania Fire Zouaves, commanded by Col. Baxter. Park Building 16 became officers' quarters and the military post office. Horses were stabled in the first floor of Park Buildings 5 and 7, with feed and other supplies stored in the upper floors. The soldiers even used the bakery -- for its intended purpose (Court of Claims 1906:3,5). The Kern-Roeder household fled, staying in Bolivar while, for part of 1861, some of them went as far as Middletown and Frederick, Maryland (Court of Claims 1906:3). Augustus Roeder enlisted in 1863 at the age of 16, and another brother tried but was rejected because he was too young (Court of Claims 1906:3; Snell 1980:41-42).

The Kern-Roeder family regained the "home building" (Park Building 16) in late March 1862, but on a number of occasions during the war, soldiers returned to use Park Buildings 5 and 7 (Court of Claims 1906:5). Not only had some of the household's possessions, including the family bible, been destroyed or stolen, but the buildings were damaged and outbuildings removed. Also, the occupiers left graffiti on the walls. When Frederick's estate was finally probated after the war, assessors found few household goods.

Roeder-Kern. Young Mary Louisa and Jacob Kern assumed responsibility for a large household. In 1870 the census showed at least three children had been born to Mary Louisa, 26, and John J., 33. The oldest child, Mary E., 7, was born during the Civil War. She was the only child in the household who attended school in 1870. The census clearly shows all of the Roeder siblings still resided together. Herman (called Augustus as a boy) was 22 and worked for the railroad. James, at 20, was a farm laborer. Julia, just 2 when her parents died, was 10. In addition to income earned by Jacob Kern and his brothers-in-law, the household had a boarder, Philip Gardner, a 27-year-old wheelwright from Maryland and possibly related to Mary Gardner who lived with the Roeders in 1850 (U.S. Census 1870:28). All of this adds up to 12 people living in 11 rooms (basement, attic and 16A included).

Park Building 16 wasn't quite so crowded by 1880. The census taker that year found only the Kern nuclear family -- Jacob, 40, Mary, 35, and their own six children ranging in age from infancy to age 16. Another child, Jonathan, had died in 1875.

Immediately after the Kern household in the 1880 census is one headed by Mary's brother James, who was listed as 30 years old and a laborer (farm laborer in 1870). His wife Mary C. was 28. They were caring for three children of their own, ages 1 through 6 plus a 15 year old nephew, James Allen (U.S. Census 1880:6-7). The order in which the households are listed in the census record suggests that the Kerns were in Park Building 16 and the Roeders in Park Building 5.

Normal lifestyles did not return to Harpers Ferry at war's end. Like many residents, the Kerns and Roeders did what they could to earn money in a town which had lost all of its major industries. Perhaps it was the training J.J. Kern received at the Schuster Hotel and Roeder bakery which gave him a suitable occupation. By October 1865, John J. Kern & Co. opened a restaurant or oyster saloon. Kern's partner was Goldstein and their business was located somewhere on High Street in a restaurant previously operated by an elusive George Clute. Kern's business was still in a High Street building in 1871 (*VFP* 5 October 1865:2; *VFP* 12 October 1865:2; *VFP* 30 May 1871:3).

Evidently, J.J. Kern was running a bakery and confectionery business in addition to the oyster saloon. He was listed in the 1870 census as a confectioner and in the 1880 census as a baker. Indeed, he made news in 1869 for baking an 85-pound "pyramid cake" for the Lutheran church raffle, and in 1871 he played "quarter master" for Santa Claus. Santa's proclamation (submitted to the paper by secretary Robin Goodfellow) announced that reports of the children of Harpers Ferry and Bolivar had been so good that Santa was "establishing Head Quarters at JAKE KERN'S Store where during the Hollidays [sic] we will dispense our favors in the shape of CONFECTIONARIES, and CANDIES of all kinds' FRUITS, TOYS, and an assortment of good things generally, such as has never been seen out side [sic] of Fairyland." The advertisement closed with a poem repeating the message: "From Elfin land he's coming fast; and soon he will be here ..." (*SoJ* 7 December 1869:3; *SoJ* 19 December 1871:3; U.S. Census 1870:28; U.S. Census 1880:6). It is unknown whether Kern did the baking and candy making at his oyster saloon or whether the Roeder bakery behind Park Building 16 was still standing after the war.

During the early 1870s, Kern's name appeared numerous times in newspaper accounts of local politics and government. As a member of the Conservative Democratic Party, he helped supervise elections. He served as supervisor of the court, Harpers Ferry town councilman, and local circuit court judge (*SoJ* 18 April 1871:2; *SoJ* 8 August 1871:3; *SoJ* 3 October 1871:2; *SoJ* 31 October 1871:2; *SoJ* 11 June 1872:3; *SoJ* 7 January 1873:3; *VFP* 31 August 1872:2; *VFP* 22 February 1873:2; *VFP* 22 October 1875:2).

Apparently the mid 1870s were difficult years for the Kerns and Roeders. In September 1875, a son died. At one point, the newspaper reported the Roeder property had been sold to the state to pay taxes, but apparently the taxes were paid because there is no corresponding deed (Deed Book I, 25 January 1881:104; *SoJ* 28 September 1875:3; *SoJ* 25 January 1876:2; *VFP* 22 October 1875:2). While a newspaper item shows John Kern was still operating his oyster saloon and bakery in 1878, and that he was again elected to the town council in 1879, references to him declined in the mid-1870s and ceased by 1880. His obituary appeared in 1904 (*Farmers Advocate [FA]* 6 August 1904:3; *SoJ* 14 January 1879:3).

Other family members, especially James Roeder's family, continued to appear in the newspapers well into the twentieth century. James Roeder, listed as a laborer in the censuses, may have attempted a saloon in 1872 when he obtained a liquor license. Apparently he did not continue the effort because he did not reapply in later years. He next received mention in 1876 when it was reported he had drawn a knife and cut two men for unreported reasons (*SoJ* 20 May 1872:3; *SoJ* 5 September 1876:3). James raised pigs and, as was customary in Harpers Ferry, the animals ran loose in town. About 1881, they were rooting about in Hog Alley -- "where everything was disposed of in those days" -- and were poisoned by paris green (insecticide containing arsenic) in sweepings from the drug store on the north side of the alley (*Harpers Ferry Times* [*HFT*] 26 October 1906:4).

Burleigh. Wager Lot 16 remained in the Kern-Roeder family until 1881, when Bridget Boerly[3] purchased it. Bridget and her husband Thomas had immigrated to the United States from their native Ireland by 1844, the year daughter Mary was born. Both were in their mid-20s at the time (U.S. Census 1850:414B). By 1853, they opened a tavern in a stone building on Wager Lot56 Section C, the narrow plot at the intersection of High Street and Public Walk (Snell 1975:60).

Evidently, the tavern was Bridget's responsibility. In a mortgage agreement written in 1853, Thomas stated that Bridget was keeping the "tavern boarding house out of which from her excellent care and labor considerable money was made" (Deed Book 34, 8 July 1854:134-136). Thomas reportedly operated a grocery (Barry 1903:85).

By the time Bridget purchased Wager Lot 16, she was a widow (Thomas was killed during John Brown's raid) and retired from tavern keeping. Just a year earlier the 1880 enumeration showed her as 60 years old and keeping house. Living with her were Thomas Jr., 28, the youngest of her four children, his wife Mattie, 21, and their daughter Mary E., 2 (U.S. Census 1880:10). Thomas Jr. was listed as a laborer, but later that year he was elected town constable, a post he apparently kept a number of years, even after he opened a saloon in Park Building 5 (*FA* 23 April 1904:3; VFP 16 October 1880:3; *VFP* 14 January 1882:3). Mattie died at age 25 in 1890 and T.J. married Mary (or Cora May or Mame) Stoutzenberger before 1900 (*SoJ* 11 September 1952:A6; U.S. Census 1900:30B; U.S. Census 1910:190; *VFP* 29 January 1890:3). Bridget Burleigh died in her mid 70s in 1894 (*VFP* 17 October 1894:3), by which time T.J. Burleigh had gained considerable prominence in town.

In addition to his role as constable, by the early 1900s, Burleigh sat on the town council. He was mayor of Harpers Ferry more than 35 years, belonged to the local Democratic Executive Committee 50 years, served many years as Bank of Harpers Ferry president and U.S. Marshal, and captained a volunteer fire department for a time (*SoJ* 22 February 1881:2; *SoJ* 14 December 1932:1).

Apparently, Burleigh's main source of income was his saloon (Park Building 5). Beginning in 1885, four years after his mother purchased Wager Lot 16, he obtained a liquor license. He continued to obtain licenses virtually every year through 1914, when the town went dry.

Unfortunately, the enumerator's records for 1890, which was the first time the Burleighs were counted in Park Building 16, are not available. Both the 1900 and 1910 censuses show a large household, including up to seven children, in-laws, and a boarder or servant (U.S. Census 1900:80B; U.S. Census 1910:190).

As one of the town's better-known families, the Burleighs often received mention in the newspapers ranging from illnesses to weddings, a son in college, social and sport events (*FA* 29 August 1903:2; *FA* 3 December 1904:3; *FA* 18 December 1909:2; *FA* 25 December 1909:2; *FA* 3 February 1912:2; *FA* 25 June 1910:2; *VFP* 18 February 1915:3; *FA* 20 November 1909:2).

Physical aspects of the Wager Block can be found in the historic documents. The 1894 and 1902 fire insurance maps give little detail, just buildings and their porches. A privy on the north edge of Wager Lot 16 near Park Building 5 was first depicted on the 1907 version. The alley wall (which actually existed since 1856) was added on the 1912 map.

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[3]In earlier references the name was generally given a German spelling of "Boerly" or sometimes a more English "Borley" or "Burley." Later, for the second and later generations, the most common spelling was "Burleigh." However, on one occasion the name was given a distinct Irish accent with "O'Burley."

In 1903, the Wager block probably got sewer service. The newspaper announced that a contractor was laying sewer pipe out to the river for the owners of properties in the square bounded by Potomac, Shenandoah, and High Streets, which may refer to the Wager Block (*FA* 9 May 1903:2).

Into the Twentieth Century (1914-1956)

Documentary information on the Package 118 area for much of the first half of the twentieth century is scarce. In 1952, the State of West Virginia began purchasing Lower Town properties and soon turned them over to the National Park Service to create Harpers Ferry National Monument.

As for text sources, the U.S. Census enumerators' returns after 1910, were not available for research on this project, and the fire insurance maps ceased after 1933. The few extant photographs and maps suggest this was a period of decline, especially along Potomac Street. Repairs to buildings were few and the additions were simple wooden structures. Some buildings stood vacant.

Although other sources provide few details, the deeds show that Wager Lot 16 remained Burleigh property. After the saloons were closed in 1914 because of prohibition, T.J. seems to have limited his activities to the bank and town government (*FA* 7 January 1922:1; *SoJ* 5 August 1919:2). In November 1932, both Thomas Sr. and Thomas Jr. fell seriously ill. Thomas Jr., about 43, died by the end of the month, but his father, 80, lived until December 13. The nature of the illness was not recorded, but the Thomas Sr.'s cause of death was "Fell from bed to floor about 4 weeks ago fracturing rib" (Register of Deaths 1905-1949:19; *SoJ* 23 November 1932:1; *SoJ* 30 November 1932:1; *SoJ* 14 December 1932:1).

The Burleighs sold all of Wager Lot 16 to West Virginia in 1952. By 1957, the rear porch with its second floor gallery was collapsing and the pargetting was deteriorating.

Oddly, the privy shown previously on the fire insurance maps was not on the 1933 version. Yet the photograph NHF-181 (Figure 2.17), shows it still standing in 1956, further evidence that the Sanborn maps must be used with care.

In 1923 the Harpers Ferry town council declared Hog Alley -- called "Burleigh's Alley" at the time -- would be one way. Apparently the volume of motor vehicle traffic and parking in Lower Town were becoming a problem (*FA* 22 September 1923:1). The dirt streets with roaming pigs had gone the way of the neighborhood's drinking establishments.

ARCHEOLOGICAL INVESTIGATIONS AND STRATIGRAPHY

Before presentation of the archeological fieldwork and findings of 1991, mention is needed for three previous investigations of the Upper Wager Block. To one degree or another, all three projects contributed to understanding of the archeological record. Information about features located by Walmer (1964a, 1964b) and Gardner (1974) are discussed along with the Package 118 (Pousson 1986) results. For detailed information on the archeological excavations for the entire Package 118 project see Halchin (1994).

PREVIOUS ARCHEOLOGICAL INVESTIGATIONS

Excavations by Historic Architect

During his investigation of Park Building 16 in 1964, Alan Walmer (1964a) undertook excavations under the house (Figure 1). In addition to test pits "to locate depth of fndns. & condition of earth," he dug through hearths and cut a trench across both basement rooms. His notes mention artifacts but give no description, provenience, or information about their disposition. He provides imprecise information about the trenches' location, width, depth, and stratigraphy and about the hearths.

Gardner's Excavations

In 1973, William Gardner's (1974) crew from Catholic University excavated large areas of Lots 15 and 16 (Figure 1). They dug along a portion of the rear wall of Park Building 7 (shown only in photos, not in the report), in the Park Building 6 area, along the foundation for a rear addition to Park Building 7, along the rear porch of Park Building 16, and the east and north sides of Park Building 16A. Records and provenience controls for this project may be characterized as limited to non-existent. The artifacts are preserved at the Museum and Archeological Regional Storage facility (MARS) in Lanham, Maryland.

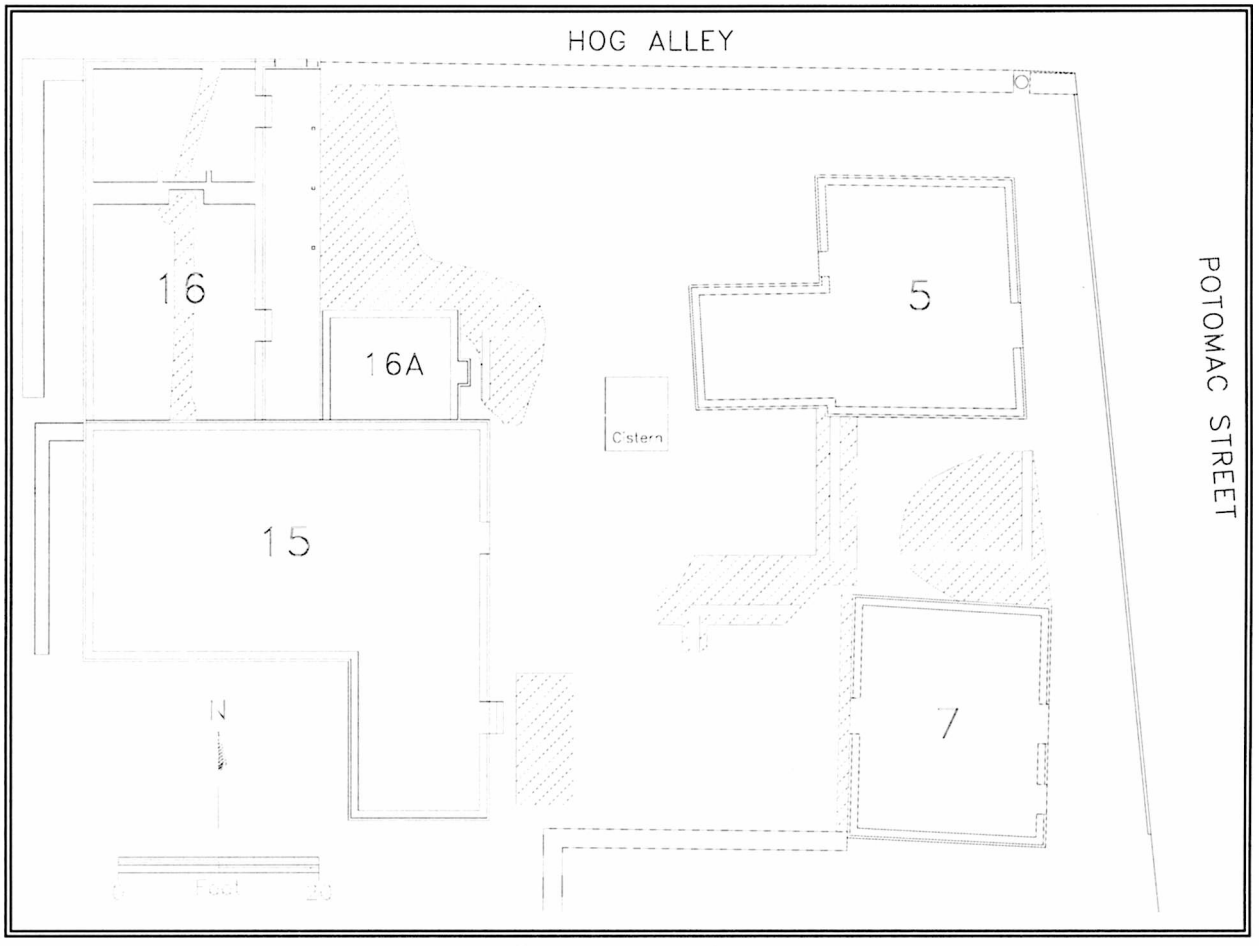


Figure 1. Plan of Walmer and Gardner excavations.

Package 110

Under a series of directors from Denver Service Center, a large proportion of the Wager Block was excavated archeologically during the 1970s. During work by Catherine Blee, the emphasis was the Lower Block -- around and under Park Buildings 8, 9, 10, 11, 11A, 12 and 12A -- plus Park Building 15 (Blee ca. 1978). Later, Scott Carpenter followed by John Pousson completed work in the Upper Wager Block in the yards of Park Buildings 5, 7, 15, 16, and 16A (Pousson 1986). Figure 2 shows excavation units in the block.

For the purpose of integrating as much data as possible in the current project, pertinent artifacts and field records from the Package 110 investigations were retrieved from storage at MARS. The Package 110 report and field notes were consulted in planning the 1991 strategy and in interpreting the stratigraphy. Artifacts and faunal specimens from a number of Package 110 proveniences were used by Package 118 archeologists in special analyses (see archeology research report) which provide interpretation beyond that possible in the earlier project.

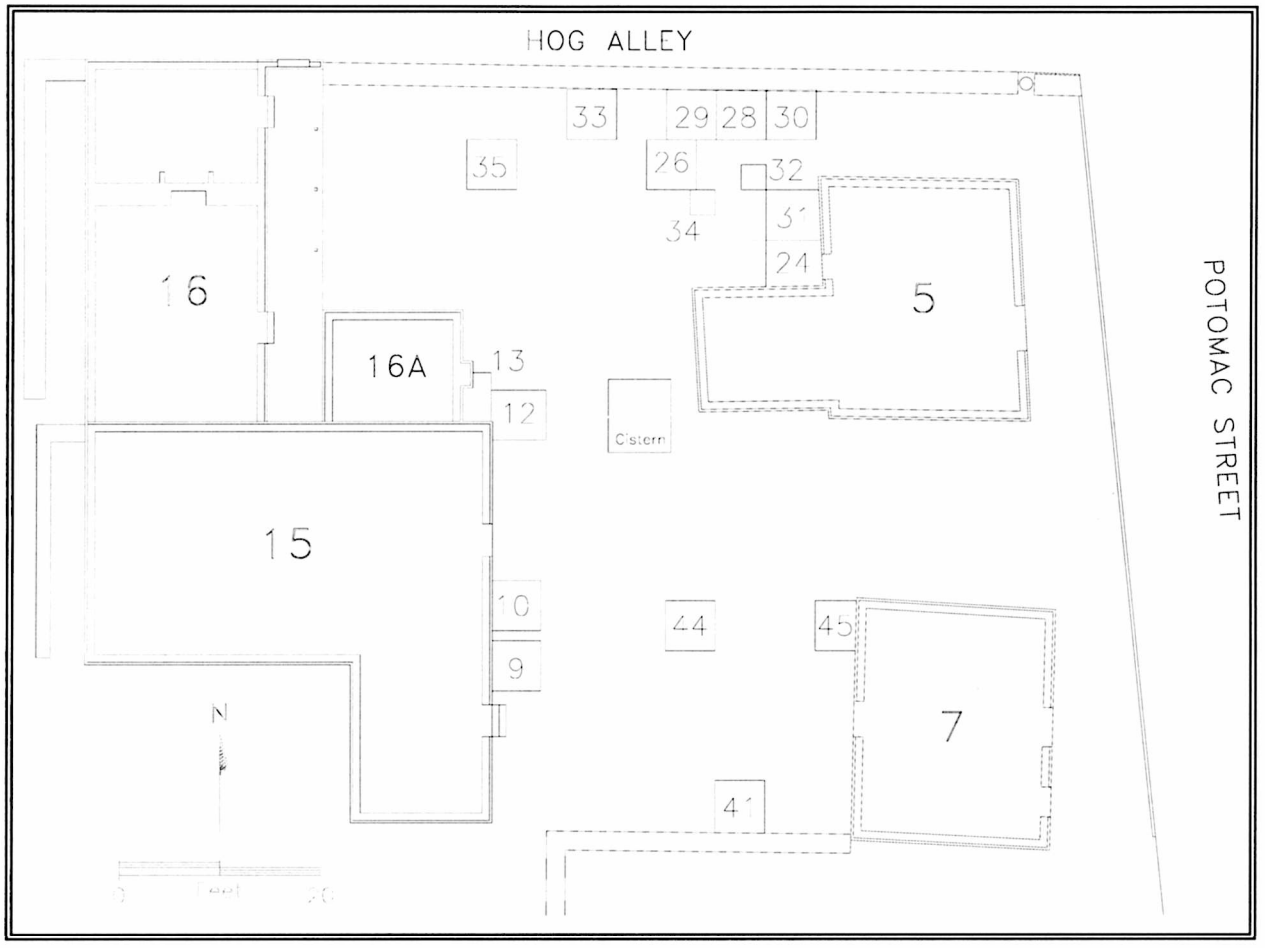


Figure 2. Plan of Package 110 excavations.

Because the Package 118 analysis and interpretation incorporates data from previous archeology in the area and because the Package 110 project report has been published, no lengthy review of Pousson's report will be included in this report.

ARCHEOLOGICAL METHODOLOGY

Data Collection

In preparation for field work in the summer of 1991, all reports, notes, and photographs that describe recent ground-disturbing activities in the area were reviewed to determine where excavation units could be located. Other factors in selections of excavation units included historical and landscape issues. In order to avoid confusion, numbering of excavation units and features was continued from Package 110. Work began in June with two excavation units in Lot 15 between Park Buildings 7 and 15, followed by seven excavation units in Lot 16 between Park Buildings 5 and 16, and two excavation units under Park Building 16.

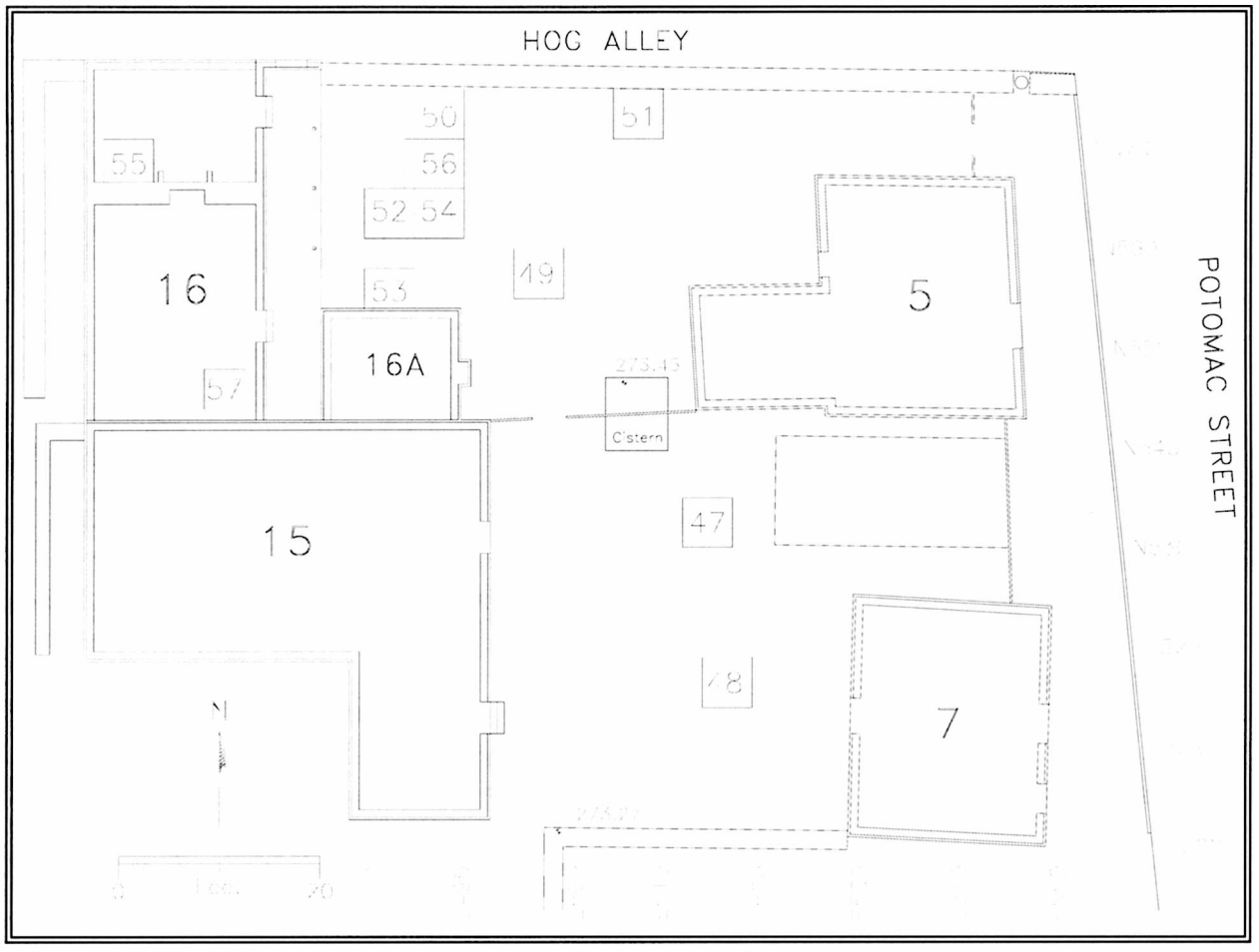


Figure 3. Plan of Package 118 excavations.

Grid. The Package 110 datum was reestablished and used to create a baseline for positioning excavation units. This point is the inside corner of two retaining walls marking the south edge of the Upper Wager Block (see Figure 3). Once work moved to Lot 16, a second datum on a modern concrete cistern was used for elevations only. Excavation units were laid out using tape and transit methods. Where they abutted Package 110 units, discrepancies of less than one-tenth ft were noted.

Excavation unit designations followed procedures standard at Harpers Ferry. Datum was arbitrarily called N500/E500 so that all excavation units anywhere in the Wager Block would be north and east of 0/0. Each excavation unit was designated by its northeast corner. During Package 110, excavation units were designated by the corner nearest datum, which was 0/0.

Within Unit Proveniences. Using the proveniencing system currently used for archeology at the park, each soil layer in each excavation unit below the sod was considered a single stratum and given a letter (A, B, C, etc.). Any stratum thicker than 0.5 ft was subdivided (B-1, B-2, etc.) into arbitrary levels, usually 0.5 ft unless believed sterile or disturbed. Features were numbered, with strata and levels within each separated whenever the feature proved to be deep or internally complex. If part of a feature found in the Package 110 investigation was encountered in 1991, the previously-assigned feature number was used.

Excavation. Sod and any modern features such as shale paths were removed without screening or artifact collection. Crew members used shovels, trowels and, where soil was hard or rocky, mattocks and geologist's picks for digging.

Recording. A separate record was kept for each provenience giving elevation readings, soil color and texture, inclusions such as brick, slate, coal, coal cinders, oyster shell, stratigraphic relationships, and a general list of artifacts. A unique number was assigned to each bag of artifacts and soil samples kept.

Photographs and plans were made of the top of each stratum, but additional visual records were made to show details at other points. All profiles were drawn, except when the excavation unit wall was also a stone wall or when it showed only a recent disturbance. In Excavation Unit 51, where profiles would not show two major features, a cross-section was drawn during excavation.

All measurements were made using the engineer's scale which divides a ft into tenths and hundredths, thereby making calculations in terms of decimals. In nine excavation units, elevations were recorded by transit with reference to one of the two datums. For Excavation Units 55 and 57, line-of-sight was impaired by Park Building 16 walls, so depths were read with line levels then tied to the datum by transit.

Artifacts. All soils below the sod were screened through 1/4-inch hardware cloth. Wet privy soil was water screened. All artifacts, historic and prehistoric, were bagged. Materials abundant in Harpers Ferry sites -- brick, slate, coal, coal cinders, oyster shell -- were sampled. Sampling was necessary as well for the abundant floral remains in the two privies (Features 213 and 292).

Soil Samples. Portions of soil from most excavation units were preserved for several types of analyses. In most excavation units, these samples were retrieved from a fresh column cut into the excavation unit wall after excavation was completed. For the privies, this was not possible, so samples were collected of each stratum or level prior to its excavation. Also a sample of screened soil was collected from each provenience to be floated for microflora. For more detail on the results of the soil analysis see Halchin (1994).

Analysis

Artifact Processing. In the lab, the artifacts were washed (delicate materials were brushed) and rebagged for cataloging and labeling. Cataloging was done according to standards set by the National Capital Region, and information was computerized using the Automated National Catalog System software under the direction of Cari YoungRavenhorst.

Minimum vessel analysis of ceramics and glass was conducted on selected strata and features considered most likely to provide findings significant to interpretation of the site. Recent strata and disturbances as well as features such as post holes and ditches were eliminated from this procedure. Detailed research of the vessel analysis can be found in Halchin (1994).

Drawings. Maps, plans, and profiles for the research report were created by staff archeologist John Ravenhorst using AutoCAD. The illustrations included are intended as representations and not a complete record of all drawings made in the field. In some cases, time constraints and stone walls hampered full recording of Package 110 excavation units. When

profiles of such excavation units were needed to fully interpret the site, profiles were recreated using the adjacent profiles, plans, and elevation readings.

STRATIGRAPHY AND ARTIFACTS

Summary of Megastrata

The area presently called the Upper Wager Block cannot be considered a single site. During different periods of the past it has been subdivided, and the lot lines and rights-of-way shifted on occasion. Each stratum, level, and feature in Lots 15 and 16 was assigned to a megastratum corresponding to one of the various time periods discussed. By combining strata into larger proveniences, sample sizes are increased and interpretation is streamlined. Unfortunately, repeated episodes of disturbances beginning in the mid-nineteenth century removed many deposits and truncated features. This leaves gaps in the stratigraphic record and forces archeologists to rely on artifacts alone to date some features. For example, grading of Lots 15 and 16 in 1981 removed more than a foot of deposits in some areas.

As with the stratum designations, labeling of megastrata begins at the surface with Megastratum I representing the park years. The discussion in this chapter, however, will follow a chronological sequence. Table 1 summarizes the megastrata used in analysis.

The review of historic documentation shows the Upper Wager Block was not always divided by fences, crowded with buildings, and owned by different people. In fact, it began under a single owner and function early in the nineteenth century, was subdivided with a mixture of residences and small enterprises, then finally reunited under the National Park Service in the mid-twentieth century. Therefore, interpretation for some megastrata will consider the entire area as a single unit, while for other megastrata, the lots are treated individually.

In a few of the 1991 excavation units, the lowest artifact-bearing deposits, Megastratum VII, produced prehistoric lithics and ceramics, although a few such materials appeared higher, especially in Megastratum VI. In any event, the scarcity and dispersion of the prehistoric finds suggests that no coherent prehistoric component exists at the site. Rather, these materials were probably disturbed during the 19th-century construction of the buildings.

Documented historic use of the Upper Wager Block began in the first years of the 1800s. For more than three decades the area was the backlot of the Harpers Ferry Hotel with service outbuildings. The period ended in the mid-1830s, around the time railroads reached the community. Archeologically, this is Megastratum VI.

Table 1. Megastrata for Wager Lots 15 and 16.

Megastratum	Time Period	Cultural Context
I	late 1950s to present	National Park Service
II	early to mid twentieth century	two lots: dwellings, shops
III	late nineteenth century	two lots: dwellings, Burleigh and other saloons
IV	1840s to 1860s	combined with V on basis of artifact analysis
V-A	1840s to 1860	two lots: taverns, Roeder home & bakery, last stable
V-B	late 1830s	subdivision and construction
VI	1800 to late 1830s	backlot & outbuildings of Harpers Ferry Hotel
VII	prehistoric	prehistoric
VIII	prehistoric	sterile

Megastratum V dates to the 20-25 years prior to the Civil War. It begins with the razing of the Harpers Ferry Hotel, the subdivision of the area into private lots and construction of Park Buildings 7, 15, and 16 (Megastratum V-B). Park Buildings 5 and 16A were constructed later in the period (Megastratum V-A). The Roeder bakery, White Hall Tavern, and other small enterprises as well as dwellings replaced the hotel complex. Lot 16 started out slightly narrow, but was widened in the mid 1850s when Hog Alley was created.

No evidence was found of any deposits or features resulting from the years of Civil War occupation, or the decade or two afterward. Very possibly in cleaning the yards and removing debris left by soldiers (who dismantled outbuildings and windows), the property owners had the yards graded. Later owners may also have done considerable cleaning. Another possible reason for the stratigraphic gap is flooding. Inundations in 1870 and 1877 could have swept away the 1860s deposits or prompted extreme clean-up measures.

Close analysis of the ceramics and glass showed that the Megastratum IV assemblage closely resembles the pre-war Megastratum V, so the two were combined for interpretation. Megastratum IV was originally thought to encompass the years after the Civil War when families repaired their homes and tried to re-establish businesses.

Megastratum III, marked by the revival of the Potomac Street drinking establishments, is present archeologically in the form of features. This megastratum has been split to reflect artifact evidence. However, IIIA and IIIB no doubt overlap. Generally, function and uses of the two lots during the period differed little from those of the two preceding megastrata -- the pattern of saloons, shops, and dwellings continued. Park Building 6 was constructed at this time.

Megastratum II represents the first half of the twentieth century, when the Burleighs owned Lot 16, and while Lot 15 ownership and residents changed several times. Park Buildings 5 and 7 housed saloons until they were permanently closed in 1914. There is sporadic documentary evidence for other small businesses in addition to domestic uses of the buildings during this period, however the archeological record is sparse.

This gap in materials dating beyond the turn of the century may be attributed to major floods in 1924 and 1936, although too little is understood about the nature of these floods to reach any firm conclusions about their destructive power. More likely, the gap may have been caused by grading and other restoration work not recorded during the early years of park ownership.

The activities producing Megastratum I are attributed to park service maintenance crews, contractors, interpreters, and archeologists.

Following is a brief description of Excavation Units 55 and 57 which were placed within Park Building 16 (Figure 3). A more detailed description of these excavations can be found in the appendix.

Excavation Unit 55

Excavation Unit 55 is a 5 X 5 ft. area inside Park Building 16 basement in the small northern room, an addition to the original structure. It lies against the west wall (or the front of the building) and it was placed there to see if there are any undisturbed deposits, including a builder's trench. The south edge of the unit is about 1 ft from the center wall since the immediate adjacent soils may be disturbed. The wall was rebuilt by the National Park Service, probably in the 1970s. The foundation of the west wall lies just below the surface and it measures about 0.5 ft wider than the wall. The soils were mostly undisturbed and they contained 19th-century artifacts. Deposits of lime were also found. Vertical deposits of shale line the bottom of the excavation unit. These deposits lie above the bedrock.

Excavation Unit 57

Excavation Unit 57 was a 4 x 4 ft area located within Park Building 16. It lies along the east wall south of the door opening. The top 0.5 ft includes mostly modern fill, such as shale, plaster, and lime. A concrete foundation is located underneath the foundation wall in the southeast corner of the excavation unit and it is about 2.0 ft deep. At about the bottom depth of the concrete foundation the soil becomes more compact. It is an undisturbed late 19th-century cultural layer. Historians have speculated that this basement area may have once been used as a kitchen area, but no stone or brick flooring was located. The absence of these features would have been rare in a late 19th-century urban context. The 19th-century kitchen deposits are an additional 2.0 ft. deeper and they include many artifacts such as toys, large pieces of egg shell, and coal and charcoal. The area may have been a root cellar that was filled during the late 19th century.

SUMMARY AND CONCLUSIONS

Package 118 and previous archeological projects in the Upper Wager Block have revealed a stratigraphy that reflects the long-term and intensive use of the area in historic times and since. Information from recent park records, photographs, and archeology reports help identify many of the disturbances. In addition to being a legitimate part of the archeological record, these stratigraphic gaps and the loss of associations pose problems for archeological interpretation.

The Package 118 area illustrates clearly the need for increased awareness and sensitivity to cultural resources during planning and execution of restorations, utility installations, and interpretive activities. In providing a summary of all known disturbances, this report serves as a guide to those areas that may remain relatively intact. Hopefully, too, it demonstrates some of the practical considerations involved in protecting non-renewable archeological resources.

While a portion of the two excavation units tested in 1991 proved disturbed, the remnant of apparently intact deposits near the south end of the structure holds out hope of more to be found. Indeed, the nature of these unexpectedly deep domestic deposits begs for further testing. Any construction disturbance in the basement should proceed only with additional investigation and monitoring.

Documentary sources and oral histories provide ambiguous statements concerning the location of the Roeder shop and workshop, and archeological excavations have not revealed any information, due at least in part to past episodes of destruction on the lot. As for the location of the bakery, it appears to have been behind the main house at the time of the war, but which building is unclear. A buried foundation east of Park Building 16A may have served as an external bake oven. Were confections made in the same workplace? The documents provide no clue. A family member's report of the post-war Kern years appears to place the retail shop on the first floor of Park Building 16. However, Snell noted that the north ground-floor room, isolated from the rest of the house, is a likely possibility.

Beginning most likely just after the turn of the century, modern sanitation came to the neighborhood. The terracotta and iron pipes crisscross and branch throughout the project area, although the loss of stratigraphic relationships compound problems of dating the pipes. The Burleighs, however, never installed plumbing in Park Building 16, using instead a privy beside the alley wall.

APPENDIX

EXCAVATION SUMMARY

EXCAVATION UNIT COORDINATES

Unit	Coordinates		Unit	Coordinates	
47	N 535	E 517	53	N 558	E 485
48	N 519	E 519	54	N 566	E 490
49	N 560	E 500	55	N 571	E 459
50	N 576	E 490	56	N 571	E 490
51	N 576	E 510	57	N 548	E 468
52	N 566	E 485			

FEATURE SUMMARY

Feat	Provenience(s)	Description
305	55	west foundation of Bldg. 16, mortared shale
309	57.A	intruded concrete stabilizer under east wall of Bldg. 16, late 1960s
310	57.D	occupation deposit

STRATIGRAPHY SUMMARY

Stratum	Mega	Texture, Inclusions, Comments	Munsell
55..305	V	mortared shale foundation for W wall of Bld. 16; does not appear to be repointed	
55.A	I	clay loam; mortar, gravel, brick, coal disturbed by removal of concrete floor	7.5YR4/62
55.B	III?	clay loam; mortar, brick, coal possible under-floor deposit	10YR3/3
55.C	III?	sandy clay loam; charcoal brick plaster sand possible under-floor deposit	10YR4/3
55.D	V	clay loam; large shale sterile fill with vertical shale	10YR4/4
55.E-1	V	sandy clay loam; large shale fill on east side with vertical shale; artifacts may be due to rodent activity	10YR5/4-4/4
55.E-2	V	sandy clay loam; large shale fill on east side with vertical shale	10YR5/4-4/4
55.E-3	V	sandy clay loam; large shale fill on east side with vertical shale	10YR5/4-4/4
55.E-4	V	sandy clay loam; large shale, bedrock fill on east side with vertical shale	10YR5/4-4/4
55.F-1	V	silt loam; shale, linear lime lens, charcoal fill on west side	10YR4/3-4/4
55.F-2	V	silt loam; shale, linear lime lens, charcoal fill on west side	10YR4/3-4/4
55.F-3	V	silt loam; shale, linear lime lens, charcoal fill on west side	10YR4/3-4/4

Stratum	Mega	Texture, Inclusions, Comments	Munsell
57..312	III?	clay; charcoal, lime bottom of square post hole? under Fea. 310	10YR4/3
57.A	I	sandy clay loam; small shale coal mortar brick disturbed during stablization	7.5YR4/4
57.A.309	I	concrete concreted foundation under east wall of Bld. 16	
57.B-1	I	sandy clay loam; small shale coal mortar brick disturbed during stabilization	10YR4/4 7.5YR4/4
57.B-2	I	sandy clay loam; shale lime mortar brick disturbed during stabilization	10YR4/3 10YR4/4
57.B-3	I	sandy clay loam; shale lime concrete brick disturbed during stabilization	10YR4/3 10YR3/3
57.B-4	I	sandy clay loam; shale, brick, plaster, coal disturbed during stabilization	10YR4/4 7.5YR4/6
57.B-5	I	clay, clay loam; shale, brick, plaster, coal disturbed during stabilization	7.5YR4/6 10YR4/4
57.C-1	I	clay; small shale disturbed during building stabilization	7.5YR4/6
57.C-2	I	clay loam; lime, coal, gravel disturbed during building stabilization	7.5YR4/6 10YR3/3
57.C-3	I	clay; lime, coal, cut limestone disturbed during building stabilization	7.5YR4/6
57.C-4	I	clay; lime, coal disturbed during building stabilization	7.5YR4/6
57.D-1	III	clay loam; charcoal, eggshell occupation, remnant in SW corner	10YR3/3
57.D-2	III	clay loam; charcoal, eggshell occupation, remnant in SW corner	10YR3/3 10YR4/4
57.D-2.310.A	III	loam; lime, wood lime concentration adjacent to N-S board	10YR4/3 10YR4/4
57.D-2.310.B	III	humic sand loam; coal flecks, eggshell occupation	10YR3/2
57.D-2.310.C	III	sandy clay loam; shale, brick, lime, cut limestone occupation, large cut limestone slab fragment	10YR4/2-4/3
57.D-2.310.D	I	sandy clay loam; gravel disturbed occupation	10YR4/2-4/3
57.D-2.310.E	III	clay loam; board, charcoal, eggshell occupation	10YR4/4
57.D-2.310.F	III	clay loam; eggshell, brick, coal	10YR4/4

Stratum	Mega	Texture, Inclusions, Comments	Munsell
		occupation	
57.D-2.310.G	III	clay loam; brick, oyster, eggshell, coal occupation	10YR4/3 10YR4/6 7.5YR4/6
57.D-2.310.H	III	clay loam; whole brick, eggshell, small shale occupation	10YR4/3 10YR4/6 7.5YR4/6
57.E-1	I	clay loam, clay; lime, coal, plaster disturbed during building stabilization	10YR4/4
57.E-2	I	clay, clay loam; lime, plaster, brick disturbed during building stabilization	10YR4/4 10YR3/2
57.F	I	clay loam; shale, brick disturbed during building stabilization	10YR4/3 10YR4/4
57.G	I	gravel gravel over and around drain pipe Fea. 311	
57.G.311.A	I	gravel gravel over and around T-shaped drain pipe	
57.H	I	sandy clay loam; gravel, lime, sand soil hardened by concrete from east foundation	10YR3/3 10YR4/3
57.I	VIII	clay, sterile	10YR5/6-4/6

ELEVATION SUMMARY

Stratum	Top	Bottom
55.A	282.60	276.87
55.B	276.87	276.81
55.C	276.76	276.76
55.D	276.76	276.63
55.E-1	276.61	276.20
55.E-2	276.20	275.67
55.E-3	275.67	275.31
55.E-4	275.37	***.**
55.F-1	276.63	276.24
55.F-2	276.24	275.66
55.F-3	275.66	275.37
55..305	276.89	***.**

Stratum	Top	Bottom
57.A	275.42	275.33
57.A.309	***.**	***.**
57.B-1	275.33	274.85
57.B-2	274.85	***.**
57.B-3	274.67	274.33
57.B-4	274.33	273.83
57.B-5	273.77	273.22
57.C-1	275.33	274.60
57.C-2	274.60	274.27
57.C-3	274.27	273.78
57.C-4	273.78	273.52
57.D-1	274.46	274.01
57.D-2	274.01	273.44
57.D-2.310.A	273.44	273.22
57.D-2.310.B	273.22	273.17
57.D-2.310.C	273.17	***.**
57.D-2.310.D	272.84	272.63
57.D-2.310.E	272.68	272.61
57.D-2.310.F	272.61	272.44
57.D-2.310.G	272.44	272.28
57.D-2.310.H	272.28	271.83
57..312	271.80	271.56
57.E-1	273.82	273.42
57.E-2	273.42	273.26
57.F	273.36	273.03
57.G	273.21	272.61
57.G.311.A	272.61	272.23
57.H	272.31	272.12
57.I	271.97	271.51

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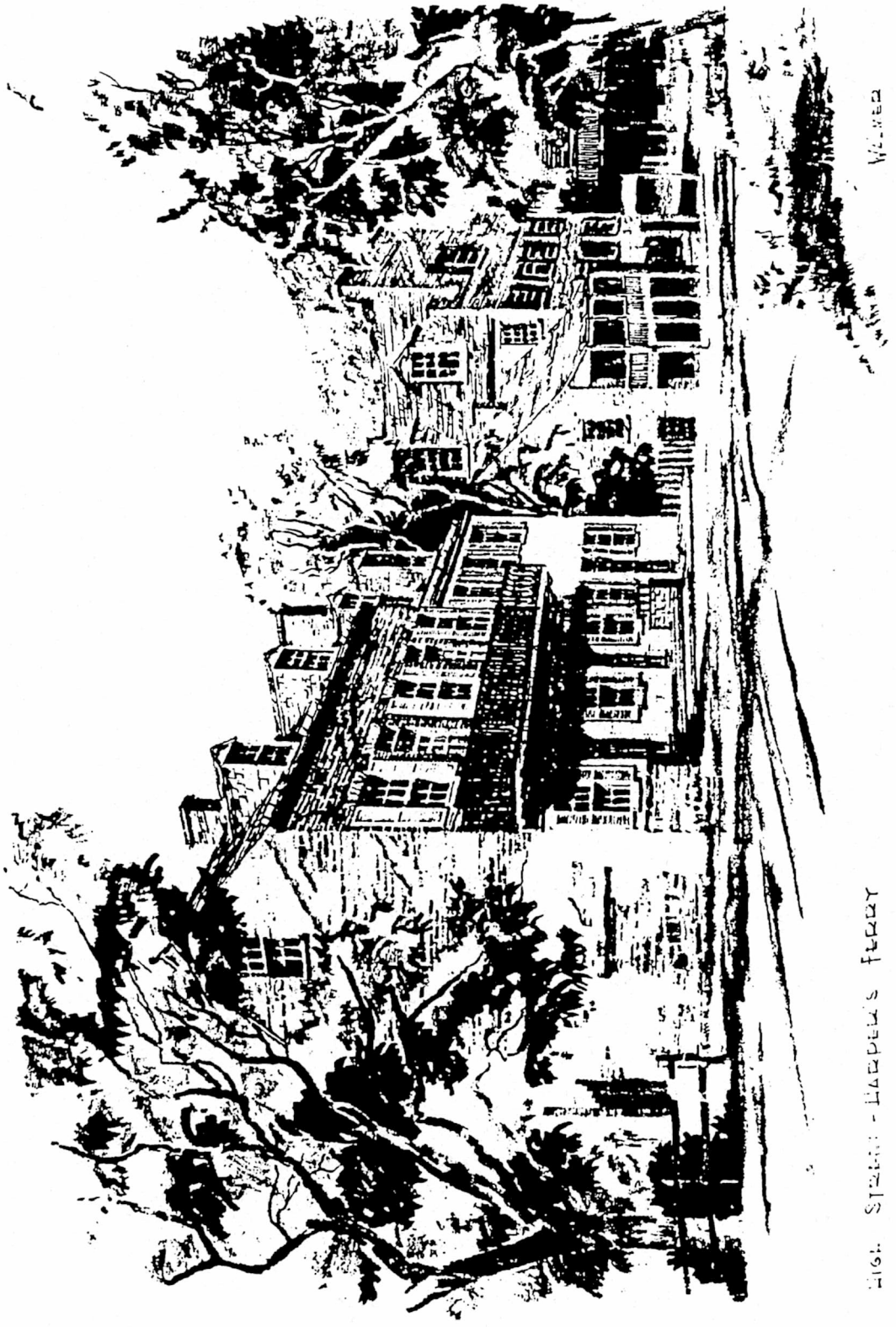
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B. Chronology of Development and Use



B. Chronology of Development and Use

The following section is based on *Historic Structure Report Part II: Architectural Data Section on The Roeder House (Building # 16)* prepared by Alan M. Walmer in September 1964. Alan Walmer was an architect for the United States Department of the Interior, National Park Service, Eastern Office, Design and Construction Division of Architecture (EODC). The EODC played an important part in the initial development of Harpers Ferry National Historical Park (Harpers Ferry was designated a National Monument in 1944 and later designated a National Historical Park in 1963). During this initial stage of development, condition assessments and historical research were performed for each park building. The reports generated by this research were then used to develop the interpretive plans for each structure as well as the construction documents required for the preservation, and in some cases, the rehabilitation of the structures to meet the goals of the interpretive plans.

Alan Walmer's report has proven invaluable in determining the chronology of development of the Roeder House and Annex. His architectural data section is based on an exhaustive investigation of the building which he performed in 1964. During this investigation, Walmer produced meticulous documentation drawings and field notes which give us a clear understanding of the modifications made to the structure before that time. Copies of these drawings are included in the *Appendix*. His drawings and notes also provide a full description of the structure before the National Park Service "restoration" of the building, when the rear wall, roof, and all the exterior doors and windows were removed and replaced because of their deteriorated condition. Copies of Mr. Walmer's field notes can be found in the Harpers Ferry Park Library.

The following text chronicles the physical history of the Roeder House and Annex in two sections. Part I chronicles the history of the structure before National Park Service acquisition. This section is based almost exclusively on Alan Walmer's investigation and documentation. Where his evidence was inconclusive or more recent research has proven his assumptions incorrect, the text has been updated. Part II chronicles the history and modifications made to the structure since National Park Service acquisition. This section is based on field verification of work planned in the 1964 construction documents, photographs from the Harpers Ferry photograph collection and Park maintenance records, as well as interviews with Harpers Ferry NHP day labor work crews.[1] The following text touches only on the history of occupants of the structure; for more detailed information about Frederick Roeder and in his descendants refer to the *Historical Data* section.

[1]During the late 1970s and early 1980s the Roeder Store was brought on line as an interpretive exhibit. Much of this work was executed by the following personnel: Charlie Wofford, retired; Mervin Knotts, currently with Harpers Ferry NHP maintenance; Al Levitan, currently with Harpers Ferry Center Division of Conservation; Richard Brown, currently with Antietam NBP maintenance.

PHYSICAL HISTORY BEFORE NPS ACQUISITION

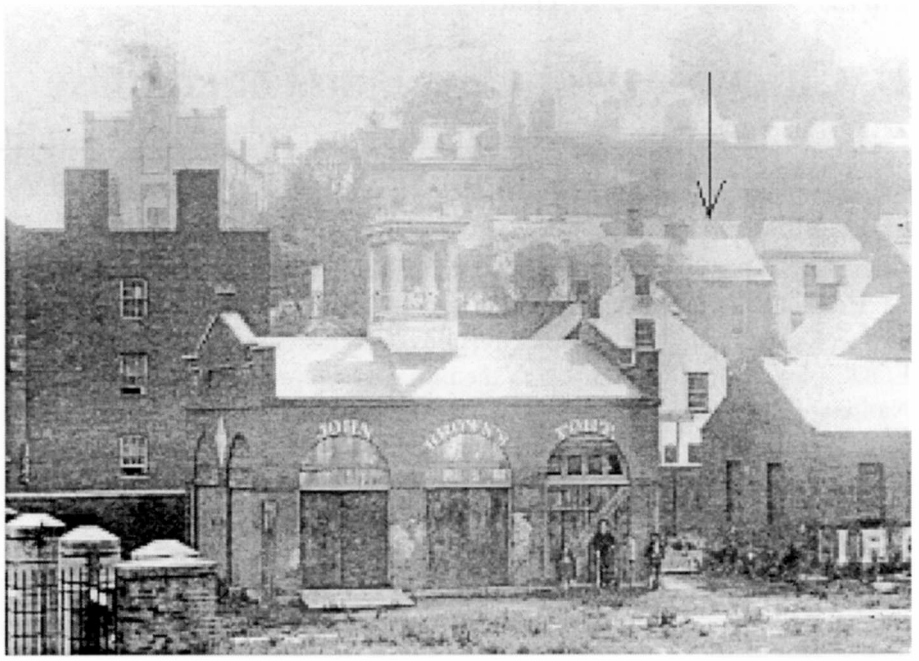


Figure 1. *The arrow indicates the location of the Roeder House in relation to the John Brown Fort. (HAFE photo, HF-655, 1880-90)*

GENERAL[2]

The Roeder House, Building 16, is located in Harpers Ferry National Historical Park and stands at the intersection of High Street and Hog Alley. To the rear, across Potomac Street, lies the site of the Federal Armory and the Armory Engine House or "John Brown Fort." While no event of major historical significance can be connected with the Roeder House, it was a prominent part of the background in the events connected with the John Brown Raid and subsequent events of the Civil War period at Harpers Ferry. The Roeder House is a contributing structure that is important to the context of the nineteenth century streetscape of Lower Town, Harpers Ferry.

The Roeder House is a picturesque structure of rather unique appearance and construction. Despite the several structural faults and the destructive processes of time, man, and nature, it has managed to survive, in exterior appearance at least, substantially as it was during the 1859-1865 period.

The house was built in stages from 1844 to 1857, incorporating portions of other structures standing on the site. It was built by (or for) Frederick A. Roeder, a prominent citizen of the town, and a confectioner by trade; he used the building as both a residence and a place of business. Roeder, at the time of his death, was the head of a large household.[3] His house apparently grew in stages as the increasing size of his family required and his budget allowed. Roeder was killed in 1861 by a sniper's bullet while standing on the back porch of his home.[4] Thereafter, his family vacated the building and it was used by military personnel.

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[2]As mentioned in the introduction, the text was originally prepared by architect Alan Walmer. The version presented here still maintains the style of Mr. Walmers original text; however, it has been edited and updated with information not available to Mr. Walmer.

[3]An 1860 census lists nine occupants of the house.

[4]This account of Frederick A. Roeder's death was related to Alan Walmer by Mrs. Mae Kern Ramey, a great-granddaughter of Roeder, as told to her by her grandmother, Mary Louisa Roeder Kern, Frederick A. Roeder's daughter.

After the War the building was again used as a residence and eventually passed out of the hands of the Roeder heirs.

Many changes were made to the building after the Civil War, but none of these alterations greatly altered the historic fabric. On the exterior, new slate roofing was applied, several sashes and doors were replaced, and shutters were installed. The porches were rebuilt. One window frame is a replacement. Inside the alterations consisted mainly of the addition of floor and wall coverings, wainscoting, and board partitions that covered the old fabric. The basement received new floor framing and flooring.

That the house belonged to a man of frugal or moderate means is evident in the general quality of materials and workmanship employed throughout the building. A great deal of material reclaimed from other construction was incorporated in the building; the often unorthodox, sometimes crude methods of construction and workmanship indicate a certain lack of experience or knowledge of building techniques on the part of the workmen.

There is no definite documentary evidence to pinpoint the dates or the exact nature of the original construction and subsequent major changes to the building. An analysis of the fabric, however, studied in correlation with known facts concerning adjacent properties and buildings, makes it apparent that there were five major stages in the evolution of the structure:

- As constructed, c. 1844-1845
- Alterations of c. 1848-1849
- Alterations of c. 1856-1857
- Civil War occupancy
- Post Civil War alterations 1865-1953

A description of the physical history of the building may most conveniently and coherently be made by considering each of these stages.

As Constructed c. 1844-1845

The initial portion of the Roeder House was built on Lot No. 16 of a division of the Wager Six Acre Reservation which was laid off into lots in 1835. The property was unoccupied until 1837, when one John G. Wilson constructed a stable on Lots 16 and 17.[5] Wilson was the builder of the Stage Coach Inn. The Roeder House had not yet been built in December of 1844, for at that time, Major Symington of the Federal Armory at Harpers Ferry made an evaluation of properties adjoining the site of the Armory. In his evaluation, Major Symington states that Lot 16 was occupied by "small wooden house, sixteen feet by fourteen feet, one story" and that Lot 17 was occupied by "a large wooden stable sixty feet by thirty feet and loft above".[6] Roeder leased Lot 16 in January of 1844 for rent, which would indicate that there was no structure of value on the site at that time. However, in September of 1847, Roeder purchased the same lot for an amount far in excess of the value of the land alone.[7]

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[5]Sullivan, A. L., "History of Wager Lots #17-34, 1782-1869," p. 72.

[6]Sullivan, op. cit. p. 3

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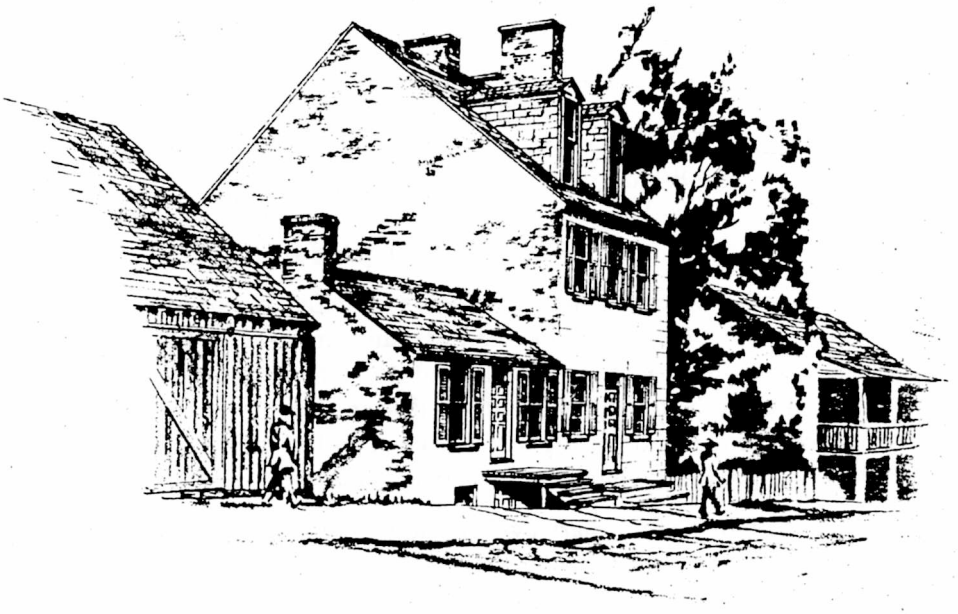


Figure 2. *Conjectured illustration of how the original portion of Roeder House may have appeared c. 1844-1845. (Illustration by Alan Walmer, 1964, from HSR, Part II)*

It was common in Harpers Ferry during this period for some land owners to rent portions of their properties to others under long-term leases. Usually the terms of the leases required the leaser to construct a building on the rented lot. Often the lease would specify the type of construction, number of floors, and overall dimensions of the building. At the termination of the lease, the improvements to the property were to be paid for by the lessor.[8] No plans or specifications for the Roeder House have ever been found. However, the original portion of the house seems to follow closely the specifications found in other leases and deeds of the period.[9]

The building, as originally constructed, fronted 22' 3" on High Street and was 17' 7" deep. It was a two-story stone structure, but because it was built on a sloping site on the southwest side of the street, it fronted only one story on the street side. An areaway across the front provided light, ventilation and access to the basement.

The walls were laid up of local rubble stone, capped with a brick sawtooth cornice. Some of these bricks were reclaimed and used in later additions and still show the weathered traces of their former use. The stonework was probably parged. The structure was built against the Downey House, Park Building No. 15 (built c. 1838-1839), employing that structure as its southeast wall.

A gable roof having a slope of seven in twelve paralleled High Street. The ends of the present second floor joists and beams are cut at this angle and show the nail holes where the rafters were attached (see Figure 3).

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[8]Ibid, p. 3 and Kissling, H. H., "Historic Building Report for Building 1B, Marmion Hall," dated October 30, 1958, pp. 13-30. Historian Kissling recounts a detailed narrative of such an agreement and the problems one man encountered with it.

[9]For a more extensive discussion on the theories of who constructed the original house refer to the *Historical Data* section written by historian Patricia Chickering.

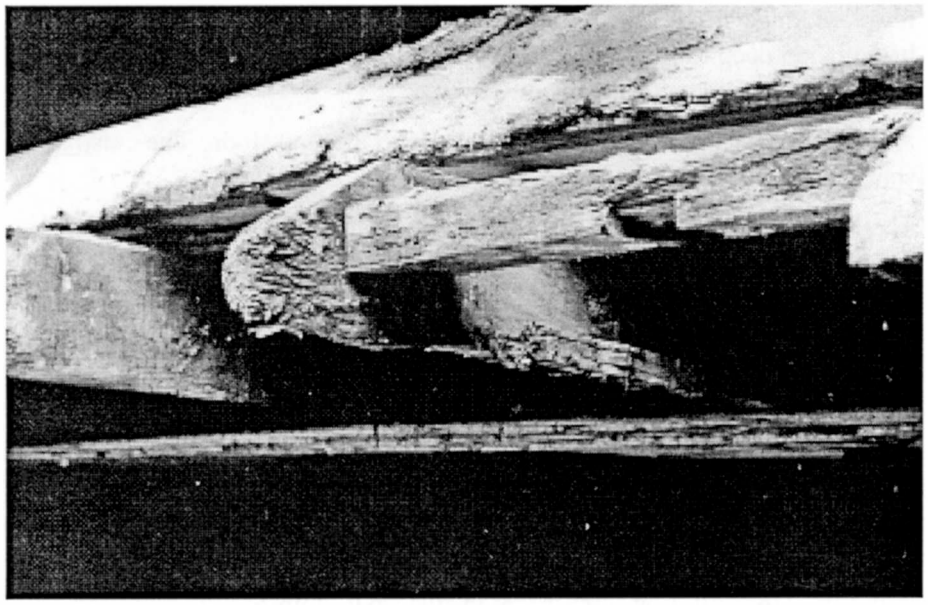


Figure 3. *View of the cut ends of the original ceiling joists that have been cut at the angle of the original roof. (HAFE photo, NHF-2566, Sept./Oct. 1964)*

There were two small porches or stoops at the first floor level, one at the front and one at the rear. During the 1964 stabilization work, two bricked-in joist pockets were found under the first floor back door. Presumably, these joist pockets housed the joists that supported the central rear porch. The nature of the original steps, and whether the porches were roofed or not, can only be conjectured.

The southwest (street) and northeast (rear) elevations were similar in that at each floor level a door was centered on each facade. Each door was flanked by two windows, one on either side, except at the basement level at the rear where there was only one window to the left (east) of the door. The northwest (gable end) elevation was unbroken by any opening.

On the interior at the basement level, the plan was divided into two rooms of unequal size by a stud, lath, and plaster partition. The original flooring was



Figure 4. *"Basement masonry partition and fireplace: note the cracks, missing and discolored stones. The bottom of the plaster remains mark(ed) by the top of the missing 9-inch high baseboard. The hearth was probably bricks." This wall was reconstructed during the 1960s rehabilitation. (Photo and quote from HSR, Part II, The Roeder House, HAFE NHP, Architectural Data Section, by Alan Walmer, Architect, September 1964)*

replaced long ago. It was probably of wood. The larger of the two rooms had a large, deep fireplace and may have been the kitchen. The use of the other room has not been determined.

An outside stair must have provided access to the first floor. The existing stair is a later addition.

The first floor plan was simply one large room with a fireplace centered in the northwest wall. No trace of any partition or divider could be found in this space. The period use of this room is not known.

At the time of Walmer's investigation the flooring in this room was original and consisted of wide, random-width (8" to 13"), one-inch-thick, red pine, tongue-and-groove boards. The floor boards were laid parallel to the long axis of the building. Because of its deteriorated condition, this flooring was removed during the building stabilization. The floor and ceiling structures of this room are similar. They consist of heavy beams and joists (approximately 2" x 8" placed 2' on center between the beams) that span the short axis of the building. There are four large wood beams each in the ceiling and floor. These beams bear mortises, slots, and round holes which have no relation to the structure of the building.

In his report, Walmer references seeing similar timbers and cuts in many timber-covered bridges and is of the opinion that these beams were reclaimed from an "old covered bridge." This theory seems reasonable in that the Wager Bridge which crossed the Potomac River at Harpers Ferry was demolished about 1841.[10] It is possible that Roeder economized by utilizing serviceable material reclaimed from that source.

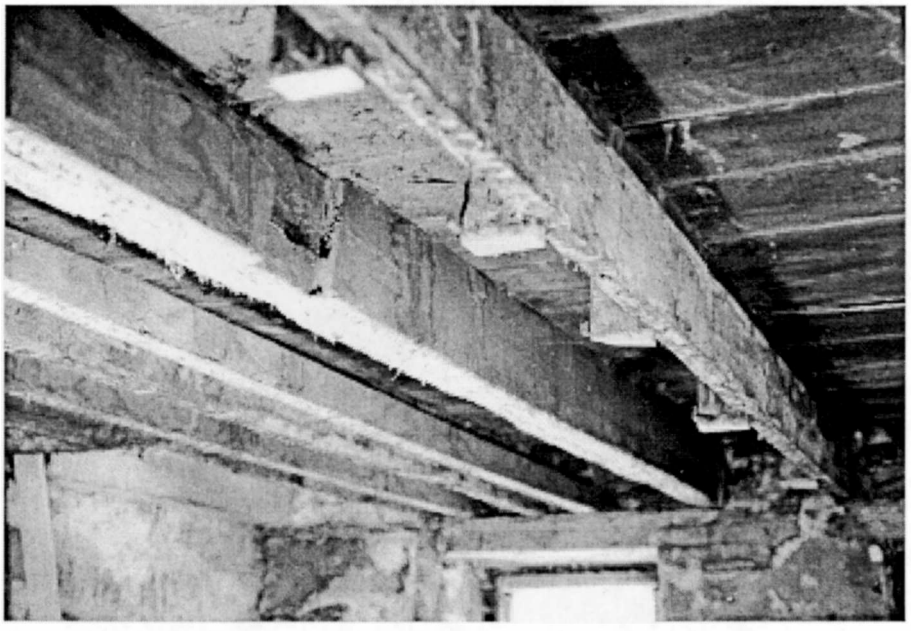


Figure 5. *View of the basement ceiling joists in the original portion of the house. Note heavy timber joist that has been notched—possibly reused bridge timbers. The series of cut off studs are the remains of the stud wall partition that once divided the room. (1964 photo by Alan Walmer, HSR, Part II, Architectural Data Section)*

[10]Snell, C. W., "Historic Building Site Survey Report for Wager Lot No. 1 and the Bridge Lot, the Baltimore & Ohio Railroad Company's Bridge and Buildings at Harpers Ferry." Sept. 22, 1958, p. 23.

The masonry openings in the southwest and northwest elevation of the original structure are bridged by long (18'), continuous wood lintels or plates, 4" x 7" laid flat. These plates, built into the masonry walls, bear the ends of the floor joists and beams, as well as the masonry above them. In addition, on the exterior, each masonry opening has a stone lintel.

The window assemblies of the first floor are of a different size and design than those of the basement. The basement masonry openings have plastered flanks and no casings, while the first floor openings have wood flanks, casings and backbands. The window and door frames have plugged mortises and holes, as well as old nail holes, indicating that the material from which they were assembled was used and came from another building. The interior wall surfaces and ceilings were plastered and whitewashed.

ALTERATIONS 1848-1849

In January of 1848 Roeder acquired Lot No. 17 adjacent to his property and presumably soon after that added two rooms to his house. The two-story rubblestone addition increased the frontage of the house to 35' 6" (its present dimension). Roeder incorporated the southeast wall of a stable then standing on Lot No. 17 as the northwest wall of the addition.[11]

The new addition had seven masonry openings (four doors and three windows), each of a different size and detail. This suggests that the frames, doors, and sash were probably adapted from another structure.

A doorway was cut into the masonry end wall of the original portion of the house to provide access at the first floor level to the new addition.

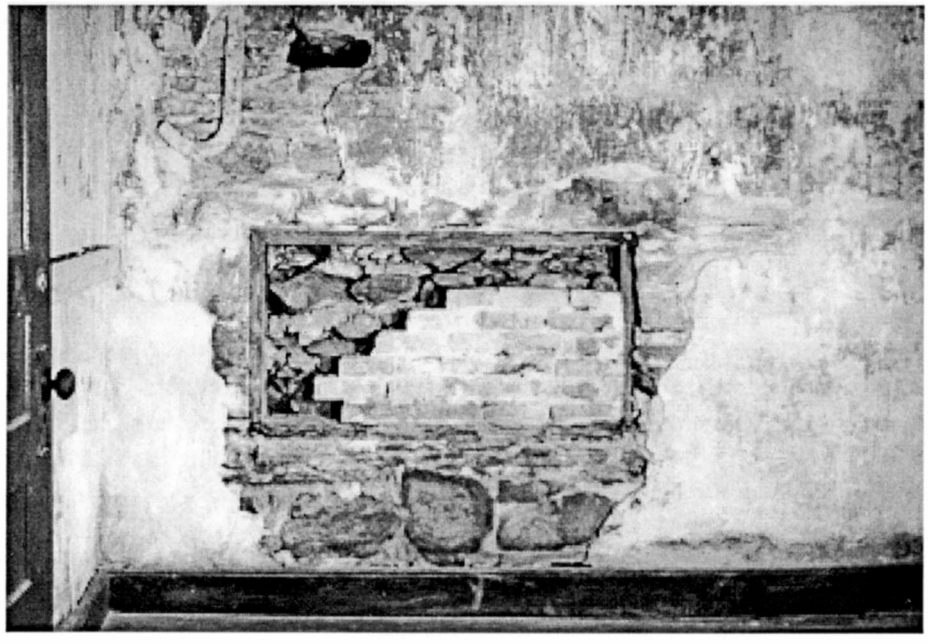


Figure 6. *First floor room added in 1848-1849. This bricked-in window opening was uncovered during Alan Walmer's investigation in 1964. This window was once part of the stable that was adjacent to the Roeder House. When the addition was constructed, the gable end wall of the stable was incorporated into the Roeder House. (1964 photo by Alan Walmer, HSR, Part II, Architectural Data Section)*

[11]Major Symington's evaluation of the properties is in error; the stable, or at least its end wall, was stone, and was located on Lot. No. 17. During the course of this fabric investigation, two bricked-in openings were found behind the plaster on the interior of the northwest wall the Roeder House. A complete frame and sill for one of the windows was uncovered; mortises for bars were found in the head and sill, such as a stable window may have had. No sash were ever installed in this frame. The outside of the frame faces the interior of the Roeder House.



Figure 7. *View of the ceiling joists in the basement room of the 1848-1849 addition. Note the mortises and white stripes from the plaster and lath. (HPTC photo, 1996)*

The basement room was probably used as Roeder's place of business, as there is no interior passage from this room to the rest of the building. A large fireplace was added back-to-back with the fireplace of the adjacent and older room. Both fireplaces share the same flue.

The first floor level of the addition had two doors and two windows. There is no fireplace in this room; its use is not known. The flooring of this level consists of random width (3½" to 6") boards, 1" in thickness, running from front to back and perpendicular to the flooring of the adjacent room. The floor framing consists of very light wood joists, approximately 1' 4" on center, which frame into header beams along the northwest and southeast walls. A majority of these joists have regularly spaced, rectangular mortises which run down the center of each member. These mortises are very similar to those found in the second floor ceiling joists as well as those found in other Lower Town structures. In other structures it is documented that these members were part of river barges that were used to float goods to Harpers Ferry, then were dismantled, and the wood sold.

The walls and ceilings of both new rooms were plastered and whitewashed. The woodwork was painted dark brown. The baseboards and floor of the first floor addition were painted with a black coating that, according to Walmer, resists the action of paint removers. The exterior woodwork was painted white and the doors brown.

To the rear of building 16 stands a detached, two-story brick structure, designated as Building 16a. This building measures 14' 6" by 11' 3" in plan

and has only two rooms—one on each floor. It was built up against the Downey House (Building 15), employing that structure as its southeast wall. No exact date for the construction of this small out building can be determined. The brickwork differs in detail from that of the third story of the main building. Details of windows and doors, however, were similar to those of the 1848-1849 addition to the main house. The back porch of the main house relied in part upon one wall of Building 16a for support; consequently Walmer is of the opinion that it was built at about the same time as the 1848-1849 addition. It definitely was in existence by the summer of 1859.[12] Historical evidence suggests that this was Roeder's bakery. A Roeder-Kern family court claim filed in 1864 refers to a bakery being located to the rear of the house.

ALTERATIONS 1856-1857

The stone stable on Lot 17 was still standing in 1856, for at that time Superintendent Clowe of the Federal Armory advised purchase of the lot and stable because it was a firetrap. In August of 1856, Frederick Roeder sold the northwest 28' 6" of Lot 17, including the stable, to the United States. The stable, except for its southeast wall, was subsequently demolished and the lot was filled in and made into a street[13] commonly known as "Hog Alley."

The brick third floor and attic addition to the Roeder House could not have been constructed before the demolition of the stable, as the construction of

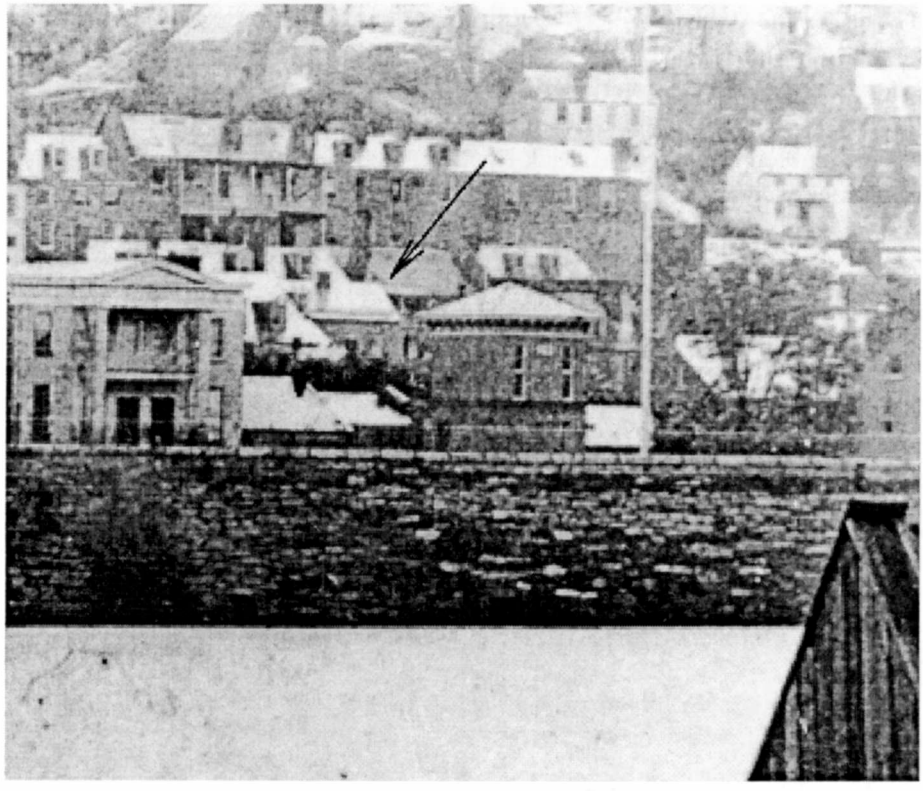


Figure 8. *Historic photo circa 1859. The arrow points to the Roeder House. The roof of the annex is visible along the edge of the adjacent Downey roof line. (HAFE collection, HF-64)*

[12]The roof of this outbuilding is visible in photograph HF-64 dated 1859.

[13]Sullivan, A. L., "History of Wager Lots #17-34, 1782-1869," p. 74.



Figure 9. *A view of the annex or bakery as it appears today. The stairhouse added in 1856-1857 can be seen between the roof of the annex and the main building. This is the reconstructed stairhouse built in 1964. (HPTC photo, 1996)*

the northwest wall of the brick addition would have interfered with the roof and loft of the stable. The brick addition was made before 1859, however.[14] No period use for the rooms of the brick addition is positively known. Alan Walmer presumed they were possibly used as bedrooms. In a recounting of Frederick Roeder's life, Isabel Kern Flanagan, Frederick Roeder's great-granddaughter, refers to Frederick Roeder as a baker by trade and states that "His brick bakery was connected in by a porch."[15] The structure has a chimney on the exterior but no apparent access to it on the interior to service a stove or fireplace.



Figure 10. *Close-up of the second floor cast-iron balcony supports installed during the 1856-1857 alterations. (HPTC photo, 1996)*

[14]Refer to historic photograph HF-64.

The southwest elevation of the second floor addition (third story level) was punctured by three windows and two doors, located approximately above the first floor openings. One window at the attic level was located in the northwest gable end.

The southwest gable end of the attic was built up of 2" x 4" studs, lath and plaster, and random-width 1" planks. Above the juncture of the gable with the roof of the Downey House, the exterior side was covered with slate shingles.

Cast-iron balcony supports and railings were used on the High Street elevation at the second floor level. The supports and the ends of the railings were built into the brickwork as the walls were laid. This proves the balcony existed at the time.

The wood back porch was roofed to make a gallery. The stairs at the eastern corner of this porch were extended to serve the new second floor, and were enclosed for their protection by a wood frame and clapboard stair housing (see Figure 9). A portion of the old stone stable wall at the northern corner of the back porch was reworked to provide a doorway from the porch to the newly opened alley. Another part of this wall, at the intersection of the alley and High Street, was torn down to make a low wall at the northwest end of the front porch.



Figure 11. *The door that was once part of the adjacent stable was retained and used as part of the porch roof structure, as well as providing access to Hog Alley from the house. (HPTC photo,1996)*

[15]This quote was taken from the Isabel Kern Flanagan 'scrapbook' titled "Reflections: Harpers Ferry—When the Twentieth Century was Young."

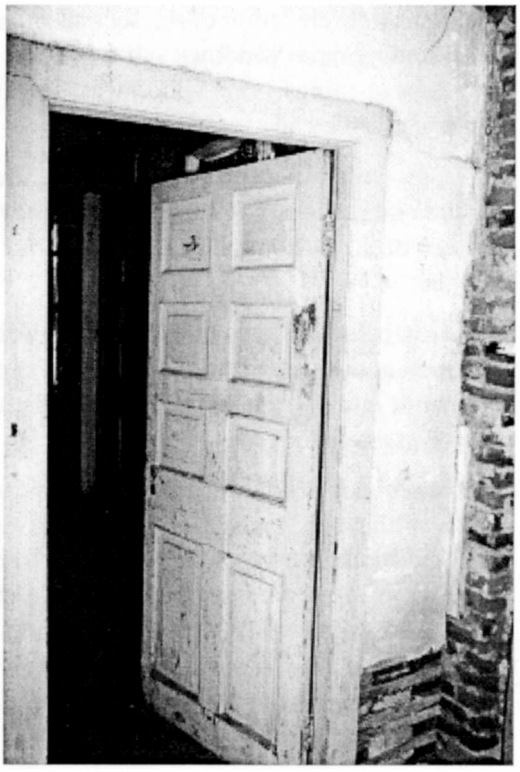


Figure 12. *Second floor door in the 1856-57 addition. The door and casing are more ornate than the trim found in the early portions of the house. (HPTC photo, 1996)*

The gable roof was covered by slate shingles; remnants of these shingles were found under the extant roofing during the 1964 investigation. The uncovered shingles were similar in texture and color to Buckingham, Virginia, slate and were of random widths, 16" to 18" long with a 7½" exposure.

The front or High Street slope of the roof had two dormers that were located approximately above the second floor doors. The cheeks of the dormers were covered with slate similar to the roof and gable end.

The 1856-1857 alterations added four new rooms to the Roeder House—two on the second floor and two on the attic level. The sizes of the new rooms correspond roughly to the sizes of the basement and first floor rooms below them. The new rooms were separated by light stud, lath, and plaster partitions. The flooring of the second floor and attic is composed of random width (approximately 3½" to 8½"), 1"-thick, yellow pine boards. The boards are laid parallel to the long axis of the building. All interior wall and ceiling surfaces were plastered.

The woodwork of the 1856-1857 addition is of a much finer quality, workmanship, and uniformity than that found on the floors below. The mouldings and joinery are more intricate, and fitted more neatly.[16]

It is during this time period that both Walmer and Snell speculate on the presence of exterior shutters. Neither author provides a reference to physical evidence in historic photographs but both had some basis for the statements made in their respective documents.

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[16]The level of craftsmanship follows more closely the quality found in the majority of the downtown buildings.

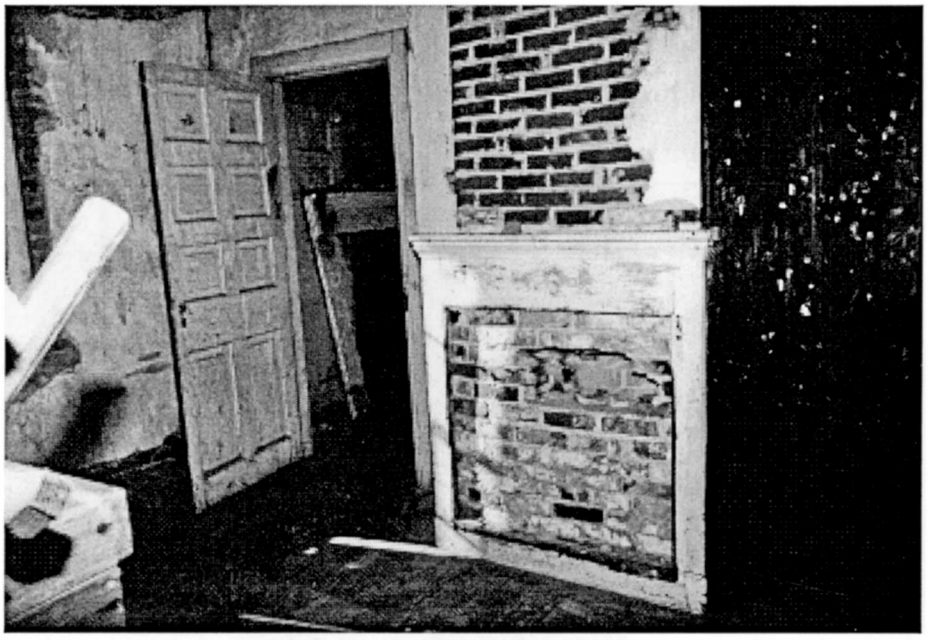


Figure 13. *View of the mantle added during the 1856-57 alterations. The fireplace was substantially reworked during the 1960 rehabilitation when the flue was relined with clay tiles. (HPTC photo,1996)*

Walmer's statement occurs in the discussion concerning the post war occupancy of the Roeder House. He states on page 2, "Many changes were made to the building after the restoration period but none of these alterations greatly altered the historic fabric. On the exterior, new slate roofing was applied, several sash and doors were replaced, *and shutters were installed.* The porches were rebuilt."

Walmer dates these changes from after 1856 but before 1859. He also states the woodwork is of a much finer quality, workmanship, and uniformity than found in earlier campaigns. The introduction of shutters would be compatible with the general upgrading and renovation of the house.

In the 1980 Historic Structure Report Update of his earlier 1959 report, Charles Snell discusses the possibility of exterior shutters in more detail. On page 30 of his report, in the section dealing with the physical appearance of Building No. 16 in 1859-1865 there is a description of the front of the Roeder House. Snell is describing the second story addition when he writes, "Entrance doors, each topped by a rectangular transom containing four lights, were located in the second and fourth bays of the first and second stories on this elevation. Windows contained six over six lights *and were adorned with louvred shutters.*"

Evidence of the use of reclaimed materials, found on the first floor and basement, is not to be found on the second floor and attic levels.

The new rooms were presumably heated with stoves, as there are no fireplaces in the 1856-1857 addition. The larger of the two second floor rooms does, however, have a mantle which dates to the period of the alterations. Whether this mantle adorned an operating fireplace cannot be determined because of later modifications to the building.

Alterations to older portions of the house during this period included the installation of an interior winding stairway from the first floor to the second floor in the southern corner of the original (1844-1845) portion of the house.

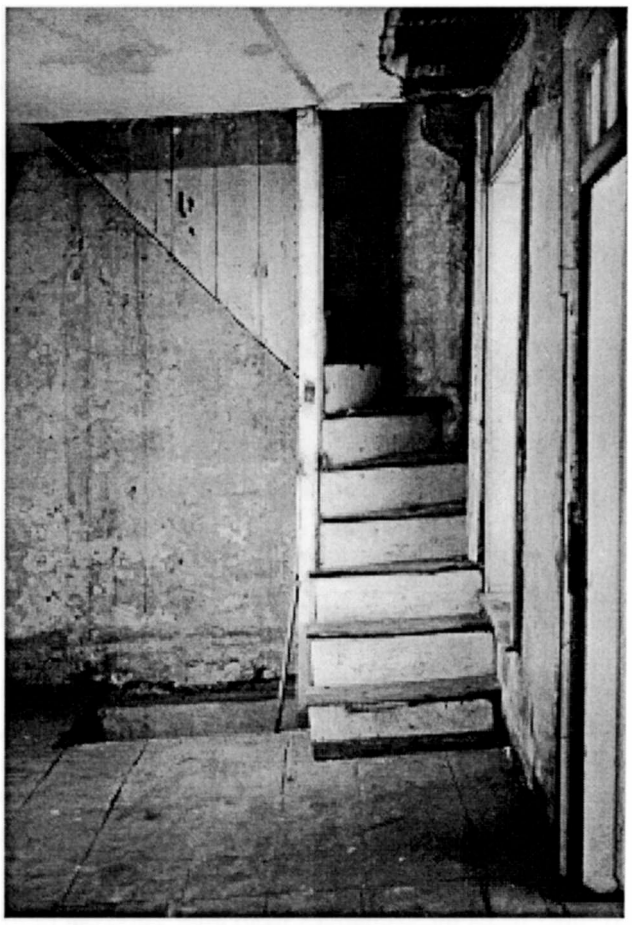


Figure 14. *Winding stair on the first floor added during the 1856-57 alterations. (1964 photo by Alan Walmer, HSR, Part II, Architectural Data Section)*

This new stairway was undoubtedly a great convenience, as formerly the only access to the upper or lower floors appears to have been via exterior stairs. An interior stairway at the north corner connected the second floor and attic. Full-length porches, front and rear, were apparently added during this period.

Presumably, the frame partition in the basement of the original portion of the structure was removed at this time.[17] Small closets were built under the basement and attic stairways. A clothes press was installed beside the chimney in the larger of the two second floor rooms. Walmer's observations indicate that all of the plaster and woodwork in the house was painted at this time.

[17]Mrs. Ramey (see footnote 1, p. 1) recalls that her grandmother told her this room was the family kitchen-dining room. It is Alan Walmer's opinion that if the space was divided by the partition, the room would not have been large enough to a accommodate the nine-person family at a table.

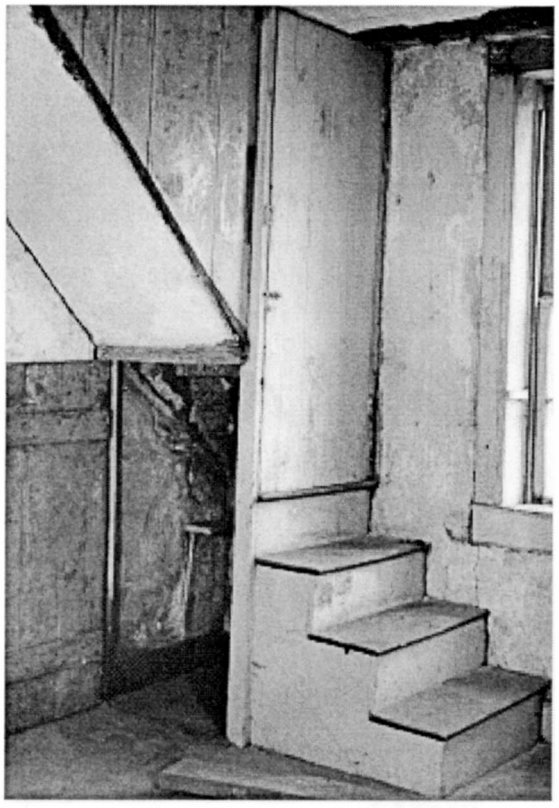


Figure 15. *Winding stair on the second floor added during the 1856-57 alterations. (1964 photo by Alan Walmer, HSR, Part II, Architectural Data Section)*

Civil War Period

Frederick Roeder died on July 4, 1861; his wife had died previously in March 1861. After Roeder's death, his children vacated the structure to live with an aunt in the nearby town of Bolivar.[18] During the War soldiers used the house as quarters. Numerous pencil scrawls including names, ranks, and companies, names of girl friends, and dates and addresses were found on the plaster and woodwork under numerous coats of paint.[19] For more information on the Civil War occupation of the structure, refer to the *Historical Data* section.

The Roeder House does not appear to have suffered from extensive war damage or troop vandalism, although a hundred years of weathering and later renovations may very well have obliterated any scars caused by the War.

During the course of this fabric investigation charred woodwork, plaster lath, and floorboards were uncovered in the first floor room of the original portion of the structure. The window casings in particular were scorched black. Evidently, the fire was confined to this one room only, and was quickly extinguished, as damage to the fabric was slight. In the northern corner of the room, where the fire appears to have been most intense, the outlines of furniture and other articles can be traced on the blackened floorboards. One

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[18]Interview with Mrs. Ramey, reference footnote 1, page 1; also reference the *Historical Data* section for more information concerning the family's movements during the War.

[19]During Walmers investigation some of this "graffiti" was photographically documented. In the fall of 1996, conservators from the Harpers Ferry Center thoroughly investigated both the Roeder House (Building 16) and Annex (Building 16a) for visible graffiti. The results of this investigation can be found in the Appendix of this document.

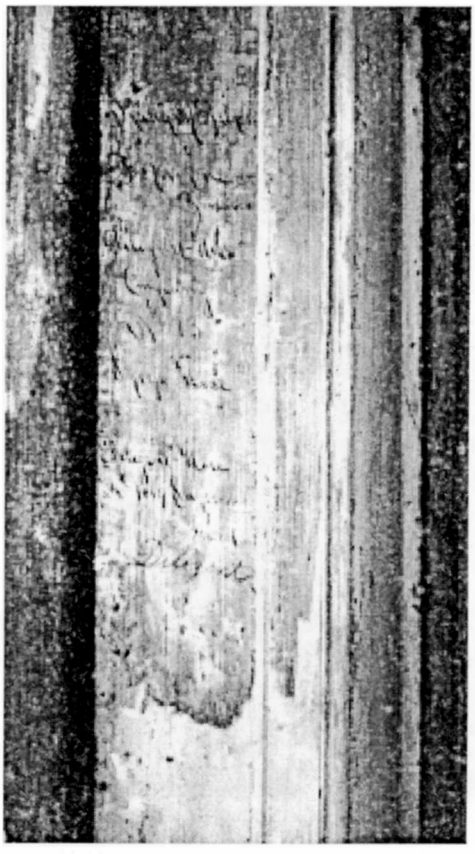


Figure 16. *Graffiti revealed on a second floor window casing by Alan Walmer during the fabric investigation.*[20] *(1964 photo by Alan Walmer, HSR, Part II, Architectural Data Section)*

complete window casing and frame in this corner of the room is a replacement, presumably for one destroyed in the fire. No written record of a fire in this building has been found. The window casings and other damaged fabric were later simply painted to cover the charred wood and burned plaster.

[20]This window casing has not been located although extensive research was conducted at Harpers Ferry NHP and National Park Service Curatorial Storage Facilities. It is no long part of the building fabric.



Post Civil War Period of Significance Alterations 1865-1953

Figure 17. *View of the High Street elevation of the Roeder House showing the concrete porch and cast-iron railing added in 1892. (HAFE photo, NHF-2723)*

Frederick Roeder's heirs retained title to the building until 1881, when the house and lot were sold to one Bridget Burleigh.[21] Most of the alterations and additions adjudged as having been installed after the restoration period appear to be late nineteenth century work or early twentieth century.

The wood front porch was replaced by a concrete terrace sometime around 1892.[22] One window frame and several sashes were late replacements. Three of the four first floor doors are typical early twentieth century stock doors. All but one of the basement doors and frames are relatively recent replacements.

Inside, in the basement, all traces of the original floor construction are nonexistent. One room which had a concrete slab floor was used as a furnace room and coal bin. The other room had a wood floor constructed in the 1920s. The wood wainscoting and the stairway from the first floor to the

[21]Snell, C. W., "Historic Building Report, Part II for Building 16 and 16a," dated April 3, 1959, p. 9.

[22]Historic photograph HF-99 shows the building with a wooden front porch; historic photograph HF-92 shows the building with the concrete terrace. Both photographs are dated 1892.

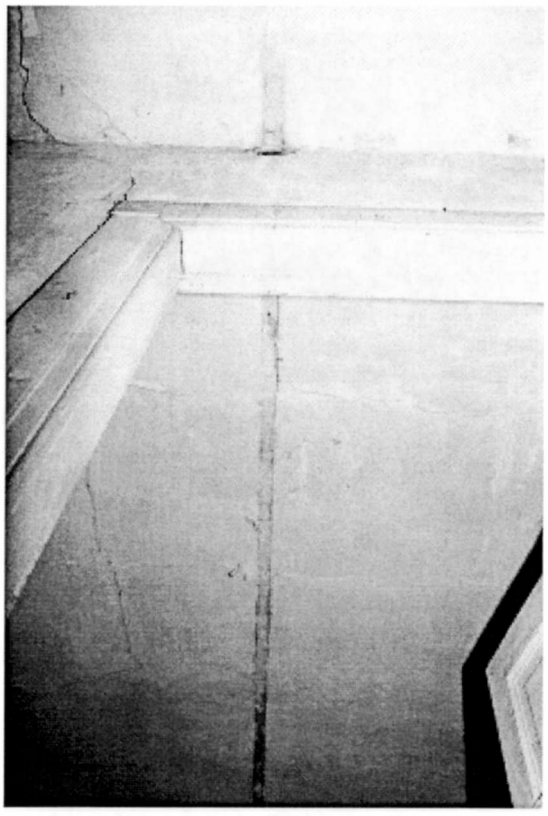


Figure 18. *View of the second floor ceiling; the ghostmark was left by a wood electrical conduit installed in the early twentieth century. (HPTC photo, 1996)*

basement probably date from the same period as the floor. All of these elements were assembled from modern, machine-finished wood stock and were fastened with wire nails and zinc-plated wood screws. A board partition on the first floor was likewise a late addition.

The floor of the southeast room on the first floor was covered by a hardwood floor, installed over the original pine flooring, sometime in the 1930s.[23] This modern flooring was removed in 1964.

The installation of a hot water or steam heating system has left numerous pipe cutouts and radiator hanger brackets in the floors and ceilings. Ghostmarks exist from a wooden conduit used when the building was wired for electricity. Short lengths of wooden conduit are still present in the stair enclosure that leads to the attic.

The walls of some rooms were covered by cloth and paper wall coverings and beaverboard or pressboard panels.

The basement and first floor mantels are not from the period of significance. The existing mantel on the first floor was constructed from machine-finished lumber and was assembled with modern screws. The existing mantel in the basement, however, appears to date from the 1840s to 1850s. This mantel was constructed from hand-planed lumber and assembled with cut nails. In addition, the detailing and Greek Revival styling also date to the mid-19th century. It is unclear, however, whether this mantel was the original mantel installed in the basement during the Roeder family occupation.

[23]Mrs. Ramey (see footnote 1, page 1).

The following is an illustrated summary of the evolution of the Roeder House. The drawings were prepared by Alan Walmer in 1964.

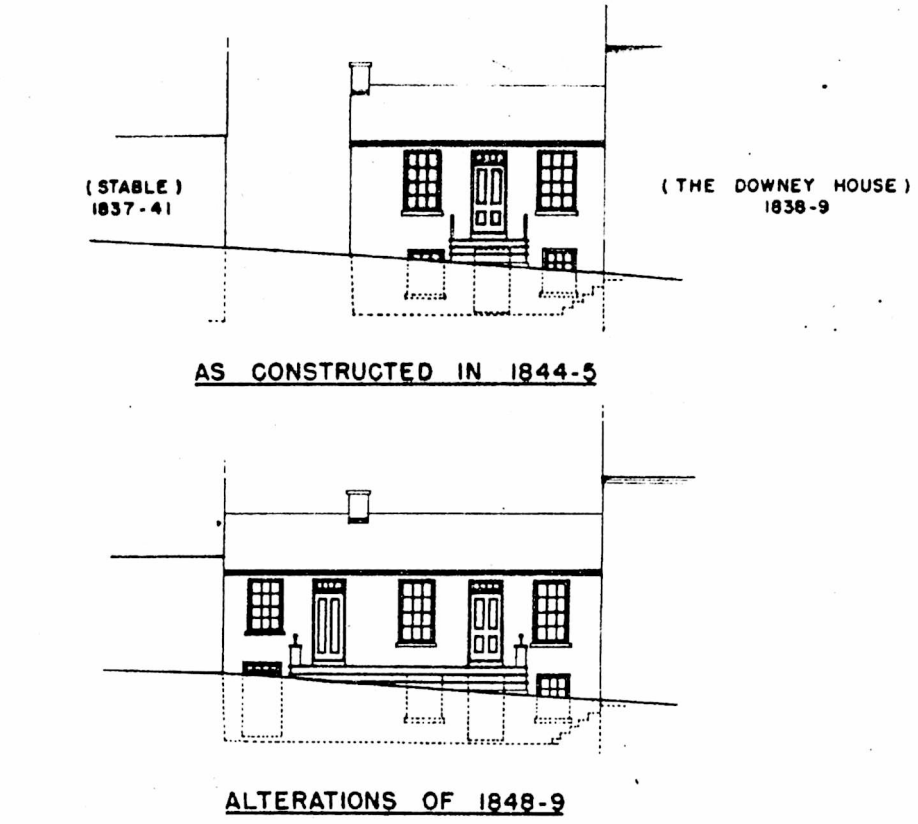


Figure 19.

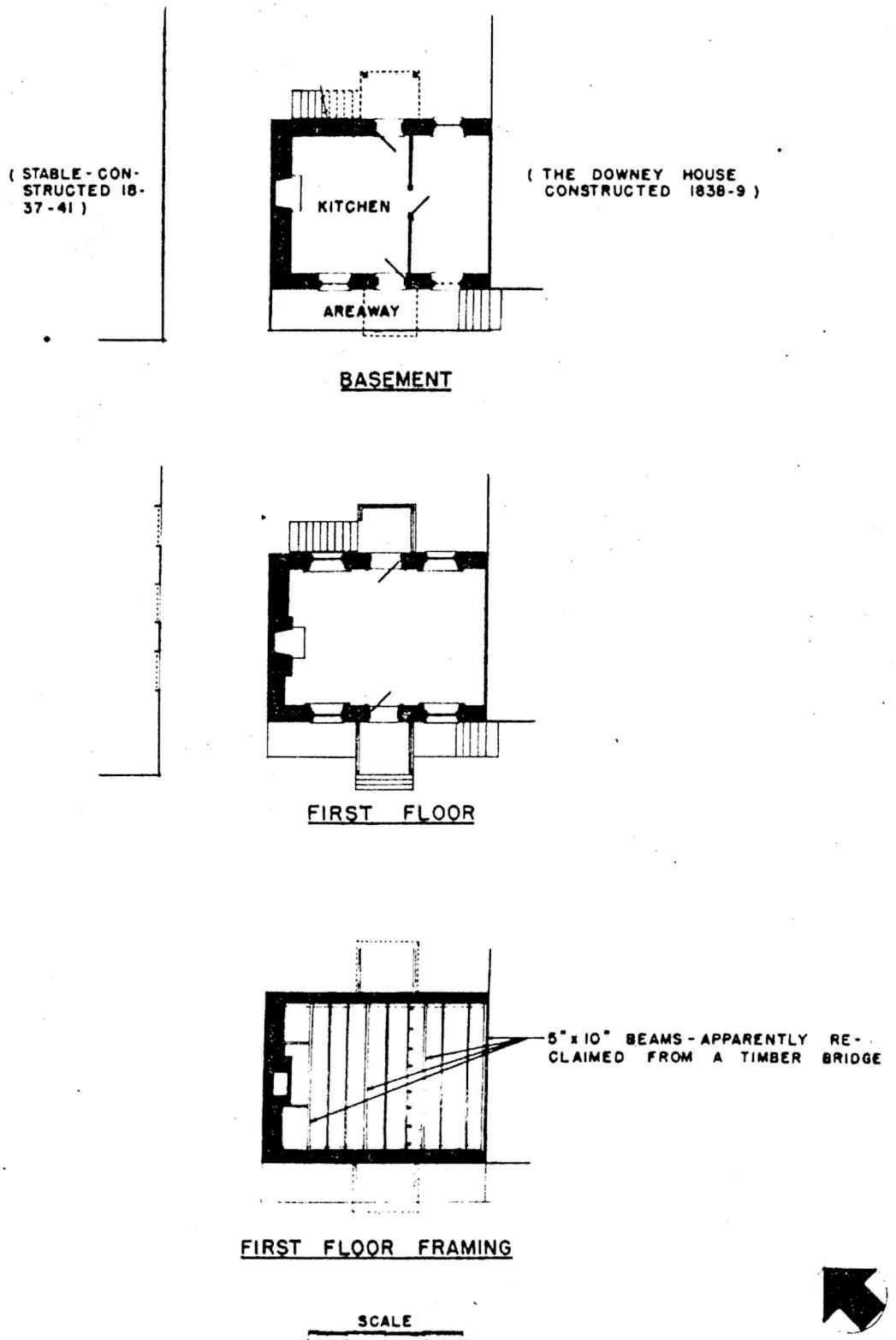

(STABLE - CONSTRUCTED 1837-41)
KITCHEN
AREAWAY
(THE DOWNEY HOUSE CONSTRUCTED 1838-9)
BASEMENT
FIRST FLOOR
5" x 10" BEAMS - APPARENTLY RECLAIMED FROM A TIMBER BRIDGE
FIRST FLOOR FRAMING
SCALE
0 1 4 8 12 16
FLOOR PLANS AS CONSTRUCTED IN 1844-5
ILLUSTRATION "A"

Figure 21.

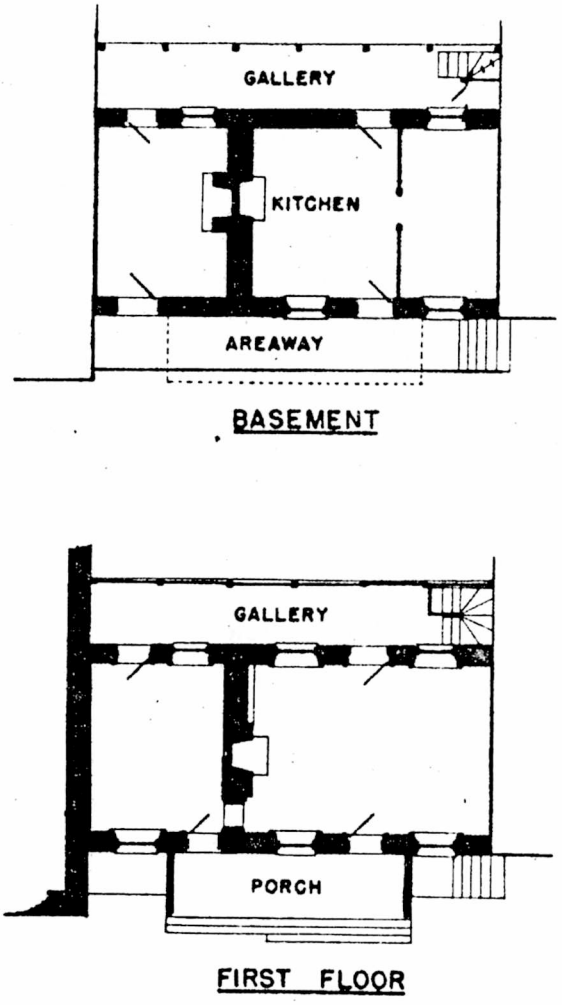
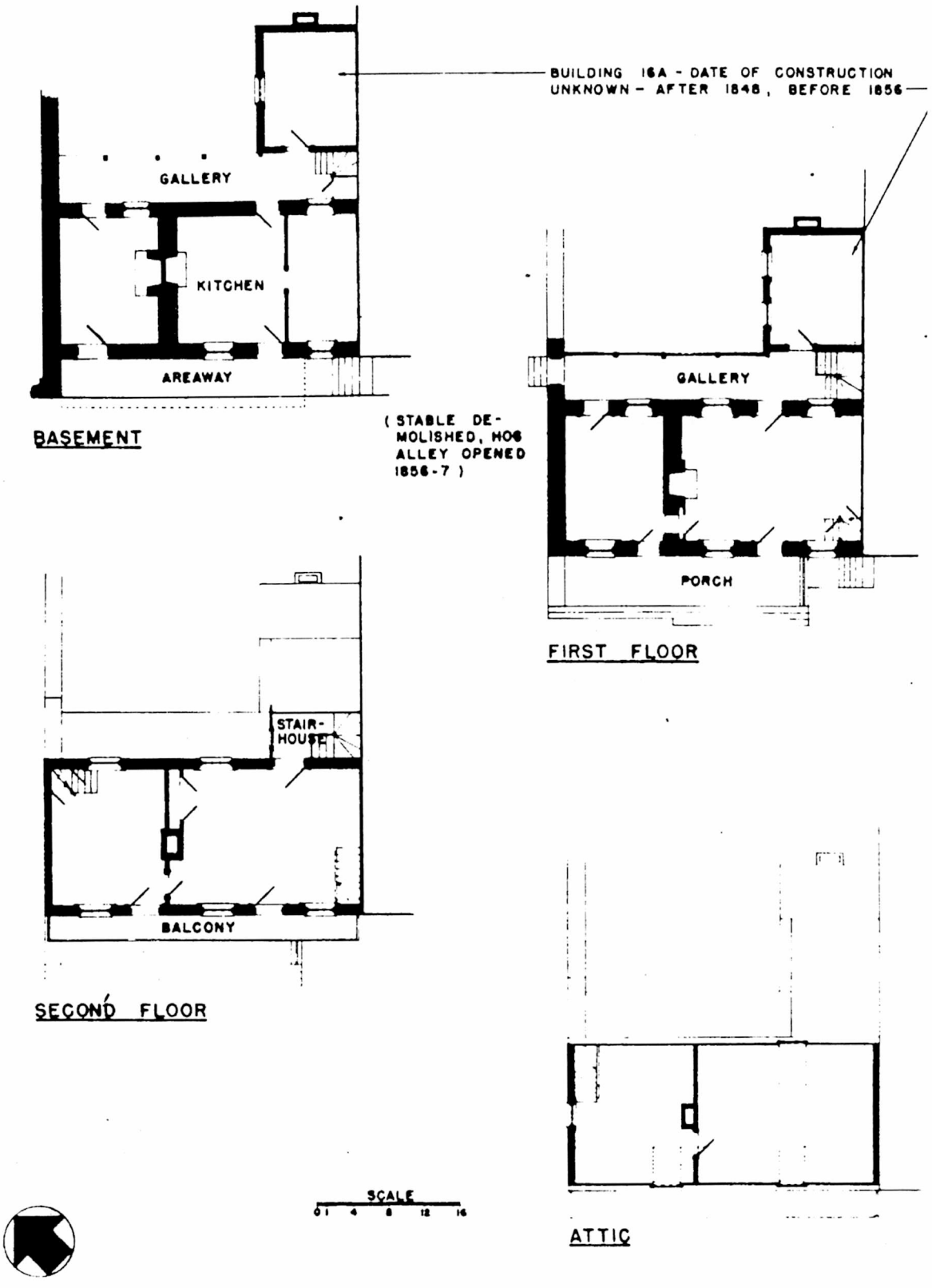

GALLERY
KITCHEN
AREAWAY
BASEMENT
GALLERY
PORCH
FIRST FLOOR
SCALE
0 1 4 8 12 16
FLOOR PLANS – ALTERATIONS OF 1848-9
ILLUSTRATION "B"

Figure 20.



FLOOR PLANS - ALTERATIONS OF 1856-7

ILLUSTRATION "C"

Figure 22.

PHYSICAL HISTORY AFTER NPS ACQUISITION

The following is a chronology of the stabilization and maintenance of the Frederick A. Roeder House and Annex since National Park Service acquisition of the property in December 1953. The information is presented in a timeline format. Where a photograph of the work activity was available, it has been included. Each entry is augmented with the source of the work task information.

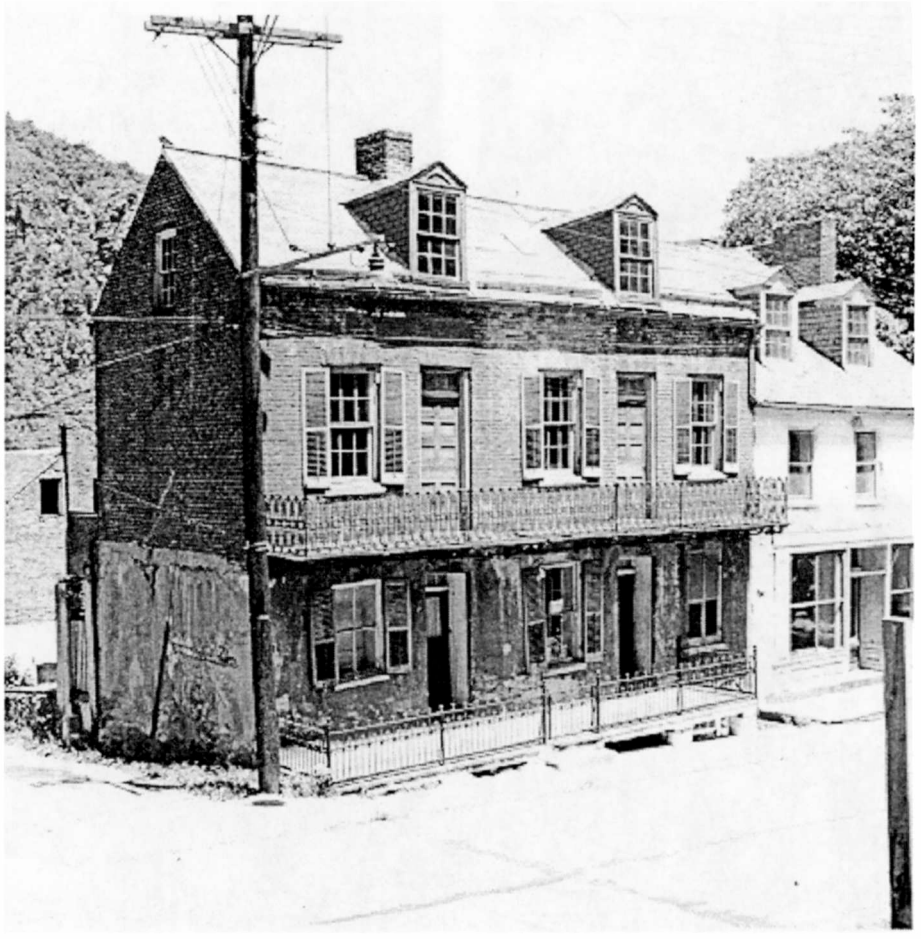
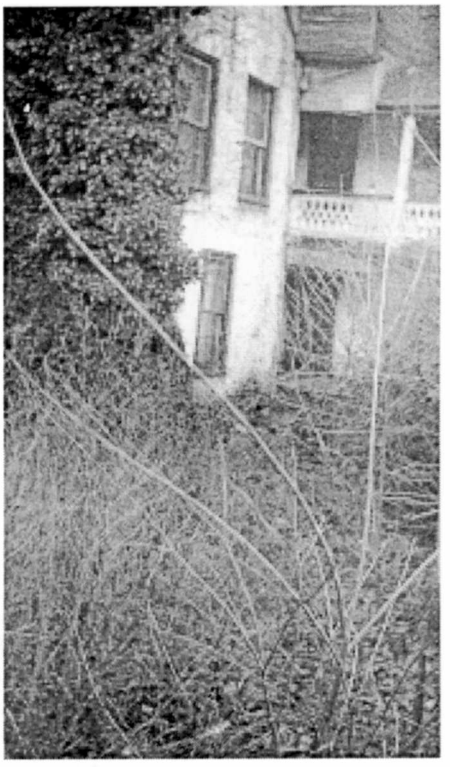


Figure 23. *The Roeder House as it appeared in 1957. To protect the interior finishes the roof has been covered with a tarpaulin. (HAFE photo, NHF-308)*





Figures 24 and 25. *Left (NHF-321) and right (NHF-320): views of the Roeder House backyard before National Park Service acquisition. Note the overgrown vegetation. The northeast elevation of the annex is completely covered by vines. (1956 photos by Raymond L. Ives)*

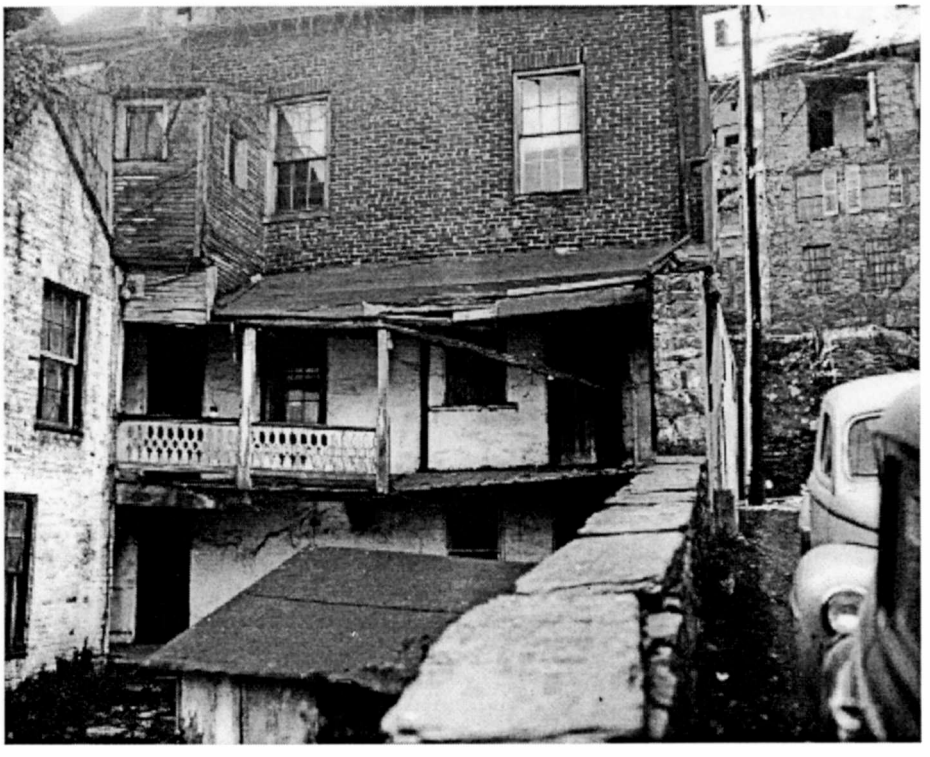


Figure 26. *View of the rear elevation of the Roeder House soon after National Park Service acquisition. Note the severely deteriorated condition of the wood porch and stairhouse. The structural failure of the rear wall is evidenced by the cracks above and below the right-hand second floor window. (HAFE photo, NHF-309, ca. July 1957)*

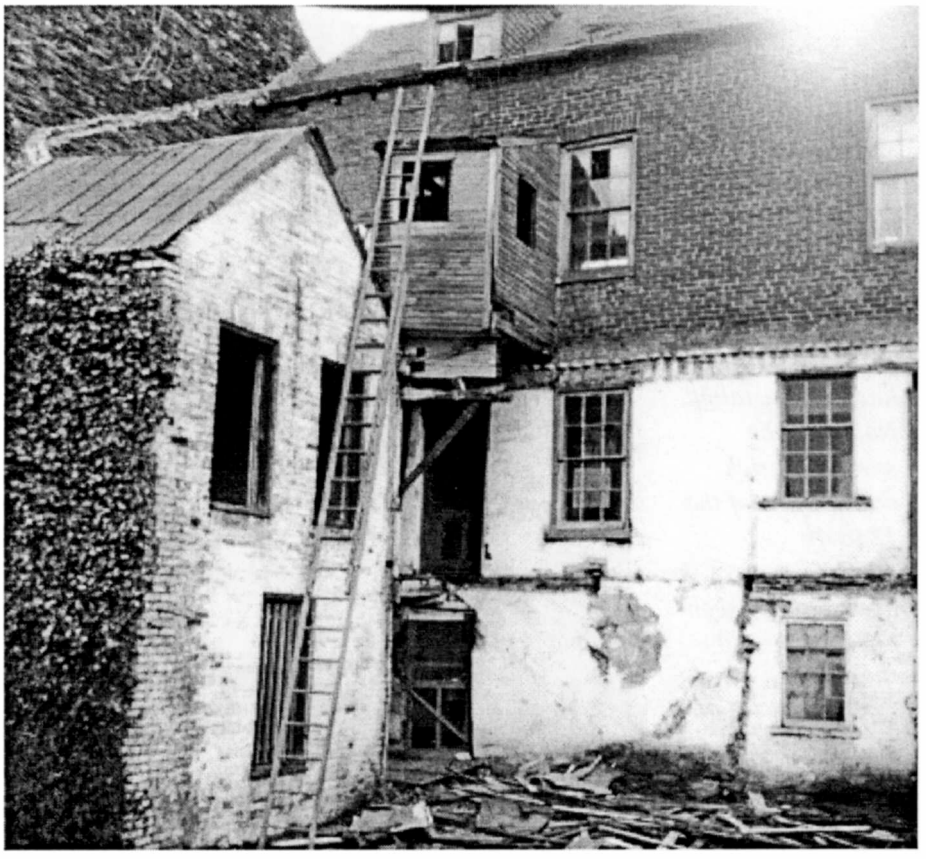


Figure 27. *The Roeder House during the removal of the porch and stairhouse. (1956 HAFE photo, NHF-312)*

ROEDER HOUSE

This chronology was prepared by Historian Patricia Chickering, (see Part I.A), and compiled from notes located in Administrative Maintenance and Architectural Files, as cited, at Harpers Ferry NHP. While not complete, it presents documentation of building acquisition, condition assessment, and rehabilitation during certain time periods of park administration.

1952: December 12—deeded from Mary D. Burleigh to State of West Virginia [Deed Book 190, Page 508/Jefferson County Courthouse]

1953: December 9—deeded from State of West Virginia to United States [Deed Book 199, Page 41/Jefferson County Courthouse]

1955: September—condition: walls leaning with interior deteriorated from neglect [Architectural Base Map 9/55/Architect's Office]

1956: NPS removed wood back porch and stairhouse ["Historic Structures Report"—9/64/Bookshelf]. The rotted remains of the outside winder stairs were removed as well by the Park Service in 1964. The back porch and stairs were, at the time of their removal, in an extremely rotted, unsound condition and constituted a safety hazard to persons working about the building. Details of their construction were carefully recorded for later duplication.[24]

[24]The details were documented in a series of drawings by EODC Architect, Alan Walmer, and former Harpers Ferry NHP Architect, Archie Franzen. These drawings can be found in the appendix of this document.

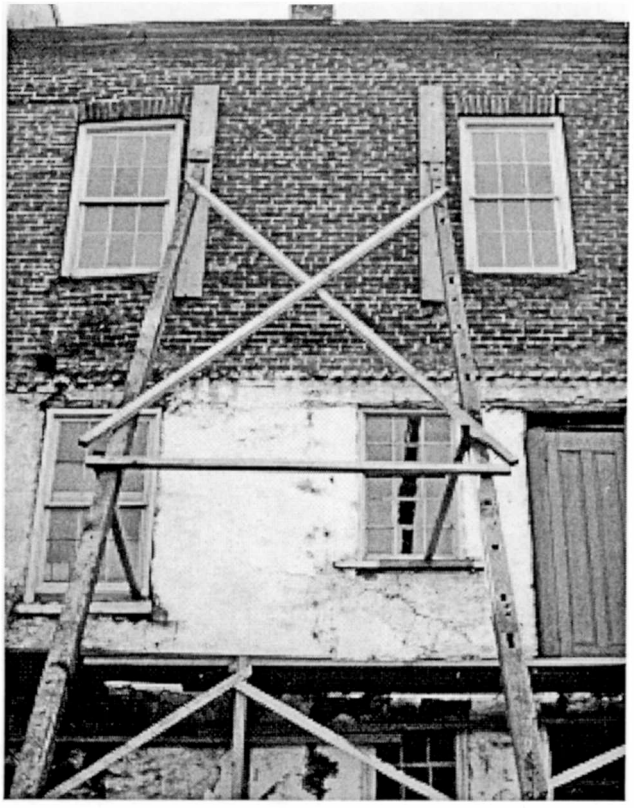


Figure 28. *The Roeder House after emergency bracing has been installed. Note that the sawtooth brick cornice line of the 1848-49 configuration of the house can be seen clearly above the first floor windows and door. (HAFE photo, dated March 1962)*

1956: Placed emergency bracing against the northeast wall preventing it from falling out ["Historic Structures Report" —9/64/Bookshelf]

1956: July 16—repair of the roof and sash and removal of the porches begun [Completion Report—2/11/58/D2621 Completion Reports—331.1/Morrell—Building Information]

1956: August 5—proposal to partially rehabilitate the exterior at a cost of $11,200 [PCP/PCP's/Drawer 2]

1956: November 6—painted ornamental metal porch railings [Chronology/ Building No. 16/Drawer 1]

1957: February 25—repaired brick cornices of out building [Chronology/ Building No. 16/Drawer 1]

1957: August 1—work order issued in response to 1956 proposal, consisting of the following: framing, repairing, and placing a temporary covering on the roof, and feature work (windows, doors, etc.); estimated period of work: August 1, 1957, to August 30, 1958 [Work Order/PCP's/Drawer 2]

1957: August 1—exterior rehabilitation, including drainage system begun, by William Shreve [Completion Report—1/26/65/D3423 Completion Report a/c #331.5/Morrell-Building Information]

1957: November 30—repairing of the roof and sash and removal of the porches completed at a cost of $600 [Completion Report—2/11/58/D2621 Completion Reports—331.1/Morrell-Building Information]



Figure 29. *Drain being installed along north wall of the Roeder House. (HAFE photo, NHF-2373, dated Sept. 1963)*

1959: May 7—after a HABS survey, the Individual Building Report made the following suggestions: "restore exterior; interior to be architectural exhibit" [IBR 5/7/59/Burleigh House No. 16/Drawer 1]

1959: December 31—exterior rehabilitation completed at a cost of $1,102.34 [Completion Report—1/26/65/D3423 Completion Report a/c #331.5/ Morrell-Building Information]

1963: built drain along north wall [Letter 1/7/64/Pre-Pakt Bldg. #16/Drawer 3]

1963: June 13—proposal to restore the exterior walls and roof line in addition to shoring up some structural weaknesses, at a cost of $144,500, including work done to Nos. 8, 9, 11, 12, and 40 [PCP/PCP's/Drawer 2]

1963: August 29—proposal to restore exterior and rehabilitate interior at a cost of $66,350, consisting of the following work: restoring the exterior and developing a portion of the interior into an example of restoration in an architectural exhibit [PCP/PCP's/Drawer 2]

1963: November 22—proposal to restore exterior walls, windows, and doorways, to remove added doors, windows, and floor work, and to shore up structural weaknesses at a cost of $107,500, including similar work done on Nos. 11, 12, and 40 [PCP/PCP's/HFNHP/Drawer 3]

1963: December 3—roof work begun by Bonded Applicators of Maryland at a cost of $3,612.73, including similar work done on No. 12A and No. 15, consisting of the following work on No. 16: replacing roll roofing with wood shingles, replacing the gutters and downspouts, and installing snow boards



Figure 30. *Formwork for concrete footing for rear north wall reconstruction, looking east. (HAFE photo, NHF-2568, dated Sept. or Oct. 1964)*

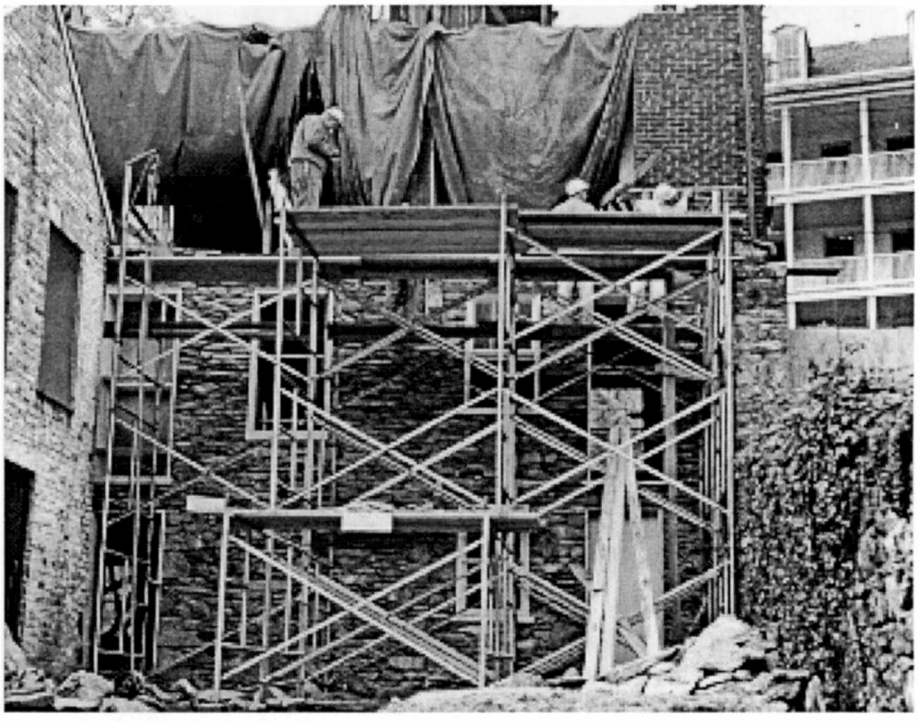


Figure 31. *The southeast or rear elevation of the Roeder House during reconstruction in the Fall of 1964. Note that the roof has been removed; the roof reconstruction immediately followed the wall reconstruction. (HAFE photo, NHF-2577, dated Oct. 1964)*



Figure 32. *The Roeder House during the roof reconstruction in August 1964. Note the sloping door and window openings. (HAFE photo, NHF-2543, dated Aug. 1964)*



Figure 33. *View of the attic knee wall during the roof reconstruction. Note the severe damage caused by uneven settlement. (HAFE photo, NHF-2541, dated Aug. 1964)*

on the front of the building [Contract/Reroof: Wood 12A, 15, 16; 5-16-63; R-5/Construction Documents 1]; [Superintendent Conway's Memorandum, 2/3/77/Neubauer Bldg. List/Drawer 2]; [Lump Sum Contract—2/5/64/ Bonded Applicators/Drawer 3]

1963: $64,200 was scheduled to be spent on this building in this fiscal year [Notes/Money/Drawer 2]

1964: added bracing and posts inside for support of floors; installed partitions to relieve back wall of floor weight ["Historic Structures Report"—9/64/Bookshelf]

1965: February 27—roof work completed [Superintendent Conway's Memorandum, 2/3/77/Neubauer Bldg. List/Drawer 2]

1965: replacement of roof sheathing, rafters, etc. (dormer structure?) was done by government forces. [Contract No 14-10-0529-1937] Contract awarded to remove existing (1965) roll roofing and old tin roofing down to the wood roof lathing or roof sheathing, remove existing (old) snow boards, gutters, and downspouts.

1974: Summer—placed new I-beams (documentation photographs in the Building 16 file show floor beams being removed, tags on the beams are

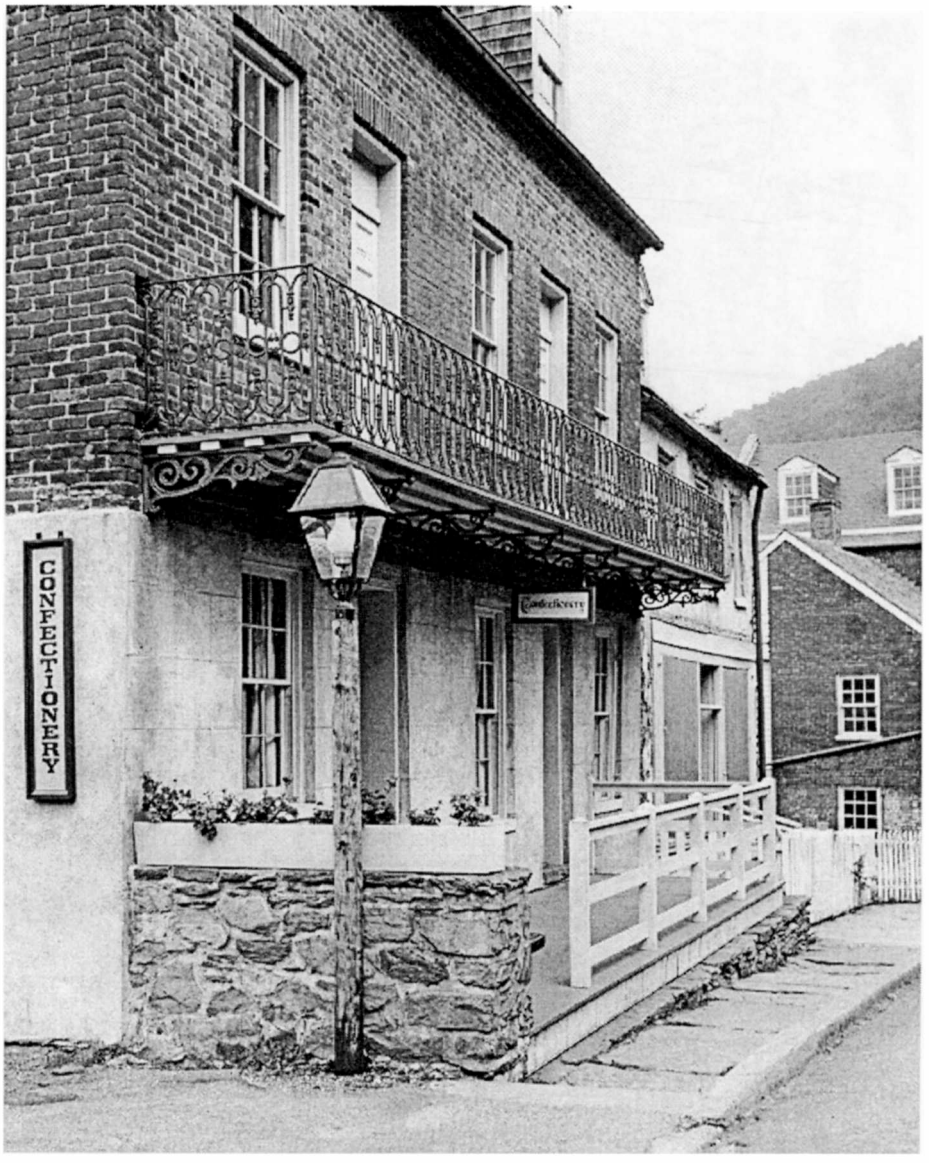


Figure 34. *The High Street elevation of the Roeder House in July 1975, after rehabilitation has been completed and the building is being used for interpretive purposes for the first time. (HAFE photo)*

labeled: *Bldg. #16 Floor Joists Removed May, 1974)*; laid new ground floor. NOTE: no year stated, although it says building to be used for interpretation in summer 1975 and later states building will be ready for upcoming summer historical program [Note/Burleigh House/No. 16]

1974?: August 8—painted walls; installed new doors; painted interior, porch, windows, railings, etc.; installed period stove in kitchen. NOTE: see Note from "Before 1974 August 8" item [Note/Burleigh House/No. 16]

1974: November 27—issued job order to paint trim, baseboards, and walls [Job Order—11/27/74/Park General Buildings/Maintenance]

1975: February 3—painting of trim, baseboards, and walls completed [Job Order—11/27/74/Park General Buildings/Maintenance]

1975: roof possibly replaced by the Harpers Ferry Job Corp—no further evidence.

1976: Fiscal Year—scheduled work: removing debris from the basement, pouring a concrete floor (concrete floor was never installed), and supporting

the walls. NOTE: see Note from "Before 1974 August 8" item [Note/ Burleigh House/No. 16]

1976: painted interior and exterior [List/Buildings Painted/Maintenance]

1977: September—condition: fair [Inventory of Property—9/30/77; Inventory of Property/Drawer 5]

1986: March 20—replacing of the flooring, railing, and front porch begun [CRM Specialist's Daily Log]

1986: March 26—replacing of the flooring, railing, and front porch completed [CRM Specialist's Daily Log]

1989: February—replace window sills, 2nd floor

1992: wood shingle roof replaced again with another shingle roof. Stipulation noted—this is a temporary, i.e., not long-term roof, and proper roof (historic material) will be determined during package 118 HSR and may be changed as part of the construction work for the package. [See NPS contract number 1443CX3000-92-043.]

ANNEX

1952: December 12—deeded from Mary D. Burleigh to State of West Virginia [Deed Book 190, Page 508/Jefferson County Courthouse]

1953: December 9—deeded from State of West Virginia to United States

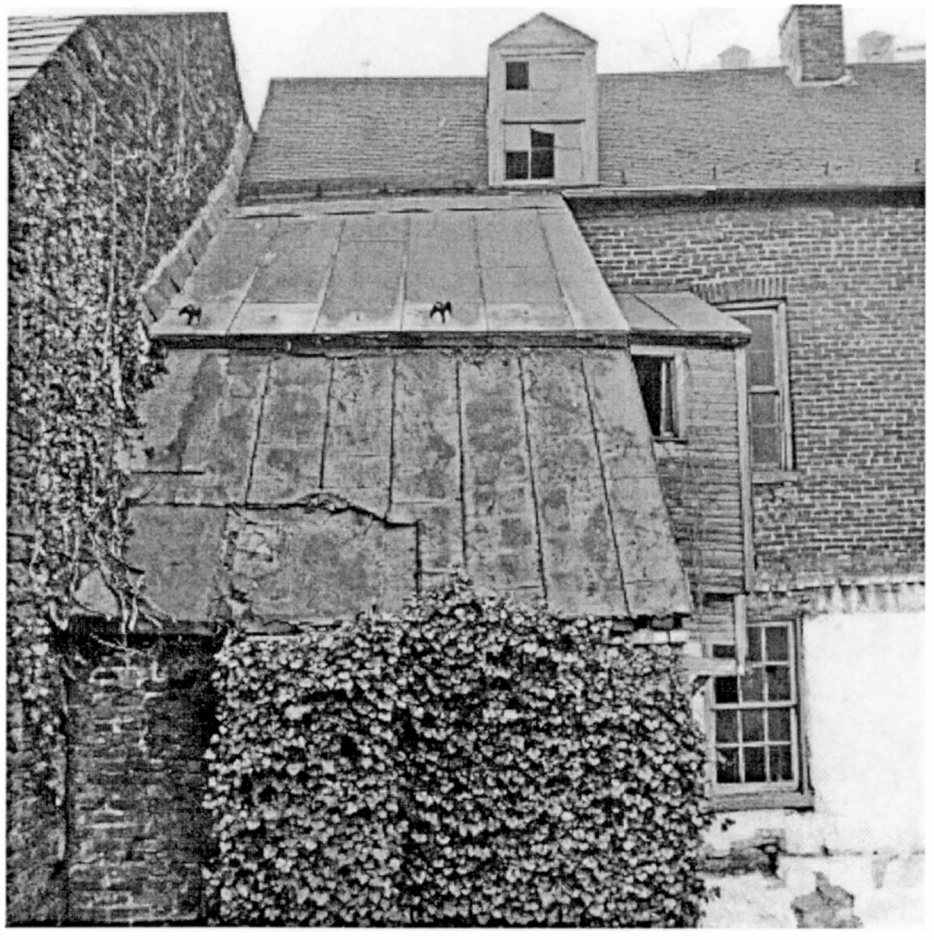


Figure 35. *View of the Roeder House Annex (HAFE Building 16a) in November 1956 before National Park Service stabilization efforts. (HAFE photo, NHF-314)*

[Deed Book 199, Page 41/Jefferson County Courthouse]

1956: NPS installed new cement-shingle roof ["Historic Structures Report"/ Bookshelf]

1956: August 5—proposal to partially rehabilitate the exterior at a cost of $600 [PCP/PCP's/Drawer 2]

1957: January 23—Hendricks here to estimate number of cement shingles required to reroof Building 16A [HAFE Building No. 16 folder, Architect A.W. Franzen field notes]

1957: February 5—Hendricks here to start installation of shingles [HAFE Building No. 16 folder, Architect A.W. Franzen field notes]

1957: February 25—repaired brick cornice of Building 16A [Chronology/ Building No. 16/Drawer 1]

1957: March 5—ordered additional shingles to complete job due to breakage [HAFE Building No. 16 folder, Architect A.W. Franzen field notes]

1957: May 15—installation of Hendrick's cement tile shingles completed [see photos #NHF-316, 317, and 318]

1957: August 1—work order issued in response to August 1956 proposal, which consisted of the following work: framing, repairing, and placing a temporary covering on the roof, and feature work (windows, doors, etc.);

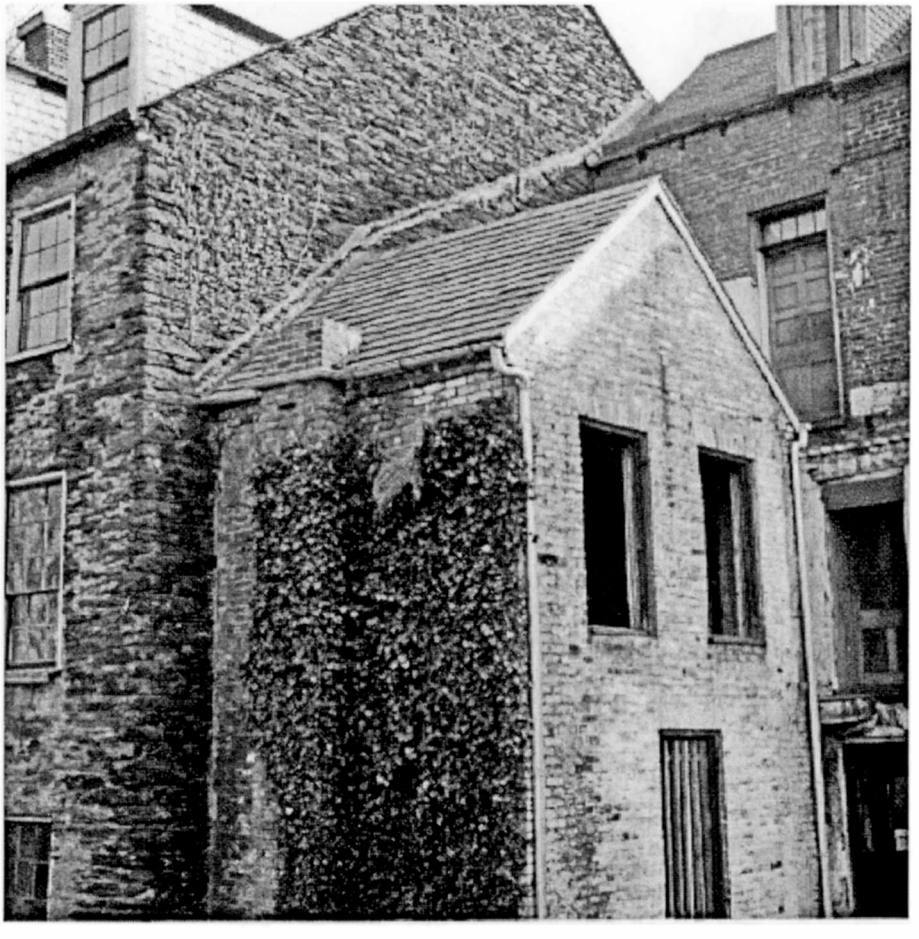


Figure 36. *Hendricks cement shingles on Building 16A, northeast elevation. (1964 photo by Alan Walmer, HSR, Part II, Architectural Data Section)*

estimated period of work: August 1, 1957, to August 30, 1958 [Work Order/PCP's/Drawer 2]

1957: August 1—exterior rehabilitation, including the installation of a drainage system, begun by William Shreve [Completion Report—1/26/65/D3423; Completion Report a/c #331.5/Morrell-Building Information]

1959: December 31—exterior rehabilitation completed at a cost of $433.74 [Completion Report—1/26/65/D3423; Completion Report a/c #331.5/Morrell-Building Information]

1964: January—reconstruction in progress [NHF-2453/Library]

1964: October—completed stone wall [NHF-2577/Library]

1964: October 2—reconstruction in progress [NHF-2560/Library]

1965: Roofs replaced with wood shingles [A.W. Franzen field notes for Roeder House]

1970: Summer—painted porch [NHF-3288/Library]

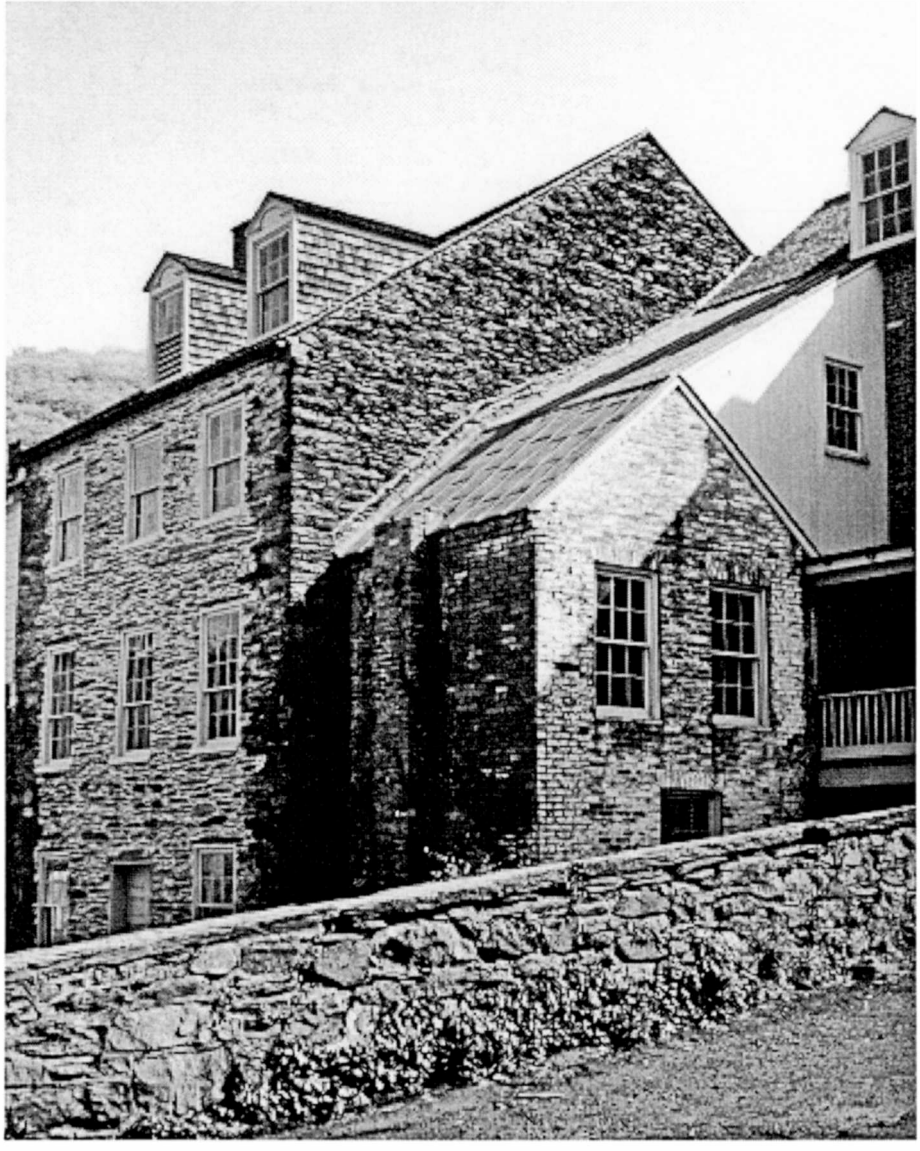


Figure 37. *View of the Roeder House Annex in June 1975 after the beginning of interpretation in the Roeder House. (HAFE photo, NHF-3447)*

1976: painted exterior [List/Buildings Painted/Maintenance]

1977: September—condition: fair [Inventory of Property—9/30/77; Inventory of Property/Drawer 5]

1985: June 17—installation of drainage ditches from overflow pipe from air conditioner unit begun [CRM Specialist's Daily Log]

1985: June 18—installation of drainage ditches from overflow pipe from air conditioner unit completed [CRM Specialist's Daily Log]

C. Physical Description of Existing Conditions



C. Physical Description of Existing Conditions

CHARACTER DEFINING FEATURES

The following is an account of the current physical condition of the Roeder House and annex. This information was gathered through onsite inspection during January through April 1997 and updated in January-February 1998 by Michael Seibert, Architectural Historian HPTC, and by Thomas Vitanza, Senior Historical Architect HPTC. All photographs were taken by an HPTC team member unless otherwise noted.

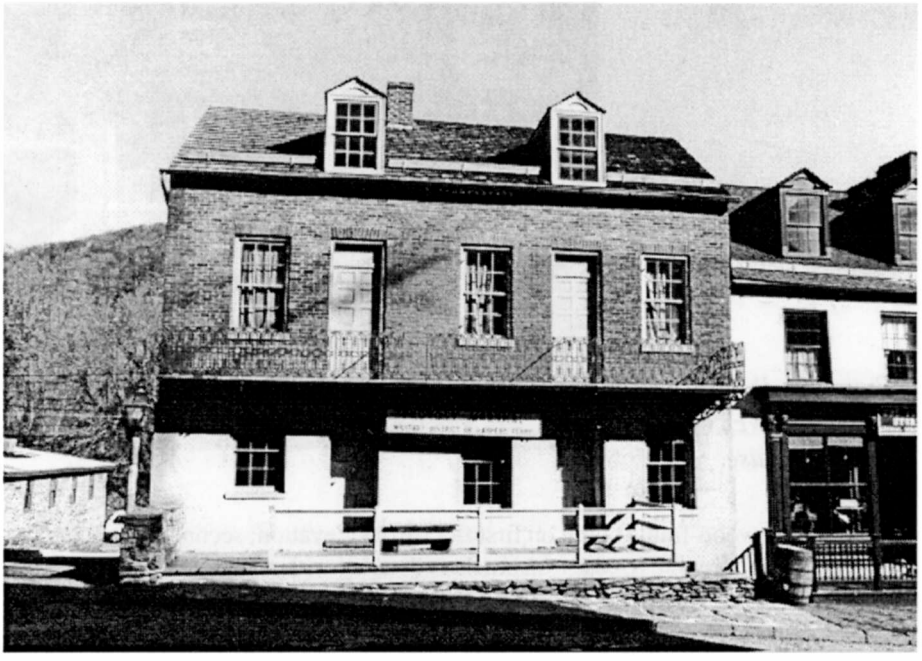


Figure 1. *Front (SW) elevation of the Roeder House.*

ROEDER HOUSE

EXTERIOR

- Overall character, texture, volume, and shape of structure: 2 ½ stories, 5 bays (3 windows and 2 doors, alternating) on principal (front) facade, gable roof with dormers aligned over doors. Rear elevation shows three stories—walk out basement, first and second floors.
- Stucco-covered rubblestone masonry construction on the first floor and basement levels, stucco scored to represent ashlar masonry; exposed red, handmade, running bond, brick masonry construction on the second floor and northeast gable end. Wood-shingle covering on the southwest gable end.
- Highly textured shingle roof and dormer covering (currently wood, historically slate).
- Corbeled sawtooth brick cornice under the eaves of the front (southwest) elevation and the rear (northeast) elevation.
- Half-round 6" gutters and round downspouts and leaders. Wooden snow boards with iron "L" brackets located approximately 18" from the eave line on the front elevation only.
- Exposed brick jack arches over second floor window and door openings.

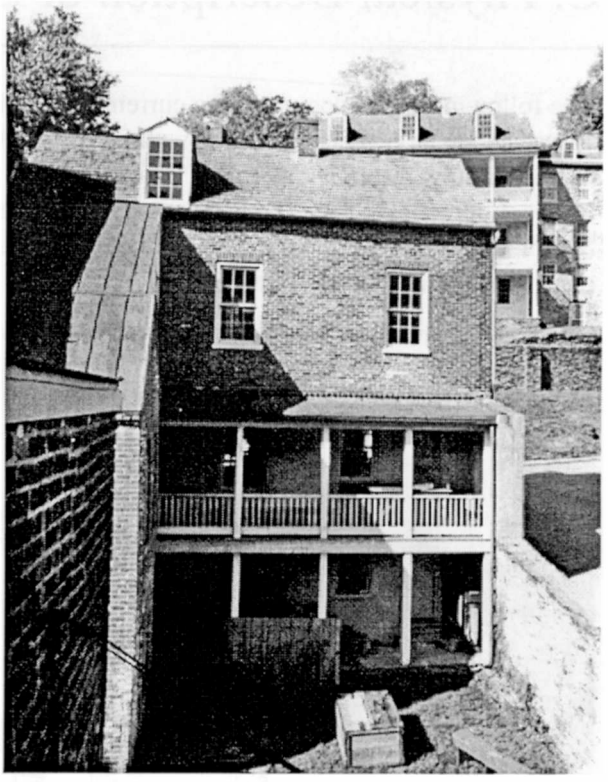


Figure 2. *Rear elevation (NE) of the Roeder House.*

- Full length wood-frame porch on first floor front elevation; second floor balcony supported by decorative cast-iron brackets detailed with an ornate cast-iron railing.
- Rear elevation: full length stone porch at the basement level; first floor, full length, wood-frame porch covered by a standing-seam metal roof.
- Wood winding stair connecting the basement level porch with the second floor; upper flight of stairs covered by a wood frame, vertical-plank-sided stairhouse. The stairhouse covered by a standing seam metal roof.
- Painted multiple six-over-six, double-hung wood windows. Painted wood frame and eight panel doors on the first and second floors on front and rear elevations; vertical, beaded plank doors on the front and rear basement elevations.
- Areaway under front porch to access basement rooms from the street.
- Single chimney with single flue located on the ridge to the north of the center of the house.

ANNEX EXTERIOR

- Overall character, texture, volume, and shape of structure: 2 stories with two bays on the principle (northwest) elevation; two doors, one on each level, centrally located on the southwest elevation (facing the house).
- Handmade, red-and-salmon colored (soft bricks), running bond brick, masonry construction. Brick appears to have been painted during historic period. Partially exposed rubble stone (Harper's Phylite) foundation.



Figure 3. *View of the Annex, north corner (Building 16a).*

- Three wood, six-over-six, double-hung windows, one on the first floor (ground level), and two on the second floor level of the northwest elevation.
- Standing-seam-metal gable roof; two-course, corbeled brick cornice under the eaves.
- External, engaged, brick chimney on the southeast elevation.

ROEDER HOUSE INTERIOR

- Basic volume of space: rectangular, seven-room plan with room-to-room configuration (no hallways)
- Painted wood, beaded, vertical plank doors on stair enclosures. Painted frame and panel doors between rooms.
- Smooth reproduction plaster walls and ceilings on the first floor. Historic plaster covered walls and ceilings in the rest of the building. Civil War era graffiti present in various locations. (Reference the Graffiti Investigation Report in the Appendix.)
- Wood-frame stairs and stair enclosures, steep risers and winding treads.
- Fireplaces on the basement, first, and second floor levels.
- Built-in, hand-planed, handmade wooden wardrobe on the second floor.
- Winding staircases between the first and second floors; the second and third floors enclosed with hand-planed, beaded, tongue-and-groove boards.

Annex Interior

- Basic volume of space: two rooms—one on each floor.
- Smooth historic hand-plastered walls.

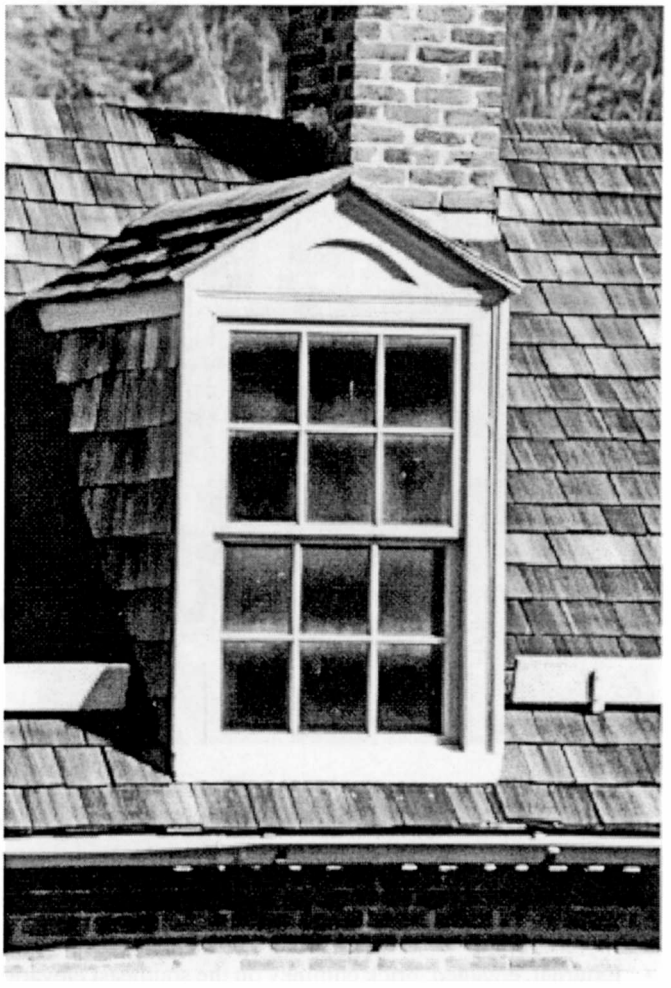


Figure 4. *Highly textured shingle roof and dormer, and six-over-six double-hung windows illustrate the character defining features of the Roeder House.*

PHYSICAL DESCRIPTION OF THE HOUSE AND ANNEX

The following is a systematic evaluation of the Roeder House and Annex (Building 16 and 16a) that identifies extant historic fabric and current physical condition. The information is divided into a description and assessment of the house and annex: site, exterior elevations (including walls, roofs, and chimneys), rooms (including walls, floors, ceilings, staircases, and fireplaces), windows, doors, utilities, and life safety. The description and assessment of the doors and windows has been put into a table format to better organize the information. Treatments required by the current physical condition will be outlined in *Part 2. A. Ultimate Treatment and use of the Roeder House and Annex.*

SITE

The Roeder House is located on a small urban lot on the corner of High Street and Hog Alley. The front or southwest elevation faces High Street and the gable end or northwest elevation faces Hog Alley. The Downey House abuts both the house and annex on the southeast elevation. To the northeast, the house and annex open to a small backyard area that is shared with Park Building 5. The backyard is defined by the Hog Alley retaining wall to the northwest and the annex and part of the Downey House to the southeast. At one time a stockade fence extended from the south corner of Building 5 to the north corner of the Downey House, defining the Roeder's backyard in the open space between the buildings. This fence was installed as part of Park Development Package 110 in the mid 1970s. The fence was removed in 1995 to provide access for Phase I of Park Development Package 118, which included site work adjacent to Building 5. The site gently slopes away from the house and annex toward Park Building 5. The grading of the backyard area sheds water away from both the house and annex.

GENERAL APPEARANCE

The Frederick Roeder House is a 3½ story structure that consists of two parts: the main house (referred to Building 16) and the annex (referred as Building 16a). The house is located on the corner of High Street and Hog Alley. The house is 35' 2½" wide and 17' 7¾" deep. The annex is 11' 2½" wide and 14' 3¼" deep and is located to the rear (northeast) of the main house. The two structures are connected by the porches on the rear elevation of the house. This area is sheltered by a wood-frame "stairhouse" that links the roof of the annex with the roof of the house. The house is stucco-covered rubblestone on the basement and first floor levels and exposed, running-bond, brick-masonry construction on the second floor and northwest gable end. The annex is running-bond brick construction with a rubblestone foundation. Physical evidence and historic photographs, HF-96 c. 1896 and HF-1220 c. 1939, indicate the annex was painted white during its historic period. The roof of the house is currently covered with sawn wood shingles. Historic photographs and architectural documentation indicate the roof and dormer was originally covered with slate shingles. The annex and stairhouse roofs are covered with standing-seam metal roofing.

The house faces High Street; the northwest gable end faces Hog Alley. The southwest gable end is attached to the adjacent building—Park Building 15, the Downey House. The portion of this gable that extends above the Downey House roof line is currently covered with slate; however, historic photographs and architectural documentation indicate the historic covering

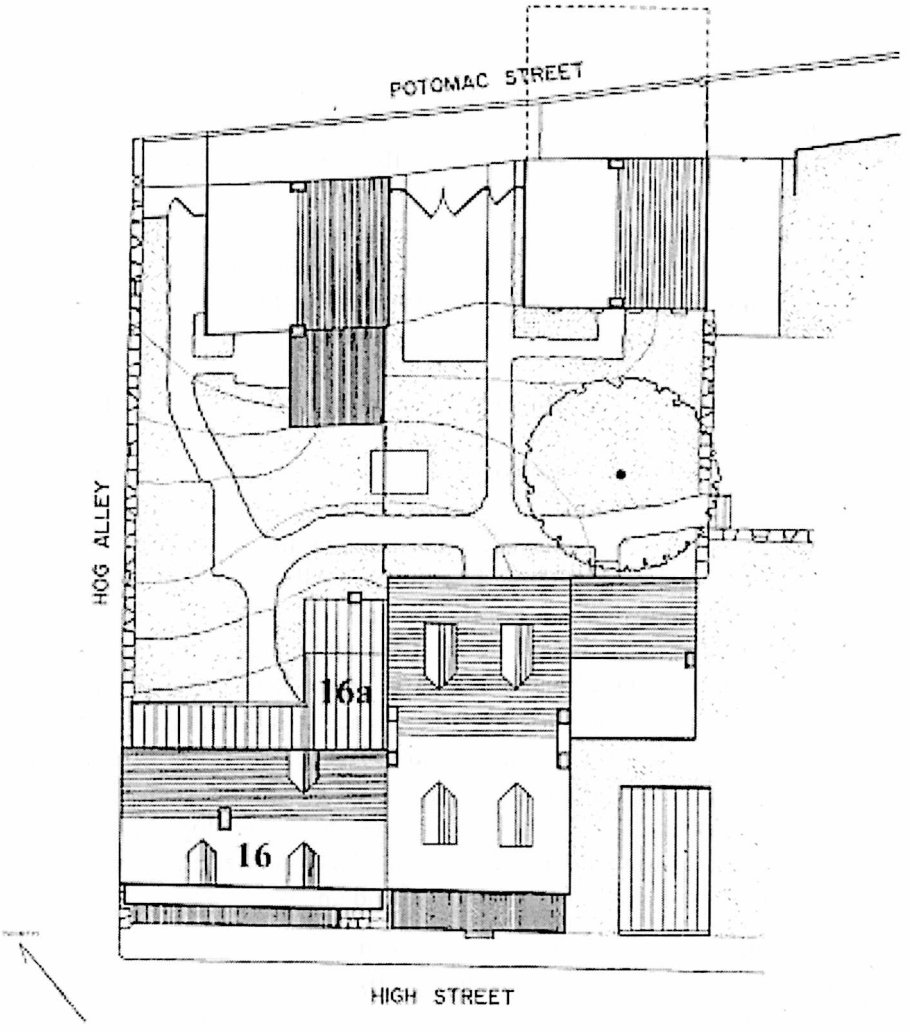


Figure 5. *Site plan showing the relationship of Buildings 16 and 16a to adjacent structures. (Site plan courtesy of the Historic American Buildings Survey.)*

was slate shingles. The exterior wall of the adjacent building comprises the interior wall of the Roeder House. The northeast elevation faces Park Building 5, the Roeder Store, and an enclosed backyard area. The annex is located at the southern end of this elevation and, like the house, is built so that it engages the Downey House. Therefore, its interior southwest wall is the Downey House exterior wall.

Southwest (Front or High Street) Elevation

The front elevation of the Roeder House is divided into five bays. The overall condition of this elevation is good. There are three six-over-six, double-hung windows and two frame-and-panel doors on each floor. The pattern alternates window-door-window-door-window on each level. The basement level, which is not visible from the street but is accessible via an areaway located under the front porch, has four bays. The basement bays are arranged door-window-door-window north to south. The areaway is accessed from the street by stair 001 and extends the full length of the house.

Located in the areaway are two beaded, vertical-plank doors that provide access to the two basement rooms. The south door is flanked by two six-over-six, double-hung windows that provide light to the southwest basement room. The doors and windows of the basement level on this elevation are aligned with those above. All of the doors and windows are replacements that were installed during the rehabilitation of the house during the 1960s and 1980s.

The basement and first floor level walls on this elevation were restuccoed during the 1960s rehabilitation (reference the *Chronology of Development and Use* section). The stucco appears to be a Portland-cement-based coating. The stucco on the first floor level is scored to represent ashlar masonry. The condition of the stucco is good. In the opening of the areaway, the stucco is stained with mildew. This condition does not appear to be adversely affecting the stucco coating.

The second floor level of this elevation is exposed brick laid in a running-bond pattern. Portions of this wall were reconstructed during the 1960s rehabilitation. The overall condition of the brick portion of this elevation is good. On the brick are traces of a red paint finish apparently used to give the brick a more uniform color. Under the red paint are traces of white paint on the mortar joints. This treatment, referred to as "penciling," was not uncommon during the nineteenth century. It was a technique used to make the handmade bricks look more uniform and mortar joints more narrow and refined. This rendering can be found on other buildings in the region.

There are two cracks present on this elevation. One crack extends from the upper right corner of the north door on the first floor level. This crack terminates under the balcony. The second crack is located above the corresponding second floor door. This crack starts two courses above the door opening and terminates at the cornice. During the condition assessment no determination could be made as to whether either of the cracks were active.

On the first floor level, there is a full-length, open, wooden porch deck that covers the areaway. The porch is a reconstruction erected in 1986. The porch is timber frame construction made of full dimension 2" x 6" and 3" x 6" members that are connected with mortise and tenon joinery. The porch deck is covered with 1"-thick, random-width, tongue-and-groove, vertical-grain Douglas fir boards. The deck boards were painted red. The painted

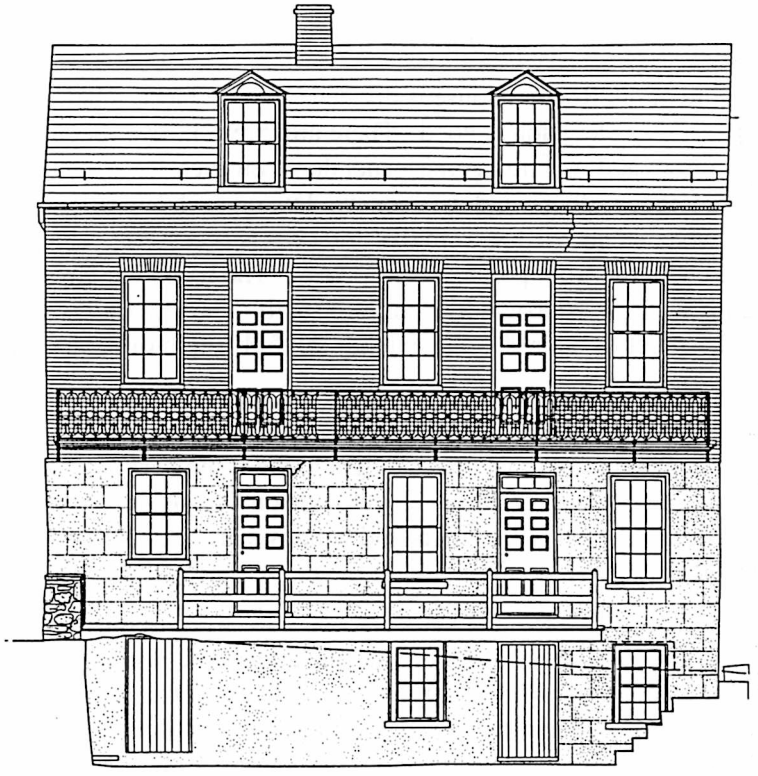


Figure 6. *Illustration showing location of cracks present in the southwest (front) elevation in 1998. (Cracks mapped by HPTC; base drawing courtesy of the Historic American Buildings Survey.)*

surface has been worn off by foot traffic over a large portion of the north end of the porch. The deck boards were not back primed. This condition coupled with poor ventilation under the porch has resulted in rot occurring on the underside and between the boards. The porch railing is comprised of 4"-square posts and 2" x 4" top and intermediate rails. In some locations rot is occurring at the post bases. The porch is accessed at the north end via a single step up from the sidewalk. At the north end of the porch is a low stone wall that was erected between 1965 and 1974. The wall's construction was based on physical evidence found during the 1964 investigation.

The second floor level has a full-length balcony supported by decorative cast-iron brackets. The balcony is trimmed with a decorative cast-iron handrail. One panel of the handrail is missing. The balcony was rebuilt sometime during the 1960s rehabilitation, apparently reusing the brackets and handrail originally installed on the house during the late nineteenth century. According to architect Alan Walmer's field notes[1] from 1964, the balcony was removed during the rehabilitation to facilitate the erection of scaffolding to make structural repairs to the upper portion of the wall. The balcony deck is comprised of four 1" x 4" sleepers laid parallel to the house covered by 1" x 4" tongue-and-groove decking laid perpendicular to the

[1]Alan Walmer was an architect for the United States Department of the Interior, National Park Service, Eastern Office, Design and Construction Division of Architecture (EODC). In 1964 he and a team of preservation specialists documented the history and the physical condition of the Roeder House and Annex. His detailed field notes and subsequent reports have proven invaluable during the writing of this Historic Structure Report. Mr. Walmer's field notes are on file in the Harpers Ferry NHP Library.



Figure 7. *Historic cast-iron balcony handrail.*



Figure 8. *Historic cast-iron balcony support brackets.*

house. On the south end of the balcony, rot is present on some of the deck boards and sleepers. The area where the rot is occurring is directly below a leak in the gutter. The wood decking is covered by painted, flat-seam sheet metal. The metal deck covering wraps over the edges and exposed end grain of the decking boards. The sheet metal continues up the wall one brick course where it enters a reglet that is sealed with a flexible caulking compound.

The roof on this elevation was installed in 1992 (contract No. 1443 CX 3000 92 043). The current roof covering is random-width, sawn wooden shingles with a 7" exposure. The shingles are laid on ½" x 2½" southern yellow pine lathing strips which were installed over 1" x 12" sheathing boards. Overall, the shingles are in fair condition. Many shingles are cupped; many others are too wide and will cup prematurely. When the shingles were installed, they were not spaced or staggered according to the specifications included in the contract documents. Along the ridge several shingles are loose and in some places missing.

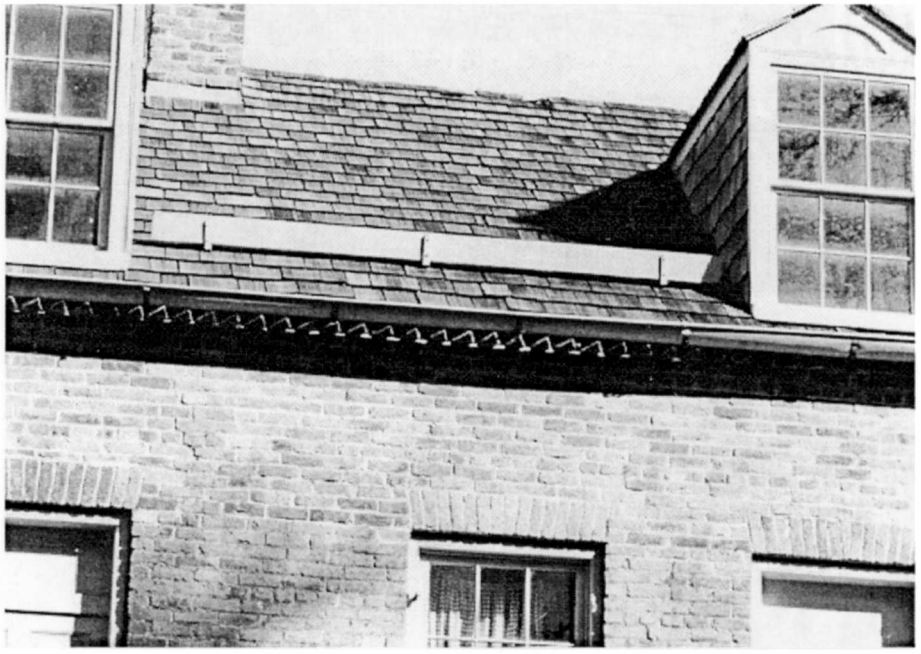


Figure 9. *View of roof surface between the dormers. Note the missing shingles along the ridge.*

Under the eave of the front elevation is a corbeled, sawtooth brick cornice comprised of three brick courses. This signature feature can be found in other contemporaneous buildings in Lower Town, Harpers Ferry. The first course is a full stretcher course that is stepped out approximately one quarter of a brick width. The second course is the sawtooth course: here the bricks are laid diagonally so there is one corner that points toward the face of the wall and protrudes beyond the first course. The third course is another stretcher course that is laid flush with the protruding points of the sawtooth course.

The roof is pierced by two wood-shingle-covered dormers. The dormers are approximately aligned over the doors on the front elevation. The dormers are in good condition. For more information concerning each window, reference the *Windows* section .

Water is collected from the roof via a 6", half-round, lead-coated copper gutter. The gutter was installed in 1992. The gutter is supported by steel brackets. The steel brackets do not fully cradle the gutter, but rather provide a perch for the gutter. The gutter is held in place by lead-coated copper straps that connect to the steel bracket and wrap up and over gutter to where they tie into the roof sheathing. Several of the lead-coated copper straps are broken. Water is ponding at both ends of the gutter. At the south or "uphill"

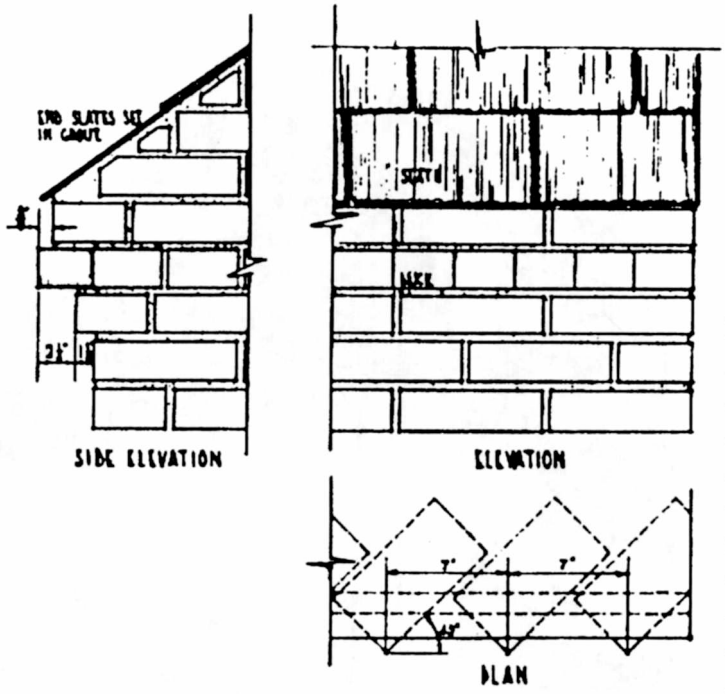


Figure 10. *Illustration showing the corbeled, sawtooth brick cornice. (Drawing courtesy of the Historic American Building Survey.)*

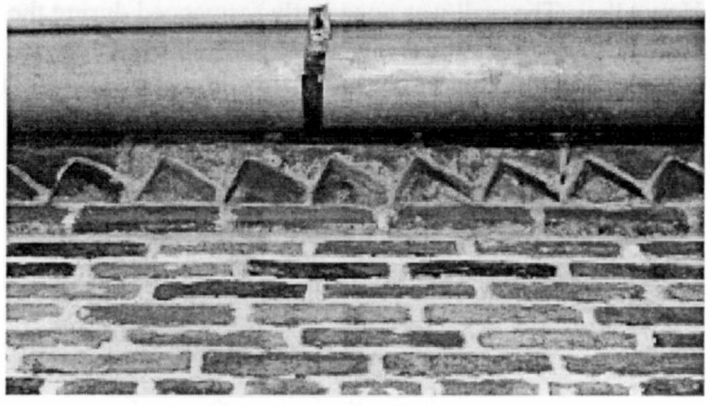


Figure 11. *Typical gutter installation. Note the small support bracket.*

end of the gutter, the ponding corresponds to a leaking seam that appears to be contributing to the localized deterioration of the balcony below.

The gutter is protected from snow sliding off the roof by wooden snow boards positioned approximately 18" above the eave. The snow boards are 1" x 5½" wood planks supported by 3/8"-thick-steel angle brackets that are tucked under the shingles and attached to the roof sheathing.

Northwest (Gable End or Hog Alley) Elevation

The northwest gable end of the house faces Hog Alley. The first floor portion of this elevation is stucco-covered stone construction. Extending past the body of the house on the east side of this elevation, is a one-story, stone, stucco-covered wing wall. Centered in the wing wall is a random-width, beaded, tongue-and-groove, vertical-plank door which opens onto the



Figure 12. *View of the NW elevation of Building 16. (HPTC photo)*

rear elevation, first floor level, rear porch. At one time stairs may have led from this door to Hog Alley. The wall was apparently restuccoed during the rehabilitation of the structure in the 1960s. The upper portion of this elevation is exposed brick construction. The bricks are laid in a combination of running and common bond. This portion of the elevation appears to be nearly all original construction except for the occasional replaced brick and

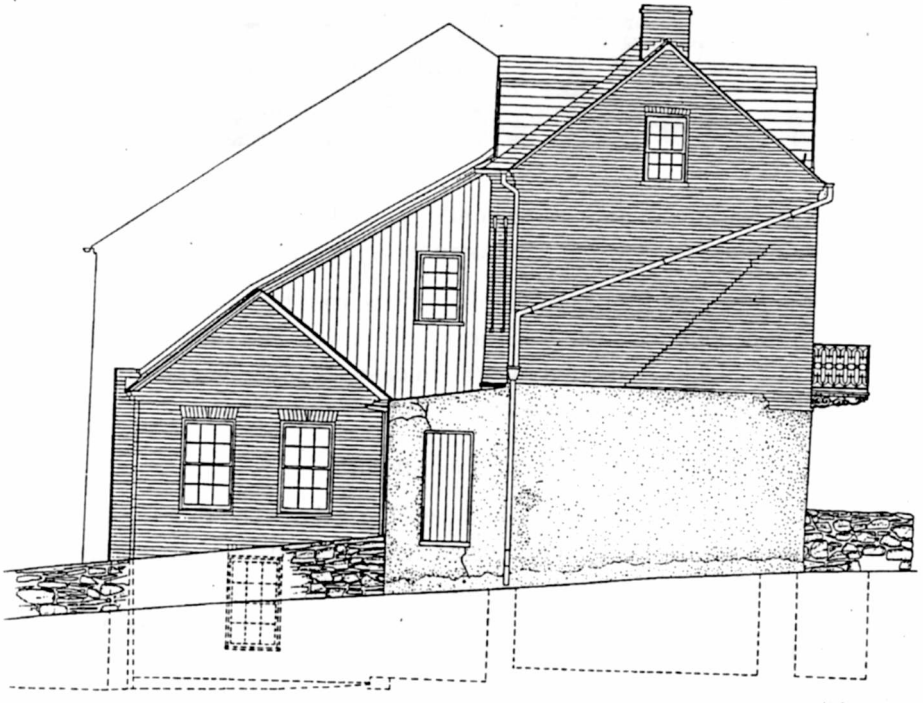


Figure 13. *Illustration showing location of cracks present in the Northwest elevation in 1998. (Base drawing courtesy of the Historic American Buildings Survey.)*

repointing of the deteriorated joints. In the attic is a six-over-six, double-hung replacement window which appears to have been installed during the 1963-65 roof repairs.

Currently, there are no rake boards on either gable end of the house. Therefore, there is a continuous gap between the shingles and the top of the masonry wall on the northwest gable that allows bird and insect infiltration.

The leader from the front gutter extends to the rear collector downspout across this elevation at approximately the midpoint of the second floor level. The seam in the leader is split and as a result leaks during periods of heavy rain. The wall below the leak is stained with mildew and other biological growth. Despite the damp conditions the stucco appears to be sound. In the exposed brick portion of the wall, however, there is a diagonal crack running from the center of the wall toward the front elevation of the house. The crack runs at approximately 45° following the mortar joints. In some locations the crack has been filled with mortar. At the time of the condition assessment it could not be determined if the crack was active.

Southeast (Engaged Gable End or Downey House) Elevation

The southeast gable shares a portion of a common wall with the adjacent building (Park Building 15). The exposed portion of the gable wall is covered with sawn wood shingles over vertical 1" x 12" sheathing. The shingles are cupped and are starting to lift. Currently, there are no rake boards along the eave on this elevation. Where the shingle covering meets the corner of the brick southwest elevation there is a gap that allows rain water to penetrate.

Northeast (Rear or Backyard) Elevation

The rear or northeast elevation of the house is 3½ stories. This wall was dismantled and reconstructed in 1964 because of structural failure. When the wall was reconstructed, it was erected on a poured-in-place grade-beam footing or foundation. The wall itself is solid stone and brick construction. Refer to the photographs of the wall reconstruction in *Part I B. Chronology of Development.*

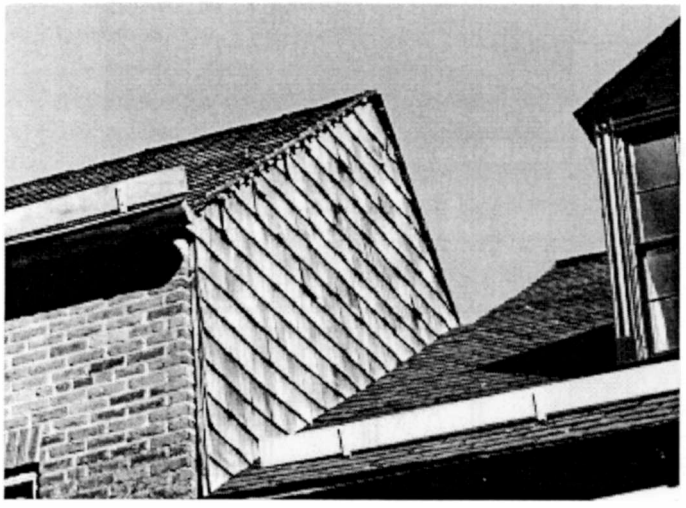


Figure 14. *View of southeast elevation of Building 16.*

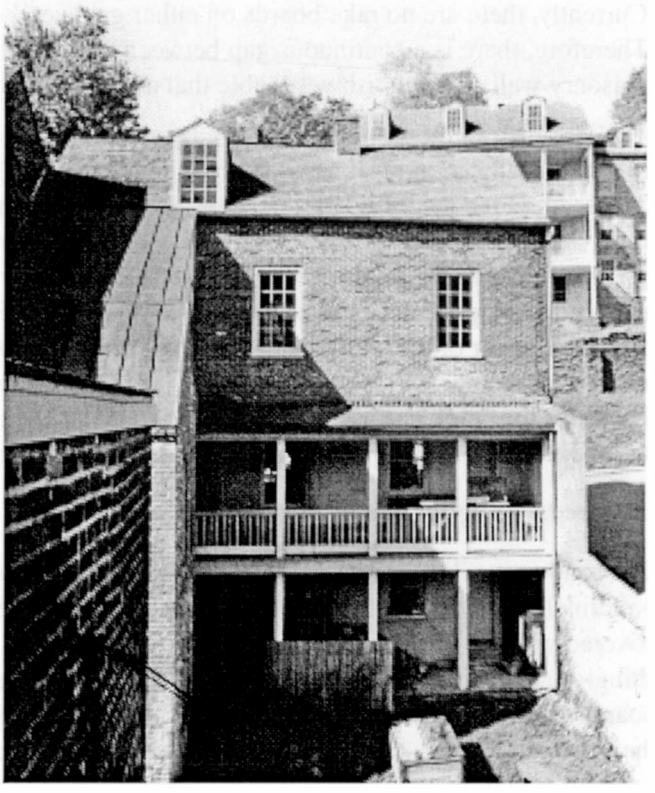


Figure 15. *View of northeast elevation of Building 16.*

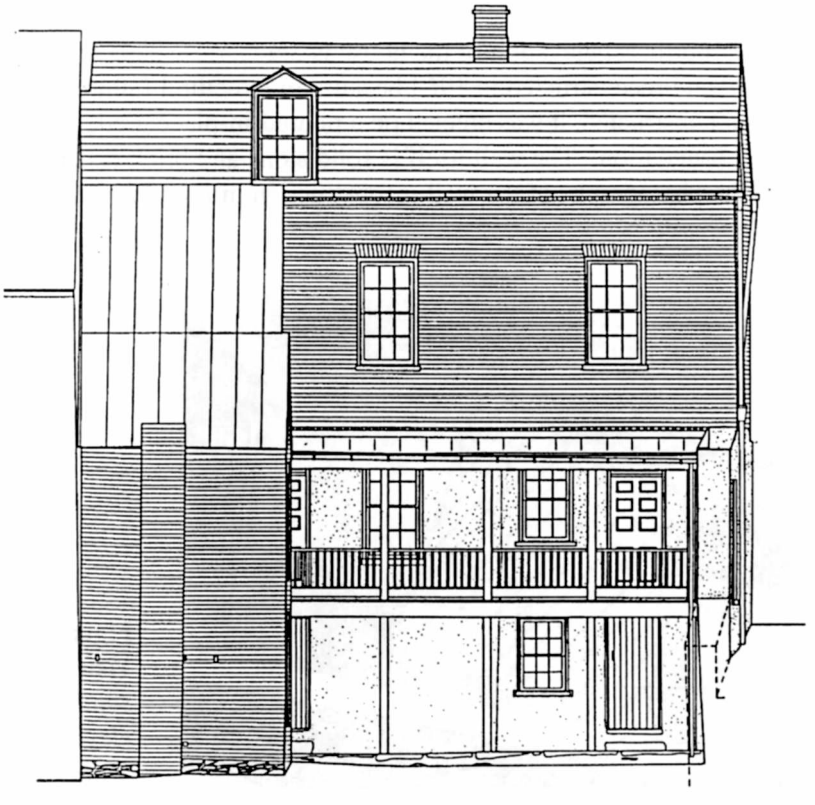


Figure 16. Illustration showing the fenestration pattern of the northeast elevation of the house (annex and porch not shown for clarity). (Illustration courtesy of the Historic American Buildings Survey.)

The basement level on the rear elevation has four bays—two windows and two doors. Both basement rooms have a door flanked by a window to the south. The first floor has five bays arranged south to north in the following configuration: window-door-window-window-door. The second floor only has three bays arranged south to north in the following configuration: door-window-window. None of the bays on the second floor level align with any below. There is one dormer on the roof of the rear elevation.

The roof on this elevation was installed in 1992 (contract No. 1443 CX 3000 92 043). The current roof covering is random-width, sawn wooden shingles with a 7" exposure. The shingles are laid on ½" x 2½" southern yellow pine lathing strips which were installed over 1" x 12" sheathing boards. Overall, the shingles are in fair condition. Many shingles are cupped, many others are too wide and will cup prematurely. When the shingles were installed, they were not spaced or staggered according to the specifications included in the contract documents. Along the ridge several shingles are loose and in some places missing.

Unlike the front elevation, the roof on the rear elevation is pierced by only one dormer. This dormer is aligned with the southern dormer on the front elevation. Like the dormers on the front elevation, this dormer is covered with the same sawn wood shingles as the roof. The overall condition of the dormer is good. For more information on the condition of the window itself refer to the *Windows* section.

Under the eave of the rear elevation is a corbeled, sawtooth brick cornice which matches the front elevation. This signature feature can be found in other contemporaneous buildings in Lower Town, Harpers Ferry. This decorative detail is comprised of three brick courses. The first course is a full stretcher course that is stepped out approximately one quarter of a brick width. The second course is the saw tooth course; here the bricks are laid diagonally so there is one corner that points toward the face of the wall and protrudes beyond the first course. The third course is another stretcher course that is laid flush with the protruding points of the sawtooth course.

Water is collected from the roof via a 6" half-round, lead-coated copper gutter. Like the front elevation gutter, this gutter was installed during the 1992 reroofing. The gutter is supported by steel brackets. The steel brackets do not fully cradle the gutter, but rather provide a perch for the gutter. The gutter is held in place by lead-coated copper straps that connect to the steel bracket and wrap up and over gutter to where they tie into the roof sheathing. Several of the lead-coated copper straps are broken. Water is ponding in the "uphill" end of the gutter.

This elevation has a two-story, wood-frame porch that provides shelter for the basement and first floor level entries. The basement level of this porch has a stone (Harper's Phylite) deck or floor. The stone floor consists of large rectangular stones raised two courses (approximately 8") above the existing grade. The stones are dry laid. The bedding has washed out and some of the stones are loose. The first floor porch deck and roof are supported by a series of four 5" x 5" posts spaced 5' 7" on center. The posts bear directly on the stone paving at the basement level. The underside of the first floor level deck framing (the basement level porch ceiling) is covered with smooth,

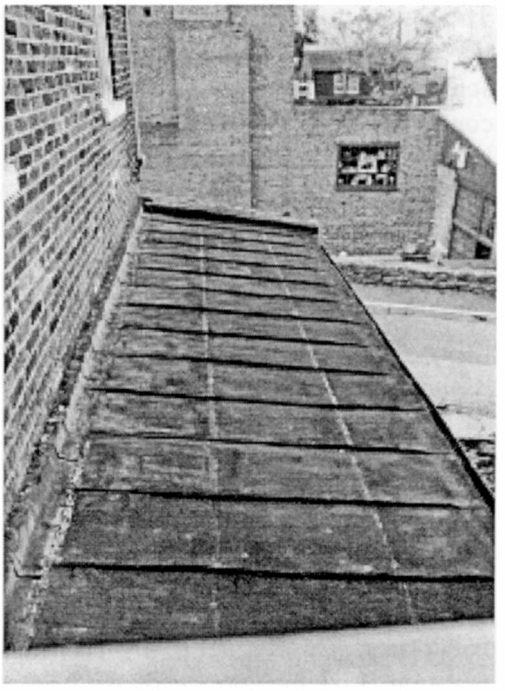


Figure 17. *View of the rear porch roof.*

random-width, tongue-and-groove planks that run perpendicular to the house. The first floor level deck is covered with 1¼"-thick, random-width, tongue-and-groove, vertical-grain fir boards. The face of the first floor porch deck framing is covered with a 1" x 10" beaded fascia. The deck boards overhang the fascia by approximately 1¼".

The first floor level railing is set between the vertical posts and is comprised of three elements: a chamfered and beaded handrail, 1"-square balusters, and 1" x 6" vertically set bottom rail. The first floor level porch ceiling is covered with smooth, random-width, tongue-and-groove planks that run parallel to the house.

The porch roof is covered with standing-seam, terne-coated metal roofing. The roof has been painted black. Light rust is present in some places . The roof flashing terminates just below the replicated sawtooth cornice line of the post 1848-49 era alterations.[2] The flashing is attached to the wall with nails driven into the mortar joints. The flashing is sealed with a flexible caulking compound. In some locations there are gaps between the flashing and the wall.

Water is collected from the porch roof via a 6" half-round, galvanized metal gutter. The outside of the gutter has been painted black while the inside has been left bare. Rust is starting to form in the bottom of the gutter. The gutter is supported by steel brackets. The steel brackets fully cradle the gutter. The gutter is held in place by galvanized metal straps that connect to the steel bracket and wrap up and over gutter and tie into the roof sheathing.

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[2]When the second floor was added during the 1848-49 alterations, the original corbeled sawtooth brick cornice was left intact on the northeast (rear) elevation. In 1964 when the wall was dismantled and rebuilt, this feature was replicated.

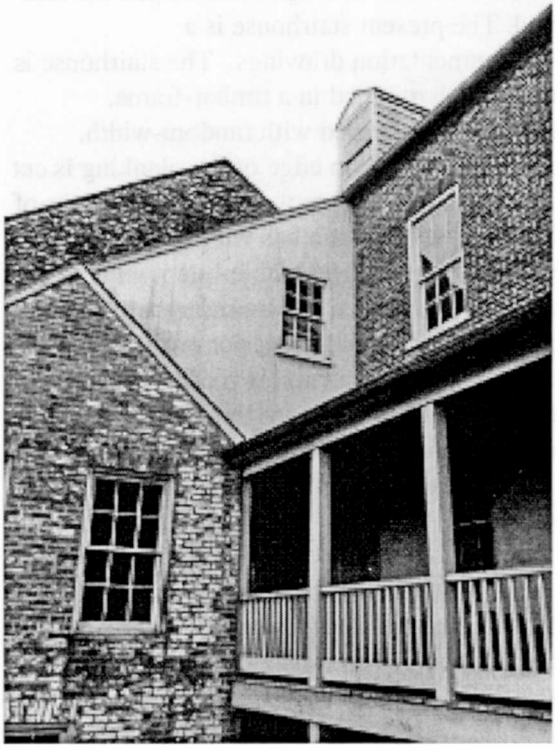


Figure 18. *View of the stairhouse.*



Figure 19. *View of the original slate stairhouse roof.*

Stairhouse

The stairhouse is a structure that covers the area from the ridge of the annex roof to the eave of the house. The portion of the annex roof that is covered by the stairhouse still retains a slate shingle covering. The slates are a dark gray-purple color with split faces and feathered edges. Each slate is random width with an overall length of 16" and an exposure of 7" to 7½". One half of the exposed roof has been removed to facilitate the air intake for the HVAC unit housed in the annex. The air intake opening is framed with modern dimension lumber and is covered with galvanized ¼"-square hardware cloth.

The original stairhouse was removed in 1956 because its deteriorated condition presented a life safety hazard. Before being disassembled the stair house was completely documented. The present stairhouse is a reconstruction based on the 1956 documentation drawings. The stairhouse is constructed of 3" x 4" framing material that joined in a timber-frame, mortise-and-tenon fashion. The framing is covered with random-width, vertical, tongue-and-groove planking. The bottom edge of the planking is cut to follow the roof line of the annex and rear porch roof. The bottom edges of the boards are rotting because the exposed end grain has wicked and held moisture from the roof. The stairhouse has a single double-hung window on its northwest elevation. Like the house and annex, the stairhouse employs the Downey house wall as its southeast wall. On the interior of the stair house this wall is covered with stucco. The top portion is modern, Portland-cement-based stucco while the lower portion still retains the historic plaster and finishes. The stairhouse is covered with standing-seam metal roofing that was installed in 1965. The current flashing along the Downey House wall appears to be a second generation as there is a reglet cut into the stone above the current flashing line. The flashing is no longer connected. There is a 2"-wide gap between the stair house roof and the Downey house wall. This gap allows rain water to enter the stair house and run down the Downey House wall over the extant historic plaster.

Chimney

The house has one brick chimney that is located approximately three feet to the north of the center of the house along the ridge of the roof. The chimney was reconstructed during the 1960s rehabilitation. The chimney has a single flue that is lined with a rectangular, clay flue liner. The chimney is not capped. The chimney historically serviced fireplaces or stoves on each level except for the attic. Currently, connections can be made to the chimney in the basement via a clay thimble in Room 001 and on the first floor via a clay thimble in Room 102. The Park has installed a wood-fired cook stove in Room 102 for interpretive cooking demonstrations. The current chimney flashing leaks. Water spots are present on the floor in the attic around the chimney.



Figure 20. *View of the chimney.*

ANNEX

Located 5' 4" to the rear of the house is the two-story annex. The annex, as mentioned previously, is connected to the house by the two rear porches and stairhouse. The annex, like the house, uses the adjacent Downey House exterior wall as its southeast interior wall. On the northwest elevation of the annex are three six-over-six, double-hung, windows—one on the ground floor and two on the second floor level. All of the windows are replacements. The upper two window units are the exhaust vents for the HVAC unit housed inside the structure. To prevent foreign objects from entering the HVAC unit, the windows have been outfitted with interior screens with ¼" openings. To minimize their visual impact, the screens have been painted black. On the southwest elevation are two 1964 replacement doors, one on each level, that provide access from the basement level and first floor level house porches. Currently, the first floor level door is operational and the second floor door is nailed shut.

On the northeast elevation of the annex there is a centrally located, engaged exterior chimney that extends 7 courses above the cornice line. The chimney is currently capped with a 1½"-thick piece of Harpers Phylite.

The annex is brick construction with a Harpers Phylite foundation. Approximately 12" of the foundation is visible above grade. The overall condition of the bricks is poor to fair. In some locations extensive repairs have been made. It appears there have been multiple repointing campaigns. In addition, portions of the window openings were reconstructed. The majority of the bricks used in the construction of the annex are relatively soft. In many places the softer bricks have severely exfoliated. Several of the bricks have nearly eroded completely away.

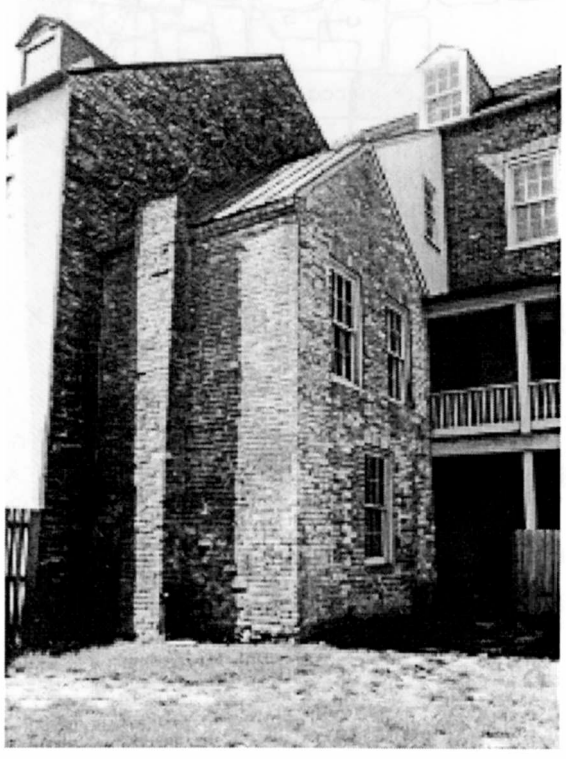


Figure 21. *View of the annex.*

The annex has a standing-seam-metal, gable roof. The metal roof covering is rusting. The ridge line of the annex roof runs parallel to the ridge of the house roof. The stair house roof bridges the gap from the ridge of the annex roof to the eave of the house roof. The gable end eaves of the roof are trimmed with 6"-wide rake boards. The rake board on the east side of the gable is rotting. On the northeast elevation of the annex under the eave is a corbeled brick cornice. This detail is simply a two-course design. The first course is a full stretcher course that is stepped out one quarter of a brick width. The second course is a full header course that is stepped out approximately 3/4". There is no gutter on the annex roof.

Interior Envelope

The Roeder House is divided into four levels: basement, first floor, second floor, third floor or attic. Each level of the Roeder House and Annex has experienced varying degrees of disturbance to the historic fabric as part of previous National Park Service rehabilitation efforts. The following is an account of the current physical condition of the existing interior fabric of the Roeder House and Annex. To simplify room references the rooms will be referred to by the names designated on the associated floor plans.

Roeder House

Basement

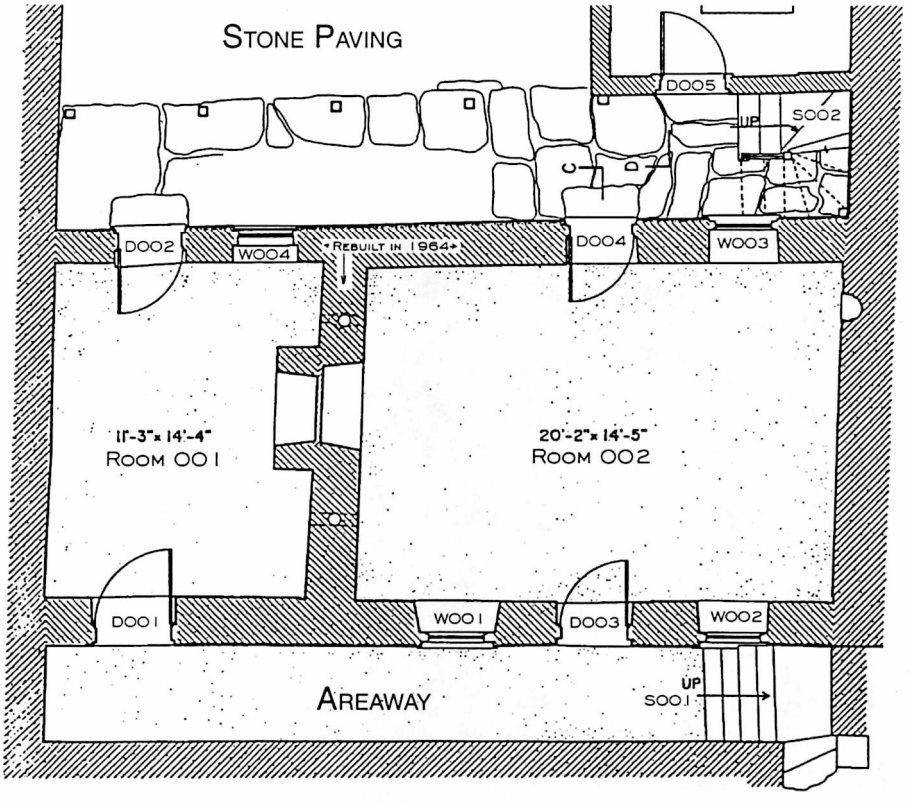


Figure 22. *Floor plan of the Basement. (Courtesy of the Historic American Buildings Survey)*

The basement level is comprised of two rooms: 001 and 002. Room 001 is 11' 3" wide and 14' 4" deep and is the smaller of the two rooms. Room 002 is 20' 2" wide and 14' 6" deep. All walls are constructed of Harpers Phylite. The northeast wall and the wall that divides the two rooms was reconstructed in 1964 during the masonry stabilization of the house. The original flooring system, baseboards, and ceilings have been removed from both rooms. The floors in both rooms are dirt. Room 001 has two doors and one window. Room 002 has two doors and three windows. The window openings have splayed flanks that were finished with plaster during the historic period. The door openings have square flanks that were, like the windows, finished with plaster during the historic period. All of the windows and doors are replacements.

Each room has a reconstructed fireplace. The fireplaces are located back-to-back in the common wall between the rooms. Room 001 has a clay tile thimble located above the fireplace opening which provides access to the chimney—also reconstructed in 1964. The fireplace in Room 002 is currently sealed off from the reconstructed, clay-tile-lined flue. If required, this fireplace could easily be modified to make it functional.

The ceiling joists in Room 001 appear to be original. The joists run across the short span of the room and are joined to a "rim joist" by through tenons fixed with hand-hewn draw pins. The north end of the "rim joist" has been repaired with a steel angle that carries the load to the rear wall. The opposite ends of the joists are set in the masonry of the reconstructed wall. The southern yellow pine[3] ceiling joists are on average 7½" x 1½" and are spaced approximately 20" on center. Most of the joists appear to be reused. The

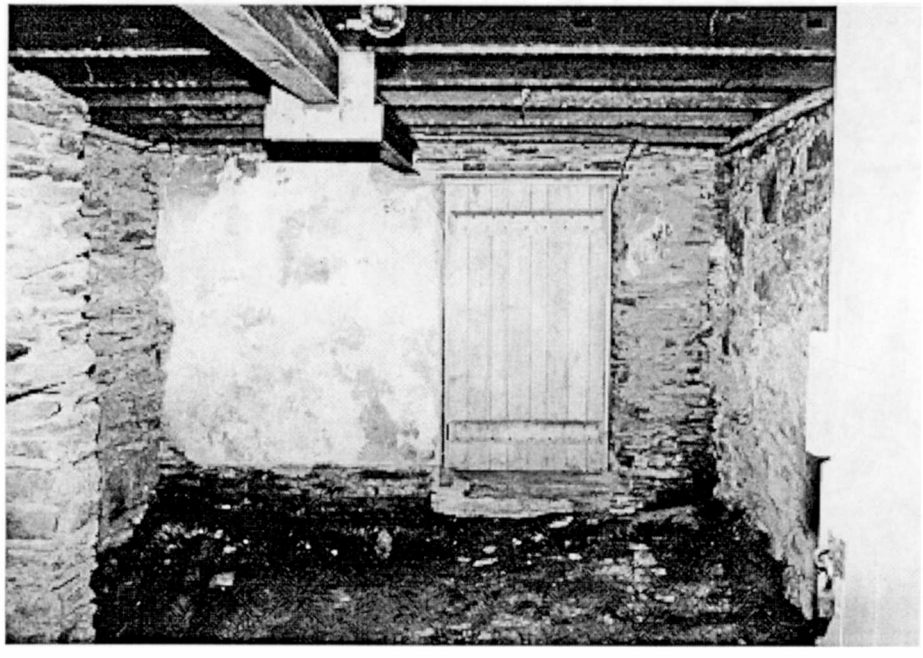


Figure 23. *View of Room 001. Note mortises in the ceiling joist.*

[3]Wood samples were collected by HPTC. All wood species identification was performed by Dr. Marshall White at the Brooks Forest Products Center, Virginia Polytechnic Institute, Blacksburg, VA; see Appendix F.

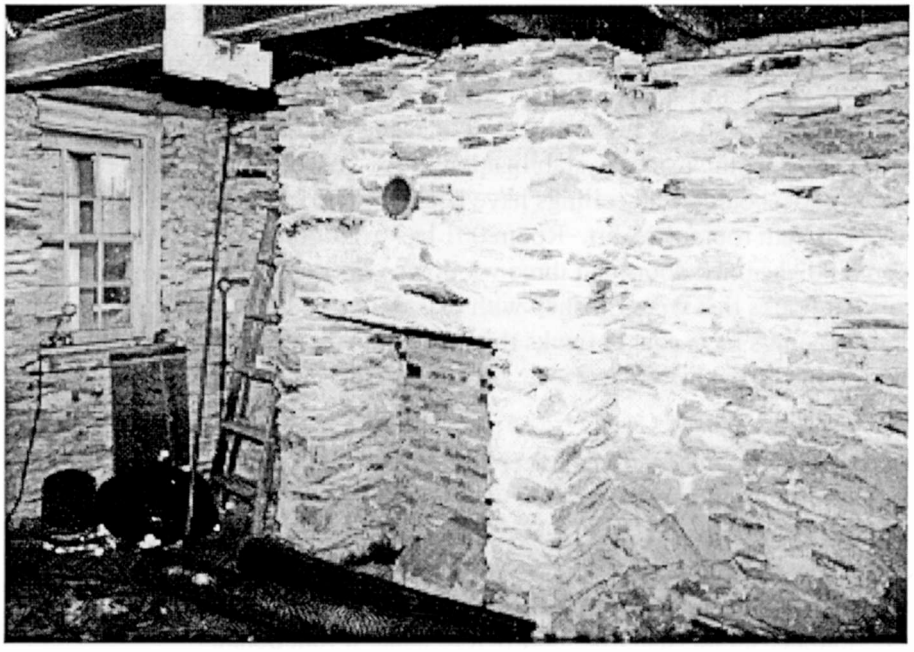


Figure 24. *View of reconstructed fireplace in Room 001.*

reused joists have a series of 1½" x 2½" mortises spaced approximately 26" apart running down the center of each board.[4]

The ceiling joists in Room 002 are a mixture of original joists and new joists installed in various stabilization efforts. Unlike Room 001, the joists in Room 002 run from the front to the rear of the house. Several of the joists are of large dimensions—5" x 12"—and are speculated to be reused members

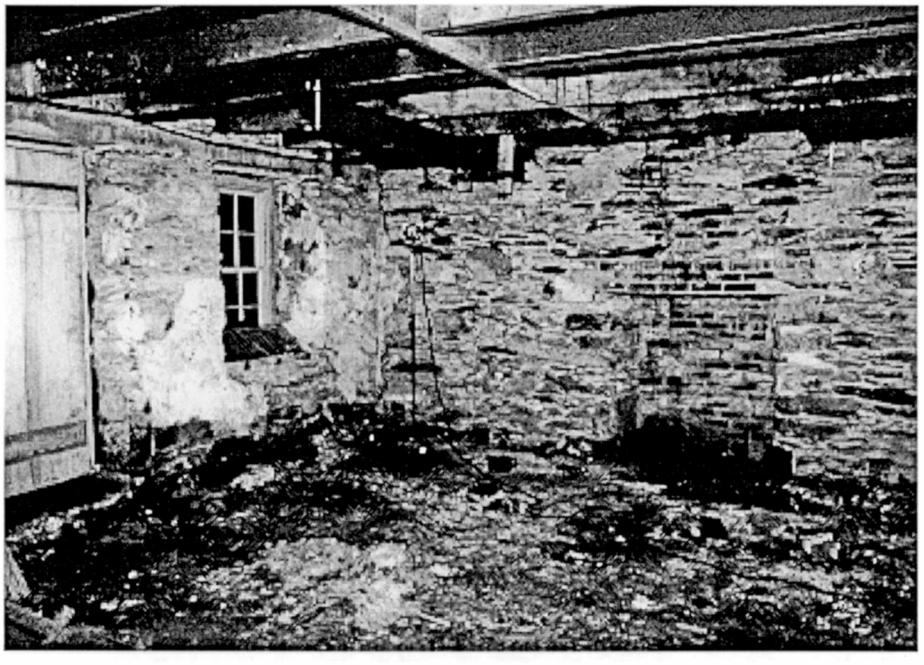


Figure 25. *View of Room 002. Note the steel floor/ ceiling joists.*

[4]This size member and the placement of the mortises are characteristic of framing used in the construction of river barges used on the Shenandoah river. (Chickering, Patricia, *Historic Structures Report, History Section: Park Building 44*, August 1995; Trout, W. E. III, *A Report on the Gundalow Wood Found in the Masonic Hall Building #44 in Harpers Ferry National Historical Park.* August 31, 1993.)

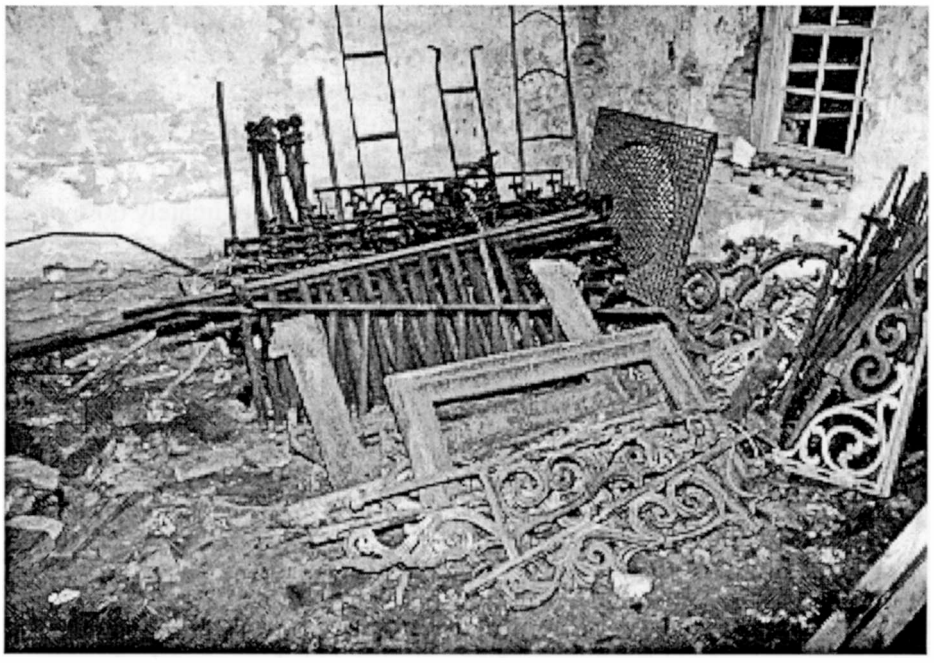
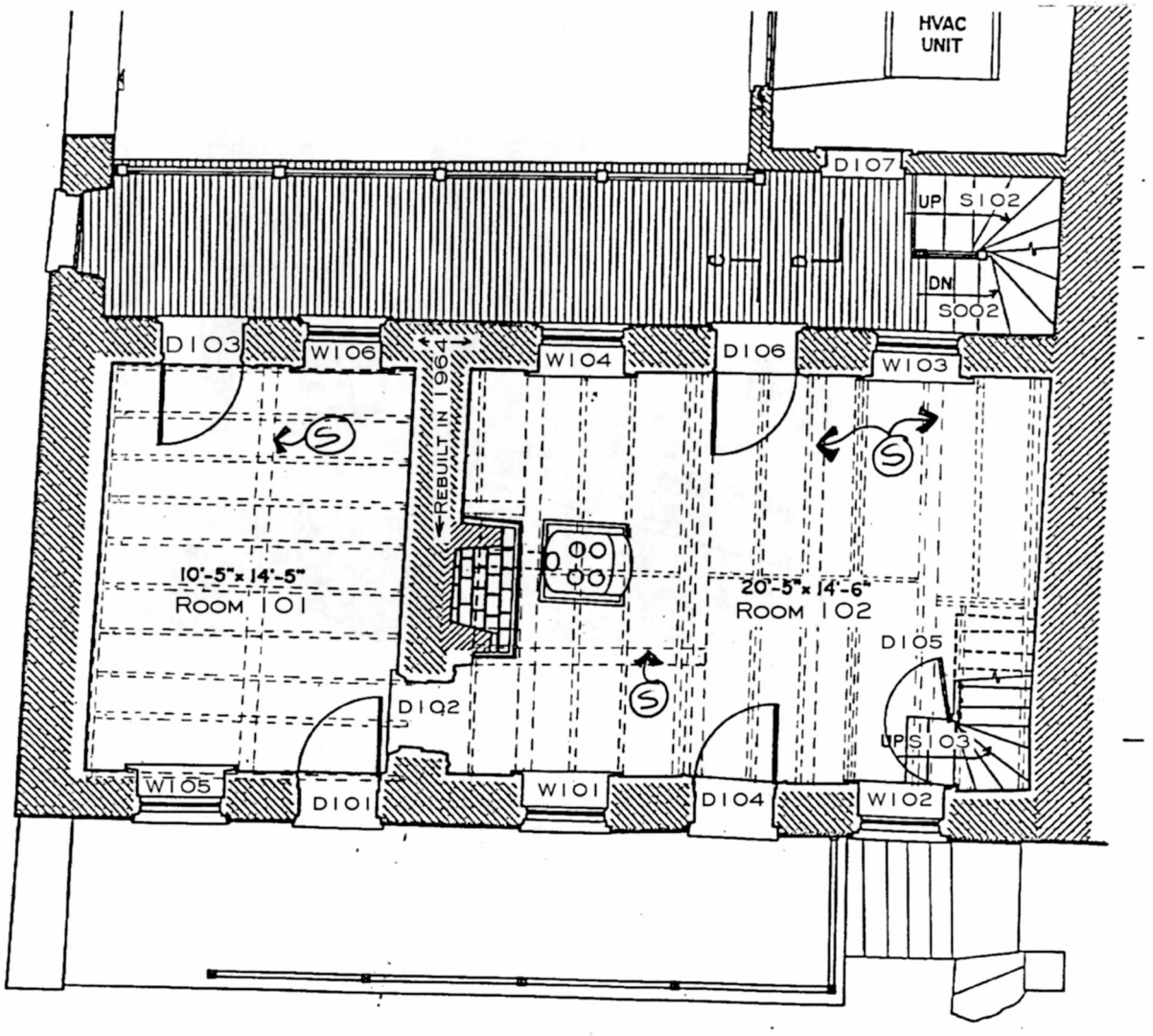


Figure 26 (left). *Miscellaneous cast-iron components currently being stored in Room 002.*

Figure 27 (below). *First floor plan showing framing locations and modern fabric. The "S" indicates a steel framing member. The framing layout was designed with the intention of having the portion of flooring where the stove is located removed so that visitors could see the large reused timbers used as floor joists. (Base floor plan courtesy of the Historic American Buildings Survey.)*



from the Wager Bridge[5]. Where the joists are captured in the masonry, their ends have been wrapped with copper armored sisal kraft paper to protect them from moisture damage. In some locations the floor structure has been bolstered with steel "I" beams (refer to the first floor framing plan for locations of new joists, steel joists, and historic joists).

The original walls in the basement rooms still retain approximately 60% of their original plaster and multiple-finish layers. All of the walls are stone (Harpers Phylite) construction. Some of the extant plaster is loose, and the multiple finish layers (up to 27 in some locations) are flaking off the plaster. The stone walls that were reconstructed in 1964—the northeast wall and the common wall between the rooms—have been left bare. Ghost marks of previously existing baseboards can be seen in both rooms on the basement level. In Room 001 graffiti[6] has been uncovered on the southwest wall.

First Floor

The first floor level comprises two rooms: 101 and 102. Room 101 is 10' 6½" wide and 14' 4¾" deep and Room 102 is 20' 6" wide and 14' 7" deep. The two rooms are currently used by the Park for interpretive displays and cooking demonstrations.

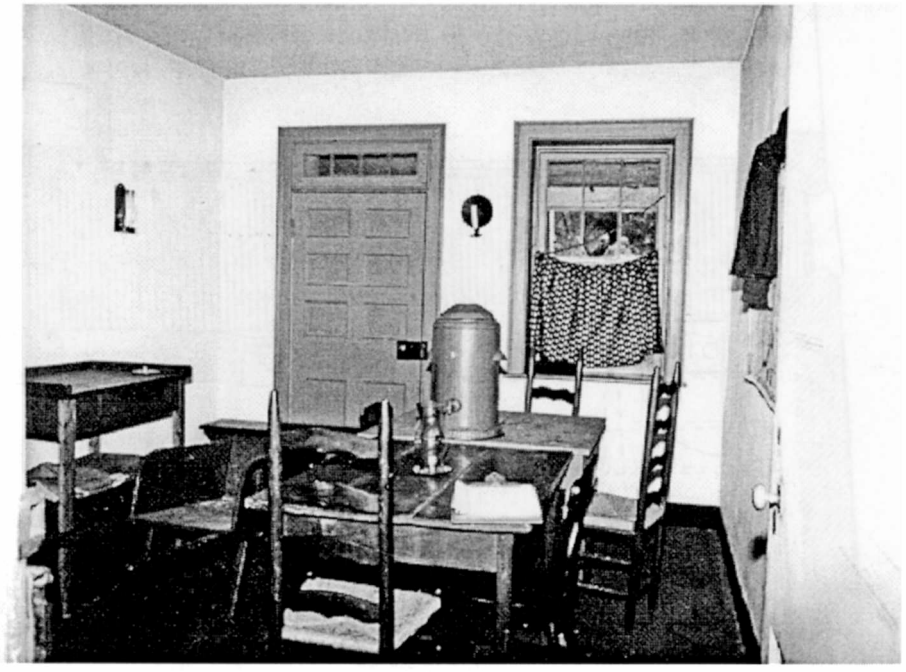


Figure 28. *The interpretive exhibit currently displayed in Room 101.*

[5]The identification of the large reused timbers as being from the Wager Bridge was first made by Alan Walmer during his 1964 fabric investigation. This assumption is substantiated by the fact that a portion of the Wager Bridge collapsed in 1845 (the proposed construction date of the original portion of the house). Therefore, the potential for the availability of bridge timbers was high. For more information concerning the reused timbers refer to the *Chronology of Development and Use* section and Snell, Charles, *Historic Building Site Survey Report for Wager Lot No. 1 & the Bridge Lot, the Baltimore and Ohio Railroad Company's Bridge and Buildings at Harpers Ferry*, Sept. 1958, p. 26.

[6]During the 1964 investigation Civil War era graffiti was revealed in various locations throughout the house. As part of the research for the HSR a systematic graffiti investigation was performed by conservators Greg Byrne and Al Levitan. Their findings have been recorded in the *Graffiti Investigation Report* located in the Appendix.

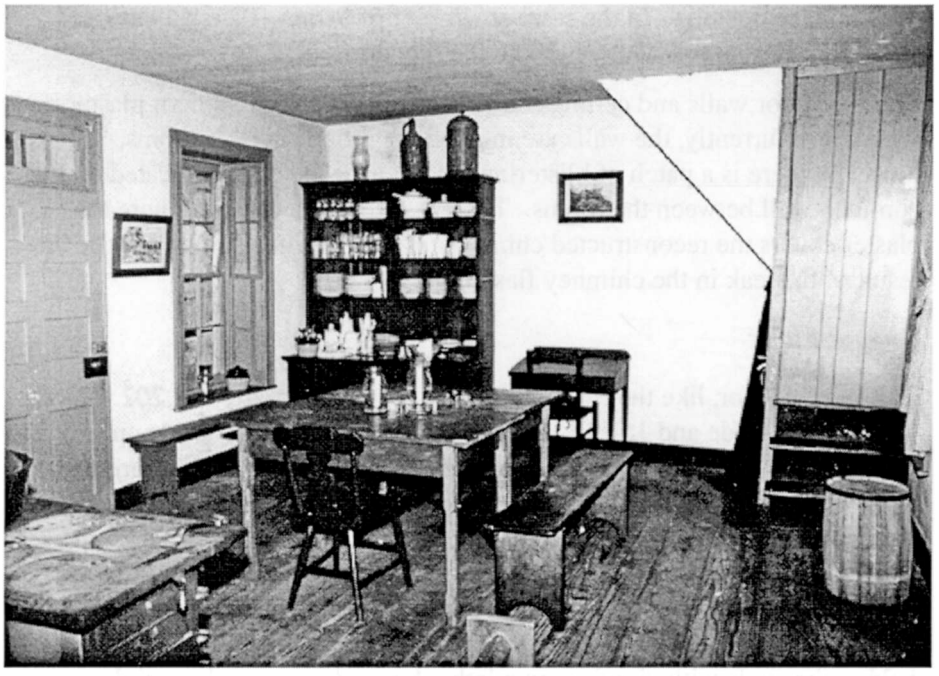


Figure 29. *Room 102 looking south at the Stair 103 enclosure. Currently, this room portrays a typical Civil War era kitchen and is used for living history demonstrations.*

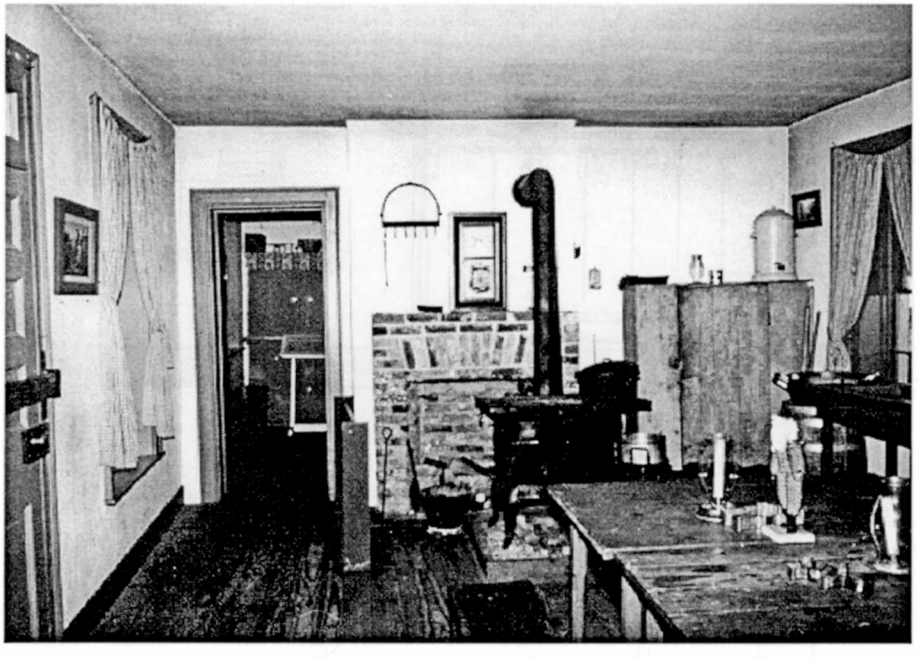


Figure 30. *View of the cook stove installed in Room 102.*

Both rooms have replacement trim, windows, and doors. Each room has two doors that access both the front and rear porches. Room 101 has two windows and Room 102 has four windows. All of the windows are six-over-six, double-hung replacements installed during the 1964 rehabilitation.

Room 101 still retains its original flooring. The flooring in Room 102 is a combination of original southern yellow pine flooring and modern southern yellow pine flooring which was installed in 1974. The two rooms are joined by a doorway located in the masonry wall that divides the rooms. Room 102 has a reconstructed hearth and fireplace. There is a cast-iron cook stove in this room that connects to the chimney via a clay tile thimble located above

the fireplace opening. In the southern corner of Room 102 is an enclosed winding stair that provides access to the second floor.

The first floor walls and ceilings have been covered with modern plaster over wire lath. Currently, the walls are in good condition; in both rooms, however, there is a patch of blistering plaster near the ceiling located on the common wall between the rooms. The blistering is occurring where the plaster covers the reconstructed chimney. The blistering plaster may be the result of the leak in the chimney flashing.

Second Floor

The second floor, like the floors below has two rooms: 201 and 202. Room 201 is 12' 9" wide and 15' 6½" deep and Room 202 is 22' 1" wide and 15' 9" deep. Both rooms are currently used for storage by the Park Interpretive staff. All of the walls on the second floor are brick construction except for the common wall shared with Building 15 which is constructed of Harpers Phylite, and the wood stud, plaster-and-lath-covered wall that divides the rooms. The wood frame wall is constructed of full-dimension, rough-sawn, 2" x 4" studs set with their 4" face parallel to the wall surface. The plaster is held to the studs with circular sawn lath. A wood frame and panel door

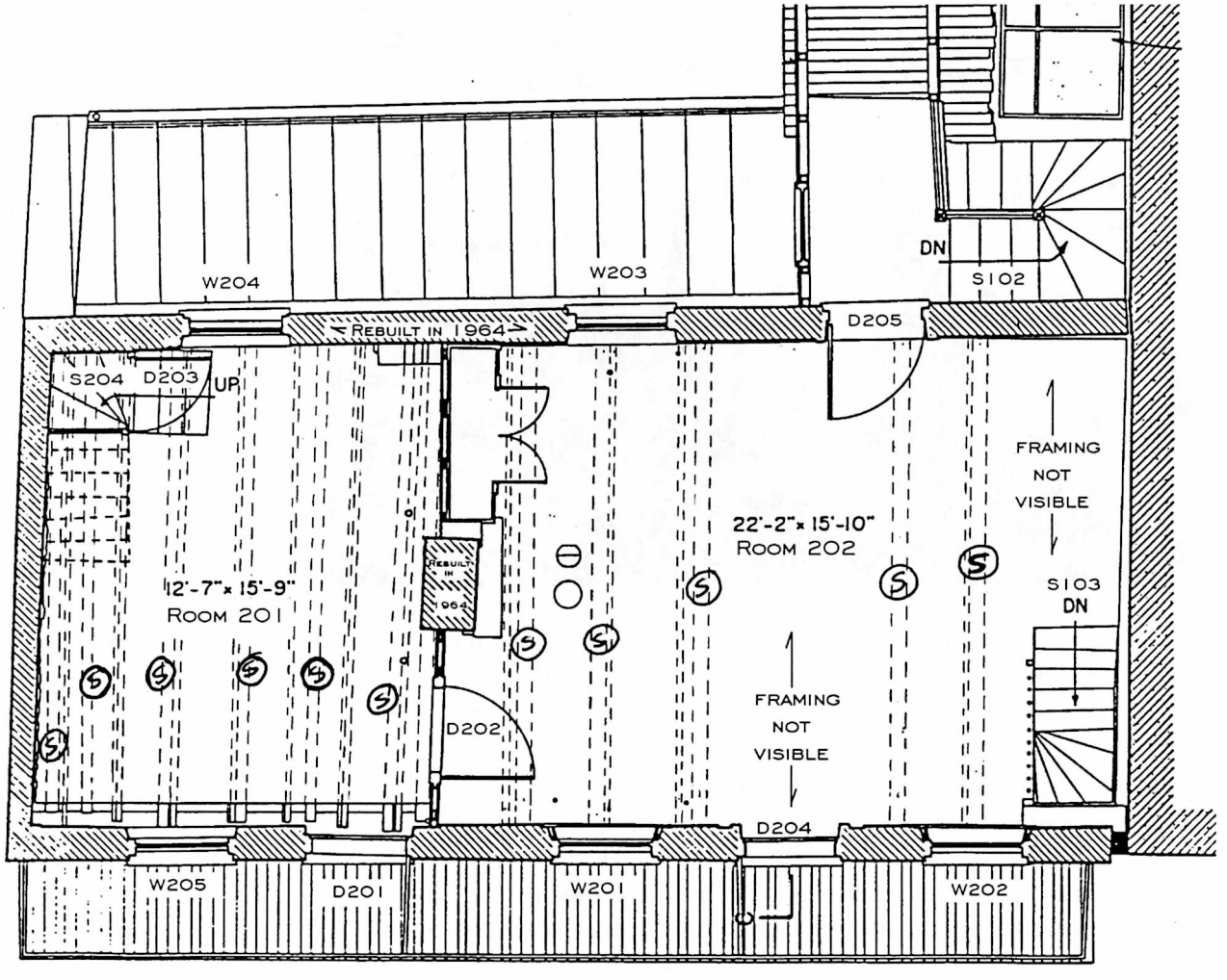


Figure 31. *Second floor plan showing framing locations and components rebuilt in 1964. The "S" indicates a steel framing member. (Base floor plan courtesy of the Historic American Buildings Survey.)*

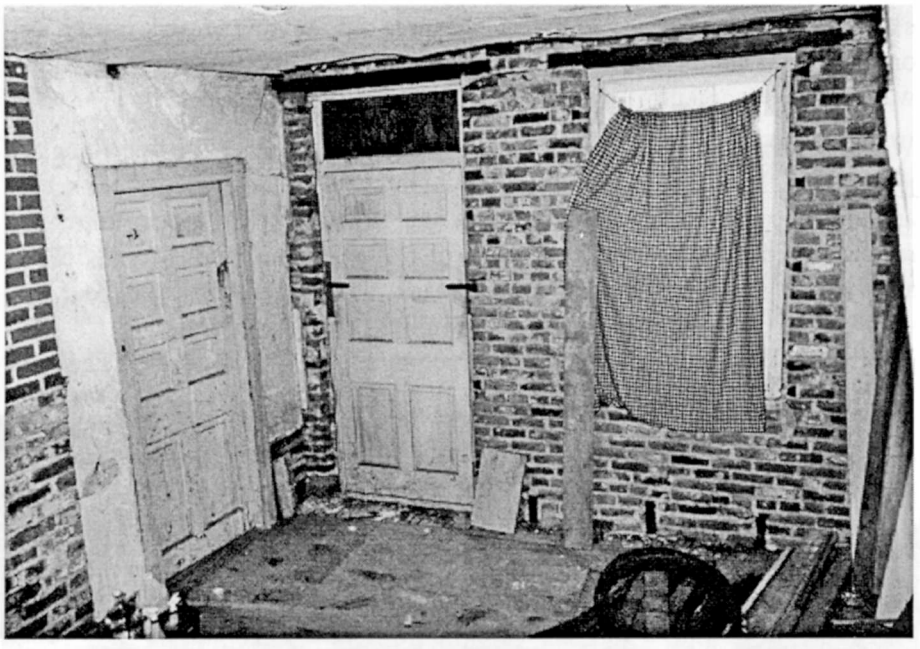
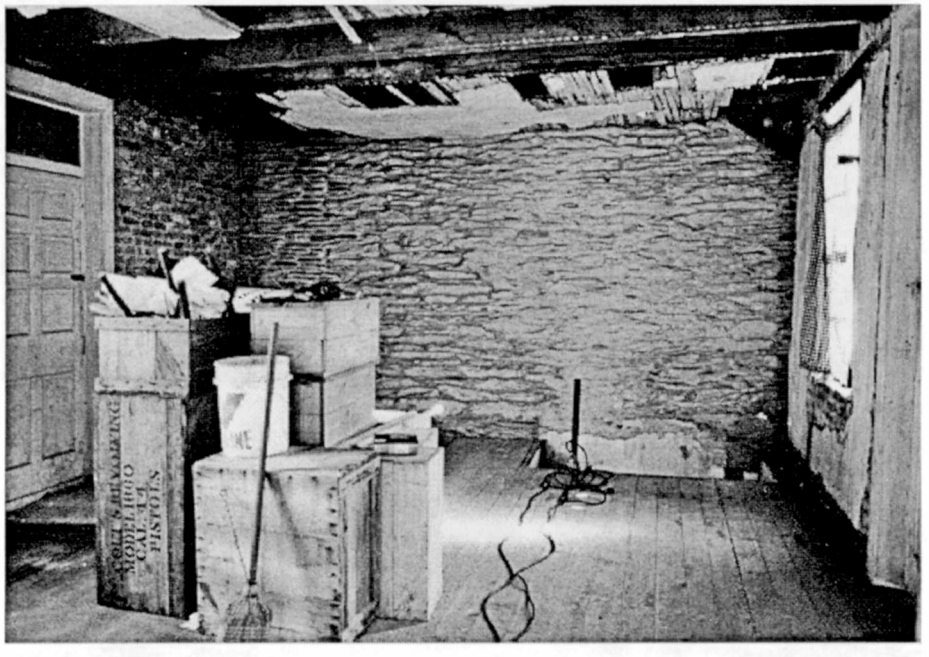


Figure 32. *View of Room 201 looking toward the southwest.*



Figures 33. *View of Room 202 looking toward the southeast.*

provides access between the rooms. The door and trim appear to be original c. 1856-57. The rooms still retain portions of original c. 1856-57 baseboard.

The walls on the second floor retain portions of their original wall and ceiling plaster and finishes. The northeast wall of this floor was reconstructed in 1964; the only original plaster on this wall is behind the winding stair in Room 201 (this portion of the northeast wall was not disassembled during the 1964 reconstruction of the wall). All of the plaster has been removed from the common wall shared with the Downey House and from the southwest wall in Room 201 (which was also reconstructed). The plaster on the northwest wall of Room 201 has begun to disintegrate. The breakdown of this plaster may be attributed to the fact that this northwest wall does not receive direct sunlight and therefore remains wet or damp for

extended periods of time. In Room 202 there are remains of pink wallpaper on the front wall. No patterns or markings were readily discernible on the wallpaper. It is unknown when this wall treatment was applied.

Where plaster is missing from the ceiling in both rooms, the ceiling/floor joists are visible. The southern yellow pine joists are on average 7½" x 1½" and are spaced approximately 20" on center. Most of joists appear to be reused. The reused joists have a series of 1½" x 2½" mortises spaced 26" apart running down the center of each board. These members, like those used in the basement, are assumed to be reused river barge framing members.[7] Where the plaster has been removed, the lath is visible. The

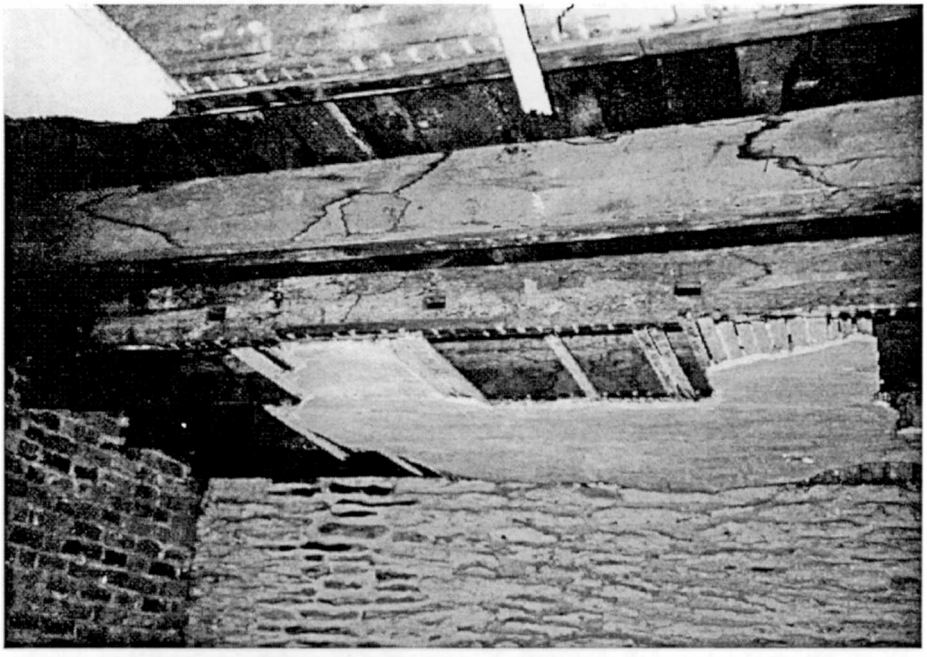


Figure 34. *Reused ceiling joists visible in Room 202.*

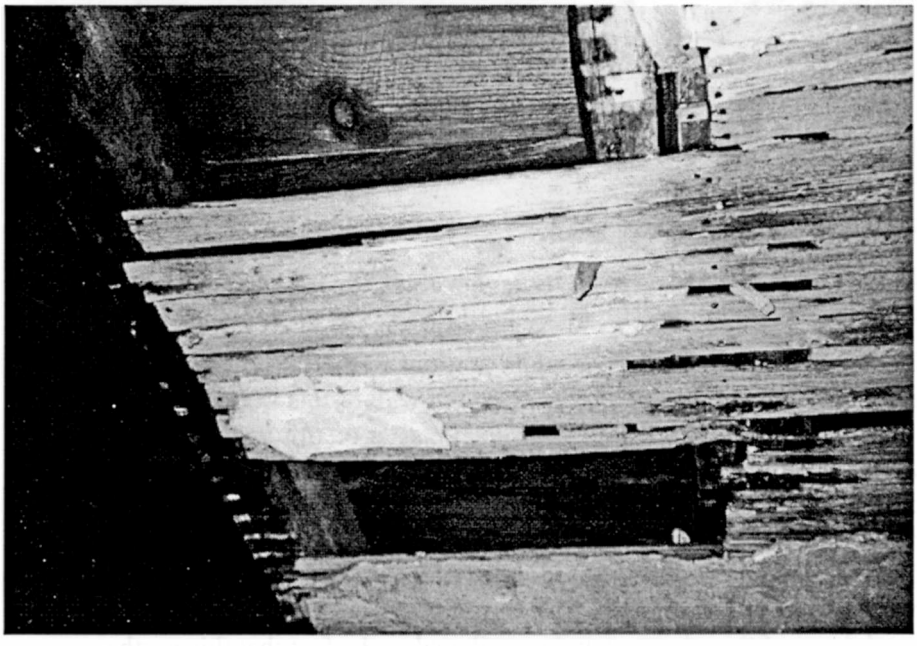


Figure 35. *Split lath visible in Room 202.*

[7]For more information refer to footnote number 5.

majority of the lath used has circular saw marks; however, there is a portion of the ceiling in Room 202 where hand split oak lath was used.

The exterior doors and windows in Rooms 201 and 202 are replacements. During the 1964 rehabilitation, the door and window openings were outfitted with steel lintels. When the doors and windows were set, the interior trim was not installed. Room 201 has one door that opens onto the balcony on the front elevation. Room 202 has two exterior doors, one opens onto the balcony, the other opens onto the rear porch.

Currently, Room 201 is being used for storage of architectural artifacts. There are two mantels and several lengths of beaded baseboard. The mantels were labeled in 1964 when they were removed from their original locations. One mantel is detailed with Greek revival trim pieces. This mantel is assembled using cut nails, and the tool marks on the back indicate the wood was sized using a hand plane. This mantel is labeled: *BLDG #16 Room #2 6/18/64*. The room designation corresponds to the designations listed on Alan Walmer's stabilization drawings. Room #2 is Room 002 as designated on the floor plans located in the beginning of the basement section. The second mantel is somewhat plain in comparison to the first. This mantel is detailed with bands of reeding on the lintel and pilasters. The mantel is assembled with modern machine-made screws and has rotary planer marks on the unpainted back side. The mantel is labeled: *BLDG #16 Room #4 mantel.* Room *#4* refers to Room 102 on the first floor plan. The beaded baseboard appears to be the baseboard that was removed from the second floor walls and possibly from the third floor as well. The baseboard is the same color as the extant baseboard in Rooms 201, 202, 301, and 302. Paint analysis has revealed that the first finish layer on the baseboard in Rooms 301 and 302 was a light gray color.

Room 202 retains its original wood mantle which surrounds a partially reconstructed, bricked-in fireplace. To the right of the fireplace is a built-in wooden wardrobe that dates to the 1856-57 period when this floor was

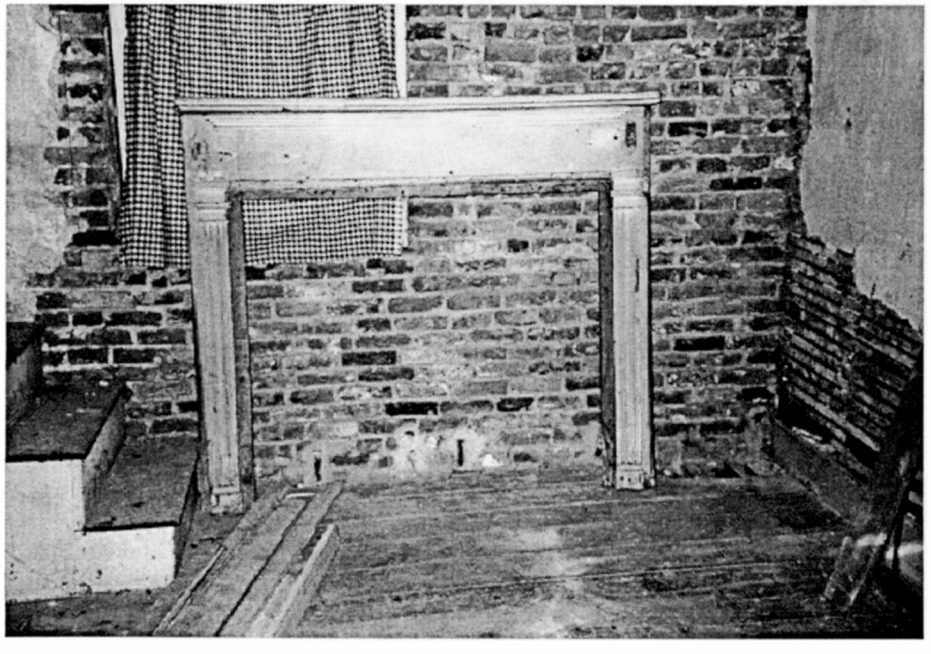


Figure 36. Mantel labeled: BLDG #16 Room #2 6/18/64 *currently stored in Room 201.*

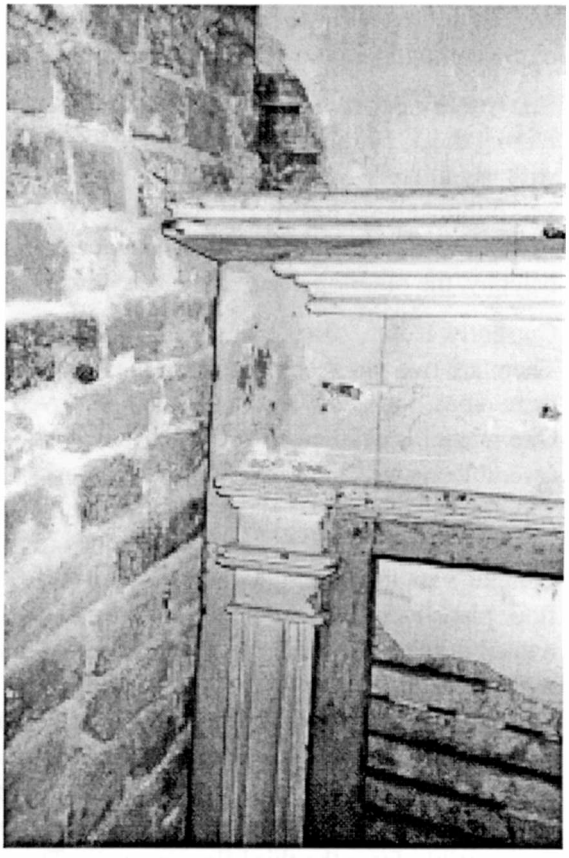


Figure 37. Greek Revival detailing on the mantel labeled BLDG #16 Room #2 6/18/64.

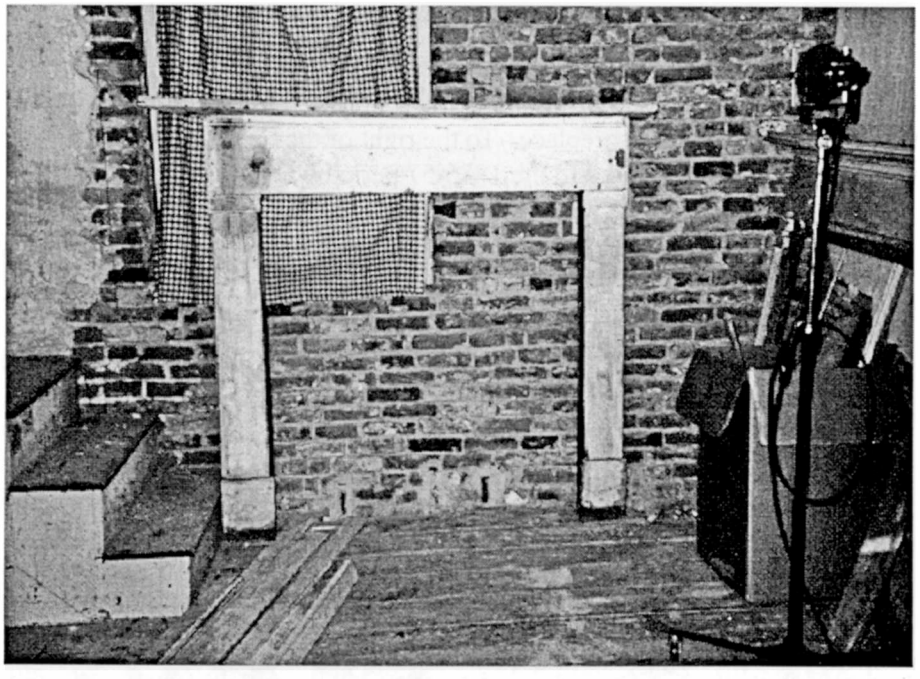


Figure 38. Mantel labeled BLDG #16 Room #4 *currently stored in Room 201.*

added to the original house. The "fireplace" is peculiar in that there is no firebox opening. The "fireplace" is trimmed with a historic mantle, architrave, and baseboard that runs across the firebox opening. The firebox opening appears to have been historically blocked. Currently, the firebox has been filled with reused brick, laid using Portland cement. This infill was

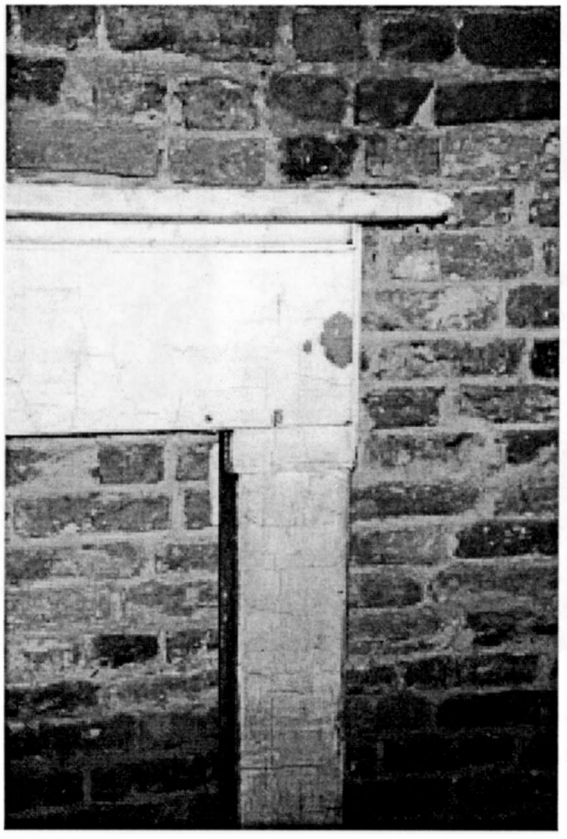


Figure 39. Late nineteenth century detailing on the mantel labeled BLDG #16 Room #2 6/18/64.

installed during the relining of the chimney. Currently, there are several bricks missing from the infill, and the clay tile flue liner is visible. It is assumed there was a thimble in the chimney at one time for a heating stove; however, all evidence of such an opening was lost when the chimney was rebuilt.

To the right of the chimney is a built-in wardrobe. This is a significant historic feature of the interior of this structure. The wardrobe is constructed of vertical, random-width, tongue-and-groove, beaded boards with two centrally located doors of the same construction. Tool marks indicate the wardrobe was made from boards that were hand planed. The face of the wardrobe is detailed with corner blocks and trim that mimic the trim found on the adjacent historic door. This indicates the construction of the wardrobe may be contemporaneous with the addition of this floor of the house. The inside of the wardrobe is divided by a shelf creating a small upper compartment and lower compartment tall enough to hang clothing. The clothing was hung on a peg rail that runs along the perimeter of the interior of the wardrobe.

The exterior of the wardrobe is currently painted dark brown. Paint analysis has revealed the original (first) paint layer a light cream color. The exterior of the left hand door is heavily scarred by what appears to be marks made by bayonet points and samples removed for the finish analysis. These marks pass through the post-Civil-War-era paint coatings and are therefore of the modern period. Other than these modern disturbances, the historic finish would be virtually unmarked. The interior of the wardrobe appears to have only one coat of paint—a light gray coating. There is some stray pencil

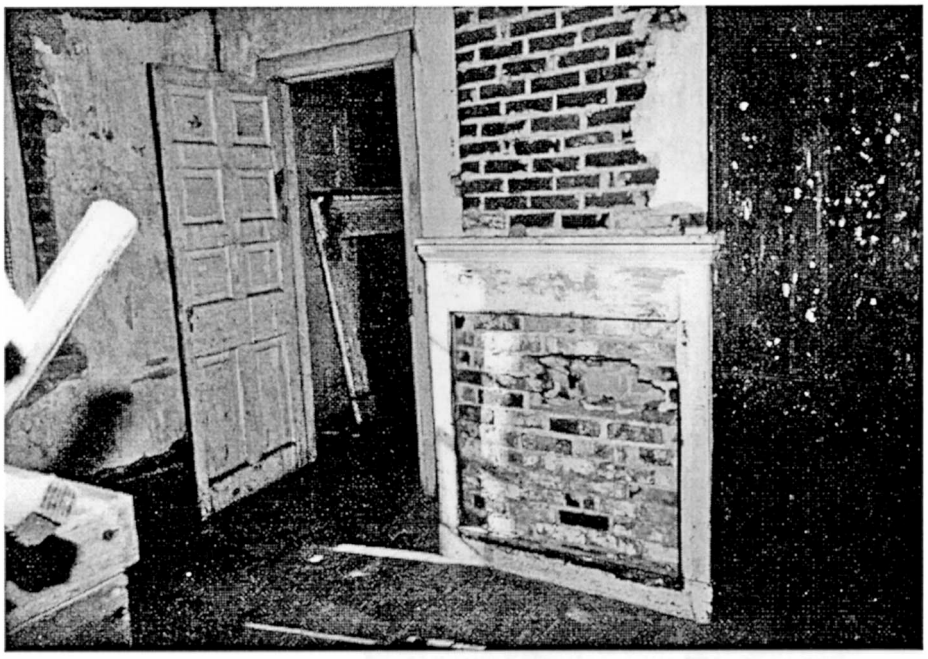


Figure 40. *Original mantel and door in Room 202.*

graffiti on the interior of the wardrobe. The graffiti dates to an unknown period. For more information concerning the graffiti refer to the graffiti investigation report located in the Appendix.

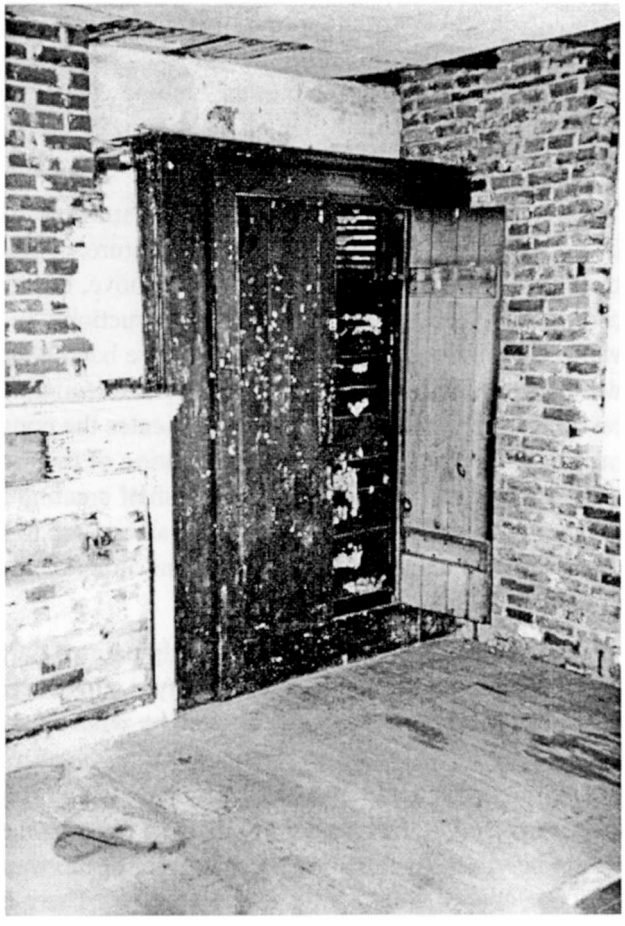
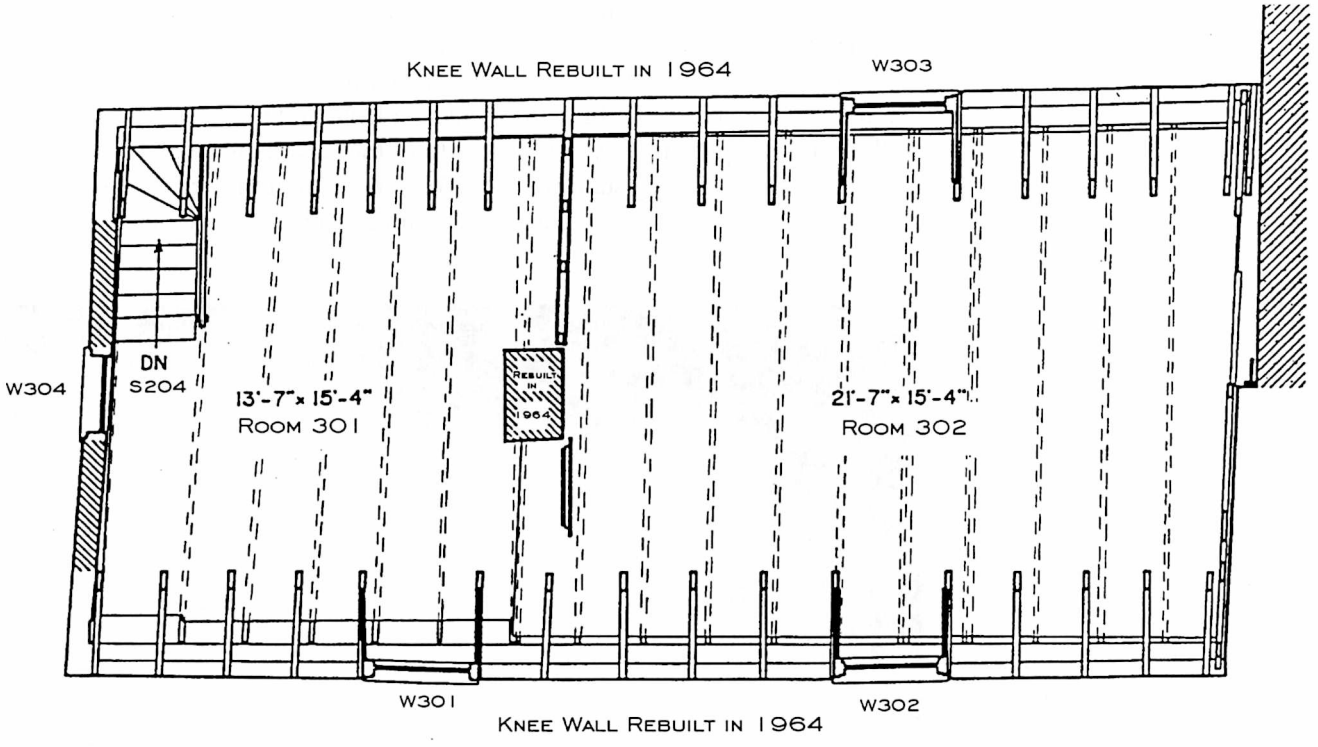


Figure 41. *Built-in wardrobe or clothes press in Room 202. Note the scars in the left hand door.*

Both rooms retain their original 1"-thick, random-width, tongue-and-groove pine flooring. The floor boards run parallel to the long axis of the house. The floor board along the front wall in Room 201 was removed to inspect the condition of the joist ends and apparently to provide access to the joist pockets. In Room 202 the baseboard has been removed along the front wall, which allowed for a visual inspection of the joist ends. The original floor framing system is comprised of 2" x 7" joists placed approximately 20" on center. In Room 202 there two 5" x 7" joists in addition to the 2"x 7" joists. The floor structure in both rooms has been bolstered with 3½" x 7" steel "I" beams. There are five such beams in Room 201, placed roughly 3' on center. In Room 202 there are only three randomly placed steel beams visible.

Ghost marks of the original floor covering are visible in both rooms. In Room 201 the floor was painted in two bands, one red-orange (the outer band), the other gray (the inner band), around the perimeter of the room. In the center of the room there is a rectangle of bare wood approximately 6' x 8' which indicates where the floor covering such as carpet or linoleum was placed. The different color bands may indicate two different size floor covering campaigns. In Room 202 there is only one painted band, approximately 18" wide, around the perimeter of the room. This band is the same red-orange that was used in Room 201. Like Room 201, there is a rectangle of bare wood approximately 12' x 15'. Paint analysis indicates the first finish layer on the floor in this room was a salmon color. For more information on the interior finishes refer to the *Interior Paint Analysis* report in the Appendix.

Figure 42. *Attic floor plan courtesy of the Historic American Buildings Survey.*



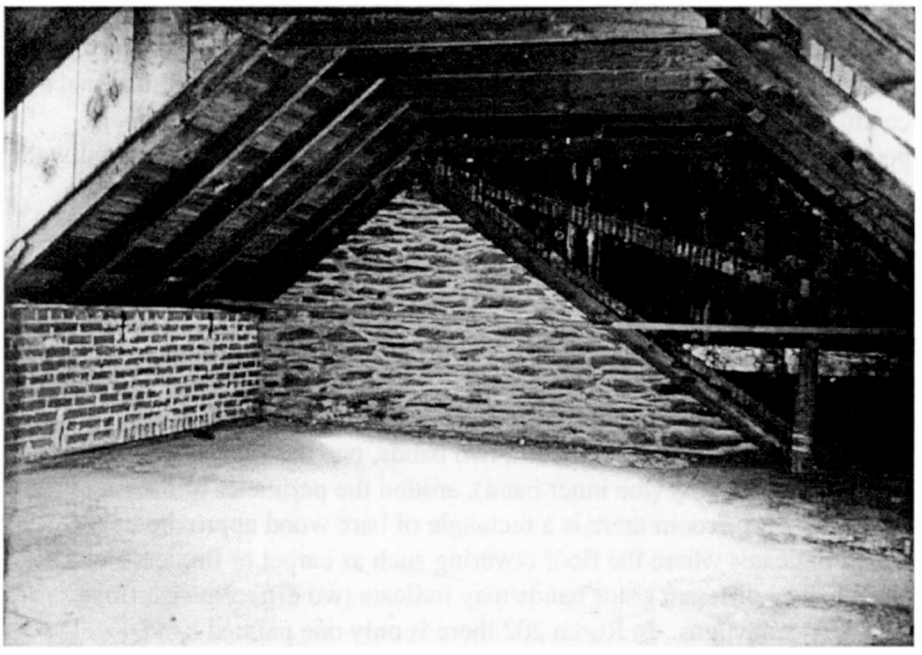


Figure 43. *Attic Room 302 looking southeast.*

In both rooms there are holes in the floor where hot water radiators were once installed. The holes indicate that there was one radiator in Room 201 and three in Room 202. No radiators are currently installed in either room.

Attic

The attic level is divided into two rooms like the other floors below; however, the partition that once divided the rooms is partially missing. Room 301 is 13' 10½" wide and 15' 11" deep; Room 302 is 20' 6½" wide and 15' 11" deep. The single flue chimney is exposed in both rooms. The chimney was dismantled and reassembled with a clay flue liner in 1964. The roof rafters and collar ties are exposed. The entire roof system was reconstructed in 1964-65. In both rooms, the front and rear walls are knee walls that are approximately 3' high. Both of these walls were reconstructed during the 1964 building stabilization. For added strength each wall was capped with a ½" x 6" steel plate that is assumed to be anchored in the

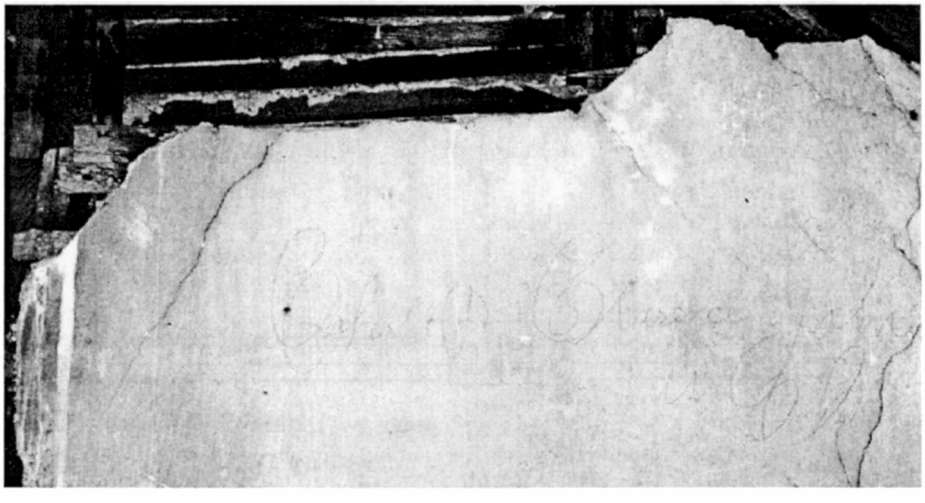


Figure 44. *Graffiti on the remains of the historic partition between Rooms 301 and 302.*

masonry. These walls currently have no interior finish. During the reconstruction, wood blocks were set in the masonry for attaching baseboard, which, however, was never installed. These walls are in good condition.

The gable wall in Room 301 is original and retains approximately 70% of the original paint and plaster. Like the original plaster on the wall below, this plaster is also disintegrating. The breakdown of this plaster may be attributed to the fact that this is a northwest wall that does not receive direct sunlight and remains wet or damp for extended periods of time.

The remaining portion of the partition that divides the rooms is located on the east side of the central chimney. It is a wood frame wall constructed of full dimension 2" x 4" studs set with their 4" face parallel to the wall surface. The partition still retains the original paint and plaster as well as some pencil graffiti of an unknown era. The plaster is held to the studs with circular sawn lath. The portion of the partition to the west of the chimney once housed a door that provided access between the rooms. This is evidenced by the threshold that is still attached to the floor. The baseboard in either room is attached to the remains of the stud partition and runs around the chimney at floor level.

The gable wall of Room 302 is comprised of the exposed stone of the exterior wall of the Downey House and the exposed stud wall that fills the void where the Roeder House extends above the Downey House roof line. The stud wall portion of the wall is covered with sawn wood shingles on the exterior.

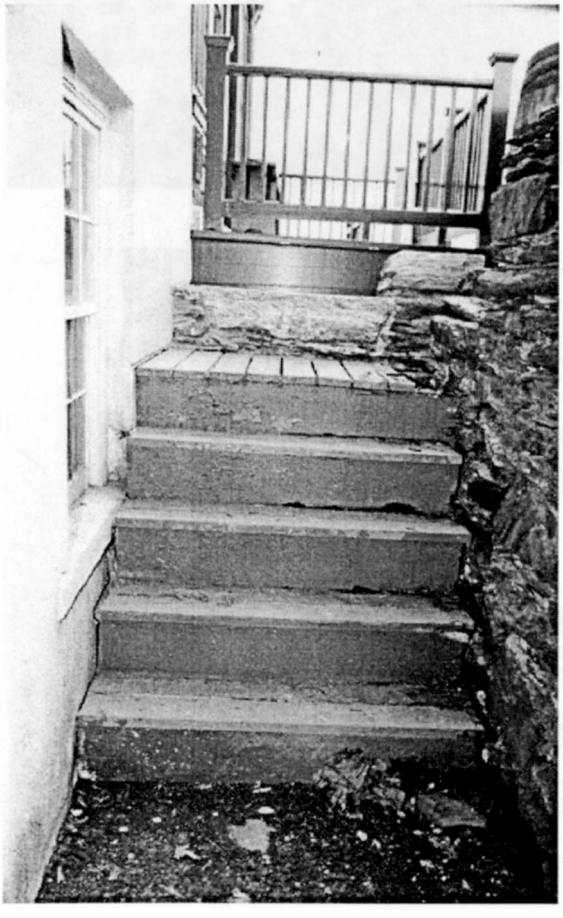


Figure 45. *Stair 001 from the Areaway.*

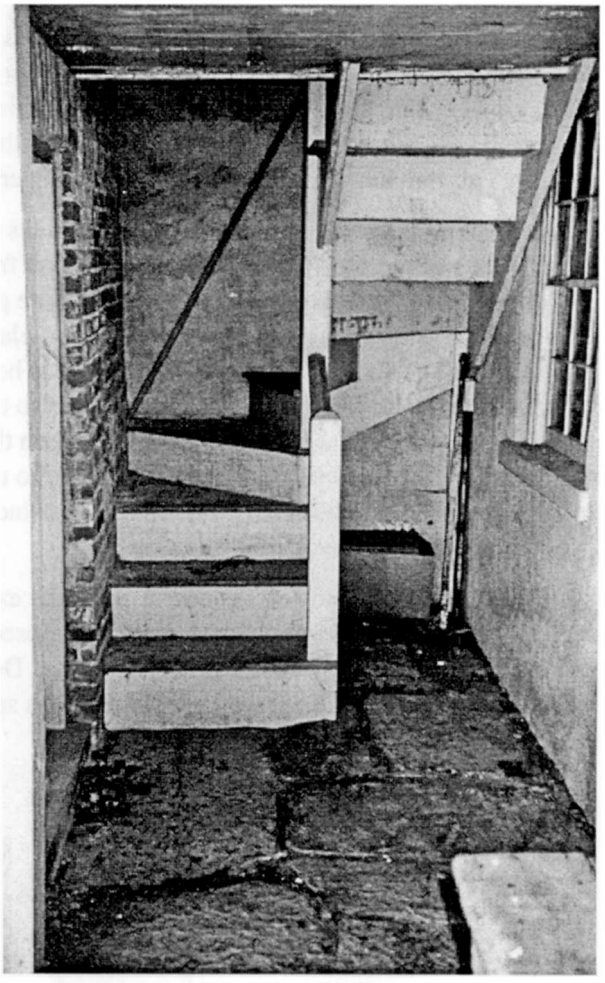


Figure 46. *Stair 002 located on the basement level between the house and annex.*

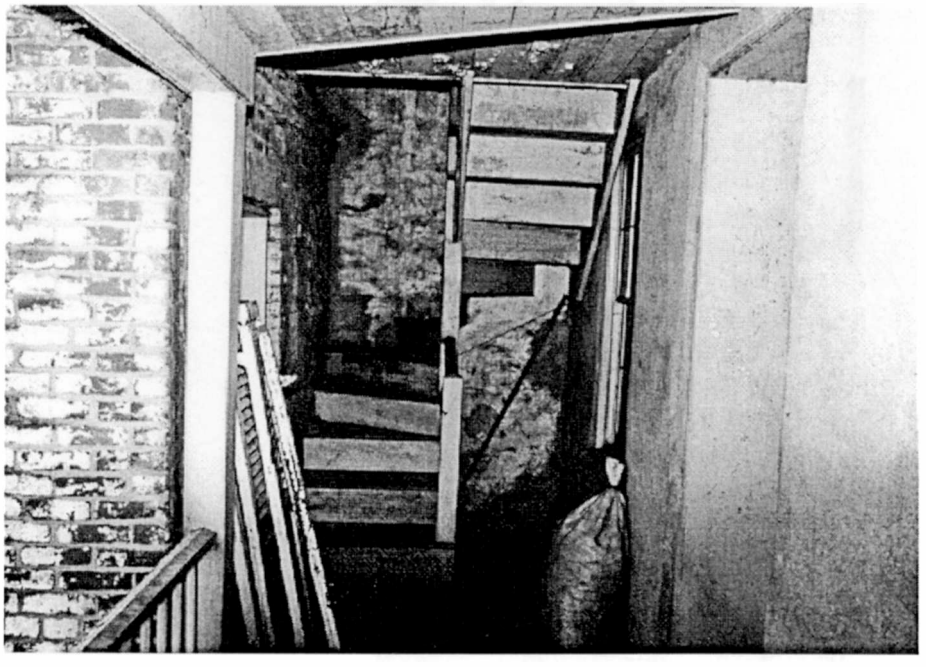


Figure 47. *Stair 102 located on the first floor level between the house and annex.*

Both rooms retain their original 1"-thick pine, random-width, tongue-and-groove flooring. Like the second floor, the flooring runs parallel to the long axis of the house. The flooring appears never to have been finished with paint or varnish.

Staircases

There are five staircases associated with the Roeder House and Annex. There are three exterior stairs and two interior stairs. The three exterior stairs are reconstructions erected during various rehabilitation efforts. The two interior stairs are both original.

Exterior Stairs

Stair 001 provides access to the areaway beneath the first floor front porch. The stair is currently painted brown and constructed of random-width 2"-thick wood members. The stair treads and framing members are rotting because of the damp conditions in the areaway.

On the rear elevation a winding stair (stair 002 and stair 102) is located between the annex and the house. This two-story stair provides access to each level of the house and annex via the porch on the first floor level and by a door on the second floor level. The upper portion of the stair is protected by a wood-frame stairhouse. The stair was reconstructed during the 1960s rehabilitation. The overall condition of the stair is good.



Figure 48. *View of Stair 103 from Room 102.*

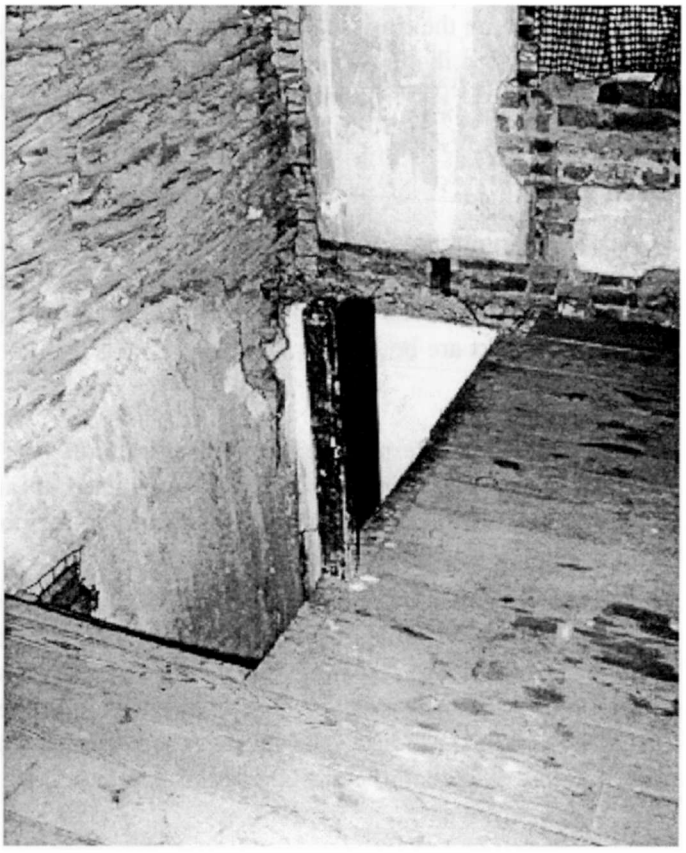


Figure 49. *View of Stair 103 from Room 202. Note mortise pockets for handrail along edge of staircase in floorboards.*

Interior Stairs

Stair 103 is located in Room 102 and provides access to the second floor where it terminates in Room 202. The stair has twelve treads including five winders. The treads are painted dark brown and the risers white. The stair is enclosed with a 1"-thick, random-width, hand-planed, tongue-and-groove board enclosure. Each board has a single bead on the tongue side. The interior of the enclosure is painted the same tan color as the perimeter of the floor in this room. This is a significant historic feature of the interior of the structure. In Room 102 there is a vertical-plank, random-width, tongue-and-groove door that closes the enclosure off from the room. The door is a modern replacement. At the top of the stair in Room 202 is a 2¾" x 1¾" x 26" newel post. This newel post and a single baluster or picket found lying on the floor in Room 202 during the investigation are the only remaining elements of the handrail. In the floor boards beneath where the handrail should be are the mortises for the handrail balusters or pickets. The mortises are spaced 5" on center. The mortise dimensions, ¾" x 1", match the size of the picket found in Room 202.

Stair 204 is located in Room 201 and terminates on the third floor in Room 301. The stair has twelve treads including four winders. The stair is enclosed with a 1"-thick, random-width, hand-planed, tongue-and-groove board enclosure. Each board has a single bead on the tongue side. The interior of the enclosure is painted gray. The exterior of the enclosure is a cream color with remnants of newspaper that once covered the enclosure. The upper portion of the underside of the enclosure is covered with plaster

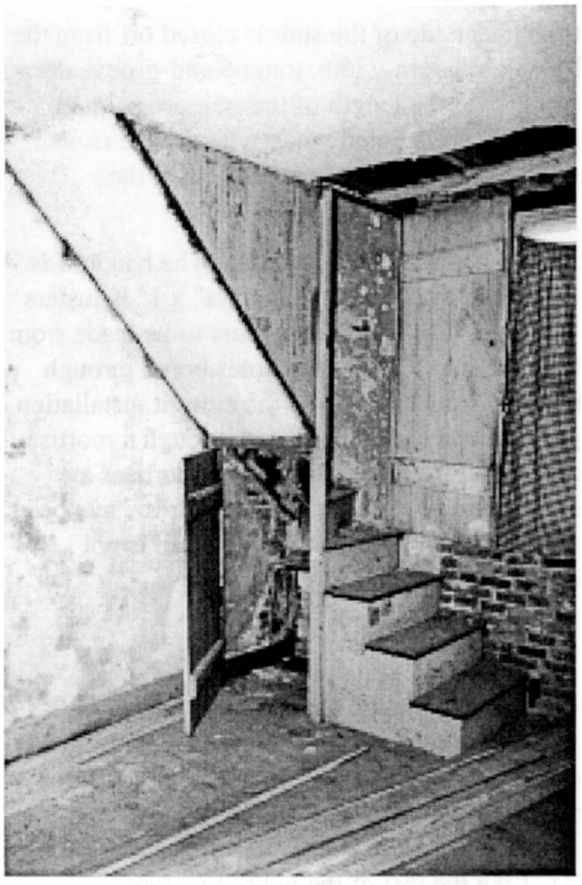


Figure 50. *View of Stair 204 from Room 201.*

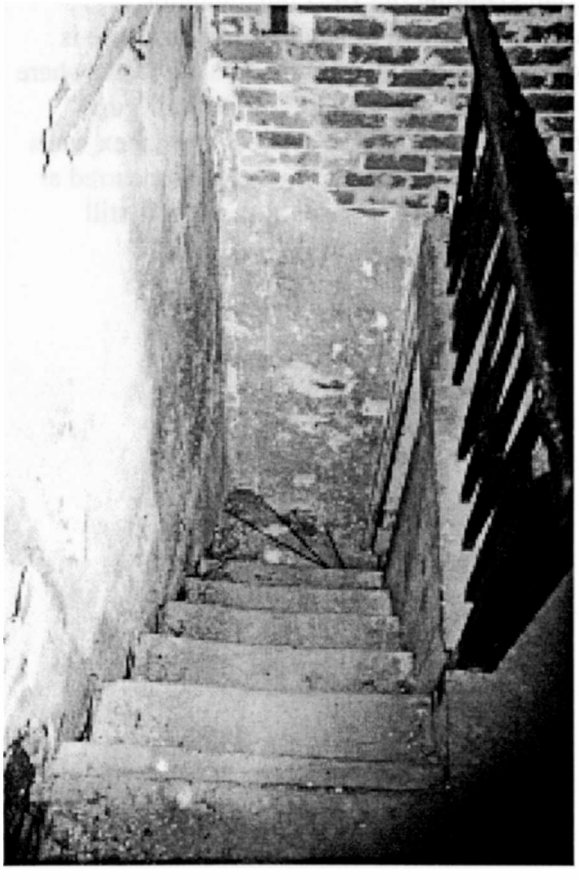


Figure 51. *View of Stair 204 from Room 301.*

on lath. The lower portion of the underside of the stair is closed off from the room with a 1"-thick, vertical-plank, random-width, tongue-and-groove door forming a small closet. The treads over the length of the stair are painted dark brown. The risers in Room 201 are painted white whereas the risers inside the enclosure are painted the same color gray as the rest of the enclosure.

At the top of the stairs in Room 301 is a 27½" tall handrail. The handrail is comprised of a 3" x 2" newel post, a 3" x 2" handrail, and ¾" x 1" balusters or pickets, three of which are missing. The handrail appears to be made from a piece of reused material. There are two 1"-diameter holes bored through the middle of the handrail that have no relationship to the current installation. One of the holes is currently plugged and the other passes through a mortise made for a baluster. The incised layout lines for the baluster mortises are still visible on the underside of the handrail. These lines appear to have been made using a marking gauge outfitted with a scribe. The handrail is not currently attached to the wall.

Interior Envelope

Annex

The interior of the annex has experienced drastic changes. As part of Park Development Package 110 executed during the 1970s the ground level floor and second floor were removed. A concrete pad was poured in place of the original ground floor to support the two-story HVAC unit that provides climate control for the various exhibit spaces in Wager Block of Lower Town (buildings 8, 9, 10, 11, and 11a). Like the rest of the house the doors and windows are replacements installed during the 1964 rehabilitation. Currently, the HVAC unit leaks condensation. The excessive moisture is slowly deteriorating the brick walls. Joist pockets remain in the walls where the second floor was located. The walls also retain portions of original plaster and paint finish. There is a continuous gap between the annex walls and the exterior wall of Building 15. This indicates movement occurred at one time between the two structures. Whether or not movement is still occurring has not been determined.

WINDOWS

The following chart systematically documents the current condition of all of the windows in Building 16 and 16A. For window unit locations reference the floor plans in the previous text.

WINDOW DESCRIPTION AND CONDITION ASSESSMENT CHART					
NO.	Glazing and Putty	Sash	Frame, sill, jamb, trim	Hardware	Finish
Basement Level					
W001	6/6, combination wavy and modern glass, one cracked pane	good condition	good condition, no parting bead by design, no interior sill	security pins through meeting rails	sap bleed through on interior, needs to be spot painted
W002	6/6, combination wavy and modern glass, putty cracked and loose	good condition, inoperable: painted shut	sill is checked: needs to be consolidated and repainted, no parting bead by design, no interior sill	security pin holes through meeting rails (no pins in the holes)	dirty, good condition
W003	6/6, combination wavy and modern glass, one cracked pane	bottom sash operable, top sash fixed	good condition, no parting bead by design, no interior sill	security pin holes through meeting rails (no pins in the holes)	dirty, good condition, some bare spots—needs to be spot painted
W004	6/6, combination wavy and modern glass, one cracked pane	bottom sash binds; top sash fixed open 2"	good condition, no parting bead by design, no interior sill	N/A	dirty, good condition
W005 Annex	replace two cracked panes; replace cracked and loose putty	wood sash frame pins have backed out, rot along bottom rail, lower sash operable	sill is severely checked and rotting, gaps around frame, temporary interior stops, no interior casing or sill	N/A	interior: mildew and insect dropping stains; exterior cracked and peeling, needs to be scraped and repainted

WINDOW DESCRIPTION AND CONDITION ASSESSMENT CHART					
NO.	Glazing and Putty	Sash	Frame, sill, jamb, trim	Hardware	Finish
First Floor Level					
W101	6/6, combination wavy and modern glass, good condition	lower sash is operable, upper sash is fixed, good condition	the sill is checked but stable; frame, jamb, head, and trim in good condition; shutter pin mortises in jamb on north side of window may be historic/original	security pin holes through the meeting rails, only one pin in place	interior and exterior painted finish in good condition
W102	6/6, combination wavy and modern glass, good condition	lower sash is operable, upper sash is fixed, good condition	frame, jambs, and interior sill all appear to be original, the exterior sill is weathered and checked; may also be original, all components in good condition	security pin holes through the meeting rails, only one pin in place; historic shutter catch mounted on exterior sill	interior and exterior painted finish is in good condition, sill needs to be repainted
W103	6/6, combination wavy and modern glass, in good condition	lower sash is operable, upper sash is fixed, in good condition	frame, sill, head, jambs and trim in good condition	security pin holes through the meeting rails, no pins installed	interior and exterior painted finish in good condition; some mildew on the exterior frame
W104	6/6, combination wavy and modern glass, in good condition	lower sash is operable, upper sash is fixed, in good condition	frame, sill, head, jambs and trim in good condition	security pin holes through the meeting rails, no pins installed	painted exterior finish is peeling in various locations; needs to be scraped and spot painted
W105	6/6, combination wavy and modern glass, one cracked pane, otherwise in good condition	lower sash is operable, upper sash is fixed, in good condition	frame, sill, head, jambs and trim, in good condition	security pin holes through the meeting rails, pins installed	the painted exterior finish is peeling in various locations; needs to be scraped and spot painted
W106	6/6, combination wavy and modern glass, in good condition	lower sash is operable, upper sash is fixed, in good condition	frame, sill, head, jambs and trim in good condition	security pin holes through the meeting rails, no pins installed	painted exterior finish is peeling in various locations; needs to be scraped and spot painted

WINDOW DESCRIPTION AND CONDITION ASSESSMENT CHART					
NO.	Glazing and Putty	Sash	Frame, sill, jamb, trim	Hardware	Finish
W107 Annex	6/6, no panes; windows used as exhaust vents for HVAC unit housed in the annex	sash frames are severely weathered; wood sash frame pins are backing out	gaps between frame and wall; sill is severely checked and deteriorated; other components are weathered but appear to be sound	N/A	paint is peeling: needs to be scraped and repainted
W108 Annex	6/6, no panes; windows used as exhaust vents for HVAC unit housed in the annex	sash frames are severely weathered; wood sash frame pins are backing out	gaps between frame and wall; sill is severely checked and deteriorated; other components are weathered but appear to be sound	N/A	paint is peeling: needs to be scraped and repainted
Second Floor Level					
W201	6/6, combination wavy and modern glass; one cracked pane, putty cracked and loose	in good condition	gap around exterior frame; parting bead rotting, portions of original interior flanks intact	shutter dogs intact	in poor condition, cracked and peeling; needs to be scraped and repainted
W202	6/6, some loose and cracked putty	sash frame weathered and checked; wood frame pins have backed out	sill severely checked (not rotted); needs to be consolidated; gaps around frame (exterior), parting bead is missing, portions of original interior flanks intact	N/A	weathered; needs to be scraped and repainted
W203	6/6, putty cracked and loose (poor condition)	in poor condition, upper sash bottom rail rotted	portions of jambs and sills are rotting, window leaks, water stains on interior, sill has no slope, parting beads are rotting, no interior sill or casing	N/A	weathered; needs to be scraped and repainted
W204	6/6, putty loose and cracked; needs to be reglazed	wood sash frame pins have backed out	gaps around frame, sill flat—no slope, sill rotting, exterior casing rotting near sill, parting bead is loose, no interior sill or casing	N/A	mildew stains, cracked and peeling; needs to be scraped and repainted
W205	6/6, combination wavy and modern glass, one cracked pane; putty cracked and loose needs to be reglazed	gaps between stiles and rails, sash frame pins backing out	gaps between bricks and frame, exterior sill checked, slopes toward building, no interior sill or casing	N/A	cracked and peeling; needs to be scraped and repainted

WINDOW DESCRIPTION AND CONDITION ASSESSMENT CHART					
NO.	Glazing and Putty	Sash	Frame, sill, jamb, trim	Hardware	Finish
W206 stair house	6/6, combination wavy and modern glass, one cracked pane, putty cracked and loose; needs to be reglazed	bottom rail of lower sash is rotted	lower portion of jambs and sill are rotting, (jambs are rotted through to the interior), no interior sill or casing	N/A	dirty and weathered
Third Floor Level					
W301 dormer	6/6, combination wavy and modern glass, putty cracked and loose; needs to be reglazed	lower sash installed upside down, sash frame pins are backing out, rotted spots in various locations, bottom sash has a loose rail, upper sash fixed	combination of historic frame components, sill rotted; needs to be replaced no parting bead (by design), no interior sill or casing, no interior finishes in the dormer	N/A	cracked and peeling, sash only has one coat, needs to be scraped and repainted
W302 dormer	6/6, combination wavy and modern glass, two cracked panes	lower sash installed upside down, sash frame pins are backing out, lower sash rotting at the meeting rail	sill does not slope away from the house, jambs rotting at the sill, no parting bead by design, no interior sill, no interior finishes in the dormer	N/A	weathered
W303 dormer	6/6, combination wavy and modern glass, two cracked panes	lower sash rotting at stile and rail joints, sash frame pins are backing out	frame rotting at the lower exterior corners, sill does not slope away from the house, jamb and stops rotting at the sill connection, no interior sill, no interior finishes in the dormer	N/A	weathered
W304	6/6, combination wavy and modern glass, one cracked pane, putty loose and cracked needs to be replaced	both sashes appear to be bottom units	large gaps between frame and masonry, frame installation never completed; wedges that position the frame were never cut off, sill is flat and does not shed water; exposed portion of the sill is checked and covered with mildew stains, no parting bead on NE side; interior stop nails were never set, no interior sill or casing	N/A	dirty and stained, needs to be cleaned and repainted

DOORS

The following chart systematically documents the current condition of all of the doors in Building 16 and 16A. For door unit locations reference the floor plans in the previous text.

DOOR DESCRIPTION AND CONDITION ASSESSMENT CHART				
No.	Door leaf: panels, stiles, rails, applied trim	Frame, sill, jamb, trim	Hardware	Finish
Basement Level				
D001	reproduction, random-width, beaded, tongue-and-groove, vertical-plank door with beveled horizontal interior battens, in good condition	stone sill, no threshold, jamb, head, and framein good condition; lintel is cast concrete	no door pull, steel butt hinges are rusting	plaster finish on flanks, sap bleed through on the interior of the frame
D002	reproduction, random-width, beaded, tongue-and-groove, vertical-plank door with beveled horizontal interior battens, in good condition	Harpers Phylite sill, no slope to the sill, jamb and fram, in good condition; no interior or exterior trim; lintel is cast concrete	steel butt hinges are rusting; steel hasp and key lock; wood grab handle	painted, in good condition
D003	reproduction, random-width, beaded, tongue-and-groove, vertical-plank door with beveled horizontal interior battens, in good condition	Harpers Phylite sill, no threshold; jamb, frame, and head in good condition. Interior door opening flanks retain approx. 20% of original plaster finish; lintel is cast concrete	steel butt hinges are rusting; steel hasp and key lock (hasp rusting)	painted, some sap bleed through is occurring
D004	reproduction, random-width, beaded, tongue-and-groove, vertical-plank door with beveled horizontal interior battens, in good condition	Harpers Phylite sill, no threshold; jamb, frame, and head, good condition; lintel is cast concrete	steel butt hinges are rusting; steel hasp and key lock (hasp rusting); interior dead bolt assembly missing the bolt	painted finish is peeling, needs to be scraped and repainted
D005 Annex	reproduction, random-width, vertical-plank door with an interior "Z" batten, in good condition Note: this door is not of the same quality as the other doors.	wood sill with no threshold, sill has very little slope; jamb, frame, head, and interior casing, in good condition	small modern nickel-plated strap hinges, wood grab handle, metal hasp and lock (hasp is rusting)	no finish, bare wood

DOOR DESCRIPTION AND CONDITION ASSESSMENT CHART				
No.	Door leaf: panels, stiles, rails, applied trim	Frame, sill, jamb, trim	Hardware	Finish
First Floor Level				
D101	reproduction, frame-and-panel door with 8 raised panels; 4-light transom over the door, in good condition	Harpers Phylite sill, pine threshold; jamb, frame, head, and trim, in good condition; exterior portion of jamb appears to be historic	steel butt hinges, Best lock, and reproduction period box lock, in good condition	peeling paint in various locations
D102	good condition; this is a trimmed passage between Room 101 and Room 102; no associated hardware	jamb, frame, head, and trim, in good condition	N/A	minor scrapes and peeling paint
D103	reproduction, frame-and-panel door with 8 raised panels; 4-light transom over the door, in good condition	frame, sill, jamb, and trim, in good condition	steel butt hinges, repro. period box lock, in good condition	exterior paint is peeling, needs to be scraped and repainted
D104	reproduction, frame-and-panel door with 8 raised panels; 4-light transom over the door, in good condition	Harpers Phylite sill and pine threshold (painted finish is worn by foot traffic), frame, sill, jamb, and trim, in good condition	steel butt hinges, in good condition; reproduction period box lock—latch does not engage the catch or keeper mounted on the trim; door is secured by 2" x 4" wood "bar" held by keepers on either side of the door opening	minor peeling needs to be scraped and spot painted
D105	reproduction, random-width, beaded, tongue-and-groove, vertical-plank door with a beveled interior "Z" batten, in good condition	"sill" is the historic step of Stair 103 which is heavily worn; jamb, trim, and frame made up of a combination of modern and historic components	small modern nickel-plated strap hinges of two sizes, metal hasp and lock	paint in good condition
D106	reproduction, frame-and-panel door with 8 raised panels; 4-light transom over the door in good condition	painted wood sill and pine threshold, jamb, trim, and frame, in good condition	steel butt hinges, reproduction period box lock and Best rim lock, in good condition	minor paint peeling and mildew on exterior
D107 Annex	good condition: frame-and-panel door with two flat vertical panels; door appears to possibly be historic Note: this door is fixed to prevent access to the HVAC unit housed in the annex.	painted wood sill, jamb, and frame, in good condition; steel lintel is exposed above the door frame	N/A	paint in good condition

DOOR DESCRIPTION AND CONDITION ASSESSMENT CHART				
No.	Door leaf: panels, stiles, rails, applied trim	Frame, sill, jamb, trim	Hardware	Finish
Second Floor Level				
D201	reproduction, frame-and-panel door with 8 raised panels; transom covered with plywood; interior in good condition; exterior: applied trim nails are backing out	no threshold, water entering the house under door; existing sill cracked and checked but solid; gaps between the frame and house wall; jambs in good condition; no interior trim	door not installed with traditional hardware: door held in place with pair of sliding dead bolts on either side of door opening; no door knobs or hinges	exterior painted finish cracked and peeling, needs to be scraped and repainted.
D202	original (c. 1856-57) Greek revival, frame-and-panel door with 8 raised panels; piece of applied trim is missing from RH panel above lock rail (RM202 side)	frame, jamb, head, and sill all original (c. 1856-57), in good condition	ghost mark of a box lock on the door with corresponding ghost mark of a catch on door trim; door is hung on original cast-iron hinges	only three layers of paint on Room 201 side and four layers on the Room 202 side, these coatings must be preserved
D203	good condition: original (c. 1856-57) random-width, beaded, tongue-and-groove, vertical-plank door with two beveled interior battens; door leaf binds slightly when closed	all components are original (c. 1856-57), door sill is the stair tread; no threshold; frame is an integral part of stair enclosure, in good condition	small historic porcelain knob and modern deadbolt; a ghost mark of box lock that may have been original door hardware	only four coats of paint on door; these coatings must be preserved
D204	reproduction, frame-and-panel door with 8 raised panels; transom covered with plywood; interior in good condition; exterior is severely weathered; applied trim nails are backing out, frame pegs backing out	sill severely checked but can be consolidated; no threshold; gaps between frame and wall need to be caulked; jambs in good condition; no interior or exterior trim.	modern steel butt hinges and slide bolt; no historic or period hardware	finish on all exterior surfaces severely weathered, needs to be scraped and repainted
D205	reproduction, frame-and-panel door with 8 raised panels; transom covered with plywood, in very good condition	no threshold; sill, jambs, head, and trim are in very good condition; stop is damaged	modern steel butt hinges and sliding bolt; no historic or period hardware	finish top coat: exterior primer; interior needs to be cleaned and painted

UTILITY SYSTEMS

PLUMBING

House

Currently, no plumbing exists in the house. There is no existing evidence of interior plumbing having been installed during the historic period.

Annex

The annex houses the HVAC chiller that is used to condition the air in several of the exhibit spaces in Lower Town (buildings 8, 9, 10, 11, 11a). The plumbing associated with this unit distributes coolant to the various cooling units in the exhibit spaces and condensates to a holding cistern located to the rear of the building.

ELECTRICAL

House

Electrical service enters the house in Room 001 through an underground conduit. A panel box located on the wall in this room supplies 110v service to the basement, first floor, and second floor levels. The second floor only has one duplex outlet which is mounted to the wall of the Stair 103 enclosure. The only remains of historic wiring can be seen on the second and third floors. There are ghost marks on the second floor ceiling where a wooden conduit had once been installed. In the stair enclosure between the second and third floor, a piece of historic wooden conduit is still intact.

Annex

The only power supplied to the annex is for the existing HVAC cooling unit. This service includes one 110v duplex outlet. The service enters the building via an underground conduit.

HVAC

House

Currently, no climate control devices are located in the house. There is physical evidence of steam heat and radiators having been installed during the historic period or later. Reference the discussion in the last paragraph of the second floor description in the Interior Envelope section.

Annex

As mentioned previously, the annex houses the HVAC chiller that services several exhibit spaces located in Lower Town. This unit however, does not provide climate control for the annex.

Project documents have been approved for the installation of a new HVAC system. This system will service Buildings 11, 11a, 10, 9, and 8 in Lower Town. Refer to HVAC Rehabilitation Project 1997-98, drawing set number 385/80079, dated November, 1996 (16 sheets).

EGRESS

House

There are four potential exits on the basement level and four potential exits on the first floor level. At the basement two doors open into the sub grade areaway off High Street and is reached only by descending an external stair, two doors also open into the rear yard area and are reached by crossing the raised stone porch floor. On the first floor two doors open onto the front porch or terrace and are reached only by ascending the wooden open stair off High Street, and in the rear two doors open onto the first level of the porch reached only by the winder stair within the stair house.

Currently the basement is entered only from the rear porch area, the two doors opening to the areaway are not operable. Each room on the first floor has doors which open both to the front and the rear porch. Currently each room has one operable door and one fixed door opening to either porch, depending on use. The second floor has one door off the rear porch within the stair house and two doors opening onto the balcony.

Annex

There is only one door at grade level which is reached from the rear porch area of Building 16. The second floor door reached from the rear porch of Building 16 is not operable since the floor at this level in Building 16A has been removed to accommodate the central HVAC equipment.

INTRUSION DETECTION

There is no intrusion detection system installed in either building.

FIRE DETECTION

There is no fire detection system installed in either building.

FIRE SUPPRESSION

There is no fire suppression system installed in either building.

SEISMIC

Harpers Ferry is located in Seismic Zone 2[8] which predicts *moderate damage* in the event of earthquake activity. Currently, no structural additions have been made to either building to minimize the effects of an earthquake.

ACCESSIBILITY

Neither building is currently accessible according to NPS standards.

[8]Source: Seismic Risk Map of the Conterminous United States—S. T. Algermissen, "Seismic Risk Studies in the United States," Proceedings of the Fourth World Conference on Earthquake Engineering (Vol. I), Santiago Chile, 1969, pp 19-27.

Public Health

There is no food, water, or sewer service associated with either building. No public health problems exist.

Hazardous Materials

During professional inspection of both structures no asbestos or radon gas was present. The presence of lead was detected in various layers of historic paint on both the walls and trim in both structures. For more information refer to the *Hazardous Materials Report* in the Appendices.

ADDITIONAL ARCHITECTURAL INVESTIGATION FIELD NOTES

The following notes are from a memo dated August 9, 1996, to Park Historical Architect, Harpers Ferry National Historical Park from Senior Historical Architect, Williamsport Preservation Training Center, documenting additional architectural investigations performed during the summer of 1996.

Fireplaces, Chimneys, and Flues—Research & Design

WPTC has conducted preliminary architectural investigation of the fireplaces, chimney and flues as relates to the proposed use of the ground floor rooms. A brief summary of the findings to date is provided here for your use.

Building 16 has only one chimney. It has a single flue that is lined with a modern clay flue liner. The stove in Room 102 is also connected to this same flue.

There is a clay thimble that accesses this flue in the smaller of the two basement rooms (RM001). Therefore, the installation of a wood fired stove in this room would only require minimal masonry work to prepare the thimble and flue for use. This flue can also be accessed from the larger of the two rooms (RM002). To achieve this, minor demolition of the existing masonry above the fire box would be required. This is not an adverse impact due to the fact the current fireplace is a 1960s reconstruction and contains no historic fabric.

Ground Floor Architectural Assessments—Research & Design

WPTC has conducted a preliminary architectural investigation of the ground floor rooms as relates to the proposed new use. A brief summary of the findings to date is included here for your use.

Flooring Options

According to acquisition documentation, the existing floor at that time was wood. No trace of this flooring exists. The installation of a brick floor over a sand or stone dust bed would cause the least impact to any existing archeological record. Archeological investigations were performed in 1964 by Architect Alan Walmer (NPS, Eastern Office, Design and Construction

Division of Architecture). As part of package 110, HAFE archaeologists excavated two units, one in each basement room. No evidence of historic flooring was discovered during this excavation (units 54 and 55). The floor needs to leveled (or graded to provide flood drainage); this could be accomplished with the sand or stone dust versus excavation which could disturb the archeological record.

Basement Finishes

The walls and ceiling were historically finished with painted plaster. Most of it was removed by NPS personnel during early restoration work projects. Currently no plaster finish has been installed on the reconstructed walls or ceiling. Remnants of historic plaster remain on portions of the walls which were left intact. Replastering is a feasible treatment option for the reconstructed walls and ceilings. The existing historic plaster will require conservation treatment.

Doors and Windows

All historic doors and windows were removed during early restoration projects. The current windows and doors were installed by the NPS during the restoration project; they are replacement units.

The doors that open to the areaway below the High Street porch are currently nailed or screwed shut. None of the openings have been finished on the interior, i.e., sills, casings, etc., have not be installed. Nailing blocks were installed as part of the restoration project in the reconstructed masonry to facilitate the installation of interior finishes.

Circulation & Accessibility

Each room in the basement has two doors. This arrangement will most likely satisfy the life/safety code requirements. Further research is required to determine the route of circulation, etc. Architectural investigation still needs to be carried out to determine the most appropriate way to provide accessibility to these spaces. There are grade changes between the porches, areaways and interior grade levels; door sills are not level with any of these and will require some type of ramp to allow accessibility. Further discussions will be held with park staff to determine the most sensitive way to accomplish this requirement.

Ground Floor Archeological Survey/Report

According to HAFE Supervisory Archeologist Paul Shackel, further archeological investigations are not necessary at this time. However, if any excavation is necessary, i.e., for utilities, monitoring must be performed and if required work may be stopped and archeological investigation may be performed.

Historic Finishes Survey Report

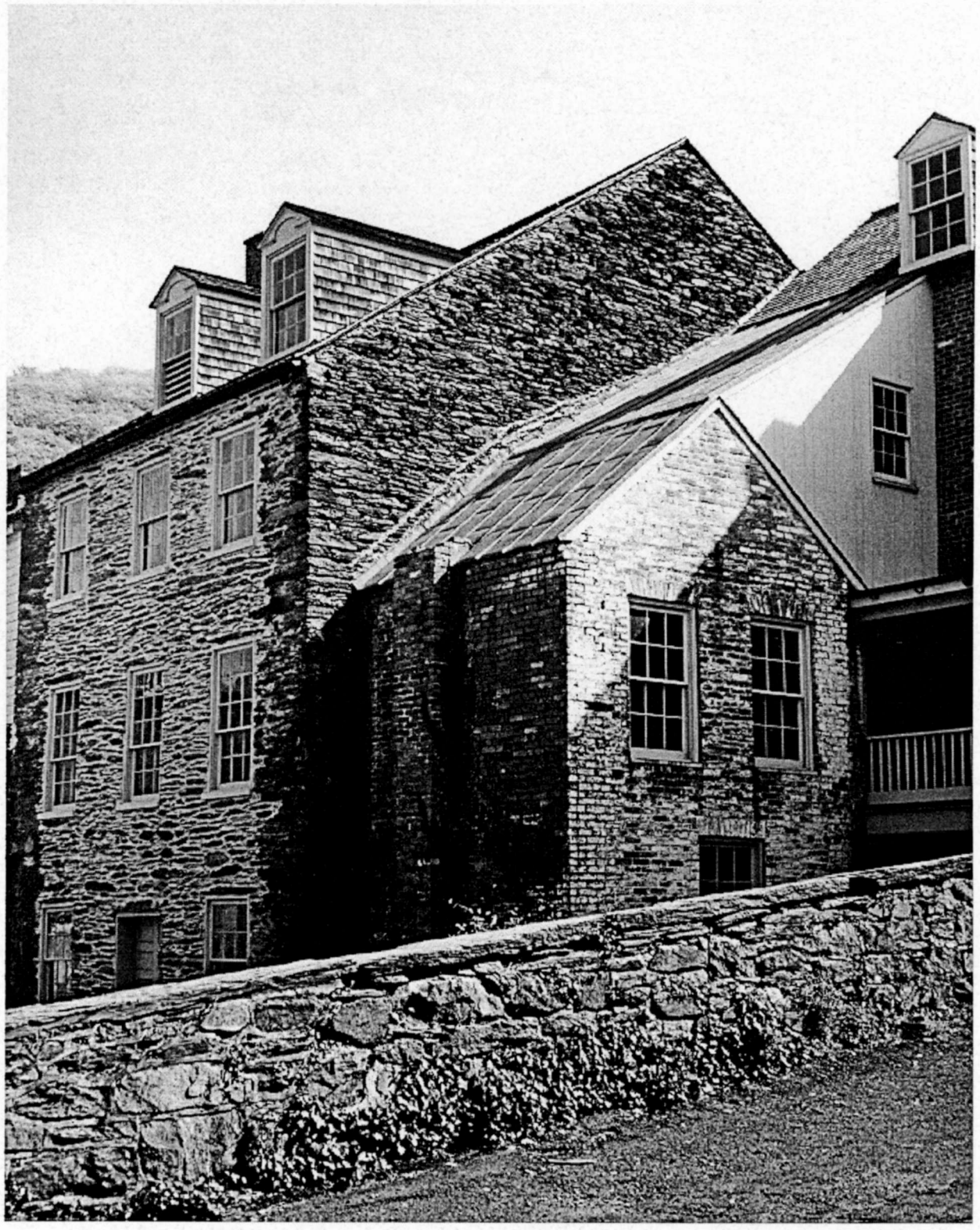
WPTC has contacted the Northeast Cultural Resources Center—Building Conservation Branch (NCRC-BCB) (formerly known as the North Atlantic Center). It appears that paint and mortar samples were collected in August

1993 for Buildings 5, 7, 16 & 16A, but only the samples from Buildings 5 & 7 were analyzed. Sampling from Building 16 & 16A was limited due to the extensive loss of historic fabric during the early restoration projects. It seems plaster was collected from the ground floor only, and paint samples were collected only from the second and third floors. These were previously identified as being the only areas where historic interior finishes had survived. Processing of these samples was completed in 1993 and not included in the center's two reports. They are attached to the HSR as an Appendix.

Backyard Landscape Plan

This element, as described on page 3 of your memo of June 6, 1996 is beyond the current scope of work. WPTC will work with the park to determine the best way to complete the work tasks as you described them. This will require the services of a cultural landscape architect.

A. Ultimate Treatment and Use



A. Ultimate Treatment and Use

TREATMENT PHILOSOPHY

The Roeder House and Annex (Buildings 16 and 16a respectively) have experienced a variety of modifications. The modifications, however, have not altered the public understanding or impacted the historic scene. Preservation of the buildings is, therefore, the appropriate treatment. Besides the proposed replacement of the HVAC cooling unit in the annex, there is no planned "major intervention" for either building. The following are excerpts from Park planning documents that outline treatment guidelines

The *Development Concept Plan of March 1980* called for restoring the historic structures and scene of Lower Town. It states that:

> *Greater importance will be placed on the history of Harpers Ferry during the 19th century. This will achieve a greater preservation of the Lower Town historic structures, such as they are, and avoid extensive alterations and reconstruction required to create a more limited scene as of the time of the John Brown Raid and the Civil War.*
>
> *Existing restored buildings and those to be restored will be adoptively used and preserved for period interior presentation. Lower floors will be used for park interpretation with full public access. Upper floors and basements above the floodplain will be used for park administration, storage, and residence needs.*
>
> *In the Lower Town nearly all historic park structures will be part of the interpretive story as well as a backdrop for interpretive activities. The historic character will represent the 19th century; buildings will be used mainly for interpretive demonstrations, furnishings, audiovisual presentations, and exhibits.*

The *List of Classified Structures* dated March 1, 1981, lists the approved ultimate treatment for building No. 16 as "no treatment." Research 1990-95 into the actual conditions of the building has proven that "treatment" by means of stabilization and restoration repairs is necessary. Inspections of 16/16A during 1990 by HAFE Park Architect Krista Copeland and historical research by contract with University of Maryland historians determined the appropriate treatment for the building to be "preservation." Inspections of Building 16/16A continued on several more occasions (1994 and 1995) involving HAFE Park Architect Peter Dessauer, accompanied by Architects Tom Vitanza of the Historic Preservation Training Center and Steven Zeigenfuss of the National Capital Region. Their determinations concurred with the 1990 general decision for preservation treatment. The current definition of preservation is taken from the *National Park Service Cultural Resource Management Guideline* (Director's Order No. 28, Release No. 5, 1997), p. 186:

> *Preservation: the act or process of applying measures to sustain the existing form, integrity, and material of a historic structure, landscape, or object. Work may include preliminary measures to protect and stabilize the property, but generally focuses upon the ongoing preservation, maintenance, and repair of historic materials and features rather than extensive replacement and new*

work. For historic structures exterior additions are not within the scope of this treatment ; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

These definitions of "Preservation" permit the stabilization of the structure, establishment of weather-resistant conditions, and protection and repair of historic fabric. When preservation treatment as described and recommended above is complete, Building 16/16A will be under state-of-the-art security, will have telecommunications potential, will house efficient HVAC (16A), will be structurally stabilized, with restoration features fully repaired, and will be maintainable using accepted preservation maintenance techniques.

ULTIMATE USE

Park Planning Documents

The *Interpretive Prospectus* (IP) for Harpers Ferry National Historical Park was approved in 1980. The IP places the Roeder House (Building 16) into its "multiple themes" heading. It recommends that Building 16 retain its 1859-60 historical furnishings as Roeder's residence. The "multiple theme" buildings are to allow "visitors to gain some understanding of commercial and domestic history" and to tie the buildings into the major themes of the park. It suggests using the commercial bakery or confectionery as a place to interpret the Civil War impact on the town. The park has recently expanded the interpretation dates to include 1847-1865.

Recommended Ultimate Use Description

The Roeder House

Basement Room 001:

- The interior of this space will NOT be accessible to the public at any time; therefore, no effort will be made to meet the NPS standards for accessibility in terms of changes to the physical fabric. Interior finish renovations will be kept to a minimum, see *Requirements for Treatment* in Part II, Treatment and Use, Section B, for further descriptions.
- Temporary storage including flexible interpretive artifact storage, interpretive devices (media) or emergency flood storage. No permanent storage facilities will be constructed, all use will be flexible and portable.

Basement Room 002:

- The interior of this space will NOT be accessible to the public at any time; therefore, no effort will be made to meet the NPS standards for accessibility in terms of changes to the physical fabric. Interior finish renovations will be kept to a minimum, see *Requirements for Treatment* in Part II, Treatment and Use, Section B, for further descriptions.
- Temporary storage including flexible interpretive artifact storage, interpretive devices (media) or emergency flood storage. No permanent storage facilities will be constructed, all use will be flexible and portable.
- A historic replica cook stove will be exhibited in this space and will be made functional by a connection to the existing chimney. Programmatic uses include

cooking preparations, cooking, and domestic scene interpretation as needed and determined per each event.

First Floor Rooms 101 and 102

- The interior of this space will be accessible to the public only through controlled access by park staff. Wheel chair access is not recommended due to limited interior space; therefore, no effort will be made to meet the NPS standards for accessibility in terms of changes to the physical fabric. Interpretation will be accommodated through other programmatic means. Limitation to the number of people in these rooms at one time should be based on maintenance of open circulation within the spaces; there is no weight restriction due to floor framing system.
- Interior finish renovations will be kept to a minimum, see *Requirements for Treatment* in Part II, Treatment and Use, Section B, for further descriptions.
- Continued use as the interpretive exhibit showing appropriate parlor and confectionery sales counter as per the "Historic Furnishing's Report for Buildings 16 and 7: Roeder's House and White Hall Tavern," approved in 1995.

First Floor, High Street Porch, Porch 104

- Access is provided from High Street sidewalk. Porch will be used as gathering area for controlled access by visitors to rooms 101 and 102. No wheel chair ramp will be provided for access onto the porch from the sidewalk. Interpretation will be accommodated through other programmatic means.

Second Floor Rooms 201 and 202

- No public access will be permitted to these areas due to their designation as conservation zones within the park. Controlled access may be permitted under special circumstances approved by park management for maintenance, security and further conservation and study of the historic fabric. Protection and preservation of existing historic fabric is the highest priority for this space. Storage of interpretive devices should be kept to a minimum and at no time should be in contact with historic fabric. Due to nature of floor framing system occupancy should be limited to no more than 50 pounds storage per square foot, or six people at any one time.

Third Floor Rooms 301 and 302

- No public access will be permitted to these areas due to their designation as conservation zones within the park. Controlled access may be permitted under special circumstances approved by park management for maintenance, security and further conservation and study of the historic fabric. Protection and preservation of existing historic fabric is the highest priority for this space.
- There should be no storage of any type on this level due to fragile nature of historic floor framing system. Due to nature of floor framing system, occupancy should be limited to no more than four people at any one time.

Annex

First and Second Floor Rooms 003 and 103

- This space will continue to house the HVAC service unit that provides refrigeration supply to park buildings 11, 11a, 10, 9 and 8b. Historic fabric will be stabilized but there is no visitor access to this interior and it is not exhibited to the public.

B. Requirements for Treatment



B. Requirements for Treatment

General Notes

1) All treatment recommendations described here in general terms will be specified and identified in associated project drawings: 385/80084—Architectural Rehabilitation of Buildings 16 and 16a, the Roeder House and Annex.

2) Paint Colors: All paint colors will be based on the paint analysis. Munsell color standard notations will be used to identify colors. A paint color schedule will be included in the associated project drawings.

3) Window and door treatments are described in the Window Treatment Chart and the Door Treatment Chart. Both charts follow the text portion of this section.

TREATMENT RECOMMENDATIONS

EXTERIOR ENVELOPE

ROEDER HOUSE

FRONT (SOUTHWEST) ELEVATION

Roof and Dormers

- Replace wood shingle roof: The current roof was installed in 1992. It was deemed a temporary roof at that time. The ultimate treatment will be to replace the roof with a gray-slate shingle roof. The approved 1992 NHPA Section 106 compliance document[1] stipulates the 1992 roof as "temporary" until the PKG 118 HSR determines the historically accurate roofing material, i.e., slate. According to Historical Architect Alan Walmer's 1964 notes, the slates encountered during his investigation were dark grey, 16" to 17" long and 6½" wide (possibly random width) with a 7½" to 8" exposure; the slates were tapered with a thickness of approximately 3/16" to 1/4" at their butt. This is confirmed by the existing slate roof section inside the stairhouse above the 16A HVAC which is believed to be 19th century evidence. Walmer made a note referring to the slates being: "Oxford Grey" Buckingham (Virginia) with a "smooth rustic" surface texture. In the September 1966 architectural drawings prepared by Archie Franzen (NHP-HF 3109 sheet 6), specifications are given for a permanent slate roof to be installed on Building 16. As an interim treatment, all damaged or missing ridge comb shingles and cupped shingles should be replaced.

[1]NPS memo code H4217 (NCR-PCR) dated 02/07/1992 from Chief, Cultural Preservation Services Division, National Capital Region to Superintendent, HAFE NHP; subject: XXX Form 033-92-03. "Please note this (approval) is for a temporary roof. The historic material for this building will be determined by the Package 118 (Historic Structure) Report."

Gutter

- Repair damaged components: Reinstall the existing gutter using new steel brackets that fully cradle and support the gutter. Secure the gutter to the supports with 20-oz. lead-coated-copper straps. Install new brackets so the gutter has positive drainage toward the downspout. Repair with solder all damaged or failed seams. Reroute gutter to discharge water to storm sewer in front of Building 16.

Balcony

- Re-secure handrail to wall. Before securing, remove rust scale from handrail end, prime and paint with a coating system designed with rust-inhibiting qualities. Secure the handrail with lead wedges, then fill the open joints with mortar. The mortar should be a soft Type "O" mix that matches the color and texture of the historic mortar.
- Reproduce missing balcony handrail panel. Cast new cast-iron panel using an existing panel as a pattern. The missing panel was not found on site during a search of the structure. Alternatively, leave out missing element.
- Repaint underside of wooden deck. Remove all loose and flaking paint by scraping, wash with TSP, prime all bare wood with an alkyd primer, and apply two top coats of oil-based paint. If localized rot is revealed during the preparation of the deck, repair in the following manner: Remove as little metal deck covering as necessary. As a first choice, consolidate any deteriorated wood. If consolidation is not feasible, repair by cutting away rot to sound wood and either fit in a dutchman or piece of decking (depending on the size of the portion removed). All replacement wood should match the species of the existing. Prime all bare wood with an alkyd primer, and apply two top coats of oil-based paint. Reinstall metal deck covering ensuring that a weather-tight connection is maintained.

Porch

- Repair deteriorated porch members. Repair localized rot in the deck boards, railing, and railing posts by cutting away rot to sound wood and either fit in a dutchman or piece of decking (depending on the size of the portion removed and location, i.e., post or deck). As damaged deck boards are removed, inspect the condition of the framing. If framing is deteriorated, repair or replace components as necessary. If total removal of decking is deemed necessary to adequately repair the framing, carefully remove deck boards, salvage, and reuse. All replacement wood should match the species of the existing. Prime all bare wood with an alkyd primer, and apply two top coats of oil-based paint.
- Repaint topside of porch deck. Wash with TSP, prime all bare wood with an alkyd primer, and apply two top coats of oil-based paint.
- Paint porch deck framing. Wash with TSP, prime all bare wood with an alkyd primer, and apply two top coats of oil-based paint.

Areaway

- Cleaning: Remove mildew staining on stucco using mild bleach solution (10 parts water to 1 part bleach) and a natural bristle brush. After scrubbing, rinse thoroughly.

Stair 001

- Rebuild deteriorated stairs; replace all rotted components. Replacement materials should match size, profile, and species of existing. Repaint stairs using an alkyd primer on all surfaces followed by two oil-based top coats.

Structural

- Monitor cracks: Monitor cracks in both the stuccoed portion of the first floor and in the brick portion of the second floor. Develop a monitoring plan that uses crack monitors affixed to the building that are checked at regular intervals during the course of the year. Install crack monitors at selected interior locations.

Hog Alley (northwest) Elevation

Roof

- Joint between top of brick gable wall and slate roof will be bedded with mortar. Slate shingles along roof edge are fastened to internal rafter and bedded in mortar. No rake boards are used at the gable ends of the Roeder house.

Gutter

- Repair gutter leader system: Two options: 1) reroute gutter (using existing salvageable components) to discharge water to the storm sewer in front of Building 16; 2) replace the damaged leader that carries water from the front elevation to the rear of the house and add an elbow and a 1' length of leader to the discharge end of the downspout. All new gutter components should be fabricated from 24-oz. lead-coated copper.
- Improve drainage: Remove pavement adjacent to the building and install an EDPM membrane foundation flashing system; counter flash the EDPM membrane just above grade with 24-oz. lead-coated copper. Install new road base and paving.

Wall

- Cleaning: Remove mildew staining on stucco using mild bleach solution (10 parts water to 1 part bleach) and a natural bristle brush. After scrubbing rinse thoroughly.

Structural

- Repair and monitor crack: Repoint the diagonal crack in the center of the wall. Monitor the crack for movement. Install crack monitors at selected interior locations.

Downey House (southeast) Elevation

Roof

- Joint between top of brick gable wall and later roof will be bedded with mortar. Slate shingles along roof edge are fastened to internal rafter and bedded in mortar. No rake boards are used at the gable ends of the Roeder house.

Wall

- Above the juncture of the gable with the roof of the Downey House, the existing wood shingle wall covering will be replaced with slate shingles, as per the roof and dormers.
- Install new trim—Reestablish the connection between the gable framing and the front-elevation masonry wall. Cover the gap between the front elevation and the gable shingle covering on the southeast elevation using a flat 1"-thick piece of trim scribed to fit. Trim piece should be finished using only a water-repellent wood preservative.

Rear (northeast) Elevation

Roof and Dormers

- Replace wood shingle roof. The current roof was installed in 1992, and deemed a temporary roof at that time. The ultimate treatment will be to replace the roof with a gray-slate shingle roof. According to Alan Walmer's 1964 notes the slates encountered during the investigation were dark grey, 16" to 17" long and 6½" wide (possibly random width) with a 7½" to 8" exposure, the slates were tapered with a thickness of approximately 3/16" to 1/4" at their butt. Walmer made a note referring to the slates being: *"Oxford Grey" Buckingham (Virginia)* with a *"smooth rustic"* surface texture. In the September 1966 architectural drawings prepared by Archie Frazen (NHP-HF 3109 sheet 6) specifications are given for a permanent slate roof to be installed on Building 16. As an interim treatment, all damaged or missing ridge comb shingles and cupped shingles should be replaced.

Gutter

- Reinstall the existing gutter using steel brackets that fully cradle and support the gutter. Secure the gutter to the supports with 20-oz. lead coated copper straps. Install brackets so that the gutter has positive drainage toward the downspout. Repair with solder all damaged or failed seams. Reroute gutter to discharge water to the storm sewer in front of Building 16.

Porch Roof

- Repaint roof. Remove rust scale and repaint. Use a paint designed for metal roofs that has rust-inhibiting qualities. Prepare all surfaces to be painted as per manufacturers directions.
- Install new counter flashing over existing roof flashing along house wall. Install flashing by cutting a new reglet below the sawtooth brick course. The new flashing should match the existing roof material, i.e., terne-coated metal, etc. Secure new counter flashing using lead wool. Paint flashing to match roof. Use a coating system designed for use with the type of flashing material chosen.
- Install new wall cap: Fabricate and install a lead-coated copper cap with a folded drip edge over the masonry wing wall on the north end of the porch.

Porch Gutter

- Replace existing gutter: The replacement gutter should match the existing half-round gutter in size and material. Paint new gutter to match existing. To minimize the effects of surface water run off on Building 5, the following rerouting options are proposed: 1) route gutter to discharge water into a dry well located in the backyard area of Building 16; 2) route the new gutter out and around to the Hog Alley side of Building 16 so that it discharges into the street; 3) same as #2;

however, the downspout connects to the leader that carries the front of the building where it connects to the storm sewer; 4) discharge water into an open-trough surface gutter that runs along the base of the Hog Alley retaining wall where it joins the surface drain behind Building 5.

Porch Structure

- Repaint all painted surfaces. Remove all loose paint by scraping, wash with TSP, prime all bare wood with an alkyd primer, apply two top coats of oil-based paint.

Basement Level Porch

- Relay loose stones to provide positive drainage away from the building.

Staircases

- Repaint all painted surfaces. Remove all loose paint by scraping, wash with TSP, prime all bare wood with an alkyd primer, apply two top coats of oil-based paint.

STAIRHOUSE

Roof

- Install new lead-coated copper step flashing over existing roof flashing along the Downey House wall. Install flashing by cutting a new reglet (do not use existing reglet) in the Downey House wall. Insert flashing into the reglet and secure using lead wool. Maintain existing color.
- Repaint roof: Remove rust scale and repaint. Use a paint designed for metal roofs that has rust-inhibiting qualities. Prepare all surfaces to be painted as per manufacturers directions.

Wall

- Replace rotted siding boards; replacement boards should match the species, size, and profile of the existing boards.

Stair Railings

- Repair deteriorated wood elements, no architectural changes will be made.

Historic Slate Roof Protection

- Protect and stabilize: Install interior protective framework covered with screening (maximum 2" openings) to minimize inadvertent damage. Framework to be freestanding from historic slate roof and be integrated into wall structure.

CHIMNEY

Flashing

- Replace existing step flashing: Remove existing step flashing. Install new lead-coated copper step flashing utilizing the existing reglets. If no reglet exists, cut out mortar joints to create reglets required. Secure step flashing with lead wool.

Foundation

- Masonry repairs are required to maintain full structural stability. Selectively remove and replace all deteriorated bricks; new replacement bricks should match size, texture, color and composition of the existing bricks. Mortar joints should be cleaned out by hand and repointed with a soft type "O" mortar. Repairs should extend to stone foundation below interior floor slab level and at least three feet below existing grade level. Exterior wall surfaces should also be pargeted using hydraulic lime mixture. Cross reference site drainage plan for underground foundation drainage system specifications.

Roof

- Repaint roof. Remove rust scale and repaint. Use a paint designed for metal roofs that has rust-inhibiting qualities. Prepare all surfaces to be painted as per manufacturers directions. Maintain existing color.
- Install new lead-coated copper step counter flashing over existing roof flashing along the Downey House wall. Install flashing by cutting a reglet in the Downey House wall. Insert flashing into the reglet and secure using lead wool.
- Remove and replace deteriorated rake board on the east side of the roof. New rake board should match the size, profile, and species of the existing.

Chimney

- Increase chimney height: Increase the current height of the chimney three feet above the current eave line. This height is based on information found in Ramsey and Sleeper's *Traditional Details* (1990). In order to achieve this height, approximately 10 courses of bricks will have to be added. The chimney addition should have the top two courses of brick corbeled out approximately ½" similar to the chimneys on Buildings 5 and 7. The new bricks should match the existing bricks in size, color, and character. Install stone slab chimney cap on brick spacers. Install bird screening in openings.

Roof Intake Assembly

- Rehabilitate frame and screen: Clean and repaint wood frame. Inspect screening and replace in kind if damaged or deteriorated.

Walls

- Masonry repairs are required to maintain full structural stability of walls. Repairs to the walls above grade level will include selective removal of deteriorated bricks and replacement with new reproduction or reused antique bricks. Bricks should match size, texture, color and composition of existing adjacent bricks. Replacement bricks will be laid in a type "O" mortar and will maintain existing wall bond pattern.
- All mortar joints should be raked out and repointed. Joints should be cleaned out by hand using very little water. Repointing mortar should match strength (soft type "O" mortar) and visual characteristics of existing historic mortar. Repointing mortar will be held back a minimum of 3/8ths of an inch from the surface of the brick and tooled on an outward angle to shed water from the bottom of the mortar joint. Repointing mortar will not be flush with the face of the brick.

Structural

- Fill the continuous gap between the Annex wall and the Downey House with a soft Type "O" mortar mix. Monitor this crack for movement. Install crack monitors at selected interior locations.
- Internal bracing may be required to strengthen the lateral framework of the structure that was destroyed when the second floor joists were removed in earlier NPS adaptive reuse project. Architectural rehabilitation drawings associated with this building will indicate treatment for internal lateral bracing and may include installation of several lateral joists above the HVAC equipment if determined necessary.

Foundations

- Excavate, expose, and survey conditions of foundation walls.
- Repoint stone joints where exposed. Foundations should be parged with hydraulic mortar.

Rear Yard Landscape

Rear yard landscape will be made accessible through the eventual introduction of pathways. These pathways are planned from the public sidewalks through the rear yard to the rear porch of building 16. Pathway materials will be sympathetic to the recreated historic scene of the rear yard area.

Rear yard topography will be adjusted to improve drainage away from buildings, cross reference site drainage plan for specifics concerning cuts and fills.

INTERIOR ENVELOPE

General Notes:

1) It is imperative that operable chimneys are inspected and cleaned on an annual basis. Park staff must keep maintenance records. Hand-operated fire extinguishing devices should be kept on hand when stoves or fireplaces are in operation.

2) Prior to the start of a rehabilitation project building interiors must be emptied of accumulated interpretive media and architectural artifacts. Architectural artifacts, some which date from early restoration period, should be individually examined and determinations made as to their disposition. Building related artifacts might be reinstalled as part of the rehabilitation project. Non building specific architectural artifacts should be assessed for inclusion in the park's permanent curatorial collection. Other more generic materials should be recycled into other historic structure rehabilitation projects. Any architectural artifacts remaining in the building for future reference should be retagged using archival methods and materials.

ROEDER HOUSE

BASEMENT

Floors

- *Room 001 and 002*—New brick floors will be installed over existing interior floor grade. Existing floor grade will not be disturbed except for minimal leveling of non-historic high spots—to be determined by archeologists. The historic floor level cannot be determined from remaining architectural evidence. The finished floor elevation for top of new brick pavers will be established by finding the central datum line between the existing spot elevations for the top of the existing thresholds of the doors located on the opposite exterior walls of the room.
- Sand and stone dust bed will be installed as fill material over the existing clean and compacted grade to provide surface for installation of brick. Bed and brick will be sloped (1/4 inch per 10 feet) to provide flood and water table drainage, *no vapor barrier will be installed.* Direction of slope to be compatible with overall landscape and drainage plan.
- *Exterior porch stone pavers*—Relay all stone pavers to provide for positive drainage away from the building and to provide a smooth surface. Stone pavers may be modified or replaced to facilitate improved drainage and visitor safety. Stone pavers should be considered historic fabric as there is evidence they date from the pre-NPS ownership period. Mortar joints between stone pavers will be brought flush to the surface of the stone pavers without feathering over the thin edges of the stone.

Walls

- *Room 001*—Stabilize and consolidate existing historic plaster and interior finish layers that are firmly adhered to the substrate. Provide new plaster only to stabilize edges of historic plaster. Remove loose and spalling plaster, do not replace, do not infill with new plaster. Stabilize existing substrate by repointing open and deteriorated mortar joints. Substrate to remain visible in unstabilized areas. No finish coatings such as paint or whitewash to be applied. Wooden baseboards will not be installed unless required to cover utility systems.

- *Room 002*—Stabilize and consolidate existing plaster that is firmly adhered to the substrate. Provide new plaster to stabilize edges of historic plaster and to infill areas where substrate is exposed. Remove loose and spalling plaster. Stabilize existing substrate by repointing open and deteriorated mortar joints. Traditional three-coat plaster system will be used to build up areas of new plaster over exposed substrate so they are flush with the existing adjoining plaster surfaces. Plaster to be finished with hand applied traditional whitewash coating. New wood baseboards to be installed based on architectural evidence of historic fabric. Baseboards will be painted.

Ceilings

- *Room 001*—Install traditional three-coat plaster ceiling on wire lath. The existing modern narrow flange steel beam will be left in place, but will be boxed in an plastered. Wire lath to be installed over existing floor framing system. Some additional wood furring strips may be required to achieve level ceiling. New ceiling will have butt edge with existing wall surfaces; expansion joint line will be detailed as part of plaster finishing.
- *Room 002*—Install traditional three-coat plaster ceiling on wire lath. Remove modern transverse narrow flange steel beam. Wire lath to be installed over existing floor framing system. Some additional wood furring strips may be required to achieve level ceiling. New ceiling will have butt edge with existing wall surfaces, expansion joint line will be detailed as part of plaster finishing.

Windows—see Window Treatment Chart

Doors—see Door Treatment Chart

Room 001 Fireplace/Chimney

- No alterations to be made. Chimney will not be made operable.

Room 002 Fireplace/Chimney

- Alterations will be made to provide access to chimney flue. Install new clay thimble in existing chimney to provide operable chimney and for installation of cook stove. Diameter of thimble to be provided by park based on requirements of cook stove.
- Install reproduction period mantle (c. 1856) or reinstall the historic mantle labeled "BLDG # 16, Room #2, 06/18/64" which is currently being stored on the second floor of Building 16. Alan Walmer documented the historic mantle in June 1964; he indicates in his field notes the determination was made that this mantle was installed when modern finishes were installed—post historic period. Current interpretation of the facts indicates this mantle appears to be from the time period 1859-1865 and would be appropriate if installed in its former location.

First Floor

Floors

- Minor repair work may include refinishing (paint or stain) of existing wooden floors and minor carpentry repairs as required. Maintain existing materials and finishes.

Walls

- Repair damaged plaster on chimney; remove loose paint and plaster. Smooth out any pitting in the plaster. Repaint the affected area the same color as the surrounding surfaces.

Ceilings

- No work indicated. Maintain existing materials and finishes.

Windows—see Window Treatment Chart

Doors—see Door Treatment Chart

Room 102 Fireplace/Chimney

- Install the historic mantle labeled "BLDG # 16, Room #4 mantle" currently being stored on the second floor of Building 16. This mantle had been removed from this location during earlier National Park Service renovations to the building in 1964-66 because it is thought to date from a later period, c. 1870-80. It should be returned to its former location because it is part of the remaining historic fabric of the structure; "better to preserve than to reconstruct".
- No masonry work required at this location.

Second Floor

Floors

- Maintain existing materials and finishes. Minor repairs will be made to fasten loose or damaged floorboards to floor framing or add new floorboards for safety purposes. No existing floorboards will be replaced. At completion of rehabilitation project floors will be cleaned using a HEPA-type vacuum.

Walls

- Stabilize and consolidate existing plaster and interior finishes that are firmly adhered to the substrate. Substrate consists of both wood lath over frame infill construction and masonry. Provide new plaster only to stabilize edges of historic plaster or to provide support to adjacent patches of historic plaster. Remove loose and spalling plaster, do not replace. No finish coatings such as paint or whitewash to be applied.

Ceilings

- Stabilize and consolidate existing plaster that is firmly adhered to the wood lath substrate. Provide new plaster only to stabilize edges of historic plaster. Remove loose and spalling plaster, do not replace. Stabilize existing substrate by reattaching loose lath using stainless steel wood screws. Lath will be reattached only when it is bearing historic plaster, or adjacent to historic plaster. Wood lath substrate will remain visible in unstabilized areas. No finish coatings such as paint or whitewash to be applied.

  NOTE: Both wall and ceiling plaster surfaces are likely to contain Civil War era graffiti. The purpose of preservation work on the second floor is to stabilize and preserve the remaining historic plaster. Further direction for preservation of historic plaster will be found in the architectural rehabilitation drawings associated with this project, set number 385/80084.

Windows—see Window Treatment Chart

Doors—see Door Treatment Chart

Room 202 Fireplace/Chimney

- No masonry work required at this location. Exposed nature of existing construction will allow future interpretation of building evolution. Conservation treatment should be considered for historic wood mantle in its original location; do not remove mantle.

Room 202 Built-in Wardrobe

- Conservation treatment should be considered for this historic building related artifact. Wardrobe should be examined by historical conservator for conservation treatment recommendations concerning in-situ preservation of historic fabric.

Stair 103

- Stabilize and preserve Stair 103 handrail at second floor in Room 202; reuse existing historic rail elements and install new replacement pieces where needed. Repair floorboards in immediate area.

Stair 204

- Repair handrail to attic, make connection to masonry wall at second floor level, match detailing at attic level. Repair floorboards in immediate area.

Third Floor (Attic)

Floors

- Maintain existing materials and finishes. Minor repairs will be made to fasten loose or damaged floorboards to floor framing or add new floorboards for safety purposes. No existing floorboards will be replaced. At completion of rehabilitation project floors will be cleaned using a HEPA-type vacuum. Remove damaged non-historic gutter material from area.

Walls

- Stabilize historic wall fragment between chimney and roof structure. Reinforce wall framing by adding supplemental or "sister" framing to the existing studs. Attach supplemental framing to anchor wall fragment to floor and roof framing supports.
- Stabilize and consolidate existing plaster that is firmly adhered to the wall fragment substrate. Substrate consists of wood lath over frame infill construction. Provide new plaster only to stabilize edges of historic plaster. No finish coatings such as paint or whitewash to be applied.

Ceilings

- Not applicable. Shingle nails, which protrude through roof sheathing into attic space, are dangerous and pose a safety hazard. They should be removed during the next phase of reroofing.

Windows—see Window Treatment Chart

Doors—see Door Treatment Chart

Stair Rail

- Stabilize and preserve banister rail at second floor in Room 301; reuse existing historic rail elements and install new replacement pieces where needed.

Miscellaneous Historic Woodwork

- Maintain all existing historic woodwork in-situ for possible reuse at later date.

INTERIOR ENVELOPE
ANNEX

Walls

- Stabilize and consolidate existing plaster that is firmly adhered to the substrate. Remove loose and spalling plaster, do not replace. Provide new plaster only to stabilize edges of historic plaster. Stabilize existing substrate by repointing open mortar joints (see also exterior treatment). Substrate to remain visible in unstabilized areas. No finish coatings such as paint or whitewash to be applied. No baseboards to be installed.

Windows—see Window Treatment Chart

Doors—see Door Treatment Chart

Floor and Ceiling—not applicable

Treatment Recommendations—Windows

The following chart systematically groups the treatment recommendations for all of the windows in Building 16 and 16A. Note: All window sash to be made operable.

N/T=No Treatment

WINDOW TREATMENT CHART					
NO.	Glazing and putty	Sash	Frame, sill, jamb, trim, and shutters	Hardware	Finish
Basement Level					
W001	1. replace cracked pane	N/T	1. install new interior reproduction wood sill 2. interior casings (side jambs and header) are finished in plaster	N/T	1. clean, prime, and repaint interior window frame
W002	1. replace cracked and loose putty	1. painted shut; make operable	1. sill is checked; consolidate and repaint; 2. install new interior reproduction wood sill 3. interior casings (side jambs and header) are finished in plaster	1. install security pins	1. clean all painted surfaces
W003	1. replace cracked pane	N/T	1. install new interior reproduction wood sill 2. install new interior wood side jamb and header casings	1. install security pins	1. scrape, prime and repaint as necessary
W004	1. replace cracked pane	1. bottom sash binds; make operable 2. top sash fixed open 2"; restore to original position	No treatment	N/T	1. clean all painted surfaces
W005 Annex	1. remove glass panes 2. install interior screening as per HVAC rehab. specifications	1. reset and glue loose sash frame pins 2. bottom rail is rotted; consolidate or repair	1. sill is severely checked and rotting; repair or replace as necessary 2. fill gaps between frame and wall with a flexible backer rod and grouting mortar 3. install interior stops	N/T	1. scrape, prime, and repaint as necessary

WINDOW TREATMENT CHART					
NO.	Glazing and putty	Sash	Frame, sill, jamb, trim, and shutters	Hardware	Finish
First Floor Level					
W101	N/T	N/T	1. add pair of exterior louvered shutters	1. install missing security pin 2. will need shutter hardware	N/T
W102	N/T	N/T	Historic components 1. add pair of exterior louvered shutters	1. replace missing security pin 2. will need shutter hardware, reuse existing shutter catch on sill	1. scrape, prime, and repaint sill
W103	N/T	N/T	N/T	1. install missing security pins	1. clean all painted finishes
W104	N/T	N/T	N/T	1. install security pins	1. scrape, prime, and spot repaint as necessary
W105	1. replace cracked pane	N/T	1. add pair of exterior louvered shutters	1. will need shutter hardware	1. scrape, prime, and repaint as necessary
W106	N/T	N/T	N/T	1. install security pins	1. scrape, prime, and repaint as necessary
W107 Annex	N/T	1. consolidate deteriorated wood 2. reset and glue loose sash frame pins	1. consolidate deteriorated wood members 2. fill gaps between frame and wall with a flexible backer rod and grouting mortar	N/T	1. scrape, prime, and repaint as necessary

WINDOW TREATMENT CHART					
NO.	Glazing and putty	Sash	Frame, sill, jamb, trim, and shutters	Hardware	Finish
W108 Annex	N/T	1. consolidate deteriorated wood 2. reset and glue loose sash frame pins	1. consolidate deteriorated wood members 2. replace sill use W107 as a pattern 3. fill gaps between frame and wall with a flexible backer rod and grouting mortar	N/T	1. scrape, prime, and repaint as necessary
Second Floor Level					
W201	1. replace cracked pane 2. replace cracked and loose putty	N/T	1. fill gaps between frame and wall with a flexible backer rod and grouting mortar 2. replace rotted parting bead 3. add pair of exterior louvered shutters	1. clean, repair and reuse historic shutter dogs—replace missing shutter hardware	1. scrape, prime, and repaint as necessary
W202	1. replace cracked and loose putty	1. consolidate deteriorated wood 2. reset and glue loose sash frame pins	Historic interior trim components: 1. consolidate deteriorated wood sill 2. fill gaps between frame and wall with a flexible backer rod and grouting mortar 3. replace missing parting bead 4. add pair of exterior louvered shutters	1. will need shutter hardware	1. scrape, prime, and repaint as necessary
W203	1. replace cracked and loose putty	1. repair deteriorated upper sash bottom rail	1. consolidate and repair deteriorated portions of the jambs, parting beads, and sill 2. repair window leak 3. rework sill to provide adequate slope to shed water	N/T	1. scrape, prime, and repaint as necessary

WINDOW TREATMENT CHART					
NO.	Glazing and putty	Sash	Frame, sill, jamb, trim, and shutters	Hardware	Finish
W204	1. replace cracked and loose putty	1. reset and glue loose sash frame pins	1. fill gaps between frame and wall with a flexible backer rod and grouting mortar 2. rework sill to provide adequate slope to shed water 3. consolidate and repair rotted sill and exterior casing 4. reset loose parting bead	N/T	1. clean, scrape, prime, and repaint as necessary
W205	1. replace broken pane 2. replace cracked and loose putty	1. repair gaps between stiles and rails 2. reset and glue loose sash frame pins	1. fill gaps between frame and wall with a flexible backer rod and grouting mortar 2. rework sill to provide adequate slope to shed water; consolidate all deteriorated surfaces 3. add pair of exterior louvered shutters	1. will need shutter hardware	1. scrape, prime, and repaint as necessary
W206 stair house	1. remove glass 2. install interior screen as per HVAC rehabilitation specifications	1. repair rotted bottom rail of lower sash	1. consolidate and repair lower portion of jambs and rotting sill	N/T	1. clean, scrape, prime, and repaint as necessary

WINDOW TREATMENT CHART					
NO.	Glazing and putty	Sash	Frame, sill, jamb, trim, and shutters	Hardware	Finish
Third Floor Level					
W301 dormer	1. replace broken pane 2. replace cracked and loose putty	1. reinstall lower sash properly 2. reset and glue loose sash frame pins 3. consolidate and repair rotted portions of upper and lower sash 4. repair loose bottom sash rail	Historic frame components: 1. replace rotted sill	N/T	1. scrape, prime, and repaint as necessary
W302 dormer	1. replace cracked panes	1. reinstall lower sash properly 2. glue and reset sash frame pins 3. consolidate and repair the rotted portion of the lower sash meeting rail	1. rework sill to provide adequate slope to shed water 2. consolidate and repair rotted portions of the jambs	N/T	1. scrape, prime, and repaint as necessary
W303 dormer	1. replace cracked panes	1. consolidate and repair rotted stile and rail joints of the lower sash 2. glue and reset sash frame pins	1. frame rotting at the lower exterior corners, jamb, and stops, rotting at the sill connection 2. rework sill to provide adequate slope to shed water	N/T	1. scrape, prime, and repaint as necessary

WINDOW TREATMENT CHART					
NO.	Glazing and putty	Sash	Frame, sill, jamb, trim, and shutters	Hardware	Finish
W304	1. replace cracked pane 2. replace cracked and loose putty	1. both sashes appear to be bottom units; rework sashes to make a matching pair	1. fill gaps between frame and wall with a flexible backer rod and grouting mortar 2. frame installation never completed; complete installation by trimming positioning wedges and setting interior stop nails 3. rework sill to provide adequate slope to shed water 4. consolidate deteriorated/checked portions of the sill 5. install a new parting bead in the NE jamb	N/T	1. clean, scrape, prime, and repaint as necessary

Treatment Recommendations—Doors

The following chart systematically groups the treatment recommendations for all of the doors in Building 16 and 16A.

General treatments for all doors:

- Install bronze weatherstripping to all door jambs and heads.
- Install water seal weatherstripping to all thresholds.

DOOR TREATMENT CHART				
No.	Door leaf: panels, stiles, rails, applied trim	Frame, sill, jamb, trim	Hardware	Finish
Basement Level				
D001	N/T	N/T	1. remove rust from hinges; prime and repaint with a rusting inhibiting coating system 2. install new door pull to match existing pull on D002	1. coat areas of sap bleed with a shellac-based stain blocker and repaint
D002	N/T	N/T	1. remove rust from hinges - prime and repaint with a rusting inhibiting coating system;	N/T
D003	N/T	N/T	1. remove rust from hinges; prime and repaint with a rust-inhibiting coating system 2. Replace rusted hasp with a galvanized hasp	1. coat areas of sap bleed with a shellac-based stain blocker and repaint
D004	N/T	N/T	1. remove rust from hinges; prime and repaint with a rusting inhibiting coating system 2. replace rusted hasp with a galvanized hasp	1. scrape, prime, and repaint as necessary
D005 Annex	1. construct new louvered door with interior screening; salvage existing door for use elsewhere in the Park	N/T	1. install new brass hinges and period latch and pull	1. prime and repaint;

DOOR TREATMENT CHART				
No.	Door leaf: panels, stiles, rails, applied trim	Frame, sill, jamb, trim	Hardware	Finish
First Floor Level				
D101	N/T	N/T	N/T	1. scrape, prime, and repaint as necessary
D102	N/T	N/T	N/T	1. touch up top coat as necessary
D103	N/T	N/T	N/T	1. scrape, prime, and repaint as necessary
D104	N/T	N/T	1. reproduction period box lock latch does not engage the catch mounted on the door frame; reinstall the lock and catch so they engage properly 2. remove 2" x 4" wooden bar and associated hardware; install a lock similar to the D101 lock	1. scrape, prime, and repaint as necessary
D105	N/T	N/T	N/T	1. prime and paint bare wood where the door has been planed
D106	N/T	N/T	N/T	1. clean, scrape, prime, and repaint as necessary
D107 Annex	1. install door on exterior side of jamb	1. construct an insulated interior partition inside of jamb behind the door with a 2-hour fire rating	N/T	N/T

DOOR TREATMENT CHART				
No.	Door leaf: panels, stiles, rails, applied trim	Frame, sill, jamb, trim	Hardware	Finish
Second Floor Level				
D201	1. reconstruct new four-light transom to match doors on the first floor 2. reset raised applied trim nails	1. install new threshold to prevent water from entering the house under the door 2. consolidate wood sill 3. fill gaps between frame and wall with a flexible backer rod and grouting mortar	1. reinstall door using period reproduction hinges and lockset	1. scrape, prime, and repaint as necessary
D202	Historic components—N/T	Historic components—N/T	Historic components—N/T	Historic components —N/T
D203	Historic components—N/T	Historic components—N/T	Historic components—N/T	Historic components —N/T
D204	1. reconstruct new four-light transom to match doors on the first floor 2. reset raised applied trim nails; reset and glue stile and rail joint pegs	1. consolidate and repaint sill 2. install new threshold 3. fill gaps between frame and wall with a flexible backer rod and grouting mortar	N/T	1. scrape, prime, and repaint as necessary
D205	1. reconstruct new four-light transom to match doors on the first floor	1. install new threshold 2. repair damaged stop	N/T	1. clean exterior finish 2. clean and repaint interior

UTILITY SYSTEMS

NOTE: Harpers Ferry NHP is planning to rehabilitate the HVAC system as it exists through PKG 110 structures. This system is housed in Building 16A. The system rehabilitation has been designed and final drawings and specifications were completed in November 1996. Certain work on windows and doors is noted on the HVAC Rehabilitation Drawings Set No. 385/ 80079, sheets A1 through A3. These sheets must be consulted for coordination of work between projects.

Section 106 compliance for Building 16A HVAC and architectural stabilization project has been approved by the West Virginia State Historic Preservation Office correspondence dated April 23, 1997, and by the Advisory Council on Historic Preservation correspondence dated June 23, 1997.

The existing systems are described in the Physical Description of Existing Conditions, Section II, Part C.

ELECTRICAL

Roeder House

- Existing electrical service will be supplemented with additional surface mounted service outlets to be used for temporary task heating and lighting. Additional task lighting will be provided through the use of temporary free standing lighting devices (such as tripods) which obtain their power through the service receptacles. Coordination of the location of the service receptacles, switches and panel boxes will be required in Rooms 001 and 002 if they are used for interpretive purposes and in Rooms 101 and 102 the primary interpretive spaces based on the approved Historic Furnishings Plan. The use of fixed lighting is inappropriate. The second and third floors will also have surface mounted service receptacles added to allow for maintenance activities. In no case should conduit or any other device be fasted directly to historic fabric. Supplemental wood framing should be inserted to support these systems.

Annex

- Service receptacle should be added to allow for maintenance activities.

LIGHTNING PROTECTION

Roeder House and Annex

- A fully grounded UL listed lightning protection system should be added to the roof of both structures. System design based on historic lightning protection systems from the mid to late 19th century.

TELEPHONE

Roeder House and Annex

- Telephone lines will be added for connection of alarm reporting systems and optional installation of telephone and computer service, as determined by park management.

PLUMBING

Roeder House and Annex

- No water or sewer service has been extended to these structures. Except for the water and drainage required for the HVAC system in Building 16A and the installation of an interior frost-free hose spigot on the ground floor with drainage via existing interior floor drain at HVAC equipment, no plumbing system is required. These items are included in the HVAC Rehabilitation package.

HVAC

Roeder House

- It has been determined that no central HVAC system is required. Portable task heating may be brought into interpretive spaces when occupied by interpretive staff. Thermostatically controlled exhaust fans may be placed in third floor windows to exhaust interior air if structures are occupied during warmer months. This could also be integrated into the existing chimney flue at third floor level if considered desirable by park.

Annex

- Project documents have been approved for the installation of a new HVAC system which is housed in the Annex but provides no services to either the Roeder House or the Annex structure. The new system will serve buildings 8, 9, 10, 11, and 11a in lower town. Refer to HVAC Rehabilitation Project 1997-98, drawing set number 385/80079, 16 sheets, dated November 1996 (not included in this document). In June 1997, Section 106 compliance was completed for this construction.

HEALTH AND LIFE SAFETY

EGRESS AND ACCESSIBILITY

House

- There are four potential exits on the first floor—two that open to the front porch and two that open to the rear porch. None of the doors exit directly to a public way. The path of egress from each door must negotiate at least one step in the front of the house and a flight of steps in the rear of the house. This condition does not meet NPS accessibility standards. In addition, only two of these exits are operable (one associated with either porch); the other two are blocked or fixed for security purposes. On the second floor, there is only one exit which opens to the stairhouse and Stair 102.

Annex

- There is only one door at grade level which is reached from the rear porch area of Building 16. The second floor door reached from the rear porch of Building 16 is not operable since the floor at this level in Building 16A has been removed to accommodate the central HVAC equipment.
- Egress will remain unchanged with the possible exception of making all doors operable and modifications to the adjacent landscape. This will provide flexibility to park management in terms of use of the spaces at the basement and first floor levels for interpretive programs.

General Notes

- None of the doorways which exit directly to a public way would meet NPS accessibility standards due to the stairs, curbs, sills, floor level changes and uneven surfaces which are encountered along the exit path to the public way. Programmatic management of accessibility requirements would allow disabled park visitors to participate in interpretive programs being given either at the basement or first floor level of the Roeder House.
- Architectural improvements to the structure to allow unassisted entry into the proposed interpretive spaces would adversely impact not only the structure itself but the entire character of the lower town historic district.
- Some accommodation may be made at the rear entrances to the basement, reached through the back yard area. Adjustments could be made to the rear yard surfaces and provide gentle ramping up to the porch deck. However, since the porch deck is stone and extremely uneven this type of treatment would be less than ideal unless the stone pavers are taken up and relaid to lessen the amount of uneven surface area. This treatment would also require development of an accessible pathway system throughout the entire rear yard area of package 118 and require directly accessible pathways from the public way or sidewalks in lower own.
- Access to the first floor interpretive areas is challenging as there is not direct access to the first floor level without changing levels. The High Street porch deck is several steps above the sloping High Street sidewalk and at the corner of High Street and Hog Alley; there is very little area adjacent to the sidewalk for any type of architectural device to alter the existing entry configuration. The entrances in the rear are from the second level of the porch which is reached only by ascending through the stair house. (It would be possible to install a personal lift or elevette at this location if programmatic decisions determine the necessity of providing access to the interior of the first floor area.)

Intrusion Detection and Alarm

House

- Surface mounted intrusion detection devices will be installed in interpretive spaces and in areas where access through exterior porches is possible. In no case should conduit or any other device be fasted directly to historic fabric. Supplemental wood framing should be inserted to support these systems.
- Magnetic contacts will be installed at all perimeter doors at basement, first floor and second floor areas.
- Glass break detectors and non-intrusive (or historically accurate) sash locks will be installed at all windows easily accessible from the exterior at basement, first floor, and second floor areas.
- The electronic security system is tied into the park wide reporting and monitoring alarm system via dedicated telephone line.

Annex

- No intrusion detection devices required. Doors and windows as per House.

Fire Detection

House and Annex

- Rate-of-rise heat detectors will be installed throughout in appropriate locations. The electronic detection system is tied into the park wide reporting and monitoring alarm system via dedicated telephone line. In no case should conduit or any other device be fasted directly to historic fabric. Supplemental wood framing should be inserted to support these systems.

Fire Suppression

House and Annex

- It has been determined that a fire suppression system will not be installed.

Seismic

House and Annex

- Harpers Ferry, West Virginia is located in seismic Zone 2 which predicts *moderate damage* in the event of earthquake activity. No special structural alterations have been made or are proposed to either building to mitigate the effects of an earthquake. Source: *Seismic Risk Map of the Conterminous United States* by S. T. Algermissen, "Seismic Risk Studies in the United States," Proceedings of the Fourth World Conference on Earthquake Engineering, 1997.

Public Health

House and Annex

- Determined not applicable.

Hazardous Materials

House and Annex

- Both buildings were surveyed in 1993 as part of the Denver Service Center field work. Structures were tested for asbestos, radon gas and lead paint. No asbestos was found in either building and the level of radon gas detected is far below the level at which additional testing and evaluation are recommended.
- The presence of lead was detected through the Interior Paint and Finish Analysis (Appendix D) in specific locations throughout the house. This occurred only where original historic architectural wood work or plaster survives. The first floor rooms were not tested since much of the original fabric has been removed and replaced during the 1960s NPS restoration and since has been repainted many times. The presence of lead paint on the architectural woodwork and wall surfaces in these areas could be determined through additional testing, but as long as the surfaces are well maintained and the space is not used for full time residential purposes, the need for this analysis remains very low.
- Architectural wood work and wall surfaces that did test positive for lead are in the basement or on the second or third floors; areas where there is no public access. In no instances was the layer containing lead the surface layer. These surfaces are historic surfaces and should be maintained as such. There is no need to mitigate the finishes containing the presence of lead.

Introduction

The historic structures known as the Frederick A. Roeder House and Annex, or park buildings 16 and 16A, will undergo the proposed rehabilitation in order to make the structures more functional for park use, to maintain them in a preserved condition, and to set aside sensitive areas as conservation zones.

Currently, the Roeder House is used for staffed interpretation that is limited to the two rooms of the first floor—Rooms 101 and 102. The operational space will not be changed as a result of the proposed rehabilitation work, with the exception that one of the basement rooms in the Roeder House may also be outfitted for staffed interpretive purposes. Visitor access will remain restricted, as the building is only open when staffed by interpreters. The second and third floor areas will be restricted and reserved conservation zones. This section of the report will address the code compliance issues associated with the proposed rehabilitation.

Both floors of the Annex are used to house park HVAC equipment and is not open to the general public or to general park staff; access is limited to maintenance operations.

The overall intention of the project is to preserve the integrity of the existing structures. This denotes minimal fabric intervention other than stabilization, conservation and preservation techniques, and replacement of deteriorated material only where necessary to accommodate the intended use. There will be no structural systems upgrade at either building, nor will there be any plumbing or mechanical systems installed in either building.

Intended Use

The Roeder House will continue to be used on the first floor for staffed interpretive programs. There is some possibility that one room in the basement, Room 002, may be outfitted for limited interpretive uses. The second and third floors will be set aside as conservation zones within the park and will be preserved intact for future research. Those areas will not be used for any park function. This project does not provide for any substantial improvements to the interior spaces above the first floor level. To emphasize the recommendation that the spaces should never be used for any park function, except research, those spaces will be posted to alert people that the areas are closed.

Porches and balconies are also closed to visitor use. The rear porches at the Roeder House are sometimes used by park employees for access to the upper floors when access is required, rather than passing through the interpretive spaces on the first floor.

The Annex will continue to house the park HVAC equipment used to service other historic structures in the lower town area. There is no public access to this structure.

Code Compliance Issues

The following items will be addressed:

A. General Code Compliance;

B. National Building Codes and Standards;

C. Disabled Access Legislation;

D. Cultural Resource & Historic Preservation.

Federal legislation and NPS policies clearly stipulate that as these buildings are rehabilitated, attempts shall be made to meet the applicable nationally accepted model building codes to the maximum extent feasible.

Compliance with the nationally accepted codes does not automatically trigger a complete upgrade. Alternative criteria do exist for minor alterations and for historic buildings. These criteria encourage flexibility in the literal application of the code intent.

General Code Compliance

The **Public Buildings Amendment Act of 1988** instructs Federal agencies to follow, "to the maximum extent feasible," as determined by the administrator or head of the agency, the *"...nationally recognized model building codes and other applicable nationally recognized codes such as electrical codes, and fire and life safety codes."*

This project—The law clearly indicates it shall be the intent of the National Park Service to adhere to the pertinent national, state and local codes to the maximum extent feasible. West Virginia adopted the National Building Code (1990), now the Building Officials & Code Administrators (BOCA) National Building Code, most recently updated in 1996. According to the Jefferson County Planning Commission, the West Virginia State Legislature has allowed the individual counties to determine whether or not they will enforce the building code. Jefferson County (the location of Harpers Ferry) has not adopted any code, to date. Because of this, the Federal government, in this case, the National Park Service, would be the *"authority having jurisdiction"* within the park boundaries. For those projects assigned by the regional office or park, the regional office assumes the role of the local jurisdictional authority and retains code review and waiver granting responsibility. (The park safety officer, with regional oversight, may participate and/or act as the code reviewing authority.)

National Building Codes and Standards

1. Building Officials and Code Administrator's (BOCA) National Building Code/1996

The BOCA code is the national model building code for the protection of public health, safety and welfare used in West Virginia and other mid-Atlantic states. It regulates issues such as occupancy, general building limitations, types of construction, means of egress, life safety, accessibility, structural loads, tests, and inspections, existing structures, etc.

The BOCA is the base model building code from which the state and local building codes are supplemental additions, exceptions, and modifications. Currently, it is revised every three years.

This project—The BOCA is the applicable model building code for Harpers Ferry NHP, and will provide the basic code criteria and standards for all rehabilitation work, if applicable. While the BOCA refers primarily to new construction, existing and/or historic structures are given consideration in Chapter 34, "Existing Structures."

Section 3406.0 Historic Structures

3406.1 Compliance—The provisions of this code relating to the construction, repair, alteration, addition, restoration, and movement of structures ***shall not be mandatory for existing buildings and structures identified*** **and classified by the federal, state, or local government authority** ***as historic buildings*** (emphasis added) where such buildings are judged by the code official to be safe and in the interest of public health, safety and welfare regarding any proposed construction, alteration, repair, addition, and relocation.

Most code compliance questions are not applicable due to the historic nature of these structures, the minimal scope of the work, and the limited use and small size of these structures. Issues which have been examined include:

1. Exiting requirements (egress) for the structure:

   Building 16—due to the nature of the public space involved (two rooms at the main entry) and its proposed use, it has been determined that exiting routes from the structure would be readily apparent to any visitor; visitors are within 20 feet of the exit at all times they are within the public space;

   Building 16A—not applicable, no public access, controlled employee access.

2. Seismic requirements for the structures. Jefferson County, West Virginia is located in a zone where the Contour Map of Effective Peak Velocity-Related Acceleration Coefficient (*Av*) (BOCA 1610.1.3 (1) indicates a rating of less than 0.05; this allows exemptions from requirements of this section of the code (1610.1, Exceptions, 1 & 3).

   Building 16/16A—exempt, see BOCA 1610.0 Earthquake Loads.

2. National Fire Protection Association 101 (NFPA-101), Life Safety Code, 1997—The nationally accepted model code for life-safety and fire protection in buildings. Also referred to as the Life Safety Code, it remains the industry-accepted baseline for determining the safe occupancy of buildings.

This project—NFPA-101 is considered the minimum criteria for life-safety in Building 16/ 16A according to NPS guidelines. Provisions for the protection of visitors, employees, structures and artifacts have been made:

Fire and smoke detection system in the form of smoke and heat detectors are being installed at appropriate locations throughout the building by certified electrician;

Individual structure systems are tied into park-wide alarm relay system.

3. National Fire Protection Association 70 (NFPA-70), National Electric Code, 1996—The nationally accepted model code for construction of electrical systems in buildings. It remains the industry-accepted baseline for defining the minimum safety requirements that must be followed in the selection, construction, and installation of all electrical systems.

This project—NFPA-70 is considered the minimum criteria for electrical systems construction work in Buildings 16/16A according to NPS guidelines. Provisions for the protection of visitors, employees, structures and artifacts have been made:

All electrical, security and fire detection systems work will be in accordance with this code;

Special consideration is given to *NFPA 914, Recommended Practice for Fire Protection in Historic Structures, 1994 Edition.*

Universal (Disabled) Access Legislation

General—According to current laws and policies, access must be provided from the point of access onto the site and into or through the historic building or historic landscape. Once at a program destination and depending on the public services offered, different levels of access may be required.

When a building is undergoing rehabilitation, all areas that are being altered must be made accessible to disabled people. Areas of work that do not trigger compliance are reroofing, installation of new mechanical and electrical systems, and general maintenance.

1. Section 504 of the Rehabilitation Act of 1973 (amended 1978)

This act requires that *"no otherwise qualified individual shall, solely be reason of his or her handicap, be denied the benefits or participation in any program or activity funded or conducted by a Federal agency"* or a beneficiary of federal assistance.

This means that any program or service provided to the general public must be made accessible to and usable by people with disabilities to *"the maximum extent possible."* In addition to the public spaces, employee and administrative spaces must also be accessible to employees and the public who are disabled.

This project—NPS is required to provide universal disabled access to the programmed public and employee spaces within the buildings. Some limited flexibility in conformance exists with respect to historic structures. The applicable criteria for accessibility is the **Uniform Federal Accessibility Standards (UFAS)** (see below).

2. Uniform Federal Accessibility Standards (UFAS), 1988

UFAS represents the minimum standards for accessibility in Federal facilities, adopted in 1988, with provisions for new construction and alterations. Historic structures are allowed certain alternative solutions to meet the intent of the standards.

This project—The NPS has adopted the UFAS as the minimum accessibility standards for all projects. See Treatment Recommendations - Health and Life Safety, Egress and Accessibility, Part II, B for further discussion of alternative treatments.

Building 16—Site work in the back yard area should be designed to be in full compliance with UFAS and provide visitors with an accessible link to these buildings. Public access could be available to Basement Room 002 through D004 at the rear porch. The back yard area pathways and the rear porch would have to be modified in order to meet full access requirements from an accessible route and public way.

Access to the first floor interpretive areas (Rooms 101 and 102) is challenging as there is not direct access to the first floor level from the public way without changing levels. D101 is currently the main entry to this building, it is reached after crossing the High Street porch deck. The High Street porch deck is several steps above the steeply sloping High Street sidewalk and at the corner of High Street and Hog Alley where there is little area adjacent to the sidewalk for any type of architectural device to alter or modify the existing entry configuration which currently does not comply with UFAS standards.

The entrances in the rear (D103 & D106) are from the second level of the porch which is reached only by ascending through the stair house. It would be possible to install a personal lift or elevette at this location with little adverse effect if the programmatic decisions are made to determine the necessity of providing access to the interior of the first floor interpretive area.

All points of entry should be reached via a fully accessible pathway from an accessible parking space or public way. No access is permitted above the first floor level.

Building 16A—No public access. Employee access through accessible service entrance (D005) which would also be used by able bodied employees. Disabled employees would reach this door by way of a fully accessible pathway from an accessible parking space, as would an able bodied employee. All site work is designed to be fully accessible. There is only one floor level in this structure.

3. Americans with Disabilities Act of 1990 (ADA)—Civil Rights Legislation requiring access to "public" facilities, services, transportation, programs and employment. Expanding the definition of public facilities over and above Federally funded facilities.

This project—the guidelines for ADA compliance (ADAAG—Accessibility Guidelines for Buildings and Facilities) are closely modeled on the Uniform Federal Accessibility Standards. Again, some flexibility exists for compliance in historic buildings and sites. The ADA does *not yet* apply to Federally owned or funded programs directly, but the NPS now recommends that all rehabilitation comply with ADAAG. However, since the UFAS remains the legal standard for the government, some of the less stringent areas of the ADAAG may not be used as exceptions to the UFAS.

National Historic Preservation Act of 1966, as amended (NHPA)

The entire lower town of Harpers Ferry is listed on the National Register of Historic Places with numerous significant or contributing structures. This status subjects the NPS to follow the NHPA and the *Secretary of the Interior's Standards for Rehabilitation* (36 CFR 67), and *NPS-28, Cultural Resource Management Guidelines.*

The national policy of historic preservation requires Federal agencies to assess the effects of their actions on registered historic properties and sites and to minimize harm to such properties through adherence to certain preservation standards.

2. Secretary of the Interior's Standards for Rehabilitation (36 CFR 67)—The standards and guidelines used to review work undertaken on historic buildings and sites.

This project—All work carried out on these buildings by the NPS will be subject to NPS policies and management guidelines (including NPS-28), which reference these standards.

Work outlined in this report as "Recommended Treatment" and as indicated in the project drawings, "Architectural Rehabilitation of Building 16/16A," National Capital Region Drawing Set Number 385/80084, will be reviewed according to the 1995 Programmatic Agreement among the National Park Service (U.S. Department of the Interior), the Advisory Council on Historic Preservation, and the National Conference of State Historic Preservation Officers.

Under Section C.1., "Project Review-Programmatic Exclusions," certain undertakings are permitted without further review by the Council or the SHPOs provided

- that these undertakings are based upon information adequate to identify and evaluate affected cultural resources;
- that the NPS finds that their effects on cultural resources in or eligible for the National Register will not be adverse based on criteria in 36 CFR Part 800.9; and
- that decisions regarding these undertakings are made and carried out in conformity with applicable policies, guidelines, and standards as identified in Stipulation A. and with the NPS process for the "Assessment of Actions Having an Effect on Cultural Resources" (also known as the "XXX process" or "Section 106") to be included in NPS-28.

The work tasks recommended by this report and the accompanying project drawings are of such a nature that they are within the parameters set forth in the following programmatic exclusions:

a. preservation maintenance (housekeeping, routine and cyclic maintenance, and stabilization) as defined in NPS-28;

f. rehabilitation and widening of existing trails, walks, paths, and sidewalks within previously disturbed areas;

h. placement, maintenance, or replacement of utility lines, transmission lines, and fences within previously disturbed areas;

i. rehabilitation work limited to actions for retaining and preserving, protecting and maintaining, and repairing and replacing in kind materials and features, consistent with the *Secretary of the Interior's Standards for Rehabilitation* and the accompanying guidelines;

j. health and safety activities such as radon mitigation, and removal of asbestos, lead paint, and buried oil tanks;

k. installation of fire detection and suppression systems, and security alarm systems, and upgrading of HVAC systems.

Prior to the commencement of rehabilitation work at Buildings 16/16A, the superintendent of Harpers Ferry National Historical Park is responsible for initiating the "Assessment of Effect" forms and obtaining approval from the proper authorities for the work described.

Note: This section has been based on the report, *Summary of Legislation, Policies, Codes and Regulations pertaining to buildings at the Presidio of San Francisco*, prepared by Robert A. Wallace, National Park Service Architect, Presidio Project Office, San Francisco, California, July 1993.

Impact of Recommended Treatment on Integrity of Historic Structure

The statements of impact of the recommended treatment on the historic fabric which are described here follow the outline presented in Part II. Treatment and Use, Section B, Requirements for Treatment.

Summary of Current State of Integrity of Historic Structure: The Roeder House and Annex

Large portions of the historic architectural fabric of the Roeder House and Annex have been lost to earlier restoration work efforts. This means the historic integrity (historic essence) of the structure has been largely diminished. However, there are still many remnants of architectural fabric from the historic period, which do have integrity. As historic buildings are preserved through the ages there is a natural loss of architectural historic fabric, sometimes in bits and pieces and sometimes in large chunks.

> *Except for the exterior rubble masonry walls and the first floor flooring and framing, little of the original ... construction remains or can be preserved. The original building was very small and simply done. Successive remodeling and alterations have removed or obliterated most of the original architectural details.*[1]

The Roeder House and Annex had major interventions in the late 1950s and mid 1960s which impacted the historic fabric. NPS Architect Alan Walmer warned against loss of historic fabric when there was no reason other than "project creep." Every piece of architectural fabric that can be preserved must be treated with respect, and further, must be maintained. Ongoing preservation and maintenance work alters and impacts historic fabric, and modern replacement materials are introduced into structures with increasing frequency. With this type of work it becomes increasingly more important to know which features have been impacted by previous interventions and what is authentic, untouched, historic architectural fabric. These elements have been identified in an earlier section, *Chronology of Development and Use* (Part I, B).

Much of the architectural fabric of the Roeder House and Annex has been heavily impacted or lost. Examples of impacted fabric includes sections of the three freestanding exterior masonry walls, the entire roof framing system and roof covering, original interior and exterior finishes, original interior and exterior architectural detailing, and original doors, windows, hardware, etc. Some elements that had been lost and have been replaced or added over the course of time are part of the evolution of the structure and should now be preserved. This would include the alteration of the layout of the room pattern (interior wall partitions, stair locations, etc.) and alteration of original fenestration positions (door and window locations, etc.).

Some surprising elements have remained intact through the years. Historic features that still retain some degree of historic integrity are the floor framing systems for all three floors (some modifications have been made to the first

[1]From the 1964 Historic Structures Report, Part II, The Roeder House (Building 16 and 16-A), Architectural Data Section, by Alan M. Walmer, Architect, Harpers Ferry National Historical Park

and second floor framing system with the introduction of supplemental wood or steel framing elements); interior wall partition systems; finish flooring on the second and third floors; interior wood lath, some plaster and paint finishes; some interior architectural wood work such as mantels, baseboards, window and door trim on the first floor; and most surprisingly of all, the wardrobe or built-in cupboard on the second floor.

Previous "restoration" campaigns have included dismantling and reconstruction of exterior structural walls, reconstruction of the roof framing system and reroofing with non-historic "temporary" materials, reconstruction of the interior walls and ceilings on the first floor, total replacement of windows and doors including jambs, frames, etc., reconstruction of the porches, balcony, and stairhouse. While these efforts have maintained the visual character of the place they have also contributed to the loss of historic integrity of the structure.

The discussion of the impact of the recommended treatment on the integrity of the historic structure should focus on those elements that still maintain their historical integrity. But with the continued preservation of the Roeder House being the overall recommended treatment of this report, all work which will have an impact on those items which are considered character-defining features will be discussed. The recommended treatment of the structure is **preservation.** That includes retention and conservation of all existing features, even those that have been recently introduced in the twentieth century through NPS restoration and/or preservation projects.

If the recommended treatments are carried in accordance with the most current version of the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (1995) there will be minimal impact on the integrity of the existing historic fabric.

Roeder House and Annex

EXTERIOR ENVELOPE

Roof System

- Replacement of the existing "temporary" wood shingles on the roof and dormers with a historically accurate slate shingle covering will have some visual impact. The slate roof will be the third or fourth replacement roof system since the NPS has had care of the building and will have no historic integrity. The visual character of the roof will be changed by the reintroduction of the slate shingles, as the textural and reflective quality of slate will be brought back into the picture. The weather tightness of the roof will be improved by the replacement of the mortar bedding along the gable eave lines. On the Annex roof the raking cornice boards (barge board, gable end fascia) will be replaced, some visual clues as to the historic character of the building will be lost with their replacement. Other work (repair or replacement of step flashing) will have minimal impact on integrity or character.
- Repainting of the metal roof on the stairhouse and on the Annex is a maintenance issue and will change the visual appearance of these roofs. Once painted and allowed to weather the overall visual character will not be adversely impacted.

Gutter

- Repair work to existing reconstructed gutters, downspouts, and hanging hardware will not change the visual character of the roof. The rerouting of some of the downspouts to better control the roof rainwater will have minimal impact on the visual quality of the structures.

Chimneys

- There will be some impact as substantial masonry repairs are required including partially dismantling and reconstruction of the extant historic chimney at the Annex. The reconstructed chimney will be designed to replicate the historic chimney based on documentary evidence. Work on the Annex chimney calls for adding brickwork three feet above the current ridge line, or approximately 10 courses to the existing chimney.
- Replacement of existing chimney flashing with new step flashing and counter flashing will have minimal visual impact on the structures.
- Introduction of non-historic chimney cap elements will have some minimal visual impact on the roof scape. This will be minimal as most other chimneys in surrounding lower town have chimney caps. These new chimney caps are designed to replicate the pattern and scale of the historic chimney caps.

Balcony

- Required maintenance work will have no adverse impact on the character of the reconstructed wrought iron balcony.

Porches

- Required maintenance work will have no adverse impact on the character of the reconstructed porches.

Foundation

- No impact—all work is of a preservation nature, minimal fabric will be disturbed, repointing of joints will be installed to protect historic masonry foundation and assist in the waterproofing of the foundation.

Walls

- Minimal impact—deteriorated masonry will be replaced with masonry units which will match the existing adjoining fabric; treatment indicates reuse of existing fabric if possible; repointing will be conducted only where necessary with joints and mortar specified to be compatible with surrounding extant historic fabric.

Northeast Elevation

- Replacement of wood shingle siding with slate siding will change this view of the structure; it will not adversely impact the integrity. The textural and reflective quality of the slates will be very different to that of the incorrect wood shingle siding. Replacement of existing wood shingle with slate is based on documentary evidence presented by architect Alan Walmer in his notebooks.

Windows

- No impact—there are not any changes being recommended for the masonry openings. Existing sash and frame elements are reproductions from an earlier NPS restoration project. Visual character will be maintained and improved through repair of all elements (see Window Treatment Chart).

Shutters

- No adverse impact—the reintroduction of this long missing element will enhance the visual character of the structure. Shutter design and placement is based on the extant mid-19th century architecture that existed at the time of NPS acquisition. Fixed louver shutters will be installed on the front elevation first and second floors only.

Doors

- No impact—there are not any changes being recommended to masonry openings. Existing door units are reproductions from an earlier NPS restoration project. Visual character will be maintained and improved through repair of all elements (see Door Treatment Chart).

Exterior Painting

- No impact—the exterior color schedule, which is based on paint study and recommendations by NPS professionals, will not change any of the exterior colors. Newly applied paint finishes will enhance the visual character.

Roeder House and Annex

INTERIOR ENVELOPE

Basement

Floors

- New brick floors will be installed over existing interior floor grade in the house. Currently there is not a finished floor in either room. Historically the floors are known to have been of wood construction. It has been recommended that brick floors be installed. This does not impact the integrity of the historic structure as the historic floors were removed some time ago. The switch from no finished floor (or the installation of wood floors) to a brick finished floor does present a more refined look to these basement spaces than would have existed historically.

Exterior Porch Stone Pavers

- This area was completely dismantled and reconstructed in 1964-66. There will be no change in the integrity of this area, as existing stone pavers will be reused.

Walls

- Existing historic wall plaster will be conserved in place and will be repaired to retain maximum fabric integrity. In Room 001 no additional wall plaster is recommended. In Room 002 additional wall plaster is recommended to cover the exposed substrate material. This will create wall surfaces covered with plaster as based on historic fabric evidence and documentation. This recommended treatment contributes to the preservation of the overall integrity of the historic structure.

Ceilings

- The historic ceiling was completely removed during the 1964-66 rehabilitation project, so there can be no impact on integrity of the historic fabric. The recommended treatment calls for installation of a new plaster ceiling in Room 002. This will reinstate a plaster-covered ceiling as based on historic fabric evidence and documentation. This recommended treatment action does not impact on the overall integrity of the historic structure.

Windows

- No impacts to integrity as the existing window units are reproductions from an earlier NPS restoration project. Restoration of interior architectural casework according to 1964 plans will enhance visual character of the space and provide a tighter exterior envelope (see Window Treatment Table).

Doors

- No impact to integrity as existing door units are reproductions from earlier NPS restoration project. Restoration of interior architectural casework will enhance visual character of the space. Historic doors will be repaired and reused. All doors will be made operable (see Door Treatment Table).

Room 002 Fireplace/Chimney

- The treatment recommendation is for the reinstallation of the historic mantle piece, or the installation of a reproduction mantle based on the historic mantle. Either action will return some character to the space. This recommended treatment contributes to the preservation of the overall integrity of the historic structure.

First Floor

The recommended treatments for the existing floors, walls, ceilings, windows, and contributes to the preservation of the overall integrity of the historic structure.

Room 102 Fireplace/Chimney

- The treatment recommendation is for the installation of an existing mantle that was removed from this location during the rehabilitation project of 1964-1966. The existing mantle was considered too late for the period of interpretation at that time. Better to preserve than to replace; the return of the historic mantle to its former location will add integrity to the quality of this space (this is good).

Second Floor

The recommended treatments for the existing floors, windows, and doors contributes to the preservation of the overall integrity of the historic structure.

Walls

- Existing historic wall plaster and lath will be repaired, conserved, and preserved in place. The treatment recommendation calls for the retention of maximum fabric integrity. This action contributes to the preservation of the overall integrity of the historic structure.

Ceilings

- Existing historic ceiling plaster and lath will be repaired, conserved, and preserved in place. The treatment recommendation calls for the retention of maximum fabric integrity. This action contributes to the preservation of the overall integrity of the historic structure.

The recommended treatments for the Room 202 fireplace/chimney, the Room 202 built-in wardrobe, Stair 103 or Stair 204 contributes to the preservation of the overall integrity of the historic structure.

Third Floor

The recommended treatment actions for the existing floors, windows, and doors, stair rail, and miscellaneous historic woodwork contributes to the preservation of the overall integrity of the historic structure.

Walls

- Existing historic wall materials (brick, plaster, and lath) will be repaired, conserved, and preserved in place. The treatment recommendation calls for the retention of maximum fabric integrity. This action contributes to the preservation of the overall integrity of the historic structure.

Stairs

- The recommended treatment action calls for the retention of maximum fabric integrity. This action contributes to the preservation of the overall integrity of the historic structure.

Annex

The recommended treatment actions for the existing wall plaster and windows and doors contributes to the preservation of the overall integrity of the historic structure.

Utilities

The introduction of selected modern utilities will have a moderate visual impact on the character of the interior spaces. They will not have any significant impact on the historic integrity of the structures. The introduction of these physical systems (electrical, lightning protection, telephone, security (intrusion detection and alarm), fire detection and alarm, and ventilation) will be designed to create minimal disturbance of the remaining historic fabric. All work will be designed to be easily reversible.

Site Work

The concern here is with preservation of the cultural landscape and any below grade undisturbed archeological resources that may be encountered. Changes to the landscape plan do not directly impact on the integrity of the historic fabric of the structure.

The treatment recommendations for the rear yard landscape are primarily to improve accessibility and surface water drainage. Most activities associated with this project which are disturbing to the grounds are connected with previously disturbed and documented areas. If protective measures are taken in identified archaeologically sensitive areas there should be no impact to the integrity of undisturbed archeological resources. Since most existing site work dates from earlier NPS interventions, there should be no impact on the integrity of the historic cultural landscape.

Exterior Site Lighting

The electrical and landscape improvements to the rear yard areas call for the addition of several exterior lighting devices, using both building- and pole-mounted fixtures, resulting in an increased exterior light level. While these improvements are recommended in the name of increased employee and visitor comfort, safety, and security, they will have an adverse impact on the ambient night light level in this area from a historic perspective. Light levels have been increasing to the point that the night sky has been obscured in many locations. The lower town area has a much higher level of light now than during its historic period. Placement, type of lamp, direction of light, and screening should all be carefully considered by lighting designers in the installation of these potentially adverse features.

Summary

The preservation called for in the treatment recommendations is designed to retain the maximum amount of historic fabric possible. These actions will contribute to the preservation of the overall integrity of the historic structure. Minimal amounts of historic fabric will be impacted as a result of the implementation of these treatment recommendations. Where intervention does occur it is in the mode of preservation of extant fabric. This helps maintain the integrity of the remaining historic fabric by increasing its life expectancy. The visual appearance of the structure will be positively impacted. The reintroduction of some long lost architectural elements along with the general sprucing up of the interior and exterior will enhance the visitors experience in association with the story being told at this structure.

Part III. Record of Treatment

A. Completion Report
B. Technical Data
C. As-Constructed Drawings

(This section to be completed after the recommended treatments have been performed and issued as a separate document)

APPENDICES

Appendix A

Photographs

Photographs

There are many photographs of Harpers Ferry and the historic structures within the town. While many photographs have been included in this HSR, there are many more available in the following resource areas.

Resources

Harpers Ferry NHP Library and Archives. Photographs from this collection are divided into two groups and cover the time period 1845 through 1978. Those labeled "HF" are considered photographic images of the historic period. Those labeled "NHF" are considered to be non-historic photographs and are dated usually beginning in 1956 through current day. Assistance was secured from the Park Curator, Archivist and Librarian, Nancy Hatcher.

Historic American Buildings Survey. Harpers Ferry NHP files WV-174 (1957) and WV-174 Addendum (1992) at the Library of Congress, HABS/ HAER Collection, Prints and Photographs Division, James Madison Building, Washington, D.C. 20540

National Park Service Historic Photograph Collection. Collection maintained by Harpers Ferry Center Division of Library and Archival Services at Harpers Ferry Center by Tom Durant, Harpers Ferry, W.V.

Harpers Ferry NHP Architects Office Working Building File Collection. Photograph files date from various periods of activity including 1956, 1964-1966 by Eastern Office of Design and Construction architect Alan Walmer and construction foreman Jim Askins, and 1990 by Park Historical Architect Krista Pace Copeland, followed by Peter Dessauer.

Denver Service Center. These documentary photographs date from 1991-1993 by the Eastern Team, Falls Church Branch, Historical Architects Anthony (Tony) Donald, Susan Shufelt, and Audrey Tepper.

Historic Preservation Training Center. These survey photographs of existing conditions were taken during the course of the Historic Structure Report project between 1994 and 1998 by Exhibits Specialist (Restoration) Intern Mike Seibert and Chief Historical Architect Tom Vitanza.

Appendix B

List of Classified Structures—Data for Building 16

LIST OF CLASSIFIED STRUCTURES (LCS)
SINGLE ENTRY REPORT

Identification

IDLCS: 00545 Structure Number: B16

Structure Name 1: Bldg. #16, Frederick A. Roeder House--Lower Town
Structure Name 2: Burleigh House
Structure Name 3: Confectionary

Park Alpha Code: HAFE Name: HARPERS FERRY NATIONAL HISTORICAL PARK
ORGCODE: 3850 County: JEFFERSON State: WV
Regional Office: NATIONAL CAPITAL
Subunit ORGCODE: Name:
Alpha Code: County: Jefferson State: WV

Number of UTM's: 1 Zone/Easting/Northing
18 264590 4356010

Significance

NR Status: ENTERED - DOCUMENTED Date: 05/07/81
Significance: CONTRIBUTING
NHL: NO Date: / /

Significance

22'3"x17'7", ORIGINALLY 2-S RUBBLE STONE, 2 DORMERS, SLATE ROOF; NOW 2ND-SBRICK, 1ST-S PARGETTED; RE-USED WINDOW CASINGS, FLOOR BEAMS; AREAWAY TO BASEMENT ON HIGH ST; PORCH BRIDGES AREAWAY TO MAIN/W. ENTRY; SEVERAL ADDITIONS 1856-9; STABLE, 2 BARNS

Historical Information

Period of Construction: HISTORIC

Date: 1811-1834	(BU)	Designer:FREDERICK ROEDER	(O)
Date: 1853-1859	(AL)	Designer:13' ADD'N TO FRONT, PHILIP HOFFMAN	(O)
Date: -	(RR)	Designer:NATIONAL PARK SERVICE	(O)
Date: -	( )	Designer:	( )

Functions, Uses, Materials, Impacts, and Condition

Historic Functions
SINGLE FAMILY DWELLING
SPECIALTY STORE (SHOP)

Current Uses
EXHIBIT
VACANT (NOT IN USE)
SPECIALTY STORE (SHOP)

Buildings—Materials—Structures

Foundation: STONE Sub-structure:
Framing: STONE
Walls: STONE
Roof: SHINGLE Super-structure:
Other: WOOD
Volume: 2,001 - 20,000 CUBIC FT

Description

DETAILED DOCUMENTATION AVAILABLE

Impact Level: MODERATE Impact Types: STRUCTURAL DETERIORATION
VISITATION
Condition: FAIR WEATHER

LIST OF CLASSIFIED STRUCTURES (LCS)
SINGLE ENTRY REPORT
Continued

IDLCS Park Structure Name Number

00545 HAFE Bldg. #16, Frederick A. Roeder House--Lower Town B16

---Management Information---

NPS Legal Interest: FEE Federal Owner:
Life: Exp. Date: / / Local Owner:

Management Category: MUST BE PRES. & MAINT Management Date: 02/20/91
Management Agreement: NONE Agrmt. Exp. Date: / /

Proposed Ultimate Treat: Doc: Date: / /
Approved Ultimate Treat: PRESERVATION Doc: HSR Date: 12/19/64

Treatment Responsibilities Treatment Costs

Interim Treatment: NPS Interim: $3,000 Date: 06/91
Ultimate Treatment: NPS Ultimate: $0 Date: 06/91
Routine Maintenance: NPS Level of Estimate: SIMILAR FACILITIES
Cyclic Maintenance: NPS Estimator: REGION

Approved Ultimate Treatment Completed: YES

Management Text

RESTORATION OF BASEMENT & TOP FLOOR SHOULD BE CONSIDERED; WOOD SHINGLES IN POOR CONDITION; SHUTTERS NOT IN PLACE; PARGETTING IN FAIR TO GOOD CONDITION

---Major Bibliographical References---

Nat. Reg.: 79002584 CSI: Nat. Cat: YES

HABS: WV-174 BRIDGES:
HAER: DAMS:
QTRS:

	CLI	CRBIB	Other
1.	HRS	1. 450084	1. DCP 3/31/80
2.	HS ASSESS	2.	2. HIS BLD REP BIB#001216, 001285
3.	HSR	3. 001212	3. ADD'L HSR'S BIB#001215, 001213
4.	CLR	4.	4.
5.		5. 001217	

Documentation Level: FAIR

Date Entered/Updated: 06/12/97 Logger: SP

Date of Report: 02/02/98

page 2 of 2

LIST OF CLASSIFIED STRUCTURES (LCS)
SINGLE ENTRY REPORT

Identification

IDLCS: 45479 Structure Number: B16A

Structure Name 1: Bldg. #16A, Frederick Roeder Annex--Lower Town
Structure Name 2:
Structure Name 3:

Park Alpha Code: HAFE Name: HARPERS FERRY NATIONAL HISTORICAL PARK
ORGCODE: 3850 County: JEFFERSON State: WV
Regional Office: NATIONAL CAPITAL
Subunit ORGCODE: Name:
Alpha Code: County: Jefferson State: WV

Number of UTM's: 1 Zone/Easting/Northing
18 264590 4356010

Significance

NR Status: ENTERED - DOCUMENTED Date: 05/07/81
Significance: CONTRIBUTING
NHL: NO Date: / /

Significance
14'X11' 2-S BRICK AT EDGE OF REAR PORCH, S.SIDE OF LOT; PROBABLY ADDED AS SUMMER KITCHEN

Historical Information

Period of Construction: HISTORIC

Date: 1849-1859 (BU) Designer:FREDERICK ROEDER (O)
Date: - ( ) Designer: ( )
Date: - ( ) Designer: ( )
Date: - ( ) Designer: ( )

Functions, Uses, Materials, Impacts, and Condition

Historic Functions
SECONDARY STRUCTURE (GARAGE)

Current Uses
SECONDARY STRUCTURE (GARAGE)

Buildings—Materials—Structures

Foundation: STONE Sub-structure:
Framing: BRICK
Walls: BRICK
Roof: SLATE Super-structure:
Other: WOOD
Volume: 1 - 2,000 CUBIC FT

Description
DETAILED DOCUMENTATION AVAILABLE; HRS DRAFT, 1959; HISTORY DRAFT, 1990

Impact Level: MODERATE Impact Types: WEATHER
STRUCTURAL DETERIORATION
Condition: GOOD NEGLECT

LIST OF CLASSIFIED STRUCTURES (LCS)
SINGLE ENTRY REPORT
Continued

IDLCS	Park	Structure Name	Number
45479	HAFE	Bldg. #16A, Frederick Roeder Annex--Lower Town	B16A

Management Information

NPS Legal Interest: FEE
Life: Exp. Date: / /
Federal Owner:
Local Owner:

Management Category: MUST BE PRES. & MAINT
Management Agreement: NONE
Management Date: 02/20/91
Agrmt. Exp. Date: / /

Proposed Ultimate Treat: Doc: Date: / /
Approved Ultimate Treat: PRESERVATION Doc: HSR Date: 01/12/59

Treatment Responsibilities		Treatment Costs		
Interim Treatment:	NPS	Interim:	$500	Date: 06/91
Ultimate Treatment:	NPS	Ultimate:	$100,000	Date: 06/91
Routine Maintenance:	NPS	Level of Estimate:	SIMILAR FACILITIES	
Cyclic Maintenance:	NPS	Estimator:	REGION	

Approved Ultimate Treatment Completed: NO

Management Text

POINTING & ROOF IN GOOD CONDITION; IN NEED OF TRIM PAINTING

Major Bibliographical References

Nat. Reg.: 79002584 CSI: Nat. Cat: NO

HABS:
HAER:
BRIDGES:
DAMS:
QTRS:

CLI		CRBIB	Other
1.	HRS	1. 450084	1. DCP 3/31/80
2.	HS ASSESS	2.	2. HIST. BLDG. REP. BIB#001216
3.	HSR	3. 001215	3.
4.	CLR	4.	4.
5.		5. 450451	

Documentation Level: FAIR

Date Entered/Updated: 06/12/97 Logger: SP

Date of Report: 02/02/98

page 2 of 2

Appendix C

National Register Nomination

The following are selected pages of the National Register nomination for Harpers Ferry National Historical Park. The first sheet is the first page of the nomination. The second sheet included here reflects the only reference to Buildings 16 and 16a within the nomination. The third sheet included here provides the statement of significance for the historic district.

Form No. 10-306 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR FEDERAL PROPERTIES

FOR NPS USE ONLY
RECEIVED JUL 28 1980
DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Harpers Ferry National Historical Park
AND/OR COMMON

2 LOCATION

STREET & NUMBER
__ NOT FOR PUBLICATION
CITY, TOWN
Harpers Ferry __ VICINITY OF
CONGRESSIONAL DISTRICT
2nd
STATE
West Virginia
CODE
54
COUNTY
Jefferson
CODE
037

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
X DISTRICT	X PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
__BUILDING(S)	__PRIVATE	__UNOCCUPIED	__COMMERCIAL	X PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	__PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	X YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER

4 AGENCY

REGIONAL HEADQUARTERS (If applicable)
National Capital Region, National Park Service
STREET & NUMBER
1100 Ohio Drive, S.W.
CITY, TOWN
Washington __ VICINITY OF
STATE
D.C. 20242

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Jefferson County Courthouse
STREET & NUMBER
Cor. North George and Washington Streets
CITY, TOWN
Charles Town
STATE
West Virginia

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Historic American Buildings Survey: W. Va. 6, 18, 19, 23, 24, 25, 25A, 26-39, 49
DATE
1956-61
X FEDERAL __STATE __COUNTY __LOCAL
DEPOSITORY FOR SURVEY RECORDS
Library of Congress
CITY, TOWN
Washington
STATE
D.C.

a stonecutter, probably occupied the residential quarters on the second floor. In 1861-62 the structure (now Park Bldg. No. 7) was used by the Union Army as a stable.

The eastern part of Wager Lot No. 16 facing Potomac Street contains a two-story building constructed by Frederick A. Roeder in 1856-57 (Park Bldg. No. 5) to replace the space lost when his building next door (Park Bldg. No. 7) was shortened. In dimensions and materials, the structure was a near-twin of its truncated neighbor. It had no cellar, however, and by 1861 a two-story brick wing with a slate-covered shed roof, 12'7" by 13', was added to its rear. The building was variously used as a tavern, store, and warehouse, and was also occupied by the Union Army as a stable in 1861-62. Bldgs. 5 and 7 stand today in essentially their Civil War configurations.

The western part of Wager Lot No. 16 facing High Street contains what was originally a two-story stone structure, fronting 22' on High Street and measuring about 17-1/2' deep, built by Frederick A. Roeder in 1844 (Park Bldg. No. 16). Because of the sloping terrain, the first story was above ground at the rear but below grade on High Street, so that an areaway on that elevation provided direct access to the second floor. In 1848-49 Roeder extended the building with a stone addition about 13' to the north (or northwest), bringing the structure to its present plan dimensions of about 35' by 17-1/2'. The rubble stone walls were pargeted. In 1856-57 a brick story-and-a-half was built atop the existing stone walls. An ornamental cast iron balcony was installed across the High Street facade at the juncture of the stone and brick, and a covered two-story frame porch extended across the rear. Before 1859 a two-story brick structure, about 14' by 11', was erected at the outer edge of the rear porch on the south side of the lot (Park Bldg. No. 16A). The main building was the residence and probably the shop of Roeder, a confectioner, from 1845 to 1861. It housed troops during the Civil War and continued in residential use until 1953. Its exterior has been largely restored to its Civil War appearance.

The western part of Wager Lot No. 15, Subdivision 4, facing High Street contains a 2-1/2-story stone structure erected by William Anderson in 1838-39 (Park Bldg. No. 15). The building fronts 24' on High Street and measures 40'8" deep. The full basement beneath is wholly above grade at the rear. Projecting from the east end of the south elevation is a 1-1/2-story stone wing, which is the remaining two-thirds of an earlier structure on the site possibly dating from 1803. Construction of the 1838-39 building caused destruction of the western third of this structure and conversion of the remainder to a kitchen wing of the new building, measuring about 15' square. A frame second story and attic was added to the wing probably in the decade after the Civil War. Between 1894 and 1907 a two-story covered

(continued)

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE — CHECK AND JUSTIFY BELOW				
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION	
__1400-1499	X ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE	
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE	
__1600-1699	X ARCHITECTURE	__EDUCATION	X MILITARY	X SOCIAL/HUMANITARIAN	
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER	
X 1800-1899	X COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION	
__1900	__COMMUNICATIONS	X INDUSTRY	X POLITICS/GOVERNMENT	__OTHER (SPECIFY)	
		X INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Harpers Ferry National Historical Park contains important features of the historic town of Harpers Ferry and its environs. Located at the scenic confluence of the Shenandoah and Potomac rivers in the Blue Ridge Mountains, Harpers Ferry was an important manufacturing and commercial town from 1800 to the Civil War. Here John Hall pioneered in the successful development of interchangeable parts in manufacturing. In 1859 the town was the scene of the electrifying John Brown raid, an event of major importance in bringing the nation to civil war. Strategically important, Harpers Ferry changed hands several times during that war. Its capture, together with 12,693 Union soldiers defending the town, by "Stonewall" Jackson in 1862 was a dramatic prelude to the great battle at Antietam Creek that ended the first Southern invasion of the North. The many standing 19th-century commercial and residential structures are architecturally significant, and the many more such buildings and industrial structures now represented only by subsurface remains comprise a great archeological resource. An added dimension is provided by the buildings of the former Storer College, illustrating the efforts of the Freedmen's Bureau and private philanthropy to aid and educate blacks after the Civil War.

(The town of Harpers Ferry outside the park is listed separately in the National Register as the Harpers Ferry Historic District.)

First Settlement

Robert Harper, a millwright, purchased the 125 acres of land that would become the nucleus of Harpers Ferry from Lord Thomas Fairfax on April 5, 1751. Here Harper established a ferry across the Potomac and erected a waterpowered sawmill on Lower Hall Island in the Shenandoah. Between 1775 and 1782 he built a stone tavern on the hill overlooking the junction of the rivers; now known as the Harper House, it is the oldest standing structure in the park and town. At Harper's death in 1782 his estate here passed to his niece, Sarah Harper, the wife of Philadelphia merchant John Wager, Sr. Remaining in Philadelphia, the Wagers operated the ferry and tavern under leasing arrangements. They and their heirs would dominate the commercial development of the town until 1836.

(continued)

Appendix D

Inventory Condition Assessment Program—Data for Buildings 16/16a

****

--EXECUTIVE SUMMARY----------

SIGNIFICANCE: Building 16 was built by Frederick A. Roeder in 1844. It served as residence and confectionary for Roeder from 1845 - 1861. It housed troops during the Civil War and continued in residential use until 1953.
ARCHITECTURAL DESCRIPTION: Building 16 is a three and a half story stone and brick structure with a cast iron balcony along the front and a two-story frame porch in the rear.

--IDENTIFICATION/MANAGEMENT INFORMATION----------

OTHER NAMES:

BUILDING ADDRESS
- PARK ORGCODE: 3850
- NATIONAL CAPITAL REGION
- DISTRICT ORGCODE: 3850
- HIGH STREET
- HARPERS FERRY, WV 25425
- LOCATION: LOWER TOWN
- COUNTY: JEFFERSON

REAL PROPERTY INFORMATION
- ACQUISITION DOCUMENT: - - -
- ACQUISITION COST: $ 0
- ACQUISITION DATE:
- GENERAL LEDGER ACCT NO:
- SF 1166 NUMBER: 6070
- SF 1166 DESIGNATION: VISITOR CONTACT
- TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 4898

NUMBERING INFORMATION
- NUMBER ON BUILDING: 16
- LCS ID NUMBER: 00612
- HOUSING NUMBER:
- ENERGY NUMBER:
- CONCESSIONER NUMBER:

SIZE INFORMATION
- TOTAL FLOOR AREA: 1350 SF
- FIRST FLOOR AREA: 345 SF
- ADDITIONAL FLOOR AREA: 1005 SF
- TOTAL BASEMENT AREA: 300 SF
- FINISHED BASEMENT AREA: 300 SF
- UNFINISHED BASEMENT AREA: 0 SF
- ROOF AREA: 141 SF
- PERIMETER LENGTH: 106 LF
- NUMBER OF STORIES: 3
- NUMBER OF ROOMS: 9
- NUMBER OF BATHROOMS: 0

BUILDING INFORMATION
- BUILDING ORGCODE: 0016
- MANAGEMENT UNIT: HAFE
- BUILDING CONDITION: Poor
- MAINTENANCE PRIORITY: 1 - High
- MANAGEMENT CATEGORY: A DATE: 03/01/81
- ELEVATION: FT
- UTM COORDINATES: / /

OTHER PROPERTY INFORMATION
- NPS LEGAL INTEREST:
  FEE - FEE SIMPLE
- MANAGEMENT AGREEMENT: NONE

APPRAISAL INFORMATION
- REPLACEMENT COST:
- APPRAISAL YEAR:
- APPRAISAL SOURCE:
- PERCENT OCCUPIED: 0%
- DATE OF CONSTRUCTION: 1845

SUMMARY COST INFORMATION
- TOTAL: $ 0
- CRITICAL: $ 0
- SERIOUS: $ 0
- MINOR: $ 0

****

--IDENTIFICATION/MANAGEMENT INFORMATION (cont)----------

BUILDING CODE INFORMATION
APPLICABLE CODES:
BOCA
UFAS

OCCUPANCY CLASSIFICATION: Exhibit
OCCUPANCY LOAD:
HAZARD OF CONTENTS: Ordinary
SEISMIC ZONE:
CONSTRUCTION TYPE: TYPE III

OPERATIONS INFORMATION
Open to the public
SEASON: SPECIAL ACTIVITIES
HOURS: AS NEEDED
TREATMENT RESPONSIBILITY
INTERIM TREATMENT: NPS
APPROVED ULTIMATE TREATMENT: NPS
ROUTINE MAINTENANCE: NPS
CYCLIC MAINTENANCE: NPS
ULTIMATE TREATMENT: PROPOSED DATE: 03/ /80
DOCUMENT: C - DCP
TREATMENT TYPE: PRESERVATION

--SIGNIFICANCE----------

SIGNIFICANCE: State & Regional
NATIONAL REGISTER STATUS: 1 - Entered - Documented DATE: 05/07/81
NHL STATUS: No

--HISTORICAL INFORMATION----------

PERIOD OF CONSTRUCTION: Historic
HISTORIC FUNCTION:
SINGLE DWELLING(INCL ROWHOUSE)
BUSINESS

CURRENT FUNCTION:
NPS EXHIBIT

--DOCUMENTATION----------

DSC PARKCODE:
DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
Building Number 16, Burleigh House	3059	8/10/1956	HAFE
Masonry Stabilization	N/A	3/3/61	HAFE
Masonry & Timber Stabilization	N/A	3/17/64	HAFE
Building #16-Roeder House	3109	9/1964	HAFE
Fabric Investigation, Bldg. 16	N/A	N/A	HAFE

REPORTS:

TITLE	DOC ID #	DATE	LOCATION
Historic Structures Report	N/A	4/1980	HAFE
Historic Structures Report Draft	N/A	8/28/1990	HAFE
Historic Structures Report	N/A	9/1964	HAFE

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--HISTORICAL DOCUMENTATION----------

HABS NUMBER: WV-174 HAER NUMBER: NATIONAL REGISTER NUMBER: 66000041
CULTURAL RESOURCES MANAGEMENT BIBLIOGRAPHY (CRBIB)

AUTHOR: Snell, Charles DATE: 04/1980 CRBIB NUMBER:
TITLE: Historic Structure Report, Bldgs. No. 16 and 16A, Historical Da
ta

AUTHOR: DATE: / CRBIB NUMBER:
TITLE: National Archives RG 123 Claim File JC-11803

AUTHOR: Snell, Charles DATE: 04/1980 CRBIB NUMBER:
TITLE: Historic Structure Report, Bldg. No. 7, Historic Data

AUTHOR: DATE: /1894 CRBIB NUMBER:
TITLE: Sanborn Perris Fire Insurance Map

AUTHOR: DATE: /1902 CRBIB NUMBER:
TITLE: Sanborn Perris Fire Insurance Map

AUTHOR: DATE: /1907 CRBIB NUMBER:
TITLE: Sanborn Perris Fire Insurance Map

AUTHOR: DATE: /1912 CRBIB NUMBER:
TITLE: Sanborn Perris Fire Insurance Map

AUTHOR: DATE: /1922 CRBIB NUMBER:
TITLE: Sanborn Perris Fire Insurance Map

AUTHOR: DATE: /1933 CRBIB NUMBER:
TITLE: Sanborn Perris Fire Insurance Map

AUTHOR: Ramakrishna, Kira DATE: 08/1990 CRBIB NUMBER:
TITLE: Historic Structures Report Draft, Bldgs. 5,7,16,16A, Historical
Data

AUTHOR: DATE: 09/1837 CRBIB NUMBER:
TITLE: Deed Book 22, p.340, Lease

AUTHOR: DATE: 01/1844 CRBIB NUMBER:
TITLE: Deed Book 27, p.103, Agreement

AUTHOR: DATE: 01/1844 CRBIB NUMBER:
TITLE: Deed Book 27, p.102, Lease

AUTHOR: DATE: 09/1847 CRBIB NUMBER:
TITLE: Deed Book 29, p.303, Deed of Bargain and Sale

AUTHOR: DATE: 12/1880 CRBIB NUMBER:
TITLE: Deed Book I, p.74, Deed of Bargain and Sale

AUTHOR: DATE: 01/1881 CRBIB NUMBER:
TITLE: Deed Book I, p.104, Deed of Bargain and Sale

AUTHOR: DATE: 12/1952 CRBIB NUMBER:
TITLE: Deed Book 190, p.508, Deed of Bargain and Sale

--MAJOR IMPROVEMENTS/MODIFICATIONS----------

CONSTRUCTION DATE: 1845 COST: $ 0 DESIGNER: FREDERICK A. ROEDER	CONSTRUCTION: Built	TEXT: Date of original construction DESIGNER'S OCCUPATION: Other
CONSTRUCTION DATE: 1956 COST: $ 0 DESIGNER:	CONSTRUCTION: Altered	TEXT: removed frame back porch and stairhouse DESIGNER'S OCCUPATION: Unknown
CONSTRUCTION DATE: 1956 COST: $ 0 DESIGNER:	CONSTRUCTION: Stabilization	TEXT: placed emergency bracing against northeast wall DESIGNER'S OCCUPATION: Unknown
CONSTRUCTION DATE: 1956 COST: $ 0 DESIGNER:	CONSTRUCTION: Preservation	TEXT: painted ornamental metal porch railings DESIGNER'S OCCUPATION: Unknown
CONSTRUCTION DATE: 1956-1957 COST: $ 600 DESIGNER:	CONSTRUCTION: Preservation	TEXT: repaired roof and sash DESIGNER'S OCCUPATION: Contractor
CONSTRUCTION DATE: 1957-1959 COST: $ 1102 DESIGNER:	CONSTRUCTION: Rehabilitation	TEXT: rehabilitated exterior; installed drainage system DESIGNER'S OCCUPATION: Contractor
CONSTRUCTION DATE: 1963 COST: $ 0 DESIGNER:	CONSTRUCTION: Preservation	TEXT: built drain along north wall DESIGNER'S OCCUPATION: Unknown
CONSTRUCTION DATE: 1963-1965 COST: $ 0 DESIGNER:	CONSTRUCTION: Preservation	TEXT: replaced roll roofing with wood; replaced gutters DESIGNER'S OCCUPATION: Contractor
CONSTRUCTION DATE: 1964 COST: $ 0 DESIGNER:	CONSTRUCTION: Preservation	TEXT: installed floor support:bracing, posts, partitions DESIGNER'S OCCUPATION: Unknown
CONSTRUCTION DATE: 1974 COST: $ 0 DESIGNER:	CONSTRUCTION: Preservation	TEXT: installed new I-beams and new ground floor DESIGNER'S OCCUPATION: Unknown
CONSTRUCTION DATE: 1974 COST: $ 0 DESIGNER:	CONSTRUCTION: Preservation	TEXT: installed new doors and period stove DESIGNER'S OCCUPATION: Unknown
CONSTRUCTION DATE: 1974-1975 COST: $ 0 DESIGNER:	CONSTRUCTION: Preservation	TEXT: painted interior features DESIGNER'S OCCUPATION: Park Staff
CONSTRUCTION DATE: 1976 COST: $ 0 DESIGNER:	CONSTRUCTION: Preservation	TEXT: painted interior and exterior DESIGNER'S OCCUPATION: Park Staff
CONSTRUCTION DATE: 1986 COST: $ 0 DESIGNER:	CONSTRUCTION: Preservation	TEXT: replaced flooring, railing, front porch DESIGNER'S OCCUPATION: Park Staff
CONSTRUCTION DATE: 1989 COST: $ 0 DESIGNER:	CONSTRUCTION: Preservation	TEXT: replaced second floor window sills DESIGNER'S OCCUPATION: Park Staff
CONSTRUCTION DATE: 1989-1990 COST: $ 484 DESIGNER:	CONSTRUCTION: Preservation	TEXT: general exterior maintenance DESIGNER'S OCCUPATION: Park Staff

CONSTRUCTION DATE: 1989-1990 CONSTRUCTION: Preservation TEXT: painted exterior
COST: $ 2574 DESIGNER: DESIGNER'S OCCUPATION: Park Staff

CONSTRUCTION DATE: 1989-1990 CONSTRUCTION: Preservation TEXT: interior maintenance
COST: $ 29 DESIGNER: DESIGNER'S OCCUPATION: Park Staff

CONSTRUCTION DATE: 1989-1990 CONSTRUCTION: Preservation TEXT: flashing/gutters
COST: $ 59 DESIGNER: DESIGNER'S OCCUPATION: Park Staff

CONSTRUCTION DATE: 1989-1990 CONSTRUCTION: Preservation TEXT: special projects
COST: $ 50 DESIGNER: DESIGNER'S OCCUPATION: Park Staff

TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 4898

--INSPECTION TEAM INFORMATION----------

EVALUATION PROCEDURE
INSPECTED AND MEASURED INTEROIR AND EXTERIOR OF BUILDING
MADE LIST OF OBSERVATIONS AS TO TYPE OF CONSTRUCTION, MATERIALS, AND
ALTERATIONS TO THE BUILDING

INSPECTION TEAM
DATE OF INSPECTION: 07/01/90
INSPECTION TEAM PERSONNEL:

KRISTA COPELAND
PARK ARCHITECT
NPS
P.O. BOX 65
HARPERS FERRY, WV 25425
(304) 535-6040
AREAS:
TIMES:
INSPECTION: HRS.
REPORT PREPARATION: HRS.

MICHAEL A. JENKINS
RESEARCH HISTORIAN
UNIVERSITY OF MARYLAND
P.O. BOX 65
HARPERS FERRY, WV 25425
(304) 535-6441
AREAS:
TIMES:
INSPECTION: HRS.
REPORT PREPARATION: HRS.

DATA ENTRY
DATE OF DATA ENTRY: 07/20/90
NAME: MICHAEL A. JENKINS
ADDRESS: UNIVERSITY OF MARYLAND
P.O. BOX 65
HARPERS FERRY, WV 25425
(304) 535-6441

****

--E X E C U T I V E S U M M A R Y----------

SIGNIFICANCE: Building 16A was constructed between 1844 and 1859 by Frederick A. Roeder. It was built at the outer edge of Building 16.

ARCHITECTURAL DESCRIPTION:

--I D E N T I F I C A T I O N / M A N A G E M E N T I N F O R M A T I O N----------

OTHER NAMES:

BUILDING ADDRESS
PARK ORGCODE: 3850
Park General
DISTRICT ORGCODE: 3850
High Street
Harpers Ferry, WV 25425
LOCATION: High Street and Hog Alley
COUNTY: Jefferson

BUILDING INFORMATION
BUILDING ORGCODE: 0016
MANAGEMENT UNIT: HAFE
BUILDING CONDITION: Fair
MAINTENANCE PRIORITY: 2 - Medium
MANAGEMENT CATEGORY: A DATE: 03/01/81
ELEVATION: FT
UTM COORDINATES: / /

REAL PROPERTY INFORMATION
ACQUISITION DOCUMENT: DB-199 - -41
ACQUISITION COST: $ 0
ACQUISITION DATE: 1953
GENERAL LEDGER ACCT NO: 215
SF 1166 NUMBER: 1020
SF 1166 DESIGNATION: MAINTENANCE
TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 2321

OTHER PROPERTY INFORMATION
NPS LEGAL INTEREST:
FEE - FEE SIMPLE
MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
NUMBER ON BUILDING: 16A
LCS ID NUMBER: 00545
HOUSING NUMBER: N/A
ENERGY NUMBER: N/A
CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
REPLACEMENT COST:
APPRAISAL YEAR:
APPRAISAL SOURCE:
PERCENT OCCUPIED: 100%
DATE OF CONSTRUCTION: 1844

SIZE INFORMATION
TOTAL FLOOR AREA: 264 SF
FIRST FLOOR AREA: 132 SF
ADDITIONAL FLOOR AREA: 132 SF
TOTAL BASEMENT AREA: 0 SF
FINISHED BASEMENT AREA: 0 SF
UNFINISHED BASEMENT AREA: 0 SF
ROOF AREA: 221 SF
PERIMETER LENGTH: 52 LF
NUMBER OF STORIES: 2.5
NUMBER OF ROOMS: 2
NUMBER OF BATHROOMS: 0

SUMMARY COST INFORMATION
TOTAL: $ 0
CRITICAL: $ 0
SERIOUS: $ 0
MINOR: $ 0

****

--I D E N T I F I C A T I O N / M A N A G E M E N T I N F O R M A T I O N (cont)----------

BUILDING CODE INFORMATION
APPLICABLE CODES:
BOCA
UFAS

OCCUPANCY CLASSIFICATION: Mechanical
OCCUPANCY LOAD:
HAZARD OF CONTENTS:
SEISMIC ZONE:
CONSTRUCTION TYPE: III

OPERATIONS INFORMATION
Not open to the public
SEASON:
HOURS:
TREATMENT RESPONSIBILITY
INTERIM TREATMENT: NPS
APPROVED ULTIMATE TREATMENT: NPS
ROUTINE MAINTENANCE: NPS
CYCLIC MAINTENANCE: NPS
ULTIMATE TREATMENT: PROPOSED DATE: 03/ /80
DOCUMENT: C - DCP
TREATMENT TYPE: PRESERVATION

--S I G N I F I C A N C E----------

SIGNIFICANCE: State & Regional
NATIONAL REGISTER STATUS: 1 - Entered - Documented DATE: 05/07/81
NHL STATUS: No

--H I S T O R I C A L I N F O R M A T I O N----------

PERIOD OF CONSTRUCTION: Historic
HISTORIC FUNCTION:
BUSINESS

CURRENT FUNCTION:
NPS MAINTENANCE FACILITY

--D O C U M E N T A T I O N----------

DSC PARKCODE:
DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
Building Number 16, Burleigh House	3059	8/10/1956	HAFE
Masonry Stabilization, Bldg.16	3155	3/3/61	HAFE
Masonry & Timber Stabilization	N/A	3/17/64	HAFE
Building #16-Roeder House	3109	9/1964	HAFE

REPORTS:

TITLE	DOC ID #	DATE	LOCATION
HSR, Administrative Data Section	N/A	10/15/57	HAFE
HSR, Historical Data Section	N/A	4/3/59	HAFE
HSR, Architectural Data Section	N/A	5/1964	HAFE
Historic Structures Report	N/A	9/1964	HAFE
Historic Structures Report	N/A	4/1980	HAFE
Historic Structures Report Draft	N/A	8/28/90	HAFE

****

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AUTHOR: DATE: / CRBIB NUMBER:
TITLE: National Archives RG 123 Claim File JC-11803

AUTHOR: Ramakrishna, Kira DATE: 08/1990 CRBIB NUMBER:
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Data

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AUTHOR: DATE: 01/1844 CRBIB NUMBER:
TITLE: Deed Book 27, p.103

AUTHOR: DATE: 01/1844 CRBIB NUMBER:
TITLE: Deed Book 27, p.102, Lease

AUTHOR: DATE: 09/1847 CRBIB NUMBER:
TITLE: Deed Book 29, p.303, Deed of Bargain and Sale

AUTHOR: DATE: 12/1880 CRBIB NUMBER:
TITLE: Deed Book I, p.74, Deed of Bargain and Sale

AUTHOR: DATE: 01/1881 CRBIB NUMBER:
TITLE: Deed Book I, p.104, Deed of Bargain and Sale

AUTHOR: DATE: 12/1952 CRBIB NUMBER:
TITLE: Deed Book 190, p.508, Deed of Bargain and Sale

--MAJOR IMPROVEMENTS/MODIFICATIONS----------

CONSTRUCTION DATE: 1838	CONSTRUCTION: Built	TEXT: Date of original construction
COST: $ 0 DESIGNER:		DESIGNER'S OCCUPATION: Other
CONSTRUCTION DATE: 1957	CONSTRUCTION: Preservation	TEXT: installed new cement-shingle roof
COST: $ 0 DESIGNER:		DESIGNER'S OCCUPATION: Park Staff
CONSTRUCTION DATE: 1957	CONSTRUCTION: Preservation	TEXT: repaired brick cornices
COST: $ 0 DESIGNER:		DESIGNER'S OCCUPATION: Unknown
CONSTRUCTION DATE: 1957-1959	CONSTRUCTION: Rehabilitation	TEXT: rehabilitated exterior
COST: $ 433 DESIGNER:		DESIGNER'S OCCUPATION: Contractor
CONSTRUCTION DATE: 1970	CONSTRUCTION: Preservation	TEXT: painted porch
COST: $ 0 DESIGNER:		DESIGNER'S OCCUPATION: Unknown
CONSTRUCTION DATE: 1976	CONSTRUCTION: Preservation	TEXT: painted exterior
COST: $ 0 DESIGNER:		DESIGNER'S OCCUPATION: Park Staff
CONSTRUCTION DATE: 1985	CONSTRUCTION: Preservation	TEXT: installed drainage ditches
COST: $ 0 DESIGNER:		DESIGNER'S OCCUPATION: Park Staff
CONSTRUCTION DATE: 1989-1990	CONSTRUCTION: Preservation	TEXT: interior maintenance
COST: $ 15 DESIGNER:		DESIGNER'S OCCUPATION: Park Staff
CONSTRUCTION DATE: 1989-1990	CONSTRUCTION: Preservation	TEXT: plumbing maintenance
COST: $ 172 DESIGNER:		DESIGNER'S OCCUPATION: Park Staff
CONSTRUCTION DATE: 1989-1990	CONSTRUCTION: Preservation	TEXT: electrical maintenance
COST: $ 72 DESIGNER:		DESIGNER'S OCCUPATION: Park Staff
CONSTRUCTION DATE: 1989-1990	CONSTRUCTION: Preservation	TEXT: HVAC maintenance
COST: $ 1629 DESIGNER:		DESIGNER'S OCCUPATION: Park Staff

TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 2321

BUILDING INVENTORY/CONDITION ASSESSMENT
BUILDING NO. 16
FREDERICK A. ROEDER HOUSE

Performed by Harpers Ferry NHP Architect, Krista Copeland and Historian, Mike Jenkins on August 20, 1990. Updated in 1998 by Historic Preservation Training Center Exhibits Specialist, Michael Seibert.

4200 DIVISION - INTERIOR ENVELOPE

BASEMENT

ROOM 001

4210 FLOORS: INTERIOR FLOOR
Exposed dirt

4220 WALLS: INTERIOR WALL
Interior plaster remnants - west wall only
All other interior finish gone - exposed stone
Two 2x4 studs from floor to ceiling nailed to floor joists of 1st floor

4230 CEILINGS: INTERIOR CEILING
Ceiling is exposed joists - evidence of plaster on wood lath

4240 WINDOWS: INTERIOR WINDOW
Replacement window unit

4250 DOORS: INTERIOR DOOR
Bead-board doors

4280 FIREPLACES: INTERIOR FIREPLACE
Fireplace box exists - stove pipe hole above opening

4630 ELECTRICAL: ELECTRICAL SYSTEM
Circuit breaker box once located below window has been removed, new (installed in 1995) 200 amp service panel located to the north of the rear entry.
Modern ceiling light
Electric cable running through space to 1st floor

4990 BUILDING: BUILDING OTHER
Room being used for storage

ROOM 002

4210 FLOORS: INTERIOR FLOOR
Exposed dirt

4220 WALLS: INTERIOR WALL
South & West walls have evidence of plaster finish on stone
New steel supports

4230 CEILINGS: INTERIOR CEILING
7 out of 10 floor joists replaced - every other new floor joist is attached to a steel "I" beam
Remaining floor joists have evidence of lath and plaster
Ceiling is exposed joists and underside of new flooring
4240 WINDOWS: INTERIOR WINDOW
All windows are replacements
4250 DOORS: INTERIOR DOOR
All doors are replacements
4990 BUILDING: BUILDING OTHER
Room being used for storage - filled with miscellaneous cast iron components

FIRST FLOOR

ROOM 101

4210 FLOORS: INTERIOR FLOOR
Floor runs east/west - slopes downhill west to east
4220 WALLS: INTERIOR WALL
Modern plaster on expanded metal lath walls and ceiling
Finish similar to Room 102
North wall plaster poorly patched / needs refinishing
North wall furred out
East, South and 2/3 of west wall plaster on masonry - remaining 1/3 of west wall toward NW corner is furred out
4630 ELECTRICAL: ELECTRICAL SYSTEM
No electric

ROOMS 102

4210 FLOORS: INTERIOR FLOOR
Floor runs north/south
4220 WALLS: INTERIOR WALL
Wood partition shown on 1964 floor plan does not exist
Water damage - southeast corner on south wall
Modern plaster on expanded metal lath walls
All millwork present
4230 CEILINGS: INTERIOR CEILING
Modern plaster on expanded metal lath ceiling
Water damage - ceiling in front of south window, west facade
4280 FIREPLACES: INTERIOR FIREPLACE
Exposed reconstructed brick fireplace
4500 FURNISHINGS
Cast iron stove in front of fireplace
4630 ELECTRICAL: ELECTRICAL SYSTEM
One duplex outlet under stairs to second floor

4990 BUILDING: BUILDING OTHER
Area currently used as Exhibit Space "RESTORED INTERIOR"

SECOND FLOOR

ROOM 201

4280 FIREPLACES: INTERIOR FIREPLACE
Two fireplace mantels stored in Room #1 from

WEST WALL

4220 WALLS: INTERIOR WALL
Exposed brick with evidence of plaster on brick
4240 WINDOWS: INTERIOR WINDOW
New window similar to Room #7 - new wood lintels set in steel angle
4250 DOORS: INTERIOR DOOR
New door similiar to Room #7 - new wood linterls set in steel angle

NORTH WALL

4220 WALLS: INTERIOR WALL
Plaster on brick
Middle of wall beginning at floor angling up half way is a crack in plaster (STRUCTURAL?)
Baseboard exists
Stairway wall finish is painted bead-board - news print remains on painted surface from previous newspaper no longer present

EAST WALL

4220 WALLS: INTERIOR WALL
Exposed brick
Plaster on brick within stairway only
4240 WINDOWS: INTERIOR WINDOW
New window with wood lintel

SOUTH WALL

4220 WALLS: INTERIOR WALL
Majority of baseboard exists
Plaster on wood lath deteriorated
4250 DOORS: INTERIOR DOOR
Historic door jamb in place
4430 CHIMNEYS: CHIMNEY
Upper half of chimney stack rebuilt with new brick
4500 FURNISHINGS
Wall bracket near chimney stack (? mantel support)

FLOORING

4210 FLOORS: INTERIOR FLOOR
Floor runs north/south
Evidence of a steel beam under flooring

CEILING

4230 CEILINGS: INTERIOR CEILING
Plaster on wood lath

4990 BUILDING: BUILDING OTHER
Area currently used as storage space - two mantels labeled: 1) Room #2, Bldg. #16; 2) Room #4, Bldg. #16

ROOM 7

4220 WALLS: INTERIOR WALL
Finish in entire room in deteriorated condition
East and west walls constructed to meet south wall (north wall of Bldg. #15)
Separation exists between east and west walls and south wall 1" to 1'

EAST WALL

4220 WALLS: INTERIOR WALL
Exposed brick
At location of joists, replacement brick in majority of area

4240 WINDOWS: INTERIOR WINDOW
Replacement windows
Replacement wood lintel above window
No interior millwork at window

4250 DOORS: INTERIOR DOOR
Replacement door

NORTH WALL

4430 CHIMNEYS: INTERIOR CHIMNEY
Appears to be replacement brick at chimney stack from mantel up
Hole cut in lower portion of brick stack reveals stone backing and clay flue liner

4220 WALLS: INTERIOR WALL
Wall made up of 2x4 studs turned sideways with plaster on wood lath 4250 DOORS: INTERIOR DOOR
Interior door appears historic with partial rim lock

4280 FIREPLACES: INTERIOR FIREPLACE
Partial wood mantel exists - decorative only, no firebox

4520 FURNISHINGS: BUILT-IN FURNISHING
Northeast corner has built-in closet, several layers of wall paper remnants
Closet nailed into 2x4 wall construction, no evidence of plaster finish except above closet

WEST WALL

4220 WALLS: INTERIOR WALL
Deteriorating plaster on brick
At northwest corner 1" to 2" separation between interior and exterior wall
Southwest corner 4" to 8" plus or minus separation between walls.
West wall appears perpendicular to floor.
Separation filled in with brick and stone until it meets Bldg. #15 roof
Just below roof is an iron spike with head imbedded in Bldg. #16 wall.

4240 WINDOWS: INTERIOR WINDOW
Replacement windows - partial millwork at windows
Replacement wood lintels set in steel angle, all three

4250 DOORS: INTERIOR DOOR
Replacement door
No working hardware on door - decorative only

SOUTH WALL

4220 WALLS: INTERIOR WALL
Stone wall of Bldg. #15 appears re-laid with portland cement mortar.
At location of stairway, plaster remains on stone wall, likely left in tact below 2nd floor.
2' - 3' in, from east wall at ceiling joist elevation, 1 foot square pocket exists in stone wall

FLOORING

4210 FLOORS: INTERIOR FLOOR
Flooring runs north/south
Round hole cut in flooring in front of chimney stack reveals new steel I beam (7") perpendicular to wood floor joists. Ceiling below is plaster on metal lath.
An additional round cutout in same location is filled

CEILING

4230 CEILINGS: INTERIOR CEILING
2 joists, above doorway, sistered with new wood joists full length
4 joists, southeast end of south wall, have new joists scabbed on extending into room +/- 2"
All historic joists remain
Plaster on wood lath deteriorated, exposing replacement attic flooring
Ceiling joists possibly reused; mortise pockets exists on several joists

ROOM 8

4210 FLOORS: INTERIOR FLOOR
Flooring runs north/south
Flooring shaky

4230 CEILINGS: INTERIOR CEILING
No ceiling, exposed rafters, replacement roof

NORTH WALL

4220 WALLS: INTERIOR WALL
Plaster on brick deteriorated, stops at 6'-6" a.f.f.
Some (movement or brick infill) cracks below window along mortar lines, likely infill brick.
Some (movement or brick infill) cracks above window
Wood nailers exist within wall, likely used for baseboard. Plaster starts at 5" a.f.f.

4240 WINDOWS: INTERIOR WINDOW
Replacement window shimmed in place

4630 ELECTRICAL: ELECTRICAL SYSTEM
Knob of knob and tube wiring exists

WEST WALL (ROOMS 8 and 9)

4220 WALLS: INTERIOR WALL
Exposed brick, no evidence of finish

4230 CEILINGS: INTERIOR CEILING
Replacement roof
Replacement roof framing

4240 WINDOWS:INTERIOR WINDOW
Replacement windows

EAST WALL (ROOMS 8 and 9)

4220 WALLS: INTERIOR WALL
Exposed brick (replacement)
Wood nailers for earlier baseboard

4270 STAIRS/RAMPS: INTERIOR STAIR/RAMP
Stairway railing exists

SOUTH WALL

4220 WALLS: INTERIOR WALL
Plaster on wood lath on 2 x 4 sideways
Baseboard exists
Wall, west side of chimney is missing

4250 DOORS: INTERIOR DOOR
Wood threshold remains
Door, west side of chimney is missing

4430 CHIMNEYS:INTERIOR CHIMNEY
Lower 1/2 of chimney stack is replacement brick

<u>ROOM 9</u>

NORTH WALL

4220 WALLS: INTERIOR WALL
Plaster on wood lath on 2 x 4 sideways
Baseboard exists

4430 CHIMNEYS: INTERIOR CHIMNEY
Lower 1/2 of chimney stack is replacement brick

Water damage exists at location of chimney stack penetration through roof

SOUTH WALL

4220 WALLS: INTERIOR WALL

Stone wall of Bldg. #15 exposed

At location of wall extending above Bldg. #15 roofline, exposed exterior vertical wood siding appears to have roofing paper on outside face.

Framing rafters along wall show evidence of wood lath and plaster

Chalk mark writing on historic rafter says "from 20"

Chalk mark on historic rafter reads "from stone 10 -10 1/2 " to (too)?", this is the dimension from interior face of rafter to exterior face and adjacent stone wall

4230 CEILINGS: INTERIOR CEILING

Horizontal framing member at end wall shows evidence of wood lath and plaster along underside, gives evidence of finished ceiling in this space at 6'-5" to 6'-6" a.f.f.

****

--INSPECTION TEAM INFORMATION----------

EVALUATION PROCEDURE

INSPECTION TEAM
DATE OF INSPECTION: 09/17/90
INSPECTION TEAM PERSONNEL:

Krista Pace-Copeland
Park Architect
HFNHP
P.O. Box 65
Harpers Ferry, WV 25425
(304) 535-6040
AREAS:
TIMES:
INSPECTION: HRS.
REPORT PREPARATION: HRS.

Mike Jenkins
Research Historian
University of Maryland
P.O. Box 65
Harpers Ferry, WV 25425
(304) 535-6441
AREAS:
TIMES:
INSPECTION: HRS.
REPORT PREPARATION: HRS.

DATA ENTRY
DATE OF DATA ENTRY: 09/17/90
NAME: Mike Jenkins
ADDRESS: University of Maryland
P.O. Box 65
Harpers Ferry, WV 25425
(304) 535-6441

4100 DIVISION - EXTERIOR ENVELOPE

4110 WALLS: EXTERIOR WALLS

WEST FACADE Condition: Fair
First floor - rough finish scored stucco
Second floor - brick

Stucco is scored in the shape of stone blocks, water damage evident at left corner. Brick is soft face, showing evidence of minor cracking. Brick was likely painted historically to protect surface.

SOUTH FACADE Condition: Poor
Wood shingles
Shingles are dried out and cupped and require full replacement.
South facade abutts Building 15. Wood shingles on wall surface above Building 15 roof line.

EAST FACADE Condition: Fair
Basement - rough finish stucco (unscored)
First floor - rough finish stucco (unscored)
Second floor - brick

Stucco has vertical tooled joint at structural wall line approximately 1/3 of distance from west end of wall. This joint exists at basement and first floor levels. Brick has evidence of earlier whitewash. The west end of the brick wall from the window over is a different color brick with less dominant tooling.

NORTH FACADE Condition: Fair
First floor - rough finished stucco (unscored)
Second floor - brick
Stucco is patched along full length of bottom edge where it abutts street surface. Water damage and cracking evident, especially at wing wall portion that abutts east porch.

4120 CEILINGS: EXTERIOR CEILINGS

Wood balcony exists along entire length of west facade at second floor line. Two story covered porch exists along entire length of east facade at basement and first floor levels.

4130 FLOORS: EXTERIOR FLOOR

4140 WINDOWS: EXTERIOR WINDOW
WEST FACADE

SOUTH FACADE

EAST FACADE

NORTH FACADE

4150 DOORS: EXTERIOR DOOR
WEST FACADE

SOUTH FACADE

EAST FACADE

NORTH FACADE

4160 FINISHES: EXTERIOR FINISH
WEST FACADE

SOUTH FACADE

EAST FACADE

NORTH FACADE

4170 STAIRS/RAMPS: STAIR/RAMP

4200 DIVISION - INTERIOR ENVELOPE

4210 FLOORS: INTERIOR FLOOR

ROOM 001 Condition: Unknown
Floor presumed to be dirt. Currently covered by plywood sheets.

ROOM 002 Condition: Unknown
Floor presumed to be dirt. Currently covered by plywood sheets.

ROOM 101 Condition: Fair
Wood tongue and groove flooring runs east/west. Slopes downhill west to east.

ROOM 102 Condition: Fair
Wood tongue and groove flooring runs north/south

ROOM 201 Condition: Fair
Wood tongue and groove flooring runs north/south. Evidence of a steel beam under flooring exists.

ROOM 202 Condition: Fair
Wood tongue and groove flooring runs north/south. Round hole cut in flooring in front of chimney stack reveals new steel I beam (7") perpendicular to wood floor joists. A second round cut-out in floor is filled in.

ROOM 301 Condition: Fair
Wood tongue and groove flooring runs north/south. Flooring is shaky.

ROOM 302 Condition: Fair
Wood tongue and groove flooring runs north/south. Flooring is shaky.

4220 WALLS: INTERIOR WALL

ROOM OO1 Condition: Poor
Exposed stone walls with remnants of interior plaster finish on west wall only. Two 2 x 4 studs installed vertically from floor to ceiling nailed to floor joists of first floor.

ROOM 002 Condition: Poor
Exposed stone walls with evidence of plaster finish. New steel supports at several locations.

ROOM 101 Condition: Fair
Plaster walls, finished similiar to room 102. North wall plaster poorly patched and needs refinishing. North wall plaster furred out from exterior wall. East, south and 2/3 of west wall is plaster on masonry - remaining 1/3 of west wall toward NW corner is furred out from exterior wall.

ROOM 102 Condition: Fair
Plaster walls. Water damage exists southeast corner on south wall. All millwork present. Wood partition shown on HABS floor plans dividing room into two rooms no longer exists.

ROOM 201 Condition: Poor
West wall: exposed brick with evidence of plaster on brick.
North wall: plaster on brick. Middle of wall beginning at floor angling up half way is a crack in plaster. Baseboard exists.
North wall finish within stair enclosure is painted bead-board - news print remains on painted surface from previous newspaper no longer present.
East wall: Exposed brick.
East wall finish within stair enclosure is plaster on brick.
South wall: Plaster on wood lath - deteriorated. Majority of baseboard exists.

ROOM 202 Condition: Poor

Wall finish in entire room is in deteriorated condition. East and west walls constructed to meet south wall (north all of Building 15). Separation exists between east and west walls and south wall from 1" to 1'-0".

West wall: Deteriorating plaster on brick. At northwest corner, 1" to 2" separation between interior and exterior wall exists. At southwest corner 4" to 8" +/_ separation between walls exists. West wall appears perpendicular to floor. The void is filled in with brick and stone until it meets Building 15 roof. Just below roof line, exists an iron spike with head imbedded in Building 16 wall.

South wall: Stone wall of Building 15 appears re-laid with portland cement mortared joints. At location of stairway, plaster remains on stone wall, therefore the wall was likely left in tact below the third floor. 2' to 3' in from east wall at ceiling joist elevation, a one foot square pocket exists in stone wall.

East wall: exposed brick. At location of joists, replacement brick exists in a majority of areas.
North wall: Wall is built of 2x4 studs turned sideways with plaster on wood lath.

ROOM 301 West wall: exposed brick, no evidence of finish.
South wall: Plaster on wood lath on 2x4 studs mounted sideways. Baseboard exists. Wall, to the west of chimney, no longer exists.
North wall: Plaster on brick - deteriorated. Plaster stops at 6'-6" above finished floor. Cracks exist below and above window along mortar lines, this is likely an area of infill or patched brick. Wood nailers exist within wall construction, likely used for mounted baseboard. Plaster begins at 5" above finished floor. East wall: exposed brick (replacement). Wood nailers exist for earlier baseboard.

ROOM 302 South wall: Stone wall of Building 15 exposed. At location of wall extending above Building 15 roof line, exposed vertical wood sheathing appears to have roofing paper between it and wood shingles. Framing rafters along wall show evidence of wood lath and plaster. Chalk mark on historic rafter reads "from 20" and "from stone 10 - 10 1/2" to (too)?", this is the dimension from interior face of rafter to exterior face and adjacent stone wall.
North wall: Plaster on wood lath on 2x4 mounted sideways. Baseboard exists.

4230 CEILINGS: INTERIOR CEILING

ROOM 001 Condition: Fair

Exposed wood joists with evidence of earlier plaster on wood lath.

ROOM 002 Condition: Fair

Exposed wood joists. Seven out of ten floor joists have been replaced. Every other new floor joist has been backed up to a steel channel.
Remaining historic joists show evidence of wood lath and plaster.

ROOM 101 Condition: Fair
Plaster

ROOM 102 Condition: Fair
Plaster on metal lath
Water damage exists along front of south window, west facade.

ROOM 201 Condition: Fair
Plaster on wood lath

ROOM 202 Condition: Poor
Plaster on wood lath. Plaster and lath badly deteriorated, exposing replacement attic flooring. All historic joists remain. Joists possibly reused material; mortise pockets exist on several joists. Two joists above doorway have been sistered with new wood joists full length. Four joists, southeast end of south wall, have new joists scabbed on extending into room +/- 2".

ROOM 301 No finished ceiling exists. Exposed replacement roof rafter and replacement roof. Horizontal framing member at south end wall shows evidence of wood lath and plaster along underside, gives evidence of earlier finished ceiling in this space at 6'-5" to 6'-6" above finished floor.

ROOM 302 No finished ceiling exists. Exposed replacement roof rafter and replacement roof. Horizontal framing member at south end wall shows evidence of wood lath and plaster along underside, gives evidence of earlier finished ceiling in this space at 6'-5" to 6'-6" above finished floor.

4240 WINDOWS: INTERIOR WINDOW

ROOM 001 (W/S/E/N)
Condition: Fair
Replacement Wood - one 6/6 double-hunge east wall

ROOM 002 (W/S/E/N)
Condition: Fair
Replacement Wood - 6/6 double-hung (one east wall, two west wall)

ROOM 101 (W/S/E/N)
Condition: Fair
Replacement
Wood - 6/6 double-hung (one west wall, one east wall)

ROOM 102 (W/S/E/N)
Condition: Fair
Replacement
Wood - 6/6 double-hung (two west wall, one east wall)

Replacement
Wood - 6/6 double-hung (one west wall, one east wall)
West wall: new wood lintels set in steel angle.
East wall: wood lintel

ROOM 202 (W/S/E/N)
Condition: Fair
Replacement
Wood - 6/6 double-hung (two west wall, one east wall)
East wall: replacement wood lintel, no interior millwork
West wall: replacement wood lintel set in steel angle, partial millwork.

ROOM 301 (W/S/E/N)
Condition: Fair
Replacement
Wood - 6/6 double-hung (one west wall, one north wall)
North wall: window shimmed in place.

ROOM 302 (W/S/E/N)
Condition: Fair
Replacement
Wood - 6/6 double-hung (one west wall, one east wall)

42250 DOORS: INTERIOR DOOR
ROOM 001 (W/S/E/N)
Condition: Fair
Wood tongue and groove bead-board doors (one west wall, one east wall)

ROOM 002 (W/S/E/N)
Condition: Fair
Replacement
Wood tongue and groove bead-board doors (one west wall, one east wall)

ROOM 101 (W/S/E/N)
Condition: Good
Replacement
Wood raised panel door (one west wall, one east wall)

ROOM 102 (W/S/E/N)
Condition: Good
Replacement
Wood raised panel door (one west wall, one east wall)
Wood tongue and groove bead board door (stairway)

ROOM 201 (W/S/E/N)
Condition: Good

Replacement - exterior
Historic -D202
Wood raised panel door (one west wall)
Wood tongue and groove bead-board door (stairway)

West wall: new wood lintel set in steel angle
South wall: historic jamb in place, door appears to be historic with partial rim-lock

ROOM 202 (W/S/E/N)
Condition: Good
Wood raised panel doors (one west wall, one east wall)
West wall: No working hardware on door - decorative only.

ROOM 301 (W/S/E/N)
Condition: Poor
Door is missing, wood threshold remains.

ROOM 302 (W/S/E/N)
N/A

4260 FINISHES: INTERIOR FINISH
ROOM 001

ROOM 002

ROOM 101

ROOM 102

ROOM 201

ROOM 202

ROOM 301

ROOM 302

4270 STAIRS/RAMPS: INTERIOR STAIR/RAMP
ROOM 001

ROOM 002

ROOM 101

ROOM 102

ROOM 201

ROOM 202

ROOM 301 Stair railing exists

ROOM 302

4280 FIREPLACES: INTERIOR FIREPLACE
ROOM 001 Fireplace box exists, stove pipe hole above opening

ROOM 002 Fireplace opening exists along north wall

ROOM 101 N/A

ROOM 102 Exposed brick fireplace - possible evidence of whitewash

ROOM 201 N/A

ROOM 202 Partial wood mantel exists - decorative only, no firebox

ROOM 301

ROOM 302

4300 DIVISION - ROOF

4310 SYSTEM: ROOF AREA

4320 OPENINGS: ROOF OPENING

4340 FLASHING: ROOF FLASHING

4350 DRAINAGE: ROOF DRAINAGE

4360 FINISHES: ROOF FINISHES

4400 DIVISION - FOUNDATION

4410 WALLS: FOUNDATION WALL

4420 PIERS: FOUNDATION PIER/PILE

4430 CHIMNEYS: CHIMNEY
Room 201: Upper half of chimney stack rebuilt with new brick
Room 202: replacement brick at chimney stack from mantel up. Hole cut in lower

Room 201: Upper half of chimney stack rebuilt with new brick
Room 202: replacement brick at chimney stack from mantel up. Hole cut in lower portion of brick stack reveals stone backing and clay flue liner.
Room 301: Lower half of chimney stack is replacement brick.
Room 302: Lower half of chimney stack is replacement brick, water damage exists at location of chimney stack penetration through roof.

4500 DIVISION - FURNISHINGS

Room 102: cast iron stove located in front of fireplace
Room 201: two fireplace mantels stored in room, one from Room 1 - Building 16, one from Room 4 - Building 16.

4510 APPLIANCES: MAJOR APPLIANCE

4520 FURNISHINGS: BUILT-IN

Room 201: wall bracket near chimney stack - may have been associated with earlier mantle support
Room 202: northeast corner has built-in closet, several layers of wall paper remnants. Closet nailed into 2x4 wall construction, no evidence of plaster finish except above closet -likely original to construction.

4600 DIVISION - UTILITY SYSTEMS

4610 PLUMBING: PLUMBING SYSTEM

4630 ELECTRICAL: ELECTRICAL SYSTEM

ROOM 001 Circuit breaker panel below window is exposed.
Electric cable running through space to feed first floor.
Modern ceiling light

ROOM 002 No electric

ROOM 101 No electric

ROOM 102 No electric

ROOM 201

ROOM 202

ROOM 301 Knob of knob and tube wiring remains

ROOM 302

4650 HVAC: HVAC SYSTEM

ROOM 001

ROOM 101

ROOM 102

ROOM 201

ROOM 202

ROOM 301

ROOM 302

4680 CONVEYANCE: CONVEYANCE SYSTEM

4700 DIVISION - FIRE/LIFE/HEALTH/SAFETY

4710 FIRE/LIFE SAFETY: FIRE EGRESS

4720 FIRE/LIFE SAFETY: INTRUSION SYSTEM

4730 FIRE/LIFE SAFETY: FIRE DETECTION SYSTEM

4740 FIRE/LIFE SAFETY: SMOKE CONTROL SYSTEM

4750 FIRE/LIFE SAFETY: FIRE SUPPRESSION SYSTEM

4760 FIRE/LIFE SAFETY: SEISMIC

4770 FIRE/LIFE SAFETY: HANDICAP ACCESS

4780 FIRE/LIFE SAFETY: PUBLIC HEALTH

4786 FIRE/LIFE SAFETY: HAZARDOUS MATERIAL

4900 DIVISION - GENERAL BUILDING/SITE

4910 SITE:SITE

4990 BUILDING: BUILDING OTHER

Room 001: storage
Room 002: storage - filled with misc. doors, mantels, and iron fencing
Room 101: exhibit space - "restored interior"
Room 102: exhibit space - "resored interior"

Appendix E

Interior Paint Analysis Report

ROEDER HOUSE
Harpers Ferry National Historical Park
Harpers Ferry, West Virginia

INTERIOR PAINT ANALYSIS

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September 1996

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I. INTRODUCTION

PROJECT SCOPE

The scope of this project was for the Building Conservation Branch ("BCB") of the National Park Service's Northeast Cultural Resources Center to provide technical assistance to the Williamsport Preservation Training Center to evaluate the interior finishes of the building known as the Roeder House (Building #16) at Harpers Ferry National Historical Park in Harpers Ferry, West Virginia.

The goal of the paint analysis was to determine the interior paint colors of the Roeder House as it appeared during the Civil War (1861-1864).

HISTORICAL BACKGROUND[1]

The Roeder House (Park Building #16) is located at Harpers Ferry National Historical Park at Harpers Ferry, West Virginia. The house is comprised of a one-story-and-cellar stone structure built circa 1844, an 1848 stone addition built at the north end of the original house, and a brick second story and a dormered attic constructed in 1856.

The Roeder House has the distinction of housing several generations of citizens of Harpers Ferry who were active both in business and in the political sphere. Frederick Roeder, who built the two additions to the house, lived in the upper stories while operating a confectionery shop in the cellar (the bakery being located in a separate building to the rear of the house), and participated in town politics as elected town councilman and by serving on a local Democratic Party committee. Ironically Roeder, a Union supporter, was killed in 1861 by a stray bullet fired by a Union soldier celebrating the 4th of July. After Roeder's death, ownership of the house (and care of the younger Roeder children) passed to his daughter Mary and her husband Jacob J. Kern.

As the Civil War escalated, the Roeder/Kern family fled Harpers Ferry. Although the extent of occupation is not clear, it is known that the Roeder House (as well as the bakery and other buildings to the rear of the house) was used by the Union troops during at least the early part of the war. Between July 1861 and March 1862, the building was taken over by the 72nd Pennsylvania Regiment (the "Philadelphia Fire Zouaves"), commanded by Colonel Baxter, and used as officers' quarters and the military post office.

The Kern/Roeder household returned to Harpers Ferry by the end of the war to reclaim the property and to resume residency in the house. Jacob (Jake) Kern continued operating the confectionery business at the Roeder house and also opened an ice cream parlor and an oyster bar/restaurant. Kern was also active in local politics and government, including service as town councilman and as a local circuit court judge. In 1881 the Kern-Roeder family sold the Roeder house to the widow Bridget Burleigh, an Irish immigrant and tavern keeper whose husband had been killed in John Brown's raid in 1859. On her death in 1894, ownership of the building passed to her son Thomas Burleigh, who continued in the family business of tavern-keeping until prohibition in 1914. Following in the footsteps of the previous residents of the house, Thomas Burleigh served on the town council, acted as mayor of Harpers Ferry for more than 35 years, and served as president of the Bank of Harpers Ferry. Thomas and his son, Thomas Jr., both died in 1932, but members of the Burleigh family continued to own and

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[1]All historical data is taken from the following archival documentation: Charles W. Snell, *Historic Structure Report: Frederick A. Roeder's House, Bldgs. No. 16 and 16A on Wager Lot No. 16 - Historical Data*, April 1980; Patricia Chickering, *Historic Structures Report, Package 118, Park Buildings 16 & 16A, The Roeder House and Annex - History Section*, December 29, 1995 (updated 08/13/96); an undated document entitled "Appendix II - Drawings Illustrating Evolution of Floor Plan and Elevations;" Jill Halchin, *Archeological Investigations of Park Buildings 16 and 16A, Harpers Ferry National Historical Park*, 1995; 1963-1964 drawings by Alan Walmer for a "Masonry & Timber Stabilization Investigation" project; annotated photographs showing phases of the 1963-64 work; and current (1996) building plans annotated to indicate areas and features reconstructed by the NPS between 1960 and 1970.

live in the house until they sold the property to the state of West Virginia in 1952 preparatory to the establishment of the Harpers Ferry National Monument. By 1963 the house, now part of Harpers Ferry National Historical Park, was in a severely deteriorated condition and required extensive preservation/restoration work. This work was carried out in 1963-64 and required replacement of much of the original fabric of the building.

II. PAINT ANALYSIS

OBJECTIVE

The objective of the paint analysis for the Roeder House was to identify and provide color matches for the finishes on the interior features of the house that date to the occupation by Union troops during the Civil War, using paint samples that were removed from the house in August 1993.

METHODOLOGY

Paint Sampling and Microscopic Analysis

During a site visit conducted by BCB Architectural Conservator Judy Quinn in August 1993, 32 paint samples were removed from the interior painted surfaces of the cellar, the second floor, and the attic floor of the Roeder house. Samples were removed using an X-acto knife. Each sample was placed in a separate small envelope, which was carefully labeled with the sample location, building name, and date of removal. The samples were then transported to the laboratory facilities of the BCB in Lowell, Massachusetts, where they were logged using a system derived from the National Park Service's *Integrated Research Organization System* (IROS). This system provides a four-part code that identifies the site, the building, the sample type, and the sample number. In this instance, the site code is *HAFE* for Harpers Ferry; the building code is number *16*; and the letter *P* indicates that the sample is paint. Thus, for example, a paint sample with the code number **HAFE-16-P001** is paint sample (**P**) number "1" (**001**) taken from the Roeder house.

The samples from the Roeder house were examined using a stereozoom microscope and a second microscope with a reflected-light fluorescent attachment. Each sample was viewed in cross section at 10 to 63 times magnification. Paint-layer colors and sequences (chromochronologies) were recorded as well as dirt lines and fractures between layers, which help to distinguish the possible passage of time between layers. Spot chemical tests were performed, including the use of dilute sodium sulfide to help identify lead paint. The sodium sulfide test and fluorescence testing also helped to distinguish between several layers of similar colors, and to identify similar layers among samples. Selected samples with the most complete stratigraphies were mounted in wax-filled petri dishes, which were also labeled with the sample's log number.

The chromochronologies for the paint samples from the structure are included at the end of the **ANALYSIS** section of this report. The dating of individual paint layers was based on the available documentation: the first paint layers in the sample removed from the wall of the south cellar room (R002), part of the original section of the house, was dated circa 1844; the first layers in the sample removed from the wall of the north cellar room (Room 001), part of the first addition to the building, were dated 1848; and the first layers in samples removed from the elements thought to be original to the two second floor and two attic floor rooms, part of the second addition to the building, were dated 1857.

Color Matching

Color-matching was performed for those finishes layers in each sample thought to date to the Civil War years during which the house was occupied by Union troops. It was assumed that many of the historic paint layers were linseed oil-based paints. Since it is known that linseed oil-based paints can yellow in darkness (i.e., when covered with subsequent paint layers), before color-matching was performed representative mounted samples were placed in a sealed container and exposed to long-wave ultra-violet light for a period of at least 72 hours to attempt to return the paints to something closer to their original colors. The historic layers were then color-matched to the Munsell Color Notation System and to the Benjamin Moore "Moore-O-Matic" paint color system.

A description of the features and colors, along with the Munsell and Benjamin Moore color swatches, may be found in the **ANALYSIS** section that follows.

ANALYSIS

Documented Physical Evolution[2]

The Roeder House was built in three phases. The original house, which was probably built around 1844 just before Frederick Roeder began leasing the property, was a one-story-and-cellar stone building with a gable roof and a chimney at the north gable end. Because the house was built on the sloping side of a hill, the first-story facade faced High Street to the west, and both the cellar and the first story were open to the rear of the lot to the east. An areaway across the west (street) facade provided light, ventilation, and access to the cellar from the street. The cellar (Room 002) held a kitchen with a fireplace at the north end and a smaller room at the south end. An outside staircase at the southeast corner of the building led up to the first floor which was comprised of one room with a fireplace (Room 102).

Soon after Roeder purchased the property in 1848 he built a stone addition to the house consisting of one room at the north end of each of the cellar and first-floor levels (Room 001 and Room 101). The new cellar room, which had no access from the adjacent cellar kitchen, was reportedly used as the confectionery shop. In 1856-1857, Roeder added the brick second story and attic half-story to the stone house. The new second and attic floors each had two rooms, all heated by stoves. An interior staircase between the first and second floors was installed in the southwest corner of Room 102; another staircase that accessed the attic was built in the northeast corner of the north room of the second floor (Room 201).

The house apparently suffered significant damage during its occupation by Union troops during the Civil War. Windows were reportedly removed for use as camp shelters, and a fire severely damaged the first floor rooms. The nature of the repairs made by the Roeder/Kern family when they returned to the house is not known.

"Post-period" changes made to the house (between 1865 to the 1950s) were documented and removed during the 1960s stabilization and rebuilding program performed by the National Park Service. Work for the 1960s project also included the replacement of the rear porch and stairway, the roof and dormers, all the window sashes, and many of the doors and other original features.

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[2]All historical data has been taken from the archival documentation listed in Footnote 1. Room numbers refer to those used on the Annotated 1996 Building Plans included in this report as **APPENDIX B**.

Paint Analysis

Overview

The samples that were removed from the interior painted surfaces of the Roeder House in August 1993 were taken from what are thought to be features original to the construction of the various portions of the house. Since much of the original interior fabric was removed during the 1960s NPS restoration, only fragmentary evidence exists. Most of the original features that have survived are extant in the second-floor rooms and date to the 1856-1857 construction of the second and attic floors. Some original walls have survived in the circa-1844 and 1848 portions of the cellar, as have sections of original 1856-1857 walls and baseboard in the attic. Unfortunately, no original window features have survived.

Of particular interest are the remnants of Civil War-era graffiti made by Union soldiers that have survived on the attic walls. It is possible that graffiti has also survived in the built-in wardrobe in Room 202 and on the cellar walls. HAFE in conjunction with HFC Division of Conservation is attempting to identify the graffiti and the pre-Civil War substrate and it may be possible in a future phase of this project to identify the layer immediately below the graffiti to determine the 1861-1865 finish on the walls. In addition, there may be fragments of original fabric from the Roeder House at the archeological artifact storage area (MARS) which could provide additional evidence as to the Civil War-era finishes.

Since it is known that the second and attic floors in the Roeder House were built in 1856-1857, it is probable that the first color treatment in the two second-floor rooms would have still been in existence during the Civil War years (1861-1864). Thus, the first finishes found on the surviving original features in Room 201, Room 202, Room 301 and Room 302 have been dated to 1857 and also are believed to be the Civil War-era finishes.

A chart summarizing the Civil War-era finishes treatment of individual features and their Munsell and commercial color matches are included in the **Color Matches** subsection below. Representative chromochronologies of the samples taken from the Roeder House are included at the end of this section. A list of the paint samples taken and their locations can be found in **APPENDIX A**.

Cellar

Since most of the original features in the cellar rooms have been replaced, paint samples were taken only from the portions of the original walls that have survived. The walls in the cellar appear to have been **whitewashed** for most of their existence. Analysis of a sample taken from the west wall of the circa-1844 south cellar (Room 002) revealed approximately 27 layers of finishes. A sample taken from the west wall of the 1848 north cellar (Room 001) displayed approximately 50 layers of finishes. All but the most recent layers in both samples are a white or cream-white color and dissolved in dilute hydrochloric acid (HCl), indicating that these were probably whitewashes.

The documentation suggests that Room 001 was used as the confectionery shop and was open to the public. As such it would probably have been painted more often than Room 002, which was used as the household kitchen and which had no communicating passage with the adjacent shop. This may explain why the walls in Room 001 have almost twice as many finishes layers as those in Room 002. Therefore, it is thought that the earliest finishes in the sample from Room 002, even though its stratigraphy is not as extensive as that in the sample from Room 001, are original to the room's circa-1844 construction and pre-date the first finish in the sample from Room 001.

It is thought that Civil War-era graffiti may also be extant on the cellar walls under later finishes. If found, this graffiti could help to confirm the wall finishes extant in the 1861-1864 period. In searching for the graffiti, however, it is important that care is taken to preserve the entire finishes history on the cellar walls so that the historic context of the graffiti is not lost.

Second Floor

South Chamber - Room 202

The walls in the south chamber were originally **whitewashed**, although not as often as either of the cellar rooms. Based on analysis of samples from doorway D202 and the mantelpiece on the north wall, and from the stair baluster in the southwest corner of the room, it appears that the woodwork in the south chamber was originally painted **light cream**.

The built-in wardrobe in the northeast corner of the room was also originally painted light cream. The samples taken from the wardrobe had matching paint stratigraphies, but the wardrobe stratigraphies were different from, and much shorter than, the stratigraphies in the samples from the other woodwork in the room. However, the first finish in each of the wardrobe samples had the same visible-light light-cream color (and the same fluorescence color) as the light-cream first layer on the other woodwork samples in the room.

The original finish of the window features (sash, surround, sill, etc.) is conjectured to also have been light cream paint based on the fact that other woodwork in the room was originally painted that color.

A sample removed from the floorboards in the south chamber showed few finishes. The first substance found on the wood substrate appears to be oily dirt, and it is thought that the floor was originally unpainted.

North Chamber - Room 201

The walls in the north chamber were also originally **whitewashed**. However, arriving at conclusions concerning the original finishes treatment on the woodwork in the north chamber is problematic. Features in the northeast corner of the room associated with the attic (the door and jamb to the closet under the attic staircase, the door to the attic staircase, and the stair risers) appear to have been originally painted **light gray**, while the baseboard and the door and surround on doorway D202 on the south wall of the room were originally painted the same **light-cream** color found in Room 202.

There is other paint evidence taken from the room that complicates the analysis further. Samples were analyzed that had been removed from a mantelpiece that was not attached to a wall but which was being stored in the north chamber. Based on the analysis it is questionable if this mantelpiece is original to the room. The samples from a pilaster cap and from the frieze on the mantelpiece display a resinous original finish, probably a **shellac**, and did not appear to have either the first-finish light-cream or light-gray paint found on other woodwork in the room. Analysis of the samples that were labeled as having been removed from the "mantel" revealed a longer stratigraphy than found on other features in the room, with a tan-gray paint as the first finish. This color is somewhat similar to the light-gray first finish on the closet and staircase features but it did not react to sodium sulfide as did the latter finish. In one of the "mantel" samples a wood-composition material had been applied, possibly as a patch, near the end of the stratigraphy.

From this evidence it appears that this mantelpiece may be older than the other features in the room. It therefore is possible that it was originally installed in another room in the house (such as one of the cellar rooms), or that it is not original to the Roeder House.

Thus the paint analysis did not establish that the mantelpiece is from the north chamber, and until a determination is made as its provenance, the paint evidence from the mantelpiece cannot be integrated into the analysis for the room. In the absence of evidence to the contrary, the original color treatment of the room will be assumed to have been whitewashed walls, light-cream painted baseboards, doorway and window features, and mantelpiece, and light-gray attic closet and staircase features.

Attic

The walls in the attic were **whitewashed**.

It is conjectured that all the woodwork in the two attic rooms was painted **light gray**. Samples were removed from the baseboards, the only surviving original wood features in both rooms. Analysis showed only two extant paint layers in the samples, light gray and gray, which are the same first two layers on the attic stairs features in the northeast corner of the north chamber below (Room 201).

Roeder House Circa 1861-1864 Interior Color Scheme

Listed below are the color matches for the Civil War-era finishes on the surviving original features of the Roeder House interior. Since most of the original features that have survived are from the 1856-1857 second floor and attic, the original finishes are thought to be the Civil War-era finishes and color-matching was performed for the first paint layers in each sample. The conjectured colors of historic-era features that have not survived, such as the window sashes and surrounds, have also been included.

Cellar - Room 001 & Room 002

Whitewash

- Walls

South Chamber - Room 202

Whitewash

- Walls

Light Cream
[Munsell 2.5Y 9/2; Benjamin Moore #898]

- Doorway doors and surrounds
- Mantelpiece
- Built-in wardrobe
- Staircase balustrade
- Window sashes, surrounds, sills (conjectured)

Unfinished

- Flooring

North Chamber - Room 201

Whitewash

- Walls

Light Cream
[Munsell 2.5Y 9/2; Benjamin Moore #898]

- D101 (conjectured) & D102 doors and surrounds
- Baseboards **[see above]**
- Mantelpiece (conjectured)
- Window sashes, surrounds, sills (conjectured)

Light Gray
[Munsell N 6.5/; Benjamin Moore #1606]

- D203 (attic stairs) door
- Attic stairs riser
- Attic stairs closet - door and jamb

Attic - Room 301 & Room 302

Whitewash

- Walls

Light Gray
[Munsell N 6.5/; Benjamin Moore #1606]

- Baseboard
- Doorway doors and surrounds (conjectured) **[see above]**
- Window sashes, surrounds, sills (conjectured)

REPRESENTATIVE INTERIOR CHROMOCHRONOLOGIES
ROEDER HOUSE

Walls*

FEATURE		Room 001 North Cellar	Room 002 South Cellar	Room 201 North Room	Room 202 South Room	Room 301 North Attic	Room 302 South Attic
DATE	**LAYER #**	(West Wall)	(West Wall)	(North Wall)	(West Wall)	(South Wall)	(North Wall)
	Substrate	Plaster	Plaster	Plaster	Plaster	Plaster	Plaster
c. 1844	1		white (2-3)				
1848	2	crm-white (3)	crm-white				
	3	crm-white (3)	crm-white				
1857	4	crm-white (3)	crm-white	white	crm-white	white	white
	5	crm-white (5)	off-white	white	white	white	white
	6	crm-white (5)	white (6)				
	7	crm-white (6)	off-white (3)	white	white	white	white
	8	white (6)	off-white (4)				
	9	white (6)	cream	white	white	white	white
	10	white w/blue pigment (2)	white (2)	white	white		
	11	white (2)	white (2)	white	off-white	white	white
	12	white (2)	white				
	13	•lt blue-grn	crm-white	pale gray	wallpaper/ lt salm ground	pale gray	pale gray
	14	•green (6)	red+	pale gray			

* = All layers had positive reaction to HCL [except where noted by "+"] - probable whitewashes and/or calcamine paints

• = Reaction to Na_2S - denotes presence of lead

REPRESENTATIVE INTERIOR CHROMOCHRONOLOGIES
ROEDER HOUSE

South Chamber - Room 202

FEATURE		*D202 Surround*	*Stair Baluster*	*Mantel*	*Wardrobe*	*Floorboards*
DATE	***LAYER #***	*(North Wall)*	*(Southwest Corner)*	*(North Wall)*	*(North Wall - East End)*	*(Northwest Quadrant)*
	Substrate	*Wood*	*Wood*	*Wood*	*Wood*	*Wood*
c. 1844	*1*					
1848	*2*					
	3	*[R]*				
1857	*4*	*•lt cream*	*•lt cream*	*•lt cream*	*•lt cream*	*[dark/dirty]*
	5					
	6	*•lt cream*	*•cream-tan*	*black*	*dull cream*	
	7			*black*		
	8	*cream-white*	*oily green*	*cream-white*	*cream*	*salmon*
	9	*cream-white*		*cream-white*		
	10	*cream-white*	*lt cream*	*lt cream*		*R (dark)*
	11	*cream-white*		*lt cream*		
	12	*cream-white*	*off-white*	*cream*	*chocolate brown*	
	13	*salmon*	*salmon*	*cream-white*		*red-orange*
	14		*dk brown*	*cream-white*	*dark brown*	

• = Reaction to Na_2S - denotes presence of lead
R = Resinous layer

REPRESENTATIVE INTERIOR CHROMOCHRONOLOGIES
ROEDER HOUSE

North Chamber - Room 201

FEATURE		*Baseboard*	*D202 Door & Surround*	*Attic-Stair Closet Door & Jamb*	*Attic-Stair Closet Door Interior*	*D203 Attic-Stair Door*	*Attic Stairs Riser*
DATE	*LAYER #*	*(East of Fireplace)*	*(South Wall)*	*(Northeast Corner)*	*(Northeast Corner)*	*(Northeast Corner)*	*(Northeast Corner)*
	Substrate	*Wood*	*Wood*	*Wood*	*Wood*		
c. 1844	*1*						
1848	*2*						
	3						
1857	*4*	*•lt cream*	*•lt cream*	*•lt gray*	*•lt gray*	*•lt gray*	*•lt gray*
	5			*•gray*	*•gray*	*•gray*	*•gray*
	6	*tan*	*oily tan-crm (2)*	*oily lt cream*		*tan*	*tan*
	7	*R*					
	8	*gray*	*lt cream*	*gray*		*lt gray*	*lt gray*
	9	*R*	*[R?]*				
	10	*gray*					
	11	*R*	*lt cream*	*crm-white*		*crm-white*	*crm-white*
	12		*cream*	*cream*		*cream*	*cream*
	13	*lt cream*	*lt cream (2)*	*lt cream*		*lt cream*	*lt cream*
	14	*lt cream*	*lt cream*	*crm-white*		*crm-white*	*crm-white*

• = Reaction to Na_2S - denotes presence of lead
R = Resinous layer
[ ] = Only in some fragments

REPRESENTATIVE INTERIOR CHROMOCHRONOLOGIES
ROEDER HOUSE

Room 201 • Attic Rooms

FEATURE		*Mantel Pilaster & Frieze*	*Mantel Shelf*	*Room 301 Baseboard*	*Room 302 Baseboard*
DATE	*LAYER #*	*(Detached - in Room 201)*	*(Detached - in Room 201)*	*(South Wall)*	*(North Wall)*
	Substrate	*Wood*	*Wood*	*Wood*	*Wood*
c. 1844	*1*		*lt tan-gray*		
1848	*2*		*tan-gray*		
	3				
1857	*4*	*R*	*•lt cream*	*•lt gray*	*•lt gray*
	5			*•gray*	*•gray*
	6		*•oily off-white*		
	7		*R (black)*		
	8	*cream-white*	*•cream-white*		
	9	*oily lt cream*	*oily lt cream*		
	10	*cream-white*	*•cream-white*		
	11		*oily lt cream*		
	12		*[wood composition]*		
	13	*cream-white*	*off-white (3-6)*		
	14	*cream-white*	*cream-white (2)*		

• = Reaction to Na_2S - denotes presence of lead
R = Resinous layer
= Fracture - separated from substrate or previous layer

III. APPENDICES

APPENDIX A

ROEDER HOUSE
INTERIOR PAINT SAMPLES AND LOCATIONS

Roeder House
Interior Paint Samples and Locations
(Removed August 1993)

Number	Location
Cellar	
P001	North cellar (Room 001) - west wall, on plaster
P002	South cellar (Room 002) - west wall south of door, on plaster
Second Floor - South Room (Room 202)	
P003	West wall - on plaster
P004	North wall - D202 architrave, east (right) side
P005	Southwest corner - stair well, baluster
P006	North wall - mantel, east (right) side
P007	North wall - mantel, frieze
P008	North wall - mantel, shelf
P009	North wall - east end, built-in wardrobe, bottom
P010	North wall - east end, built-in wardrobe, east door
P011	North wall - east end, built-in wardrobe, cornice molding
P012	North wall - east end, built-in wardrobe, west door jamb
P013	North wall - east end, built-in wardrobe, west (left) of west door
P014	Northwest corner - floorboards
Second Floor - North Room (Room 201)	
P015	North wall - on plaster
P016	South wall - baseboard, east end
P017	South wall - D202, architrave head
P018	South wall - D202, raised door panel
P019	South wall - D202, middle door rail
P020	Northeast corner - closet under attic stair, door frame, south (right) jamb
P021	Northeast corner - closet under attic stair, door (room side)
P022	Northeast corner - closet under attic stair, door (closet side)
P023	Northeast corner - D203 (to attic stairs), door
P024	Northeast corner - attic stairs, riser
P025	Detached mantel with pilasters - right cap of pilaster

P026 Detached mantel with pilasters - frieze
P027 Detached mantel with pilasters - mantel
P028 Detached mantel with pilasters - mantel

Attic - North Room (Room 301)

P029 South wall - east (left) of chimney, on plaster
P030 South wall - baseboard

Attic - South Room (Room 302)

P031 North wall - on plaster
P032 North wall - baseboard

RECOMMENDED MIXES for: MORTAR, PLASTER and STUCCO

The following specifications for the mortar, stucco and plaster mix are based on visual observation of existing conditions, laboratory analysis for proportion of fines, sand and acid solubles (note: the limitations of this analysis are that shells and other calcareous aggregate will be dissolved along with the lime binder component of the mixture to yield a potentially misleading proportion of lime in the mix) and accepted ASTM standards.

A sample of Shenandoah River sand revealed a nearly exact match for the aggregate used in Buildings #5 and #7. The color, shape of particles, mineral components were similar, with the major difference in the finer grading of the sand used for the mortar, stucco, and plaster on the buildings.

MORTAR:
Due to soft and variable nature of historic brick, a soft mortar is recommended to avoid further damage to the brick:

ml
ASTM Standard - Type 0
2 ½ parts lime
1 part Portland cement
8-10 parts aggregate
Water to form a workable mix.

Lime: ASTM C-207, Type S, hydrated
Portland cement: ASTM C-150, Type I, white, non-staining
Aggregate: to match existing
Water: potable, free of organic material

PLASTER:
Powdered plaster has been irreversibly damaged by moisture penetration and should be removed. Base coat plaster with failed keys can be reattached using an injection method for acrylic adhesives or back-plastered if there is sufficient access to the back of the lath. Finish coat plaster that has detached or is bulging must be attached using the injection method. These methods should be performed by a conservator.

P1
Base Coat Plaster: ANSI/ASTM C28-80, Red Top Gypsum Plaster by U.S. Gypsum.

Finish Plaster: Diamond Finish Plaster

Gypsum Scratch Coat:
1 part fibered gypsum plaster
2 parts sand, by weight

Gypsum Brown Coat:
1 part gypsum plaster
2-3 parts sand, by weight

Gypsum Finish Coat:
Diamond Finish Plaster

Lime: ASTM C-207 (206?), Type S, hydrated
Portland cement: ASTM C-150, Type I
Aggregate: to match existing
Water: potable, free of organic material

STUCCO

New stucco may have a higher proportion of Portland cement to increase durability, and will not compromise the historic fabric (stone substrate).

S1

ASTM Standard - Type N
1 1/4 parts lime
1 part Portland cement
6-7 parts aggregate to match existing
Water to form a workable mix.

S2

Patching stucco should be compatible to historic stucco in strength, otherwise differential expansion and contraction rates between existing and patching will cause further deterioration of existing.

1 part lime
2-3 parts aggregate to match existing
Water to form a workable mix.

Lime: ASTM C-207, Type S
Portland cement: ASTM C-150, Type H, white, non-staining
Water: potable, free of organic material

Note: Hydrated lime for stucco, plaster and mortar should be soaked overnight in a container to form a workable lime putty.

APPENDIX B

ANNOTATED 1996 BUILDING PLANS

HAFE Building 16.
Second floor plan. Paint
sample locations noted.

PRELIMINARY PRINT

24'-10½"

5'-3"

2'-11¼"

9'-6"

2'-11½"

4'-3" (2'-4½")

1'-4½"

SCREEN - ¼"

BRICK

FLOOR EDGE

WALL

22'-2" x 15'-10"

12'-7" x 15'-9"

LINE OF CEILING

Rough Sawn Floor Edge

Detached Mantels stored in room

25 26 27 28

head of door

17

4

14 floorboards

18 19

3

16

10 9 13 11 12 6 7 8

23 22 20 24 21 15

5

RUBBLE STONE

BRICK

2'-11½"

NO SWING

1'-1½" 2'-11" 2'-9½" 2'-11" 5'-0" 2'-11¼" 2'-11¼" 2'-10¾" 3'-0¾" 2'-10¾"

Appendix F

Plaster, Stucco, and Mortar Analysis Report

HARPERS FERRY NATIONAL HISTORIC PARK

CONDITION REPORT On The PLASTER, STUCCO AND MORTAR

BUILDINGS #5, #7 and #16 AND #16A

with Assessment and Recommendations
for Stabilization and Conservation

HAFE - REPORT
2001-5852-402

01 October 1993

EDITED April 20, 1998 by Thomas A. Vitanza
Historic Preservation Training Center
National Park Service

For Use in Building 16/ 16a HSR

United States Department of the Interior
NATIONAL PARK SERVICE
North Atlantic Region
Cultural Resources Center
Boot Cotton Mills Museum
400 Foot of John Street
Lowell, MA 01852-1195

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INTRODUCTIONS

Introduction to HSR, 1998
by Tom Vitanza, HPTC

This report was commissioned by the Falls Church Branch of the Denver Service Center while they were in the process of preparing the Historic Structures Report for Buildings 5, 7, and 16/16a for Harpers Ferry National Historical Park. The report was published in its entirety in the *Historic Structures Report for the Frederick A. Roeder Store and the White Hall Tavern*, (park buildings numbers 5 and 7) prepared by the Williamsport Preservation Training Center and published through the Government Printing Office in 1995.

For the purposes of this *Historic Structures Report for the Frederick A. Roeder House and Annex, 1998* (park buildings numbered 16/16a) only those specific portions will be reproduced. Some minor editing to the existing text has been made for this purpose.

The report is also available as a free standing document, see Bibliographic references.

Introduction to Report, 1993

Judith Quinn, Architectural Conservator, and Millan Galland, Historical Architect, Cultural Resources Center, Building Conservation Branch, visited Harpers Ferry National Historic Park to assess the plaster, paint, stucco and mortar at Buildings #5, #7, #16, and #16A.

On 23 August, we met with Peter Dessauer, Park Architect, for a walk-through in the morning, with preliminary assessment and sampling of plaster, paint*, stucco, and mortar in the afternoon. On 24 August, Judith Quinn and Millan Galland met with Susan Shufelt, Denver Service Center Architect, Eastern Team, Fall Church Branch; Barbara Zook, Acting Coordinator at Harpers Ferry Center; Stephen Ziegenfuss, National Capitol Regional Architect; and Peter Dessauer to review the scope of work to be performed by BCB/CRC. The afternoon was again occupied by sampling, assessment, visual inspection and photographic recording. Following a review of the previous day's work, the morning of 25 August completed the sampling and assessment of the four buildings.

The purpose of the visit was to assess the deteriorated condition of the plaster in order to stabilize the Civil War era graffiti on the plaster, as well as evaluate the impact of Portland cement-rich stucco on Building #5, obtain limited stratigraphic information from the first floor paint from #5 and #7, and determine the presence of lead on the existing steel trusses of the first floors of #5 and #7. Additional assessment of the plaster and paint of #16 was to be included, with specific recommendations regarding the HVAC unit in #16A and its effect on the historic structure.

The documentation of existing conditions and recommendations for stabilization are incorporated in this report. The existing conditions include the exterior envelope as they have a direct impact on the plaster and HVAC recommendations. The report on the paint stratigraphy prepared by Judith Quinn is submitted as a separate document.

Visual observations of the existing conditions were primarily with the naked eye, using binoculars to observe the eaves, chimneys and roofs. For the interior conditions, an Olympus Boroscope was used to gain visual access in areas behind the plaster over wood lath in selected areas. Visual observation of the plaster keys was limited to inspection behind knee walls or from the back of missing sections at interior partitions.

Exterior samples were taken at ground level or through second floor and attic windows. Interior samples were taken from each first floor room at #5 and #7, with selected samples from the second floors. Samples from #16 were taken exclusively from the second floor and attic.

The format for this report lists existing conditions for the general site and exterior envelope, including flashing and moisture penetration related issues, followed by specific existing conditions for plaster, stucco, mortar, masonry and HVAC. Recommendations follow each existing conditions section, separated by a building-by-building basis where possible.

The guiding conservation approach to the stabilization of the historic plaster involves the methodical evaluation of all related issues affecting the environmental and direct physical impact on the plaster. Stabilization is the primary consideration, accomplished by solving the site, exterior envelope and building structure issues. This is followed by a more direct approach in the conservation of the plaster using a combination of repair, patching, reattachment, or consolidation.

GENERAL & EXISTING CONDITIONS and RECOMMENDATIONS

SITE

GENERAL CONDITIONS: The buildings are located in Harpers Ferry Lower Town in a block bounded by High Street, Hog Alley, Potomac Street and Shenandoah Street. Building #16 is located on the corner of High Street and Hog Alley. Building #16A is located at the southeast end of the northeast facade of #16, directly southwest of Building #5.

High Street slopes southeastward in front of #16. Hog Alley connects High Street to Potomac Street to the northwest of #16. A stone retaining wall along the southeast side of Hog Alley allows grade access to the basement of #16 from the northeast elevation. Potomac Street has a gradual southward slope towards Shenandoah Street.

The grade slopes northeast from the basement level of #16 towards #5, with a sharp dip before leveling out towards Potomac Street.

EXISTING CONDITIONS: The downspout from the porch of #16 empties at the grade uphill from the southwest elevation of #5. The roof addition and half of pitched roof of #16A empties directly onto the grade uphill from the southwest elevation of the #5 annex.

Buildings #16 and #16A do not appear to have any significant site issues that directly affect the condition of the masonry or plaster, aside from lack of ventilation and an accumulation of ground moisture.

RECOMMENDATIONS: The roof run-off from #16 and #16A needs to be redirected away from the uphill side of #5. Regrade to provide positive drainage away from the building where feasible, or provide alternative means of drainage from trench drains, or perimeter drains.

EXTERIOR ENVELOPE

GENERAL CONDITIONS: Although not specifically investigated during the site visit as part of the scope of work -and while many of the mentioned conditions are recognized by the Park Architect - the conditions are included for their related impact to the integrity of the building envelope and the interior finishes.

EXISTING CONDITIONS

Windows: Contemporary replacement windows in #16 are shimmed only. There is no backer rod, sealant or insulation to seal the open gap between unit and wall opening. Window sills do not slope consistently to the exterior, especially at #16.

Doors: Doors at southwest elevation, second floor, of #16, also do not have backer rods and sealant. The sheet metal floor of the deck is turned up the vertical edge of the door sill, with a potential opening for water ingress. The sills are cracked and often do not have sufficient slope.

Miscellaneous Items:

The metal railings are anchored into the masonry without provisions for preventing water from entering the wall.

All of the sheet metal gutter braces along the southwest gutter have failed due to overloading of the gutter.

Daylight is visible between the masonry walls and the adjacent stone structure southeast of #16.

There is evidence of leaking around the chimney, with water stains at the chimney and roof sheathing as well as on the floor boards. It was not determined if the leaks are active or inactive.

There are large gaps between the northwest brick gable end and the roof sheathing. Currently, the gap between brick gable end and roof edge is an unacceptable condition. Besides direct and wind-driven rain penetration, insect, bird and rodent infestation is possible.

The exposed metal lintel angles at the 2nd floor southwest windows are beginning to corrode. There is no evidence of flashing above the lintels.

The iron straps at gutters #16 are heavily corroded, and causing large staining in some wall areas.

RECOMMENDATIONS

Install backer rods and sealant at all window openings. Provide wood stops at the exterior to seal stucco to window joint [See Drawing].

Provide building expansion joint between #16 and adjacent structure.

Gable end: The structural integrity of the brick gable end should be verified, replacing missing units, reattaching dislocated or loose units. If it is determined that the gap between gable end and roof edge reflects accurately the historical detailing, an alternative detail using wood blocking, backer rod and sealant should be introduced to seal the gap.

Replace existing gutter braces with more substantial and historically appropriate material, verify proper slope.

Verify flashing at window heads, caulk and paint.

Seal metal railing attachment to masonry.

Coat existing metal hardware with a protective finish, replace corroding iron hardware.

Provide backer rods, sealant, and insulation at all gaps between door and window frames and opening. Install or repair sills to slope. Detail exterior jambs to provide a weather-tight condition that is also historically appropriate for the wall finish.

FLASHING

EXISTING CONDITIONS: The flashing on #16 appears on the dormers, chimney, and connection to the adjacent building (on the southeast). The dormer flashing appears serviceable. The chimney flashing is in question, considering the evidence of interior leaking. The flashing between the roof of #16 and the adjacent building appears to be inadequate, with the present flashing held against the stone by caulking, running below a non-historic saw-cut reglet parallel to the roof line of #16. There is no provision for differential building movement and the top of the flashing is not weathertight.

The original southwest slope of the roof on #16A has been covered by a wood structure, the end wall aligning with the northwest elevation of #16A. The single slope of the addition roof is a few degrees shallower than the northeast slope of #16A, continuing the plane of the higher roof of #16 to the ridge of #16A. The addition also covers the stair from the basement level to the first floor of #16. There is a continuous gap of 1" to 1-1/2" between the roof of the addition and the adjacent stone structure.

RECOMMENDATIONS: Flash roof addition to adjacent structure in a manner that will permit differential building movement and take into consideration the historic building materials. There should be a base flashing and counter-flashing.

The flashing at the chimney should be inspected and monitored for active leaking prior to repair/ replacement. The new flashing detail at the roof should be designed to perform with the existing historic materials.

PLASTER

GENERAL CONDITIONS: The investigation of the plaster was based on: visual examination of the keys behind knee walls and through missing interior wall sections; tapping with knuckles for hollow-sounding and hand pressure on face of wall for delaminated and bulging sections; and use of an Olympus Boroscope for limited inspection of areas not visually accessible to the naked eye.

The original application of the plaster follows two general methods: plaster directly over stone or brick on first floors and perimeter walls on second floors, and gable end walls; and plaster on wood lath over wood framing at attic flat, sloping ceiling and knee walls, and interior partitions.

Dimensions:
Wood Lath: 1/4" x 1-1/2" with 1/16" - 5/8" gaps (1/2" ave.)
Plaster: $\pm$1/2"

The original workmanship of the plaster in general is not of a consistent quality. The wood lath was not spaced evenly, which leaves only a small percentage of plaster visible with adequate keying, the remainder either lacking adequate keying from insufficient pressure applied during the application of the scratch coat, or insufficient spacing between laths.

There are several areas of plaster where the surface finish has delaminated, or areas of powdering plaster that may have been partly due to improper mix or drying originally. It is also possible that condensation is occurring within the plaster at the dew point.

The lower floors are especially affected due to the direct application of plaster over stone or brick. The erosion of mortar and stone joints may be allowing water to wick into the interior of the masonry walls. Moisture may be entering by means of capillary action through fine cracks, from the interior of the wall, through penetration of eroded joints, or travel from the masonry wall above the stucco. Water from behind the stucco, unable to evaporate through the exterior, especially with Portland cement-rich stucco at #5, will tend to migrate towards the interior, with detrimental results to the attached plaster.

The porosity of the bricks may be another contributing factor to migration of moisture to the interior surface of the walls. Additionally, without a cavity between wythes, there is no ability to channel the water back to the exterior.

EXISTING CONDITIONS: The existing conditions of the interior plaster are varied, including deterioration, disintegration of the base, failure of the keys, water damage, cracking, delamination of finish surface, delamination of base coat, and powdering of the plaster. Moisture from the ground, through the walls, and from the roof as well as building movement, have all contributed to the deterioration of the plaster.

There is little keying of the plaster at lath gaps of less than 1/4". Lath that was available for inspection revealed inconsistent lath spacing and keying.

The correlation between the application of plaster over masonry and the interior deterioration is not self-evident. There is a definite relationship between the removal of baseboard and window trim to

sections of missing plaster.

Basement: The plaster is applied directly over the stone. The floors are dirt, and evidently retain moisture. High levels of humidity from the atmosphere and retention by the stone and stored materials create undesirable conditions that are unrelieved by ventilation. There is also damage to the plaster from the use of the rooms as storage for lumber and other materials.

There are limited sections of plaster extant in the two basement rooms of #16; a section on southwest wall of the northwest room, delaminating 18" above the floor. There are also sections on southwest and southeast wall of southeast room, with cracks and hollow-sounding areas indicating detachment.

RECOMMENDATIONS:

General: The method of the original construction is integral to the history of the structures and a repair inconsistent with the original method is not recommended unless there is a threat of accelerated deterioration after all other factors have been eliminated.

The elimination of interior moisture migration resulting in permanent damage and loss of historic fabric should be of primary concern with structural movement considerations thoroughly analyzed for their effect on plaster cracking. Structural movement may result from differential building settlement, soil subsidence, wind loads, and excessive live loads, among other factors.

With the elimination of interior moisture migration, the consolidation and/or reattachment of the plaster, either of the surface finish, or at the point of contact to the masonry or lath substrate, should remedy the majority of the stabilization concerns.

Prior to any consideration of interior plaster repair, patching, or consolidation, all issues dealing with the site and moisture infiltration points, structural movement, and stable interior environment (for temperature and relative humidity) must be addressed. Aside from remedial repairs and maintenance, permanent measures might include a new HVAC system. Temporary measures would include opening doors and windows for ventilation during proper drying conditions, and removing all stored material.

16/16a: On the second floor level and attic level of the building, which is not intended to be open to the public, the plaster should be stabilized. A thorough evaluation of the amount of attachment should be made, since a large portion of the keys have failed. An evaluation by a conservator regarding the quantity of plaster that may contain graffiti to be conserved may aid in the determination of priorities for the areas to be consolidated/stabilized. Large areas of detached plaster may threaten the integrity of the surrounding plaster by adding an additional load to plaster that is weak to begin with.

Reattachment of the plaster may be affected by several methods of back-plastering or adhesives injections. In the attic, there is access to the back of the plaster from behind the knee walls. There is also limited access to the ceiling plaster. Although this writer is not aware of any graffiti on the ceiling, the integrity of the sloping wall plaster could be adversely effected by further detachment of the flat ceiling plaster. The flat ceiling plaster has suffered to a greater extent from deterioration, most likely due to its proximity to the roof and previous leaks.

Back-plastering involves the application of a liquid plaster mix and reinforcing mesh embedded to the establish new keys for the existing plaster over wood lath. This provides a continuous surface, the plaster spanning the lath. Some of the limitations with this method aside from the physical access required, is the additional load that is imposed on the adjacent plaster and lath. The advantage is that there is no physical damage to the surface finish. Prior to applying the back-plaster, the voids between detached plaster and lath need to be cleaned. This method should also be carried out by a conservator or plasterer with previous successful experience.

Where physical access is limited, such as areas of plaster on lath over wall framing or sloping roof framing, or where plaster is attached directly to masonry, the method of reattachment would involve an injection process using an acrylic resin-based adhesive or some other method. If the plaster is inherently weak, it may require consolidation prior to reinforcement of the keys. For plaster over masonry, adhesives and adhesive plaster may be injected between the detached plaster and substrate. The complete process is complex and precise, requiring the experience of a knowledgeable conservator for a successful application.

STUCCO

GENERAL CONDITIONS: No Report.
EXISTING CONDITIONS: No report.
RECOMMENDATIONS: None made.

HVAC

EXISTING CONDITIONS: Presently, the air-conditioning unit is draining water onto the poured concrete floor (which slopes to the northwest wall), with the water exiting through a hole formed by the removal of brick units. The constant moisture at the base of the north and partial east wall has resulted in heavy biological staining and active growth. In addition, the constant dripping from the hole has created a small pit at the grade level, with possible subsidence or undermining of the foundation. The brick wall contains a number of spalling brick units.

The air intake of the HVAC unit is located on the south end of the original slate roof of #16A. The circuitous path for fresh air to be drawn into the system involves traveling up the winding stair one flight from the covered deck. The intake screen is partially obscured by accumulated dirt and debris.

RECOMMENDATIONS: Disposal of the water in an appropriate manner is essential to the conservation of the structure. The installation of a water pan or the installation of a more efficient means of collecting dripping water from the unit. Water must be isolated from the masonry structure. Verify adequate vibration isolating supports of the HVAC unit to minimize damage to structure (natural frequency of isolator should be 1/3 - 1/5 of southwest vibration frequency of the equipment). Vibration isolators should be designed for the load of the equipment.

The HVAC unit should be evaluated for effectiveness, including but not limited to, rerouting air to the intake, cleaning the screen, and energy efficiency.

GENERAL RECOMMENDED CONSERVATION POLICY

Generally, as moisture is the prime cause of deterioration to historic finishes, all attempts at correcting these attendant problems should assume the highest priority in the conservation plan for the historic plaster.

Mortar: Selective repointing only of eroded joints is recommended. Joints that are performing their duty should remain, especially considering the complexity of matching the composition of the historic mortar.

Stucco: Removal of large areas of detached stucco, repointing of stone below, maintaining minimum 3/8" space for keying of patch/replacement stucco, and patching/replacement to complete the surface as originally intended,

Plaster: First floor: An overall consolidation/stabilization program may be prohibitively costly considering the advanced stage of deterioration. Considering that very little of the surface finish remains on the first floors, the value of preserving the base coats is limited. For interpretive purposes, a representative section of solid plaster may be conserved.

Upper floors and attic: Large portions of the plaster have been damaged from previous water leaks, installation of replacement windows, removal of baseboards and trim, and building movement. Moisture laden air, wetted exterior walls and human habitation have added to the damage. In consideration of potential paint stratigraphic information and uncovered historic graffiti, it is recommended to stabilize the existing plaster. After all building envelope and structural deficiencies have been managed, a stabilization program for the plaster would involve assessing the quantity of loose and deteriorated plaster and selective reattachment of sections that are threatening to damage adjacent sound sections.

PRIORITIZED TREATMENT RECOMMENDATIONS

Immediate:

-Extend and redirect downspouts away from building

Short-term:

-repair/replace faulty /deteriorated flashing
-apply backer rod and sealant at window openings
-open windows during dry periods for ventilation

Long-term:

-regrade for positive slope away from building

Contingent on other conditions:

-sidewalk/HC access rehab/verify slope away from buildings
-monitoring of railroad for vibration
-monitoring of water table

-moisture/temp monitoring of int/ext
-installation of exhibit space etc

Recommendations based on further study/monitoring:

-installation of damp-proof course
-coordination of work to minimize damage to surface finishes

OUTLINE SPECIFICATIONS

Mortar, Plaster, and Stucco
See attached

PHOTOGRAPHS

Photos 1 through 9 are of Buildings 5 & 7 and are not included here. Photos 10 through 14 are included.

DRAWING

One sketch with a section thru the brick gable end wall similar for Buildings 5, 7 and 16 is included.

APPENDICES

Not included.

RECOMMENDED MIXES for: MORTAR, PLASTER and STUCCO

The following specifications for the mortar, stucco and plaster mix are based on visual observation of existing conditions, laboratory analysis for proportion of fines, sand and acid solubles (note: the limitations of this analysis are that shells and other calcareous aggregate will be dissolved along with the lime binder component of the mixture to yield a potentially misleading proportion of lime in the mix) and accepted ASTM standards.

A sample of Shenandoah River sand revealed a nearly exact match for the aggregate used in Buildings #5 and #7. The color, shape of particles, mineral components were similar, with the major difference in the finer grading of the sand used for the mortar, stucco, and plaster on the buildings.

MORTAR:
Due to soft and variable nature of historic brick, a soft mortar is recommended to avoid further damage to the brick:

Ml
ASTM Standard - Type 0
2 ½ parts lime
1 part Portland cement
8-10 parts aggregate
Water to form a workable mix.

Lime: ASTM C-207, Type S, hydrated
Portland cement: ASTM C-150, Type I, white, non-staining
Aggregate: to match existing
Water: potable, free of organic material

PLASTER:
Powdered plaster has been irreversibly damaged by moisture penetration and should be removed. Base coat plaster with failed keys can be reattached using an injection method for acrylic adhesives or back-plastered if there is sufficient access to the back of the lath. Finish coat plaster that has detached or is bulging must be attached using the injection method. These methods should be performed by a conservator.

P1
Base Coat Plaster: ANSI/ASTM C28-80, Red Top Gypsum Plaster by U.S. Gypsum.

Finish Plaster: Diamond Finish Plaster

Gypsum Scratch Coat:
1 part fibered gypsum plaster
2 parts sand, by weight

Gypsum Brown Coat:
1 part gypsum plaster
2-3 parts sand, by weight

Gypsum Finish Coat:
Diamond Finish Plaster

Lime: ASTM C-207 (206?), Type S, hydrated
Portland cement: ASTM C-150, Type I
Aggregate: to match existing
Water: potable, free of organic material

STUCCO

New stucco may have a higher proportion of Portland cement to increase durability, and will not compromise the historic fabric (stone substrate).

S1

ASTM Standard - Type N
1 1/4 parts lime
1 part Portland cement
6-7 parts aggregate to match existing
Water to form a workable mix.

S2

Patching stucco should be compatible to historic stucco in strength, otherwise differential expansion and contraction rates between existing and patching will cause further deterioration of existing.

1 part lime
2-3 parts aggregate to match existing
Water to form a workable mix.

Lime: ASTM C-207, Type S
Portland cement: ASTM C-150, Type H, white, non-staining
Water: potable, free of organic material

Note: Hydrated lime for stucco, plaster and mortar should be soaked overnight in a container to form a workable lime putty.



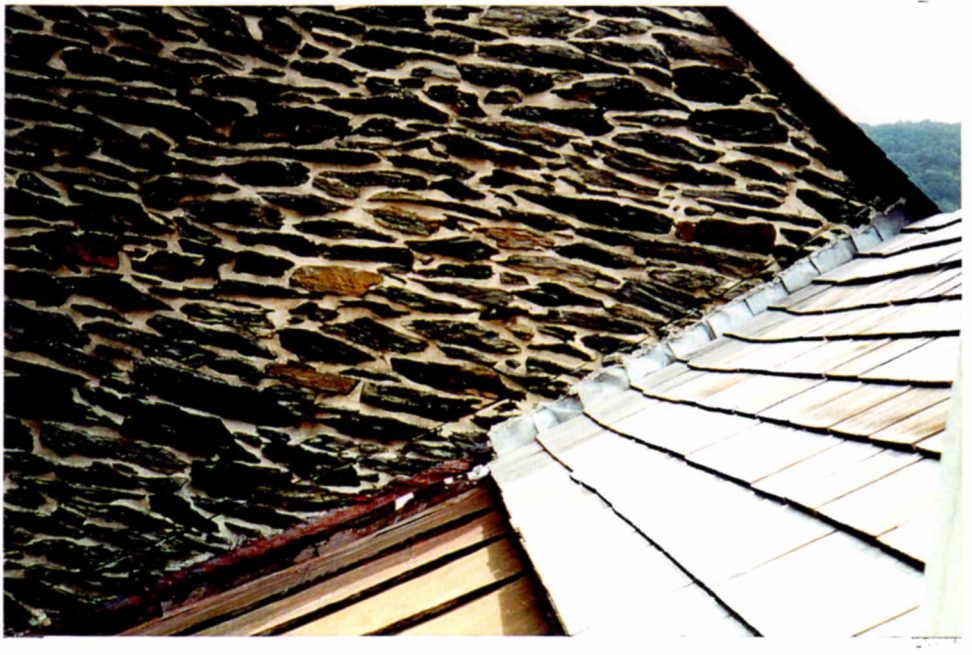
10
NORTHWEST ELEVATION-Bldg #16A
Detail of base with biological growth and staining from HVAC unit draining onto floor and exiting through hole in wall (under window).



11
NORTHEAST ELEVATION-Bldg #16A
Detail of moisture-saturated base of brick wall with biological growth and staining.



12
NORTHWEST ELEVATION-Bldg #16A & #16
View from Hog Alley
Visible is wood roof addition between #16A
and #16, as well as adjacent structure beyond.



13
ROOF-Bldg #16A
Detail of gap between roof addition and
adjacent structure (lower left roof).



14
INTERIOR of Roof Addition over #16A
Daylight visible between roof
addition and adjacent structure.

Appendix G

Graffiti Report

HARPERS FERRY
NATIONAL HISTORICAL PARK
GRAFFITI INVESTIGATION
BUILDING 16 &16A

Alan Levitan/Greg Byrne
Conservators, Division of Conservation
Harpers Ferry Center, National Park Service

INTRODUCTION

A survey of the plaster and wood trim surfaces in Building 16 /16A was undertaken at the request of Harpers Ferry National Historical Park. This building, historically referred to as the Roeder House, is known to have housed soldiers during the Civil War. Some examples of Civil War era graffiti are noted in the *Historic Structures Report: Part II Architectural Data Section* written by Alan Walmer in 1964. The purpose of this survey is to determine the likely extent of Civil War era graffiti remaining in the building and, where possible, determine the color and composition of the graffiti-bearing paint strata. The field investigation was carried out in the latter part of 1996 and 1997. The report was compiled in 1998.

The survey is one component of a comprehensive investigation of the building for the Historic Structures Report, compiled by Tom Vitanza of HPTC. The project was initiated at the request of Peter Dessauer, HAFE Architect, who also reviewed drafts of the report. The field investigation and report were completed by Alan Levitan and Greg Byrne, conservators in the Division of Conservation, Harpers Ferry Center.

The interior wall and trim surfaces were examined using a variety of light sources, including ultraviolet, infrared and high intensity raking light under various levels of magnification. The purpose of this initial phase was to locate areas likely to retain Civil War era graffiti.

Based on the overall survey, 29 sample sites on plaster wall and wood trim surfaces were located. The sites were revealed using both mechanical and chemical methods. The finish stratigraphy and the graffiti were recorded for each site. The sample plaster wall sites are generally about 8" wide x 12" high. In instances where the graffiti appeared over an area larger than this size and the number of overlying finish layers was limited, the size of the sample sites was increased. On the doors, trim and mantels the size of the sample sites was adjusted to the configuration of the particular architectural element. Due to the fact that the plaster and finish strata on the shared rock wall of the exterior stair-hall tends to cleave off in large, irregular pieces, the investigation in this area was not confined to a particular size "window," but rather followed the newly exposed surfaces wherever evidence of graffiti was found.

Although not originally anticipated to be part of the survey, segments of finish material, which had spalled off the wall, were brought back to the lab for cross-sectional microscopic analysis and photomicrography.

TECHNIQUE

The techniques used in the detailed examination of the plaster strata were also used in a similar assessment of graffiti on the plaster walls of Buildings 5 and 7. The primary method for revealing graffiti under whitewash consists of examination under bright illumination (3200°k) aided by low level magnification and water misting. Although varying somewhat in composition, whitewash generally is composed of lime and water, often with a small amount of alum added as a hardener. Misting saturates the thin porous whitewash layers and in many instances renders them translucent or transparent. Each whitewash stratum in the test area is then Ashaved@ down by scalpel to reveal the underlying layer. When graffiti markings are seen, the overlying layers are slowly scraped and/or flaked away in an attempt to reveal the extent and meaning of the graffiti.

Critical to the success of this technique is that the graffiti-bearing strata contain enough binder that it can be differentiated from successive layers. The technique is generally also more successful when the graffiti-bearing layer is one that had been exposed for a extended period, accumulating soils on the surface. A soiled surface causes the overlying paint or whitewash strata to cleave away more easily.

Many of the more recent finish layers found in Building 16/16A are calcimine or distemper paint. This type of paint consists of a protein glue-based binder and inert white pigments such as chalk of Spanish white. The mixture could be tinted to a number of hues by adding ground pigments. It was commonly used in the 19th century as an inexpensive, flat interior wall paint. Because the binder is made from animal or fish glue, the paint is soluble in water, precluding the use of the misting technique in uncovering graffiti. Therefore mechanical removal was used on calcimine paint surfaces where graffiti was present. Water was used only on surfaces where no graffiti was noted.

The wood trim is, for the most part, coated with oil-based paint. Spirit varnishes were also found on some of the door and trim surfaces. These finishes are resins dissolved in highly volatile solvents, such as alcohol. Shellac is the most common resin found in spirit varnishes used in mid 19th century America. It can be either clear or colored with pigments or dyes. Both forms of the finish were found on the wood trim in Building 16/16a.

Methylene chloride was used in moderation along with mechanical means for the controlled removal of oil-based paints. Alcohol on cotton swabs was used for the controlled removal of the shellac strata.

FINDINGS

The survey indicates that there are fewer undisturbed areas of plaster and wood trim than anticipated. Much of the plaster in the basement and garret has been lost. We did not find any original plaster on the first floor where the walls have been re-plastered in a previous restoration effort. The second floor has the largest amount of original plaster remaining, however here too much of the plaster is lost, both as a result of deterioration as well as previous restoration efforts, where plaster was removed to access the underlying wall structure. Much of the original wood trim has been removed from the building.

BASEMENT

Although extensive areas of interpretable Civil War era graffiti were not found, we did uncover inscriptions, which appear to be from the period. This graffiti was most often found on a very fragile whitewash stratum and is difficult to reveal without losing some of the evidence. We also found graffiti on a number of later whitewash and paint layers which consists of added columns of numbers, probably dating to the use of the space as a bakery.

Perhaps the most surprising thing to come to light is the large number of finish layers on the plaster substrate. As an example, the sample areas around the window wells on the west wall have over 40 finish layers. The earlier are whitewash, while the latter (approximately eight) are calcimine or distemper paint. The number of whitewash and paint layers in the basement indicate the likelihood that painting of the wall surfaces was done as part of cyclic housekeeping, perhaps as often as once a year.

Calcimine paint layers tend to meld together during application due to their characteristic re-solubility in water, making it more difficult to discern or uncover discrete layers with whitewash or oil-based paints. In addition, the large number of whitewash strata in the basement, and its friable condition, makes it difficult to following a particular graffiti baring strata over an area large enough to accurately interpret the inscriptions.

South Room

West Wall Within the Window Well: (location #1)

Painted and inscribed graffiti is faintly visible in some areas without misting the surface or revealing underlying layers of plaster. However these areas of graffiti are difficult to interpret. In sample areas of the window well, successive layers of whitewash and calcimine paint were removed to reveal a number of numeric tallies, which appear to relate to the commercial use of the space. Because of the

sheer number of layers and the fact that the plaster and overlying whitewash is soft, flaking, and easily disrupted, it is very difficult to maintain a consistent strata over a large enough area to interpret the graffiti.

The sample areas around the window well have up to 40 layers of plaster, whitewash, and calcimine paint. The earlier layers are whitewash, while the latter are calcimine paint.

Evidence of pencil graffiti, which appears to be of Civil War association, was found on a fragile, whitewash stratum. However it was not possible to reveal areas large enough to interpret without damaging the already uncovered graffiti.

West Wall, North Window, North Side (location #2)
The following is the finish stratigraphy of a sample area at this site. A sample which had spalled off of the wall was taken back to the lab for microscopic analysis. Each stratum was cleaved off with a scalpel under the microscope. This sample is typical of the other areas in the basement in both type and number of finish layers found. In general the calcimine paint layers post-date the whitewash layers.

Most recent	blue/green	calcimine paint	water soluble
	darker green	calcimine paint	water soluble
	white	whitewash	
	powder blue	calcimine paint	partially water soluble
	yellow	whitewash	thin
	gray	whitewash	thin
	off white	whitewash	
	off white	whitewash	
	light gray	whitewash	thin
	white	whitewash	
	buff	whitewash	
	white	whitewash	thin, multiple layers (up to 10)
	white	whitewash	hard strata
	gray	whitewash	soft strata
	buff	whitewash	thin, multiple layers (up to 3)
	ochre	whitewash	
	white coat plaster		
	brown coat plaster		
Earliest	stone wall		

Pencil inscriptions appearing to be mid 19th century in style were found on the thin light gray stratum noted in bold above.

Recommendation:
This site contains considerable amount of 19th century graffiti and some of the finish layers cleave easily making it a good candidate for investigation. Consolidation of plaster, whitewash and paint strata will probably be necessary to avoid damaging the graffiti-bearing strata.

North Room

West Wall (location #3)
Red painted markings were found under a number of whitewash and calcimine paint layers on the west wall of the north room in the basement. The marking appears to form the capital letter "B." The paint appears to be an iron oxide and is soluble in water. The character of the inscription, color, and consistency of the paint is quite similar to that encountered in the garret of Building 5.

There appears to be more graffiti nearby on a number of finish strata. However because the plaster layer is soft and easily disrupted and the paint layer is friable and water soluble, uncovering more of the graffiti-bearing layer without damaging areas already uncovered has proven to be very difficult and time consuming.

Many of the finish layers appear gray and soiled. The amount of soiling is unusual considering the large number of finish layers and the probable frequency with which the walls were re-coated. This may be an indication of the extent of the smoke and soot produced by the nearby fire place and/or wood stove.

Recommendation:
Although there is much graffiti on the wall areas examined, uncovering areas large enough to be interpreted will be difficult and time consuming. Consolidation of both finish strata and plaster will be necessary prior to removal so as not to destroy the graffiti in the attempt to reveal it.

FIRST FLOOR

Test excavations indicate that virtually all of the original plaster has been removed in previous restoration campaigns.

Mantle from Room 2 (location #4)
An area 8"x5" was revealed on the central panel of a mantle originally from the south room on the first floor. The mantle had been removed from its original location and was found on the second floor. The coating layers were methodically removed by both mechanical and chemical means. No graffiti was found on any of the layers within the sample area so no further examination was done.

The paint stratigraphy is as follows:

most recent:	oil paint	white	relatively thick, crazed
	oil paint	cream	relatively thin
	oil paint	white	relatively thin
earliest:	shellac	clear	thin

Recommendation:
If it can be determined that this mantle was in place during the Civil War, removal of the overlying paint may well reveal period graffiti since mantles seem to have been a favorite location for soldiers to write on. The shellac stratum can be left intact if the overlying paint is carefully removed.

Stair Well to First Floor (location #5-#8)
The stairwell between the first and second floors retains most of the original plaster. Sample sites (approximately 3" x 4") of undisturbed plaster were investigated on the west and south walls of the stairwell. No graffiti-bearing layer was found.

Recommendation:
Although no graffiti was found in our sample sites, further investigation of this area is probably worthwhile. There are few finish layers and both plaster and whitewash are relatively stable.

SECOND FLOOR

South Room, West Wall (location #9-#11)

Three sample sites were investigated on the west wall—between the south window and the south wall, between the windows, and between the window and the interior door. The sample sites covered a relatively large area and were uncovered using the misting and shaving technique previously described.

At each site extensive pencil graffiti was found beneath three layers of calcimine paint. The pencil lines are quite light and the inscriptions could not be fully deciphered. The style appears to be of 19th century origin, but we could not determine if it relates to the Civil War period.

Recommendations:

This is a promising area for further investigation of graffiti and interpretation of graffiti already uncovered.

- The paint stratum cleaves off fairly easily.
- The paint and plaster surface will probably not require consolidation.
- The inscriptions were found under only three layers.
- The inscriptions were found at all the sample sites.

Mantle (location #12)

The wood fireplace mantel on the north wall of the south room was closely examined. Successive paint layers were removed, initially from a sample area on the central panel of the mantle. This area was chosen for examination because it provides a broad flat area and is easily accessible. Other mantles in the historic buildings of HAFE, such as that found on the first floor of Building 15 received Civil War era graffiti.

An area approximately 12"x12" on the left side of the mantel was initially examined. The mantel retains three paint layers. The most recent is a thick, off-white oil paint (not soluble in alcohol or lacquer thinner). Beneath is a thin oil paint, gray/blue in color (not soluble in alcohol or lacquer thinner). The earliest existing layer, probably original to the mantle, is a relatively thin black surface coating. It is soluble in alcohol, indicating the likelihood that it is heavily pigmented shellac. The coating now appears matt, but was probably fairly glossy when first applied.

On the bare wood surface beneath the black strata is graffiti, which may relate to the Civil War occupancy of the building. The inscriptions appear dark on the relatively light colored wood. The lettering may have been made in pencil on bare wood or more likely, scratched through the shellac or paint with a sharp implement, embedding the dark finish in the resulting groove.

In an attempt to interpret the graffiti found in the test area, the overlying paint on the remainder of the mantle rail was removed with chemical stripper. The graffiti was found to extend across the central panel. It consists of a series of letters followed by numbers. The writing is difficult to decipher. It appears to read "*D__gmt 600.*"

Recommendation:
Removal of the remainder of the paint from this mantel may well reveal additional graffiti. Further detailed examination may determine if the black Pigmented shellac is the original surface coating and whether it was exposed during the Civil War occupation.

Door Between Rooms #6 and #7
The central portion of the rail, at chest height, on the door between rooms 6 and 7 was examined for evidence of graffiti. This was thought to be a likely location to find inscriptions because there is no physical evidence that the door has been moved since its installation and the rail provides a flat, easily accessible writing surface.

The paint was methodically removed layer by layer by mechanical means. Four layers of paint, all of which appear to date to the 19th century, were found on both sides. No evidence of graffiti was uncovered on any of the paint layers.

On the side facing room 6 the stratigraphy is as follows:			(location #13)
most recent:	oil paint	off white	crazed, fairly thick
	oil paint	yellow/beige	intact surface
	oil paint	light brown	minor crazing
earliest:	oil paint	off white	moderately thick

On the side facing room 7 the stratigraphy is as follows:			(location #14)
most recent:	pigmented shellac (partially soluble in alcohol)	dark brown	some crazing
	oil paint	yellow/beige	relatively thin, intact layer
	oil paint	light brown	minor crazing
earliest:	oil paint	off white	moderately thick

The three earlier layers correspond to the stratigraphy on the opposite side.

Recommendation:
This door is relatively undisturbed and appears to retain all its finish layers, making it a good candidate for further investigation.

Closet, Room 6 (location #15)
The interior and exterior surfaces of the closet were thought to be likely areas to have recoverable graffiti. The existing exterior surface is a thin dark brown paint with an oil binder. Most of the interior surfaces are coated with a thin whitewash coat. It was hoped that close examination with bright visible light and UV light would bring out any graffiti on or beneath the surface. With the exception of some pencil lines on the lower interior surfaces of the doors which appear to be relatively recent scribbling of children, no graffiti was found.

North Room

South Wall between the Chimney and Door (location #16)
A site 3½ feet above the floor was selected. The area was misted and overlying whitewash layers were shaved down. Although traces of graphite were noted, the plaster layers could not be separated and therefore no full inscriptions were revealed.

The south wall between the chimney and the wall was also investigated with the same result. (location #17)

North Wall. (location #18)
A site 18" x 20" was revealed. Large numerals and figures executed in pencil were uncovered, but could not be deciphered. A continuous white graffiti-bearing layer can be revealed which appears to be rich with 19th century inscription.

Recommendation:
This site has extensive graffiti and both plaster and paint are relatively stable, thus making it a good site for future investigation.

Exterior Stair Hall (location #19)

Much of the original plaster on the south wall of the exterior stair hall between the first and second floors remains. In the area tested there are multiple layers of lime plaster, calcimine paint and whitewash over the original sand-finished parging on the exterior wall of adjacent Building 15.

The parging, over the shale wall shared by Buildings 15 and 16, is relatively hard with a pebbly surface. The overlying plaster, presumably applied when the porch of Building 16 was enclosed, is thinner, lighter in color and has a smoother surface. Numerous thin layers of plaster whitewash and, more recently, calcimine paint over the original exterior parging, indicate that the walls were routinely

coated as a part of housekeeping. The layers of calcimine paint are blue and white. The most recent layer has a reddish hue.

The early plaster layers are well adhered to the exterior parging and to each other. The more recent layers of plaster and whitewash and paint are thinner and cleave off more easily. However it is very difficult when removing layers to maintain a single layer over a broad area.

Some pencil marks were found on the plaster and whitewash surfaces however we were not able to follow the marks on the strata to over a large enough area to interpret the graffiti.

Recommendation:
This area warrants further investigation done in conjunction with consolidation of the various strata. The parging under the later interior plaster is one of the few remaining examples of original sand parging remaining in Harpers Ferry.

THIRD FLOOR (GARRET)

North Room (301)

Exterior Wall, North Elevation, West of Window (location #20)
An area approximately 8"x12" was revealed by means of mechanical scraping and misting of deionized water. Three surface coatings over the original plaster surface were revealed. Additional surface coatings may exist but are not visible to the unaided eye. The most recent strata is a blue/gray distemper paint. Beneath is lighter gray distemper paint over a thin whitewash coating which overlies the original plaster. Although this is a relatively undisturbed section of plaster wall and a likely site for graffiti, none was found in this sample area.

Exterior Wall, North Elevation, East of Window (location #21)
The finish stratigraphy here is similar to that described above with one additional layer of whitewash above the finish plaster. In this area paint layers have spalled off irregularly allowing all the strata to be exposed on the surface. Small segments of graffiti are found on all the finish layers. The style of the exposed letters indicates that they are of 19th century origin. Most of the inscriptions are in pencil, however there are small areas of red/orange paint or ink, similar to that found on graffiti elsewhere in the building. Revealing large areas of graffiti in this area is exceedingly difficult because the finish layers do not tend to cleave cleanly. Graffiti was found on top of the water soluble distemper paint strata so misting was not used to reveal underlying layers.
Recommendation:
This area may yield more information, however because the later strata are

water-soluble and all the strata are friable, revealing additional graffiti will be difficult and time consuming.

Interior Partition Wall, North Side (plaster over wood lath) (location #22)
The finish stratigraphy on this wall is similar to that found elsewhere in the room; gray/blue distemper paint over whitewash over what appears to be original plaster surface. A sample area approximately 8"x12" was revealed by mechanical scraping and misting. A pencil inscription, with a typical 19th century writing style was found on the plaster surface. The inscription, written in cursive and probably part of a signature, continues on both sides of the sample area.

Recommendation:
This area may yield more information, however because the later strata are water-soluble and all the strata are friable, revealing additional graffiti will be difficult and time consuming.

South Room (302)

Interior Partition Wall, South Side (plaster over wood lath) (location #23)
The stratigraphy in this area is the same as that described above, but on the opposite side of the partition. A pencil inscription which reads; "Charlie Clarence Johnson" is written in pencil on top of the most recent finish strata. The cursive inscription is executed in what appears to be an early 20th century style.

A sample below the inscription, approximately 8"x12" in size was revealed by mechanical scrapping and misting. No graffiti was found on any of the layers.

16A (ANNEX)

The building currently houses a HVAC unit, which generates considerable amounts of condensation. This has resulted in the deterioration of the soft brick and spalling of the brick surface and plaster applied directly to the brick walls. Much of the original plaster has been lost as a result of moisture problems and alterations to the structure.

South Wall, First and Second Floor Levels (location #24-#27)
Three likely areas were assessed. In each location traces of graphite were uncovered, however it was not possible to maintain the level or paint layer upon which the graffiti occurred. Although it would appear that inscriptions occur on multiple layers, large area of inscription could not be revealed. The high level of moisture within the plaster and the calcimine paint makes the separation of the thin paint layers extremely difficult.

Small areas of graffiti were found. Most appear to be numbers and probably date to the use of the space as a bakery or confectionery. A few may relate to the use of the space during the Civil War. Due to the condition of the plaster and

the paint we were not able to maintain the graffiti-bearing strata in areas large enough to determine the meaning of the inscriptions that were found.

North Wall, First Floor Level, West Side of Window(location #28)
The most recent strata in this area is a thick, off-white distemper paint which overlies two or three layers of brown distemper paint. The finish plaster is gray in color. There are significantly fewer extant finish layers in this area than found on the second floor level. This is probably due to repeated floods, which would have destroyed the water soluble distemper paint.

A sample area approximately 8"x12" was revealed. The paint strata did not cleave easily and no evidence of graffiti was found.

West Wall, Second Floor Level, North Side of Door(location #29)
This area, which is above the level of most previous floods, retains significantly more finish layers.

most recent:	blue/gray	distemper	3+layers	
	brown	distemper	1-2 layers	
	gray	**distemper**	**1 layer**	**graffiti-bearing**
	light gray	distemper	2-5 layers	
	whitewash			
earliest:	plaster			

Due to irregular spalling, areas of all the paint strata are exposed to the surface. Small segments of pencil inscriptions are found on many of the strata. The gray distemper paint stratum exhibits the most graffiti. In style, it appears typical of mid 19th century inscriptions, however we were not able to uncover large enough areas to interpret meaning.

Uncovering the gray graffiti-bearing strata proved difficult because the individual paint strata do not cleave cleanly, and misting with water to remove overlying layers also damaged the graffiti-bearing strata.

Recommendation:
The undisturbed areas of plaster on the walls of Building 16A likely contain a significant amount of Civil War era graffiti. However, due to the condition of the plaster and painted surfaces, further attempts to reveal it may obliterate the evidence. We hesitate to recommend consolidation at this time. Migration of water through the soft brick walls and plaster will likely cause failure of the consolidant. If the HVAC unit remains in the space the moisture level of the brick is likely to remain high. In this case, provision of physical protection may be the most effective. If moisture levels are controlled in the future, consolidation should be reconsidered. Parenthetically, with lower moisture levels, the plaster and paint layers will probably separate more easily and it may become possible

to reveal larger areas of graffiti.

CONCLUSION

Although this survey did not reveal easily identifiable and interpretable Civil War era graffiti as is found in some of the other buildings in Harpers Ferry NHP, numerous areas with 19th century graffiti, likely to date to the Civil War occupancy were found.

A number of factors make revealing Civil War era graffiti difficult. On the basement level there are a great number of finish layers on most wall surfaces, the earlier strata being whitewash and the later calcimine paint. The strata, which appear to bear Civil War era graffiti, are under numerous other layers. These layers do not cleave off easily, making it difficult to reveal the significant surface over areas large enough to interpret. In addition the damp environment tends to soften the calcimine paint and blur the distinction between strata. Moisture migration through the rock walls has caused and continues to cause softening and spalling of the plaster. The survey indicates that there is considerable 19th century plaster present in the basement, however further investigation will require consolidation of plaster and paint surfaces to ensure that the extant graffiti is not lost.

We were not able to find any original plaster on the first floor and don't believe further investigation will be fruitful. The west wall of the south room on the second floor provides the best opportunity for further investigation. The factors indicating that further investigation in this area will be worthwhile include:

- extensive graffiti was uncovered in all locations sampled,
- the graffiti-bearing layer is under only three paint strata,
- the paint and plaster are in relatively sound condition.

The annex also is a likely location for further investigation. However due to the unstable condition of the plaster and the numerous whitewash and paint layers, consolidation will be necessary to avoid losing information in the attempt to uncover it.

The *Historic Structure Report, Part II* prepared by Alan Walmer in 1964 mentions and photographically documents finding Civil War era graffiti on the second floor window trim. One of the inscriptions read "Baxter's Fire Zouaves." Graffiti relating to this unit was also found in Buildings 15 and 5. The window casing is no longer in place and it was not found elsewhere in the building. Effort should be made to locate the window casing and the other interior trim from Building 16 as it will likely yield additional information.

Appendix H

Wood Sample Testing

Virginia Tech
VIRGINIA POLYTECHNIC INSTITUTE
AND STATE UNIVERSITY
COLLEGE OF FORESTRY AND WILDLIFE RESOURCES

DEPARTMENT OF WOOD SCIENCE & FOREST PRODUCTS

Thomas M. Brooks Forest Products Center (540) 231-7105
Sardo Pallet & Container Research Laboratory (540) 231-7134
1650 Ramble Road Blacksburg, Virginia 24061-0503
FAX: (540) 231-8868 email: mswhite@vt.edu

February 4, 1997

Mike Seibert, Architectural Historian
US Department of Interior
National Park Service, HPTL
4801 A. Urbana Pike
Frederick, MD 21704

Dear Mike,

The following samples represent woods from the southern yellow pine group Pinus spp. These samples contain dentate ray trachieds and pinoid cross field pitting.

Building No. 44, Sample 5 -
Building No. 16, Sample 1 -
Building No. 16, Sample 4 -
Building No. 16, Sample 2 -

Building No. 16, Sample 3 contains fenestriform cross field pitting and a fusaform rays. I confirm this to be a specimen of Eastern white pine Pinus strobus.

I remain,

Sincerely,

Marshall S. White
Professor
Wood Science & Forest Products

Enclosures

A Land-Grant University - The Commonwealth Is Our Campus
An Equal Opportunity / Affirmative Action Institution

Appendix I

Hazardous Materials Report

MAY 1 8 1993

H3015 (DSC-EAF)
HAFE-118-35

Mr. David Wright
Grieves Worrall Wright & O'Hatnick, Inc. Architects
5 East Read Street
Baltimore, Maryland 21202

Dear David:

Reference: Harpers Ferry National Historical Park, Package 118, Buildings 5, 7, 16, and 16A, Contract No. CX-2000-1-0020, Task Order No. 40, Project Type 35

Subject: Review of Asbestos and Radon Survey

The Denver Service Center (DSC) has reviewed the Asbestos and Radon Survey prepared by Jenkins Professionals, Inc. In response, DSC has the following comments:

-It appears that no samples of roofing felt were analyzed for asbestos containing material. Please provide an explanation, since the scope of services specifically states that "felt or building paper included in the roof structures shall be included in the samples taken."

-The report provides an estimate of $500 to remove the asbestos, but there is no breakdown of the estimate or discussion concerning recommendations. Please provide an explanation of what procedures must be followed to remove the asbestos and what the $500 includes.

Please call me, if you have any questions.

Sincerely,

SIGNED

Susan L. Shufelt
Contracting Officer's Representative

bcc:
DSC-TEA Snow

EAF:SShufelt:5/14/93:703-285-3067:B:\asblet.118

NATIONAL PARK SERVICE

INDEFINITE QUANTITIES CONTRACT No. CX-2000-1-0020
TASK ORDER No. 40, Title One Services,
Harpers Ferry National Historic Park, West Virginia
Package No. HAFE 118-35

MEMO TO:	DENVER CENTER:	___E. Tafoya, D. Kalvels; DSC Coordinators
	DSC-EAST:	___Tony Donald, Chief Design, DSC East.
		___Laura Simpkins, DSC East, Proj. Ex.
		_x_Susan Shufelt, DSC East, Review
	HARPERS FERRY CTR:	___Carol Petravage, Furnishings, Co-ord.
		___Don Branch, Exhibit Planning/Design
	NATIONAL CAP REG.:	___Stephen Ziegenfus, Regional Coord.
	PARK SITE:	___Donald Campbell, Superintendent
		___Peter Dessauer, Park Architect
		___Dennis Frye, Chief of Interpretation
		___Paul Shackel, Park Archeologist
		___Tim Fox, Chief of Maintenance
		___Harvey Sorenson, Chf., Vis. Prot. Ser.
	ARCHITECTS:	___Worrall, GWWO; Project Executive
		___Wright, GWWO; Project Architect
	STRUCT.:	___Silman, Principal Struct. Engs.
		___Marie Ennis, Hist. Str. Engineer
	M/E:	___Charles Henck, Princ. in Charge
	SITE/CIVIL:	___William Hill, Civil Eng.
	ENVIRONMENTAL:	___James Howard
	LANDSCAPE:	___John Hall, Princ. in Charge; K.Bogaski
	HISTORICAL:	___Trostel, FAIA
	COST:	___Lambertson

Plan: ____ P.T. ____
Pkg. # ____
Area ____
Bldg/Unit ____

FROM : David Wright
DATE : **23 August 1993**
SUBJECT : **Asbestos Survey For Roofs**

Susan:

Jenkins Professionals returned to the site to conduct additional tests to sample the roofing materials. Their cover letter and summary are attached. There was no asbestos detected in any of the four roofs.

We trust that with this work, the task order is considered complete. If you have any questions or need any further information, please feel free to get in touch with me.

JENKINS
PROFESSIONALS, INC.

5024 Campbell Blvd., Suite D
Baltimore, Maryland 21236
Office: 410-931-7588
Toll Free: 800-969-7588
Fax: 410-931-7582
Toll Free: 800-676-7522

Park:_____
Pkg. #_____ P.T._____
Area _____
Subject_____

August 18, 1993

Mr. David Wright
Greves, Worrall, Wright & O'Hatnick
5 East Read Street
Baltimore, MD 21202

RE: PKG. #118 - BUILDINGS 5, 7, 16, 16A
ASBESTOS ROOFING SAMPLING
JPI JOB NO.: 452-185

Dear Mr. Wright:

At your request, Jenkins Professionals, Inc. made another visit to Harpers Ferry for the purpose of sampling the roofing materials on the above referenced buildings. The Report of Analysis form is attached for your review. There was no asbestos detected at any of the four roofs.

In summary, Building 16A had part slate and part tin; Building 16 had non-asbestos paper under cedar shingles; Building 5 had non-asbestos tar paper/felt; and, Building 7 was not able to be sampled underneath the slate as there was no underlayment.

Should there be any questions regarding this matter, please feel free to contact me.

Very truly yours,

JENKINS PROFESSIONALS, INC.

Larry D. Jenkins
President

LDJ/aar

Enc.

RECEIVED
AUG 20 1993
INCORPORATED
ARCHITECTS

JPI Jenkins Professionals, Inc. • 5024 Campbell Blvd. Suite O • Baltimore, MD 21236 • (410) 931-7588

Park:_____

Pkg. #_____ P.T._____

Area _____

Subject_____

REPORT OF ANALYSIS

Project Name: Harpers Ferry
Location: Building 5, 7, 16, and 16A
Collected by: Jenkins Professionals, Inc.
Analyte: Asbestos Analytical Procedure: Polarized Light Microscopy 40 CFR 763

Date: August 17, 1993
JPI Job No.: 452-185
Witnessed by: N/A

SAMPLE NO.	REMARKS/LOCATION	CONSTITUENTS	% ASBESTOS
HF-1	Building #5 Roof - Tar Paper/Felt	50% Organic Fibers 50% Non-fibrous Binders	N/O
HF-2	Building #16A Roof - Paper under Tin Roof, Note: no tar paper under slate roof	100% Cellulose Fibers	N/O
HF-3	Building 16 - Papers under Cedar Singles	50% Organic Fibers 50% Non-fibrous Binders	N/O

CH = Chrysotile AM = Amosite CR = Crocidolite N/O = None Observed

Date Received: 7/30/93

Date Reported: 8/02/93

Analyst: Michael J. Cirri

Michael J. Cirri

ASBESTOS AND RADON SURVEY
HARPERS FERRY NATIONAL HISTORICAL PARK
BUILDINGS 5, 7, 16, 16A
CONTRACT NO.: CX-2000-1-0020

PREPARED FOR:

GRIEVES, WORRALL, WRIGHT & O'HATNICK
5 EAST READ STREET
BALTIMORE, MD 21202

PREPARED BY:

JENKINS PROFESSIONALS, INC.
5024-D CAMPBELL BOULEVARD
BALTIMORE, MD 21236

JPI JOB NO.: 452-185

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Reports of Analysis - Radon	Section 3.0
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SECTION 1.0

EXECUTIVE SUMMARY

SECTION 1.0 EXECUTIVE SUMMARY

On Tuesday, April 13, 1993 a representative of Jenkins Professionals, Inc. (JPI) conducted an asbestos and radon survey of Buildings 5, 7, 16, and 16A located within the Harpers Ferry National Park. Mr. Peter Dessauer, Architect for the Park accompanied the JPI representative during the collection of asbestos samples and the placement of radon canisters.

Radon canisters, supplied by DMA-Radtech, were placed in the basements, crawlspaces, or lowest area of each of Buildings 5, 7, 16, and 16A. Results of analysis indicate all four (4) tests were below the 4.0 picocurries per liter (pCi/L) level at which EPA recommends additional testing and evaluation. The specific results for radon in each room are as follows:

1. Building 5 — 2.3 pCi/l
2. Building 7 — 1.7 pCi/l
3. Building 16 — <0.5 pCi/l
4. Building 16A — <0.5 pCi/l

Fourteen (14) samples of suspected asbestos-containing materials were collected and analyzed. Only one sample was identified as containing asbestos at a concentration greater than 1%. Sample number HF13-7, taken from an abandoned flue in Whitehall Tavern (Bldg. 7) on the 2nd floor showed 5-10% Chrysotile asbestos. All other samples were taken of plaster and loose insulation.

SECTION 2.0

REPORTS OF ANALYSIS - ASBESTOS

JPI Jenkins Professionals, Inc. • 5024 Campbell Blvd. Suite D • Baltimore, MD 21236

REPORT OF ANALYSIS

Project Name: Harpers Ferry **Date:** April 22, 1993
Location: West Virginia **JPI Job No.:** 452-185
Collected by: Larry D. Jenkins (JPI) **Witnessed by:** P. Dessauer
Analyte: Asbestos **Analytical Procedure:** Polarized Light Microscopy 40 CFR 763

SAMPLE NO.	REMARKS/LOCATION	CONSTITUENTS	% ASBESTOS
HF1-5	Building 5, 2nd Floor by steps, 2' from railing in SE wall	Gypsum Quartz	N/O
HF2-5	Building 5, at base of steps, old green plaster at floor	Gypsum Quartz	N/O
HF3-5	Building 5, 1st floor, mineral wool insulation above plaster ceiling plaster	Cellulose	N/O
HF4-5	Building 5, 1st floor to left of door by North corner under window (old plaster)	Gypsum Quartz	N/O
HF5-16	Building 16, North room at existing hole in wall, 1st floor northeast corner, 6" above trim	Gypsum Quartz	N/O
HF6-16	Building 16, 2nd floor, east wall by steps, plaster	Gypsum Quartz	N/O
HF7-16	Building 16, basement, east room, plaster inside door to left	Gypsum Quartz	N/O
HF8-16	Building 16, basement, east wall by large hole in east corner	Gypsum Quartz	N/O
HF9-16A	Building 16A, ground level to right of door by HVAC unit	Gypsum Quartz Synthetic Fibers	N/O
HF10-5	Building 5, 3rd Floor, attic plaster wall on west side	Gypsum Quartz Synthetic fibers	N/O

CH = Chrysotile **AM = Amosite** **CR = Crocidolite** **N/O = None Observed**

Date Received: 4/13/93 **Date Reported:** 4/14/93

Analyst: Michael J. Cirri
Michael J. Cirri

JPI Jenkins Professionals, Inc. • 5024 Campbell Blvd. Suite D • Baltimore, MD 21236

REPORT OF ANALYSIS

Project Name: Harpers Ferry
Location: West Virginia
Collected by: Larry D. Jenkins (JPI)
Analyte: Asbestos **Analytical Procedure:** Polarized Light Microscopy 40 CFR 763

Date: April 22, 1993
JPI Job No.: 452-185
Witnessed by: P. Dessauer

SAMPLE NO.	REMARKS/LOCATION	CONSTITUENTS	% ASBESTOS
HF11-7	Building 7, Whitehall Tavern, 1st floor, north side left of window	Gypsum Quartz Cellulose Fibers	N/O
HF12-7	Building 7, 2nd floor, north side below window (old plaster)	Gypsum Quartz	N/O
HF13-7	Building 7, 2nd floor, old flue, 2' long x 8" diameter, protruding through wall	Cellulose Fibers	5-10% CH
HF14-7	Building 7, attic by steps on west wall	Gypsum Quartz	N/O

CH = Chrysotile AM = Amosite CR = Crocidolite N/O = None Observed

Date Received: 4/13/93 **Date Reported:** 4/14/93

Analyst: Michael J. Cirri

Michael J. Cirri

SECTION 3.0

REPORTS OF ANALYSIS - RADON

JPI Jenkins Professionals, Inc. • 5024 Campbell Blvd. Suite D • Baltimore, MD 21236

REPORT OF ANALYSIS

Project Name: Harpers Ferry
Location: West Virginia
Collected by: Larry D. Jenkins (JPI)
Analyte: Radon

Date: April 22, 1993
JPI Job No.: 452-185
Witnessed by: P. Dessauer

SAMPLE NO.	REMARKS/LOCATION	Radon Concentration pCi/L
5	Building 5	2.3
7	Building 7	1.7
16	Building 16	<0.5
16A	Building 16A	<0.5

NOTE: The U.S. Environmental Protection Agency and the Centers for Disease Control have used a Continuous Exposure level of 4 pCi/l as a guidance at which further testing and/or remedial action are indicated.

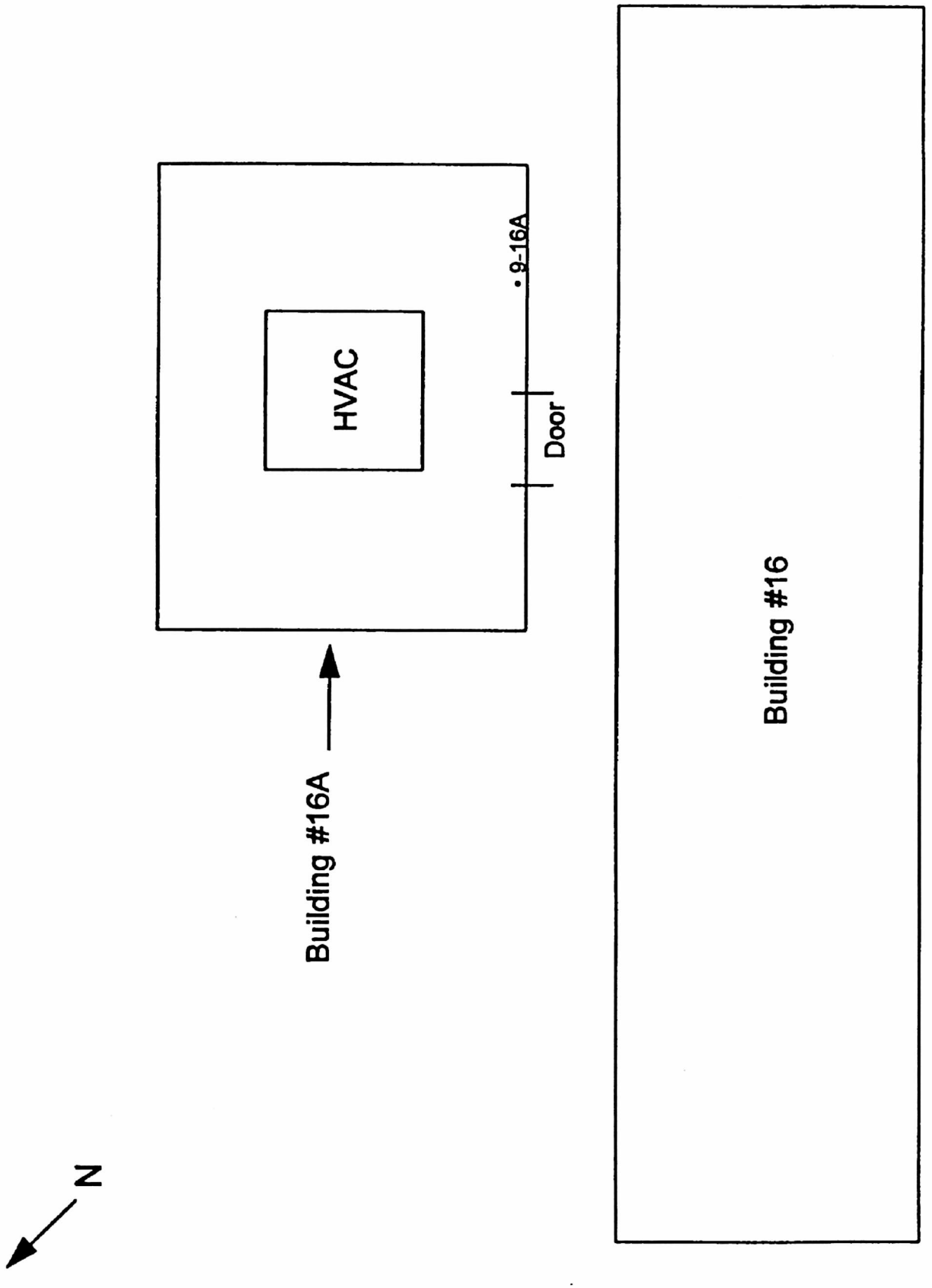
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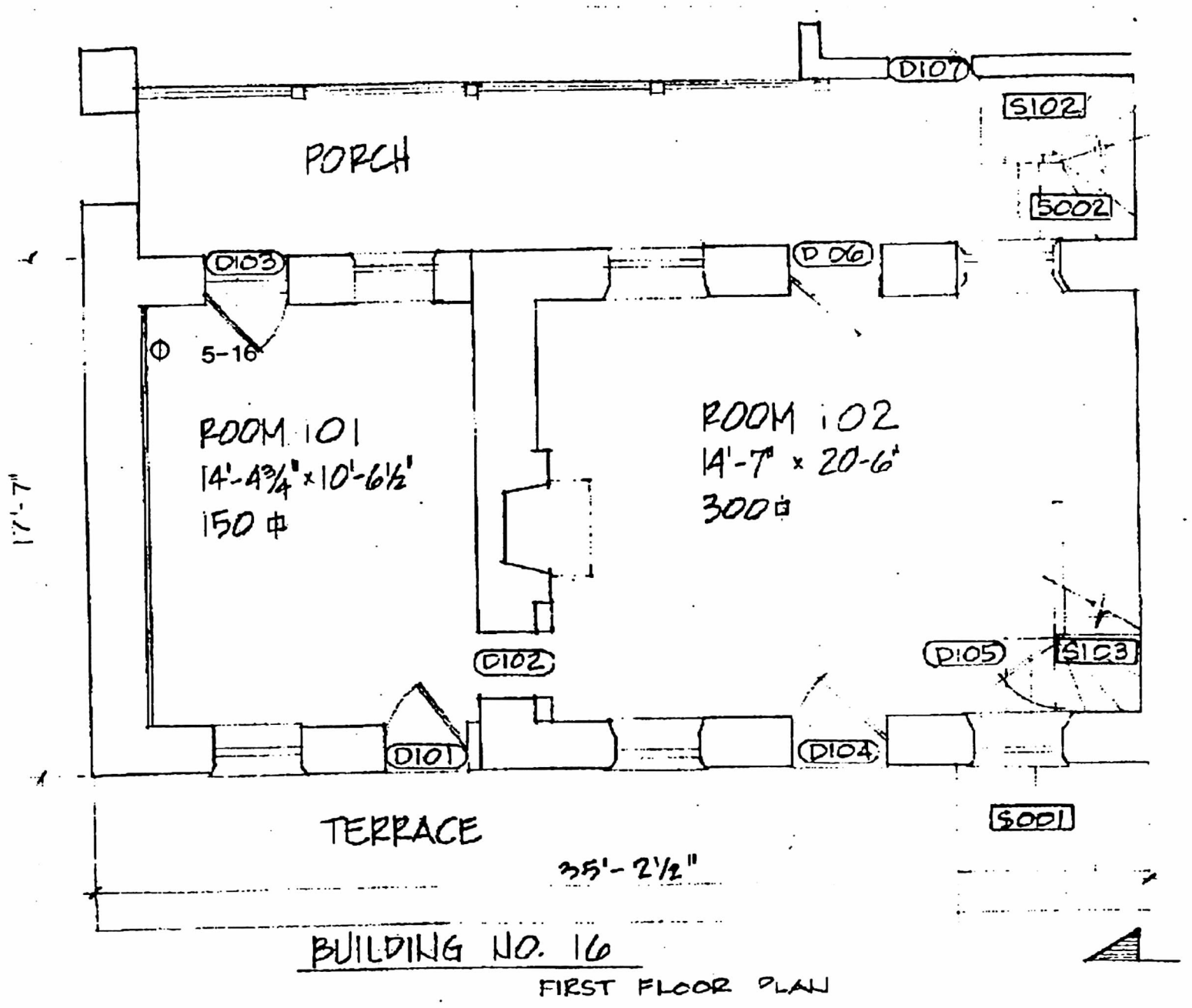
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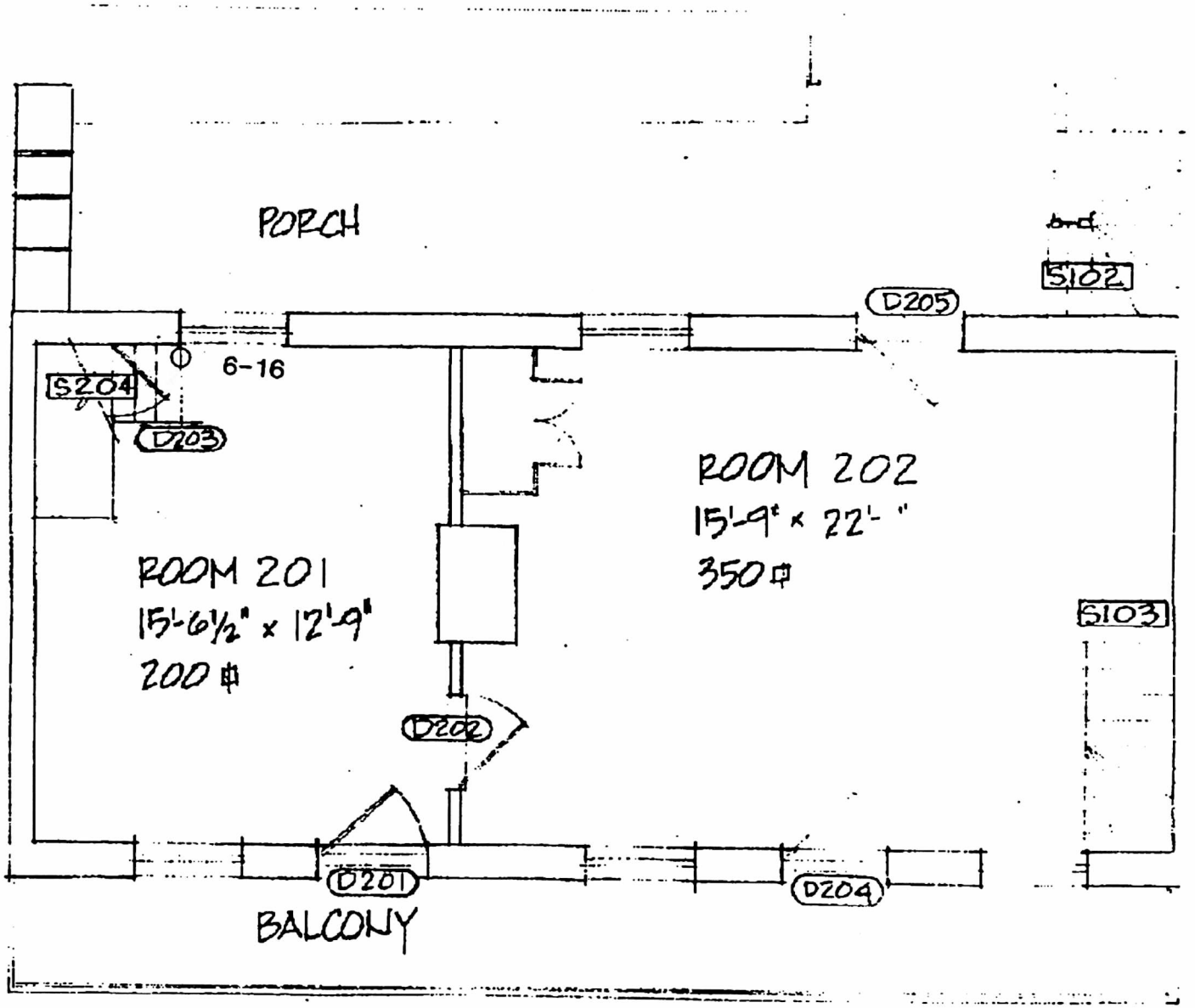
Analyst: DMA Radtech, Inc.

SECTION 4.0

SAMPLE LOCATION MAPS

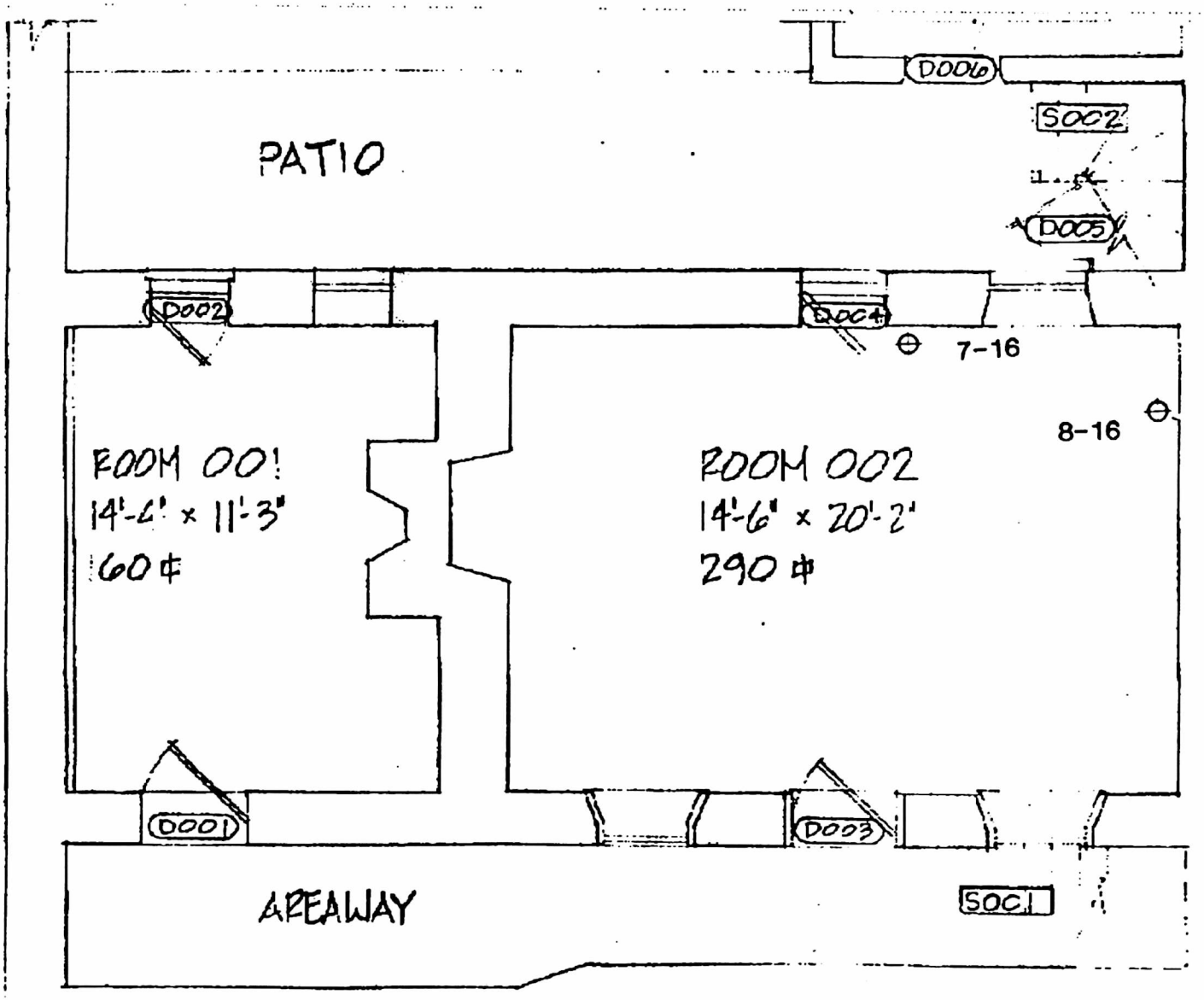

Building #16
Building #16A
HVAC
Door
9-16A
N


D107
S102
PORCH
S002
D103
D106
5-16
ROOM 101
14'-4¾" x 10'-6½"
150 ☆
ROOM 102
14'-7" x 20-6"
300 ☆
D102
D105
S103
D101
D104
TERRACE
S001
35'-2½"
BUILDING NO. 16
FIRST FLOOR PLAN



BUILDING NO. 16

SECOND FLOOR PLAN


PATIO
D006
S002
D005
D002
D004
7-16
8-16
ROOM 001
14'-4" x 11'-3"
160 ft
ROOM 002
14'-6" x 20'-2"
290 ft
D001
D003
AREAWAY
S001
BUILDING NO. 16
BASEMENT FLOOR PLAN
N

SECTION 5.0

COST ESTIMATE

SECTION 5.0 COST ESTIMATE

The cost estimate for removal of asbestos from the abandoned flue in Whitehall Tavern (Bldg. 7) on the 2nd floor will be $500.00 (Five Hundred Dollars).

Appendix J

Drawings

Chronological Drawing Index and Selected Drawings, 1998

INTRODUCTION

There is a rich history of architectural drawings associated with the Roeder House and Annex while it has been under National Park Service ownership. To date drawings which predate National Park Service ownership have not been located. Many drawings have been created since NPS took over management. These drawings may be sorted into two basic categories, documentation and design.

The drawings created for documentation purposes are of two classes—those by the Historic American Buildings Survey, and those by architects working in the field. Both are valuable for the information they contain. Drawings were specifically produced by NPS field architects for fabric investigation; today these might be called existing condition drawings.

Drawings categorized as "design" drawings are of value but are somewhat problematic. Many drawing codes are used to classify the various treatment projects requested by park managers and to identify funding packages and approved projects. In the case of the Roeder House and Annex at least three sets of drawings were prepared, none were ever approved. The Roeder House and Annex underwent a transformation during the rehabilitation; while much of the work called for was never accomplished, the existing drawings provide a glimpse of what the architects envisioned—an architectural museum. Although the drawings they produced may not have satisfied park managers desires, they do provide a wealth of information concerning the appearance and condition of the Roeder House as well as the intended treatment.

All drawings included in this Appendix are available, full size, at Harpers Ferry National Historical Park, as well as at the Denver Service Center, Technical Information Center. The Historic American Buildings Survey drawings are also available in the Library of Congress.

Chronological Drawing Index

A. ***Historic American Buildings Survey, The Roeder House, High Street, Harpers Ferry National Monument, Harpers Ferry, Jefferson County, West Virginia; HABS Survey No. WV-174, 1957***, delineated by Benj. F. Barr, C. F. Butts, Jas. Kise, W. A. Wisner; four sheets as follows:

1. First Floor Plan (basement), Detail of Window A
2. Second Floor Plan (first floor), Window Details B, C, and D
3. Third Floor Plan (second floor), Window Details E and H
4. Fourth Floor Plan (attic plan), Finish Schedule

B. These drawings are catalogued by Harpers Ferry National Historical Park as Park Drawing Numbers 16-1 through 16-12, dated 1961-1964.

16-1. ***Masonry Stabilization, Building No. 16, The Roeder Building, Harpers Ferry National Monument***; Prepared by: Division of Design and Construction, Office: Park; Drawn: R. Keune, Checked: A. W. Franzen; Region 5, PCP No. B-29; Northeast Elevation, Sheet 1 of 1, Drawing Number: HF-NM/ 3155, dated 03/03/61; note, "Working drawing as noted; Basic data: student's measured drawings - field data; no signatures in recommended or approved signature blocks

Masonry and Timber Stabilization, Building No. 16, The Roeder House, Harpers Ferry National Historical Park; Prepared by: Eastern Office, Office: Design & Construction; Drawn: Walmer (Alan); Region: Northeast; PCP No. B-57-2

16-2. Northwest Elevation, Southeast Elevation Section (cut along party wall between Bldgs. 15 & 16), Cornice Detail; Sheet 1 of (2), dated 03/10/64; Basic data: HABS Measured Dwgs. and Field Data; no signatures in recommended or approved signature blocks

16-3. Southwest Elevation, Northeast Elevation; Sheet 2 of (2), dated 03/17/64; Basic data: HABS Measured Dwgs. and Field Data; no signatures in recommended or approved signature blocks

16-4. ***Fabric Investigation—Second Floor, Building 16, Downtown Area, Harpers Ferry National Monument, W. Va.***; Prepared by: Design and Construction, Office: Park; Drawn: R. Mehl; Region: Northeast; Sheet 2 of (4), not dated (1964?); Interior Elevations and Floor Plan of Rooms 3, 4 and 5; no signatures in recommended or approved signature blocks

16-5. ***Fabric Investigation—Third Floor, Building 16, Downtown Area, Harpers Ferry National Monument, W. Va.***; Prepared by: Design and Construction, Office: Park; Drawn: R. Mehl; Region: Northeast; Sheet 3 of (4), not dated (1964?); Interior Elevations and Floor Plan of Rooms 6 and 7; no signatures in recommended or approved signature blocks

16-6. ***Fabric Investigation—Fourth Floor, Building 16, Downtown Area, Harpers Ferry National Monument, W. Va.***; Prepared by: Design and Construction, Office: Park; Drawn: R. Mehl; Region: Northeast; Sheet 4 of (4), not dated (1964?); Interior Elevations and Floor Plan of Rooms 8 and 9; no signatures in recommended or approved signature blocks

The following sheets which are unofficially numbered park drawings 16-7 through 16-12 and contain architectural treatment recommendations and existing condition annotations. These drawings, which are part of a six sheet set, are NOT signed in either the recommended or approved signature boxes. They were completed in the latter part of 1964.

Building # 16—The Roeder House, Lower Town, Harpers Ferry National Historical Park, Prepared by: Eastern Office, Design and Construction; Office: Park; Region: Northeast; PCP NO.: HAFE-B-29-2; Drawing NO.: NHP-HF/ 3109; various dates as per sheet notation.

16-7. First Floor Plan, Second Floor Plan; Designed, Drawn & Checked by Franzen; Sheet 1 of 6; dated 12/22/64; Basic Data: HABS drawings and Building Survey Report

16-8. Third Floor Plan, Fourth Floor Plan; Designed, Drawn & Checked by Franzen; Sheet 2 of 6; dated 12/22/64; Basic Data: HABS drawings and Building Survey Report

16-9. Southwest Elevation, SW Elevation Masonry Stabilization Diagram, Elevation Inside Areaway; Drawn: Walmer; Checked: Franzen; Sheet 3 of 6, dated 9/64; Basic Data: Field Survey, Old Photographs, Building Survey Report and HABS Drawings

16-10. Northwest Elevation, Section—Inside Party Wall with Bldg. No. 15; Drawn: Walmer; Checked: Franzen; Sheet 4 of 6, dated 9/64; Basic Data: Building Survey Report, HABS Drawings and Field Survey

16-11. Northeast Elevation, Basement Floor Detail; Drawn: Walmer; Checked: Franzen; Sheet 5 of 6, dated 9/64; Basic Data: HABS Drawings, Building Survey Report and Field Measurements

16-12. Cornice, Dormer, & Roof Details; Wall Plate—Top Cornice; Roofing—General Notes; Gutter Hanger; Snowboard Bracket; Dormer & Attic Mould Profiles; Drawn: Walmer; Checked: Franzen; Sheet 6 of 6, dated 8/64; Basic Data: Field Survey, Building Survey Report and HABS Drawings

C. *Building No. 16—The Roeder House, Masonry and Timber Stabilization Investigation Drawings, 1964*, drawings are on 8 1/2 by 11 inch onion skin paper and were possibly the tracings for the more formal drawings listed above in group B. Notes on these drawings indicate they were completed after 7/64 (July 1964). Numbers assigned by HPTC in 1998.

1. Southwest Elevation
2. Southwest Elevation Masonry Openings
3. Northeast Elevation (not labeled)
4. Basement Plan
5. First Floor Plan
6. First Floor Framing Plan
7. Second Floor Plan

D. ***Inventory and Condition Assessment Program (ICAP) Drawings, 1990;*** prepared by Harpers Ferry NHP Historical Architect Krista Pace Copeland as part of the National Capital Region ICAP program; dated approximately July to October 1990. This set of floor plans updated the room numbers and door and window numbers which are used to describe the building today.

1. Basement Floor Plan
2. First Floor Plan
3. Second Floor Plan
4. Attic Floor Plan

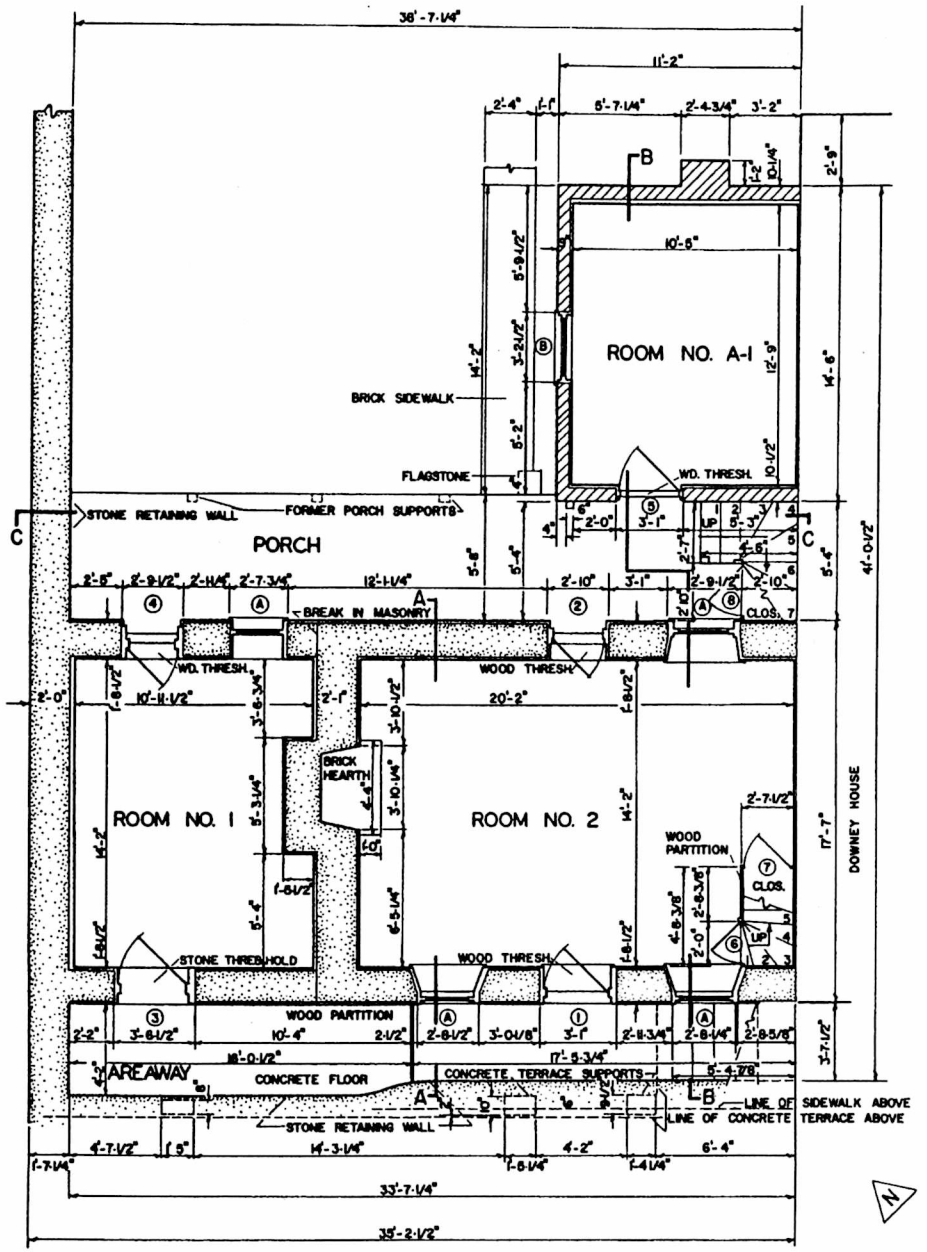
E. ***Historic American Buildings Survey, Roeder House, NE Corner Intersection of High Street and Hog Alley, Harpers Ferry, Jefferson County, West Virginia; HABS Survey No. WV-174 ADDENDA, Summer 1992;*** seven sheets.

The field recording was conducted by Project Supervisor Andrew Wenchel and Architecture Technicians Heather Brunken, Lee Eric Hughart, Robert P. Neely, and Vita Ruskyte. Eric Ford from the Williamsport Preservation Training Center provided assistance. Final inking was completed by Richard A. Ventrone, Jr.

1. Cover Sheet, Location Map, Site Map, Project Description
2. Ground Floor Plan, First Floor Plan
3. Second Floor Plan, Attic Floor Plan
4. Roof Plan
5. Northwest Elevation, Southwest Elevation
6. Northeast Elevation, Section A-A (longitudinal axis)
7. Section B-B (longitudinal axis), Section C-C/D-D (lateral axis)

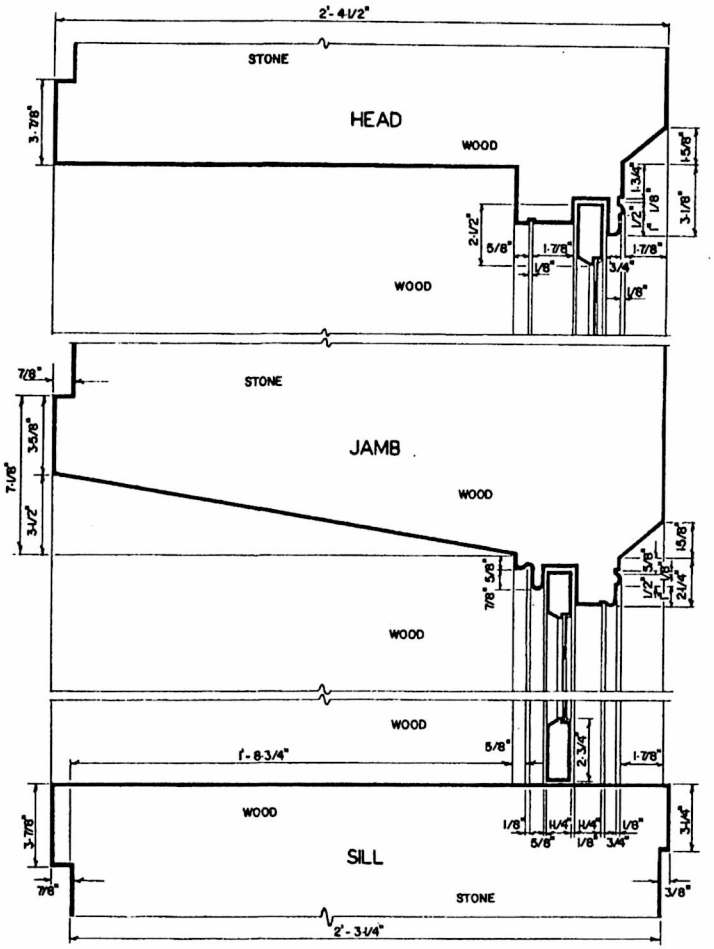
F. ***HVAC Rehabilitation, Buildings 16A, 8, 9, 10, 11, 11A, Harpers Ferry National Historical Park, 1996***; prepared by National Capital Area Maintenance and Design Branch; Drawing No. 385/ 80079, dated November 1996, 16 sheets. Provided for reference only, drawings not included in HSR, they are available either through the park, the Region, or the Denver Service Center.

G. ***The Roeder House and Annex, Buildings 16/ 16A, Harpers Ferry National Historical Park, Architectural Rehabilitation; to be completed summer 1998;*** prepared by the NPS Historic Preservation Training Center; Drawing No. 385/ 80084; *(HPTC Day-Labor Construction Drawings).*



FIRST FLOOR PLAN

SCALE 1/4"=1'-0"



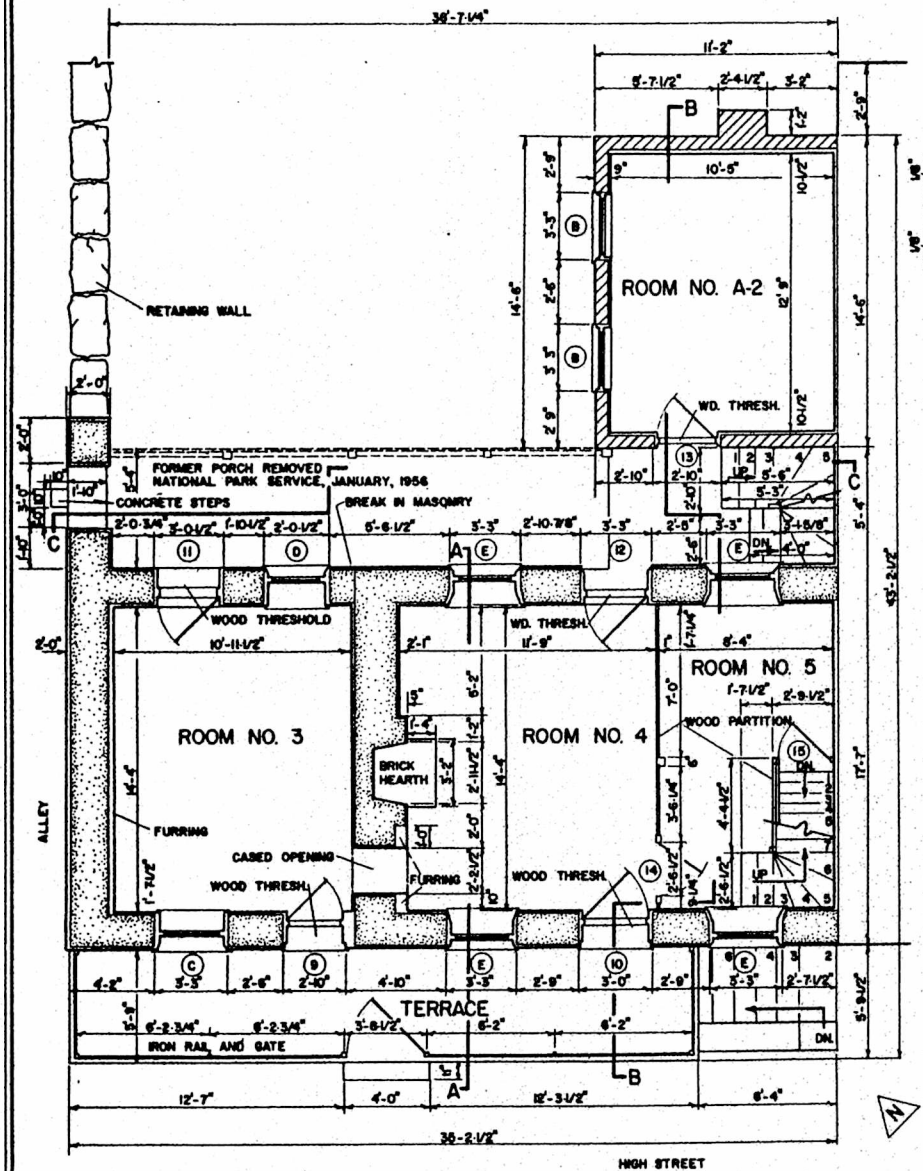
DETAIL OF WINDOW A

SCALE 3" = 1'-0"

BENJ. F. BARR, C. F. BUTTS, JAS. N. KISE, W. A. WISNER, DEL. 1957

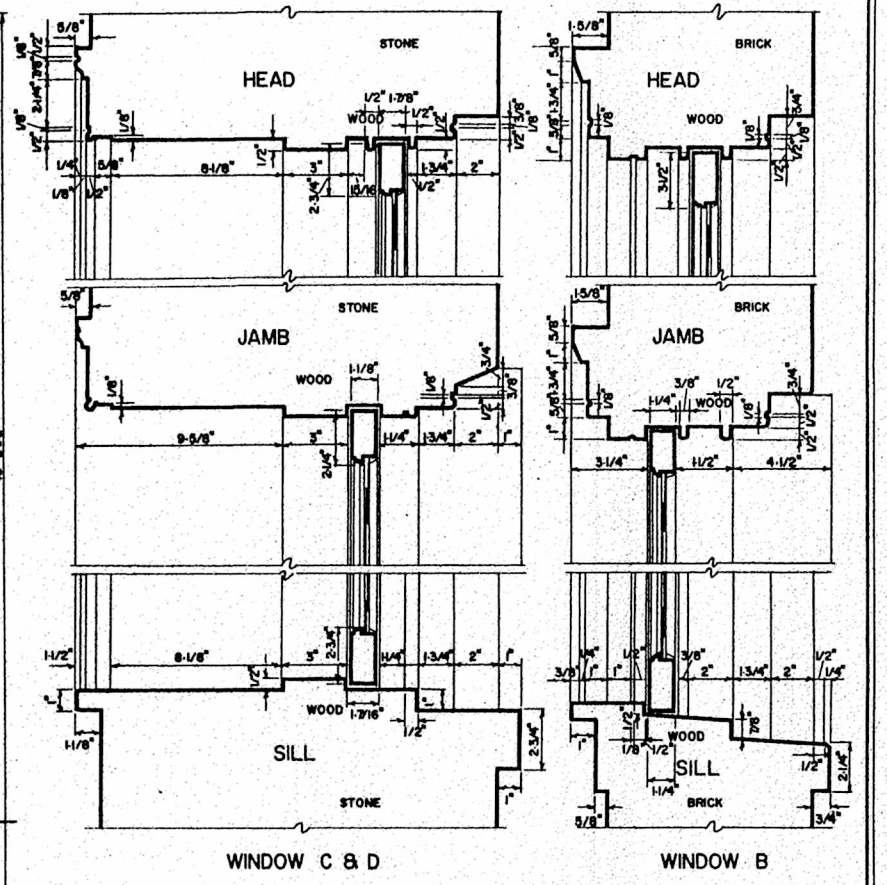
HARPERS FERRY NATIONAL MONUMENT UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN	NAME OF STRUCTURE THE ROEDER HOUSE HIGH STREET, HARPERS FERRY NATIONAL MONUMENT, HARPERS FERRY, JEFFERSON COUNTY, WEST VIRGINIA	SURVEY NO. WV—174	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 1 OF 4 SHEETS

TRIM LINE



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



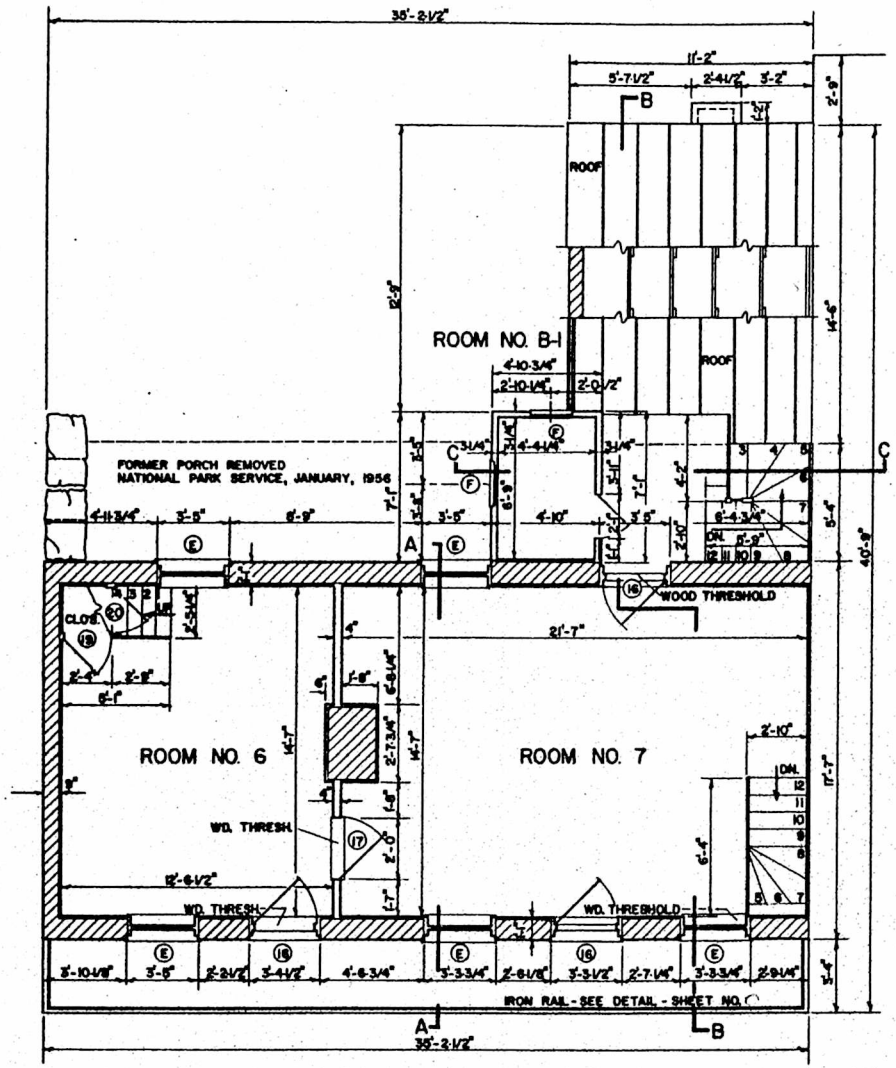
WINDOW DETAILS

SCALE 3"=1'-0"

BENJ. F. BARR, C. F. BUTTS, JAS. N. KISE, W. A. WISNER, DEL. 1957

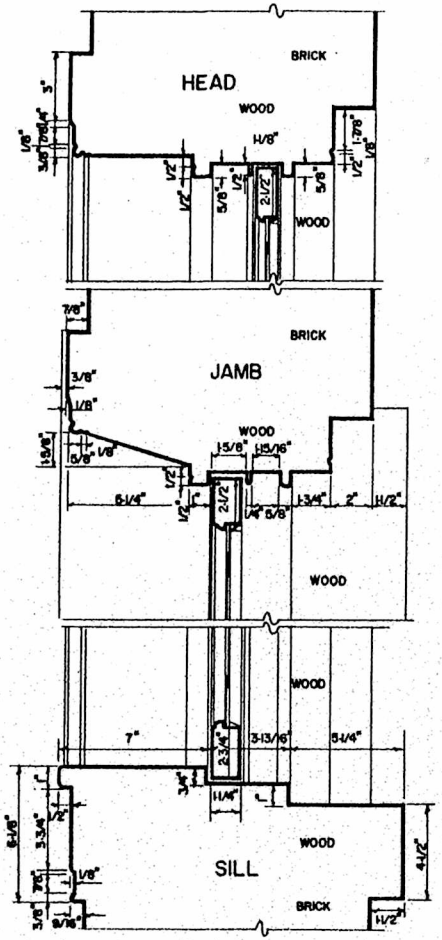
HARPERS FERRY NATIONAL MONUMENT UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN	NAME OF STRUCTURE THE ROEDER HOUSE HIGH STREET, HARPERS FERRY NATIONAL MONUMENT, HARPERS FERRY, JEFFERSON COUNTY, WEST VIRGINIA	SURVEY NO. WV-174	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 2 OF 4 SHEETS

TRIM LINE

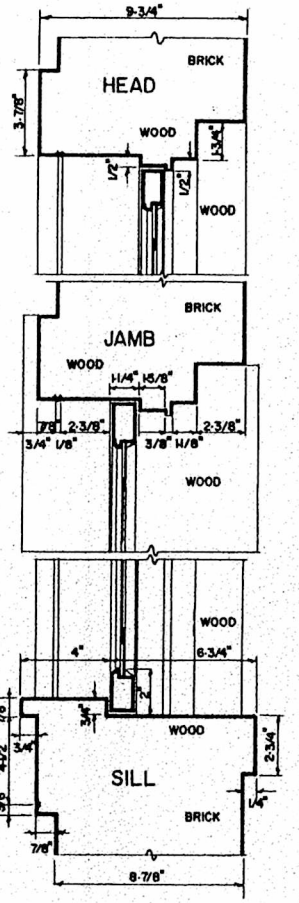


THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"



WINDOW E



WINDOW H

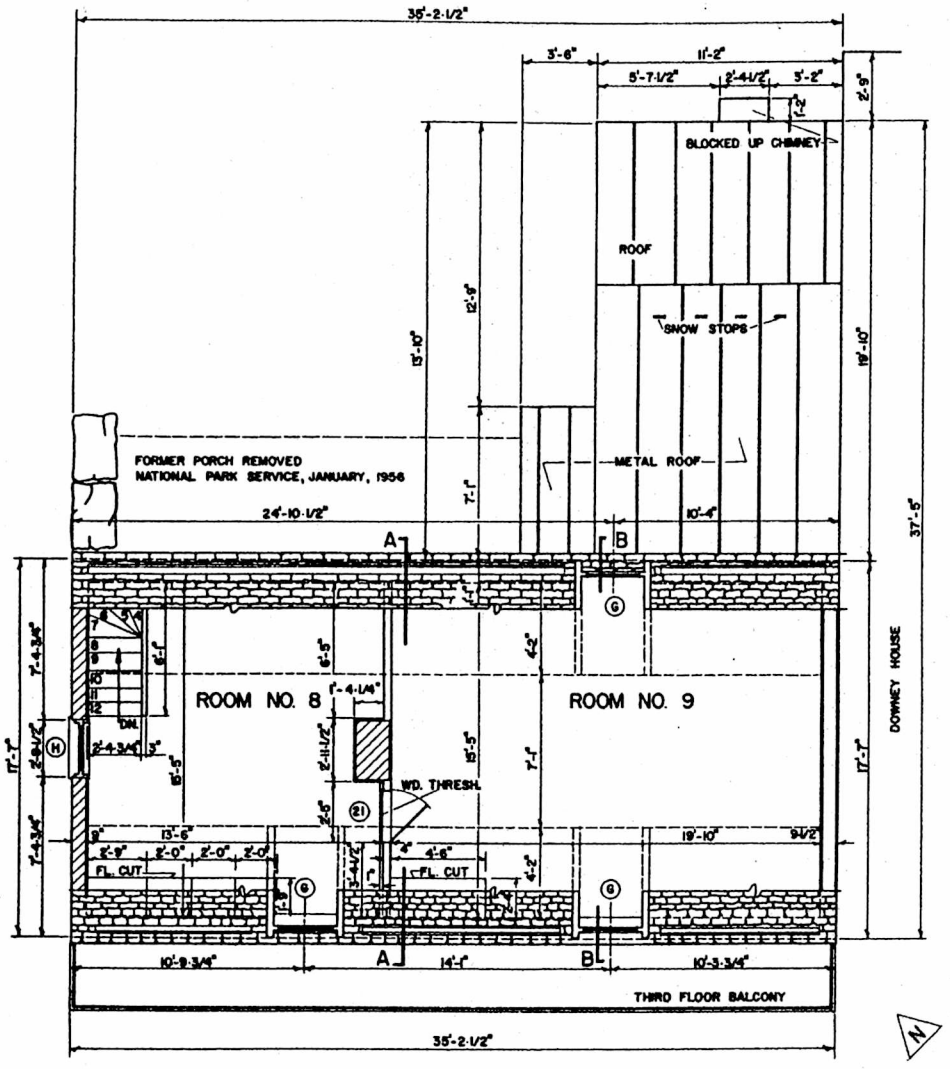
WINDOW DETAILS

SCALE: 3"=1'-0"

BENJ. F. BARR, C. F. BUTTS, JAS. N. KISE, W. A. WISNER, DEL. 1957

HARPERS FERRY NATIONAL MONUMENT UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN	NAME OF STRUCTURE THE ROEDER HOUSE HIGH STREET, HARPERS FERRY NATIONAL MONUMENT, HARPERS FERRY, JEFFERSON COUNTY, WEST VIRGINIA	SURVEY NO. WV-174	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 3 OF 4 SHEETS

TRIM LINE



FOURTH FLOOR PLAN

SCALE: 1/4"=1'-0"

FT. 0 1 2 3 4 5 6 7 8 9 10 11 12

M. 0 1 2 3

IN. 0 1 2 3 4 5 6 7 8 9 10 11 1

FINISH SCHEDULE

ROOM NO.	FLOOR	WALLS	CEILING
1	CONCRETE	3 WALLS PLASTER ON MASONRY 4th WALL PLASTER ON 4" WOOD FURRING	PLASTER ON WD. LATH
2	3-1/2" x 7/8" T. & G. ON 5-1/2" x 2" SLEEPERS 2'-0" O.C. LAID ON EARTH FILL	3 WALLS PLASTER ON MASONRY 4th WALL PLASTER ON LATH - 7/8" FURRING WAINSCOTING 3/4" T. & G. 3'-5-1/2" HIGH	PLASTER ON WD. LATH
A-1	6"-13" RANDOM BOARDS ON 2"x6" JOISTS 2'-0" O.C.	PLASTER ON MASONRY	PLASTER ON WD. LATH
3	4-1/2"-6" RANDOM BOARDS ON 2"x6" JOISTS	PLASTER ON MASONRY	PLASTER ON WD. LATH
4	ORIGINAL WD. FLOOR 11" PLANK - 2"x7" JOISTS	3 WALLS PLASTER ON MASONRY 4 WALL 3-1/4" T. & G. PARTITION	PLASTER ON SPLIT OAK LATH
5	ORIGINAL WD. FLOOR 11" PLANK - 2"x7" JOISTS	3 WALLS PLASTER ON MASONRY 4th WALL 3-1/4" T. & G. PARTITION	PLASTER ON SPLIT OAK LATH
A-2	5"-7-1/2" RANDOM WD. 2"x7" JOISTS 2'-0" O.C.	PLASTER ON MASONRY	PLASTER ON WD. LATH
6	7-1/2" BOARDS	PLASTER ON MASONRY	PLASTER ON WD. LATH
7	5-3/4" BOARDS	PLASTER ON MASONRY	PLASTER ON SPLIT OAK LATH
B-1	3" BOARDS	3 WALLS 3-1/2" T. & G. 4th WALL PLASTER ON MASONRY	3-1/4" T. & G.
8	3-1/2"- 5 1/2" RANDOM BOARDS	3 WALLS PLASTER ON MASONRY 4th WALL PLASTER ON WD. LATH	PLASTER ON WD. LATH
9	5-1/2"- 8-1/2" RANDOM BOARDS	2 WALLS PLASTER ON MASONRY 2 WALLS PLASTER ON SPLIT OAK LATH	PLASTER ON SPLIT OAK LATH

ABBREVIATIONS:
WD. THRESH. = WOOD THRESHOLD
CLOS. = CLOSET
FL. CUT = FLOOR CUT
DN. = DOWN

BENJ. F. BARR, C.F. BUTTS, JAS. N. KISE, W. A. WISNER, DEL. 1957

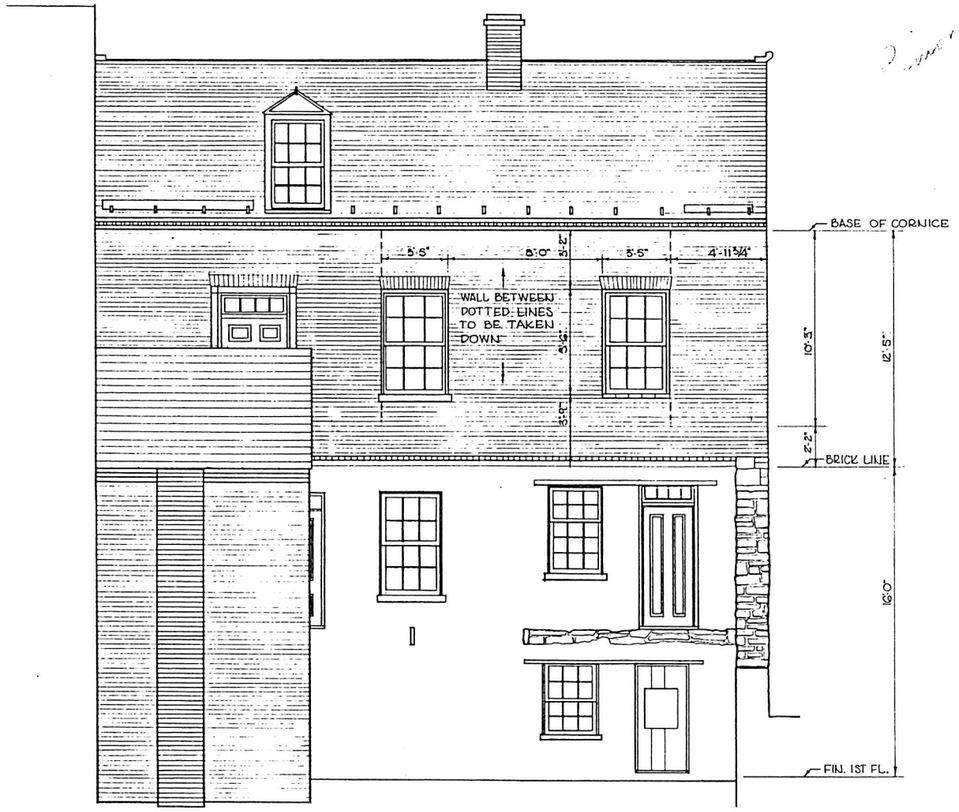
HARPERS FERRY NATIONAL MONUMENT
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE
THE ROEDER HOUSE
HIGH STREET, HARPERS FERRY NATIONAL MONUMENT, HARPERS FERRY, JEFFERSON COUNTY, WEST VIRGINIA

SURVEY NO. WV-174

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 4 OF 4 SHEETS

TRIM LINE



NORTHEAST ELEVATION
SCALE : 1/4"-1'-0"

Drawn & Traced

16-1

WORKING DRAWING
SCALE AS NOTED

RECOMMENDED

	DATE
ACTING CHIEF E O D C	
SUPERINTENDENT	
REGIONAL DIRECTOR	
CHIEF D & C	

APPROVED
DIRECTOR

MARK	DESCRIPTION OF REVISION	DATE	INITIAL

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
DIVISION OF DESIGN AND CONSTRUCTION
PREPARED BY
PARK
OFFICE

MASONRY STABILIZATION
TITLE OF DRAWING
BUILDING NUMBER 16, THE BOEHER BUILDING
LOCATION WITHIN PARK
HARPERS FERRY NATIONAL MONUMENT
NAME OF PARK

ORIENTATION

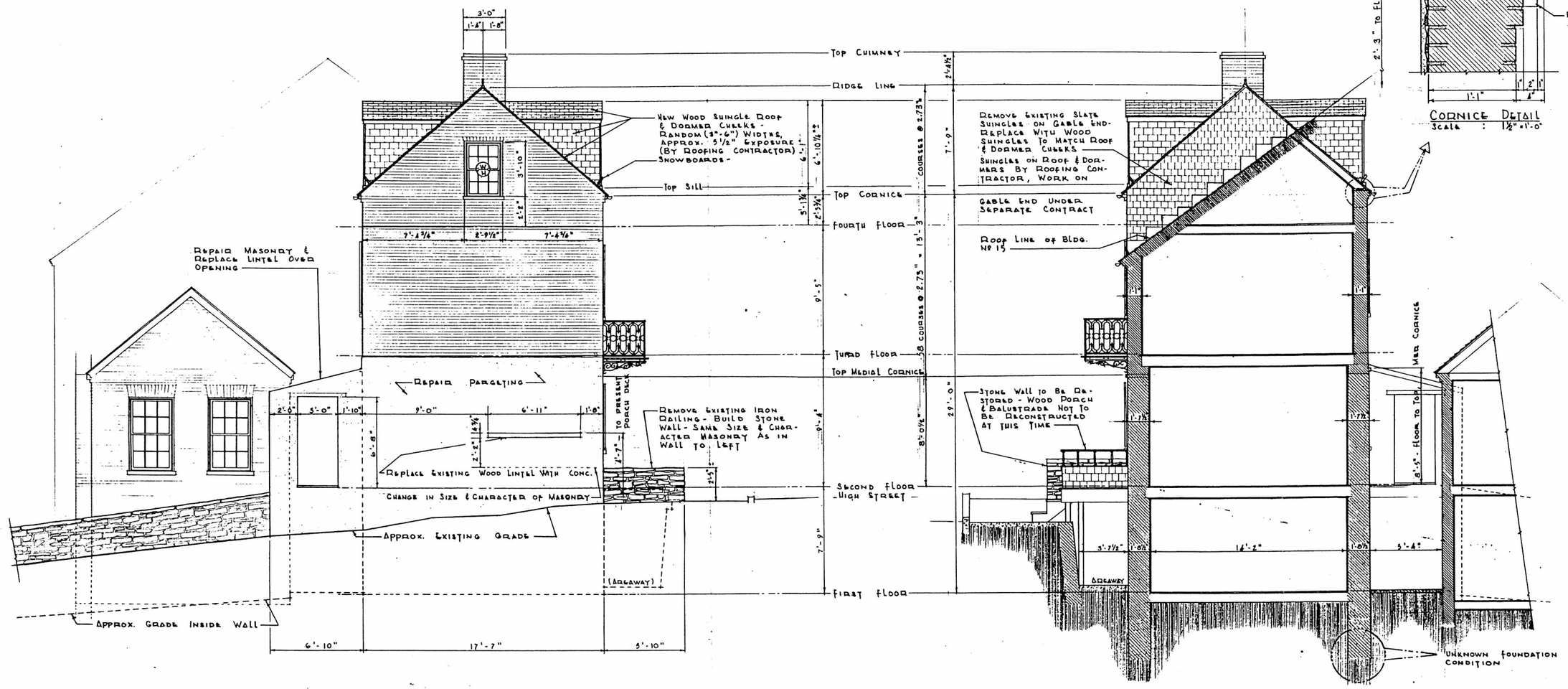
PREPARED

DESIGNED	R. KEUNE
DRAWN	A.W. FRANZEN
CHECKED	

REVISED

REGION	FIVE
PCP NO.	8 - 29
SHEET	1 OF 1
DRAWING NO.	HF - NM 3155
DATE	3-3-61

DATA STUDENT'S MEASURED DRAWINGS - FIELD DATA



NORTHWEST ELEVATION
Scale : ⅛" = 1'-0"

SOUTHEAST ELEVATION
Section Cut Along Party Wall Between Bldgs 15 & 16
Scale : ⅛" = 1'-0"

DATA : U.A.B.S. Measured Dwgs. & Field Data

ORIENTATION

PREPARED
DESIGNED Walker
DRAWN
CHECKED

16-2

MARK	DESCRIPTION OF REVISION	DATE	INITIAL

REVISED

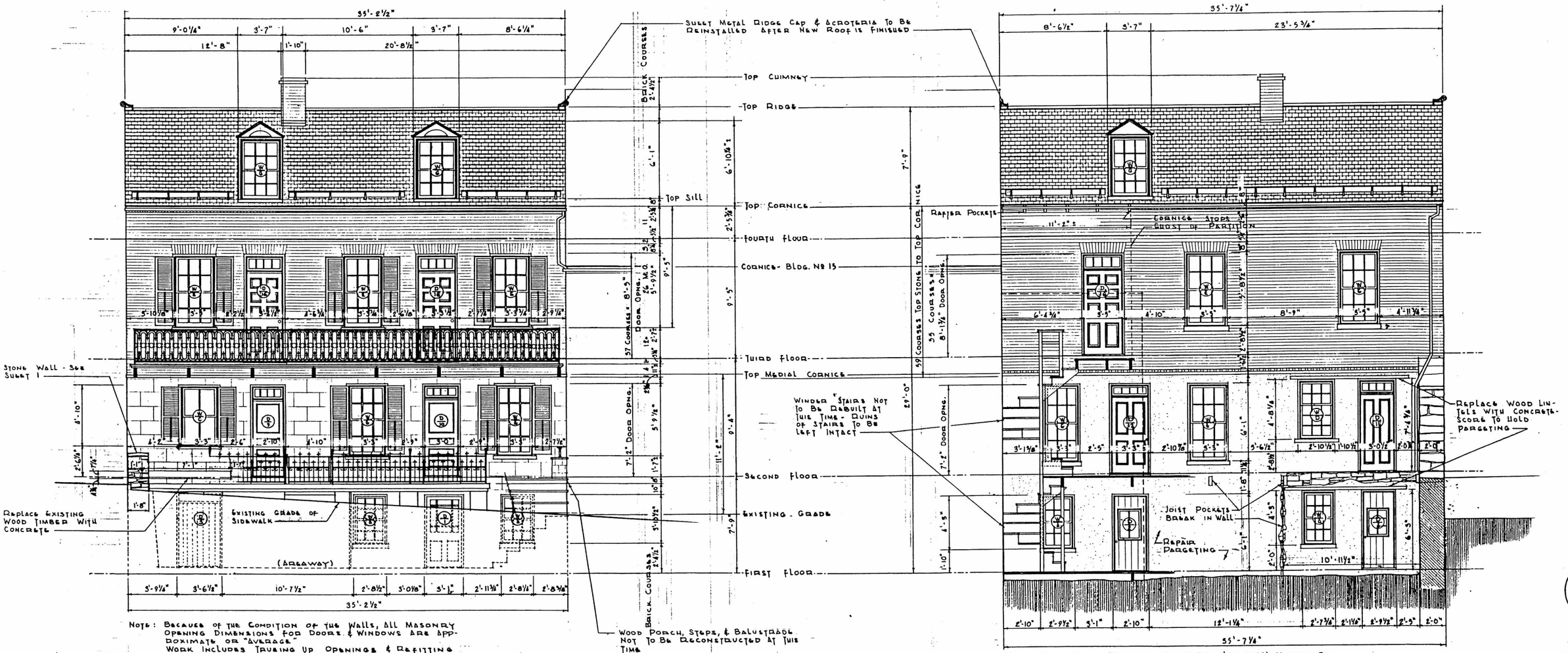
SCALE As Noted

RECOMMENDED
DATE
APPROVED

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
EASTERN OFFICE
PREPARED BY
DESIGN & CONSTRUCTION
OFFICE

MASONRY & TIMBER STABILIZATION
TITLE OF DRAWING
BUILDING No 16 : THE ROLDER HOUSE
LOCATION WITHIN PARK
HARPER'S FERRY NATIONAL HISTORICAL PARK
NAME OF PARK

REGION NORTHEAST
PCP NO. B-57-2
SHEET 1 OF
DRAWING NO.
DATE 8/10/66



NOTE: BECAUSE OF THE CONDITION OF THE WALLS, ALL MASONRY OPENING DIMENSIONS FOR DOORS & WINDOWS ARE APPROXIMATE OR "AVERAGE." WORK INCLUDES TAKING UP OPENINGS & REFITTING FRAMES, HEADS, SILLS WHERE REQUIRED.

SOUTHWEST ELEVATION
Scale ¼" = 1'-0"

NOTE: WOOD PORCH (REMOVED BY N.P.S., JAN. 1956) NOT TO BE RECONSTRUCTED AT THIS TIME - REMAINS & EVIDENCE OF PORCH NOT TO BE DISTURBED.

NORTHEAST ELEVATION
Scale ¼" = 1'-0"

DATA: H.A.B.S. MEASURED DWGS. & FIELD DATA

ORIENTATION

PREPARED
DESIGNED WALMER
DRAWN
CHECKED

16-3

SCALE As Noted

MARK	DESCRIPTION OF REVISION	DATE	INITIAL

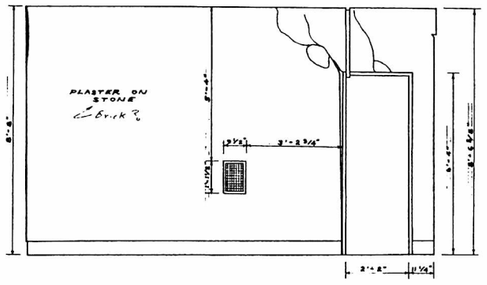
REVISED

RECOMMENDED
DATE
APPROVED

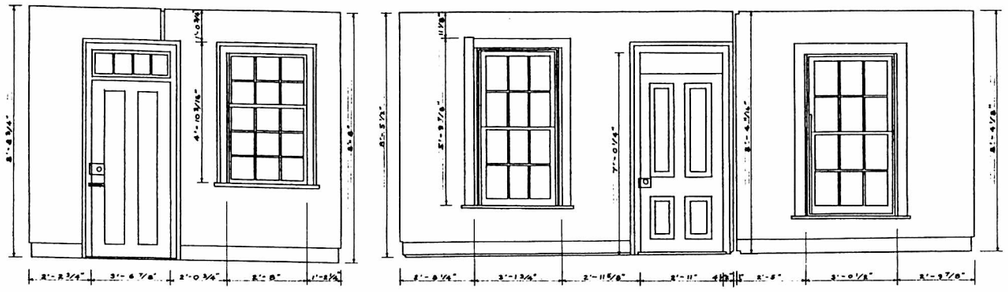
UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
EASTERN OFFICE
PREPARED BY OFFICE
DESIGN & CONSTRUCTION

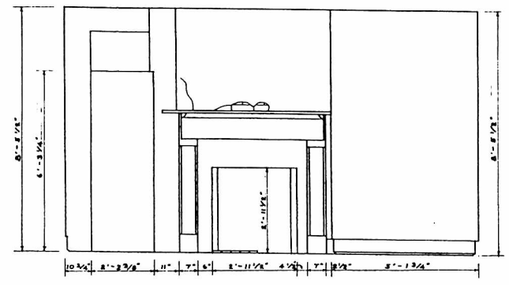
MASONRY & TIMBER STABILIZATION
TITLE OF DRAWING
BUILDING No 16 : THE ROEDER HOUSE
LOCATION WITHIN PARK
HARPER'S FERRY NATIONAL HISTORICAL PARK
NAME OF PARK

REGION NORTHEAST
PCP NO. B-57-2
SHEET 2 OF
DRAWING NO.
DATE 3/17/66

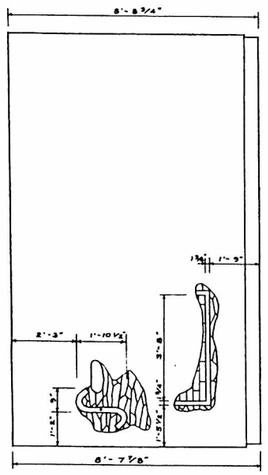


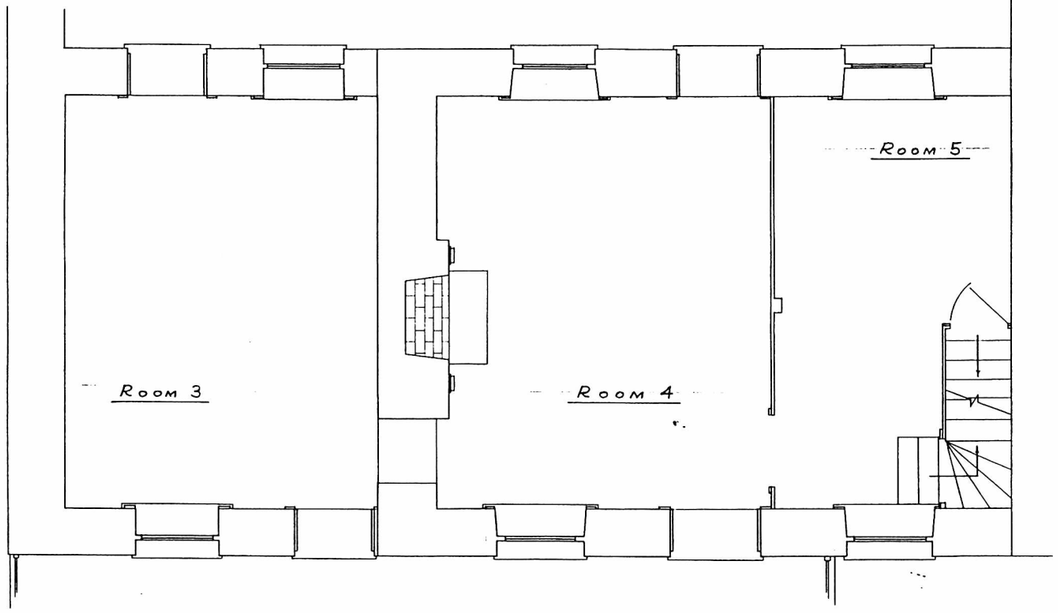
SOUTHEAST WALL OF ROOM 3

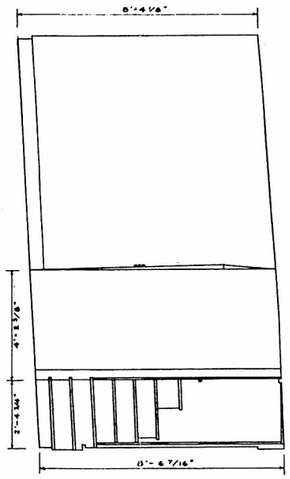


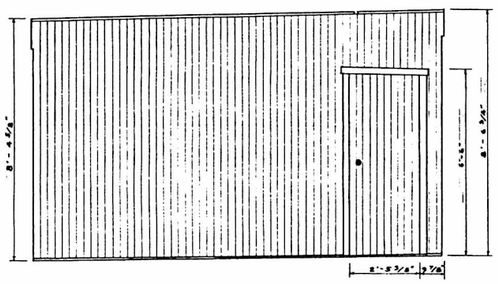


NORTHWEST WALL OF ROOM 4

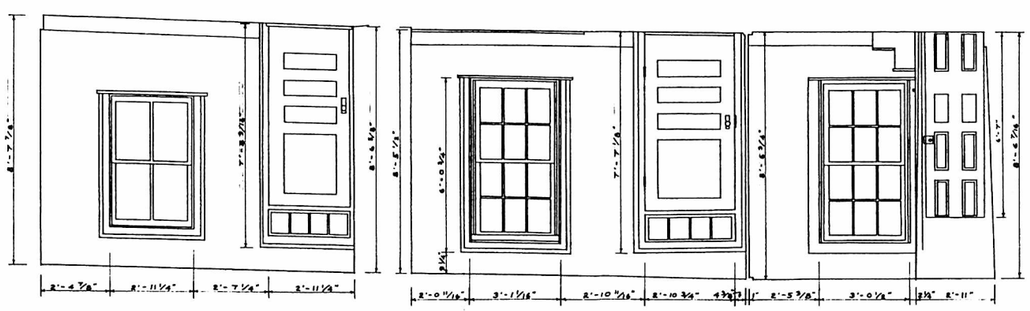


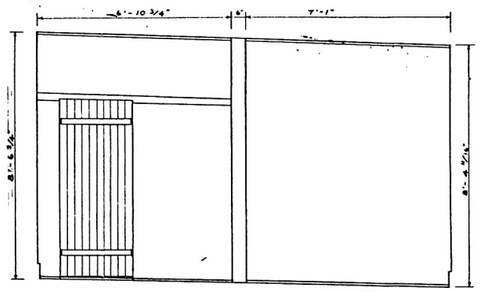






SOUTHEAST WALL OF ROOM 4





NORTHWEST WALL OF ROOM 5

NORTH ORIENTATION

16-4

SCALE 3/8" = 1'-0"

MARK	DESCRIPTION OF REVISION	DATE	INITIAL

RECOMMENDED

DATE

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NATIONAL PARK SERVICE
DESIGN AND CONSTRUCTION
PREPARED BY
PARK OFFICE

FABRIC INVESTIGATION — SECOND FLOOR
TITLE OF DRAWING

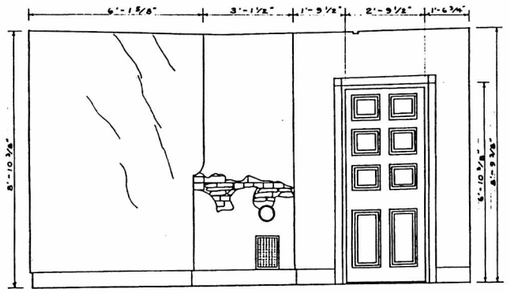
BUILDING 16 DOWNTOWN AREA
LOCATION WITHIN PARK

HARPERS FERRY NATIONAL MONUMENT, W. VA.
NAME OF PARK

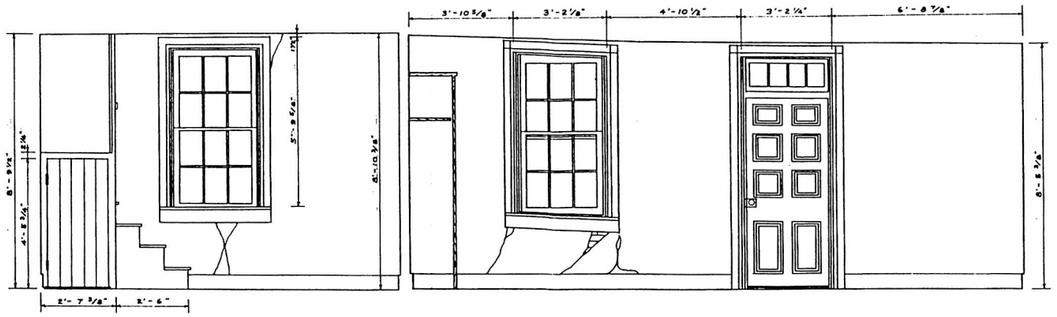
PREPARED
DESIGNED R. MEHL
DRAWN
CHECKED
DATE

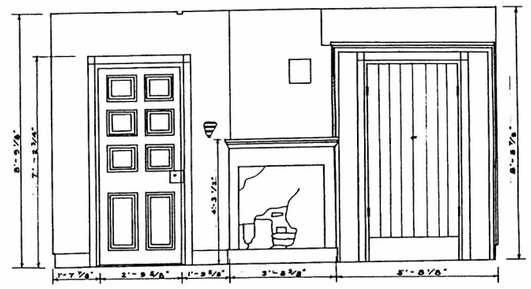
REVISED

REGION NORTHEAST
PCP NO.
SHEET 2 OF
DRAWING NO. NM ÷ HF
DATE

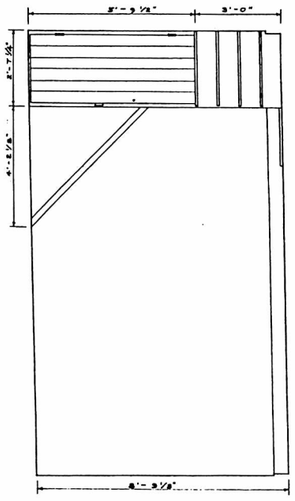


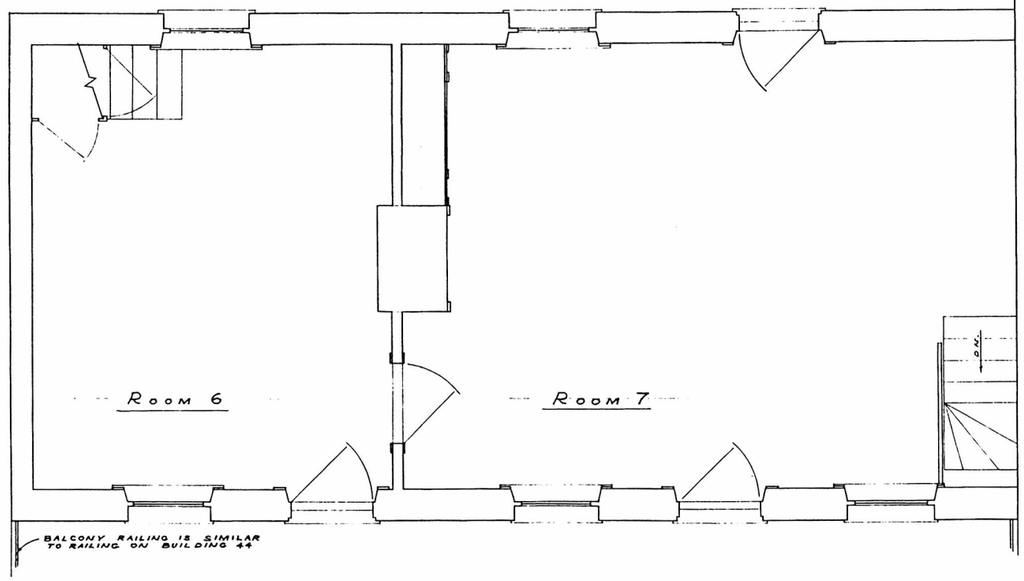
SOUTHEAST WALL OF ROOM 6

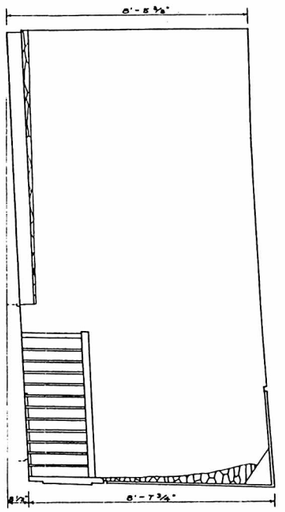


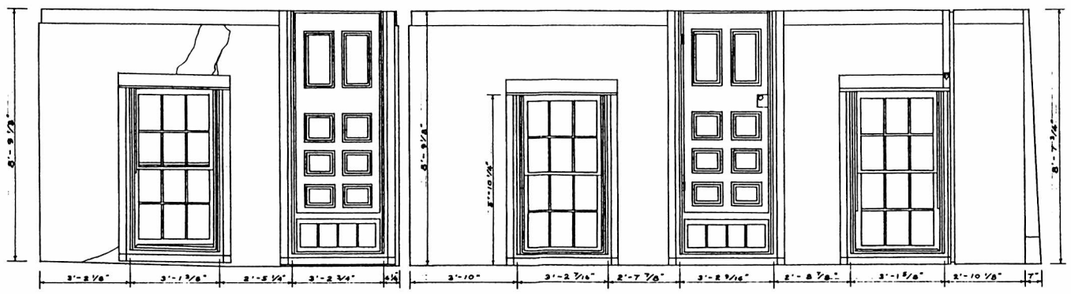


NORTHWEST WALL OF ROOM 7









NORTH ORIENTATIO

PREPARED

DESIGNED R. MEHL

DRAWN

CHECKED

SCALE 3/8" = 1'-0"

MARK	DESCRIPTION OF REVISION	DATE	INITU
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RECOMMENDED

DATE

APPROVED

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DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
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PREPARED BY
PARK :
OFFICE

FABRIC INVESTIGATION. — THIRD FLOOR
TITLE OF DRAWING
BUILDING 16 ; DOWNTOWN AREA
LOCATION WITHIN PARK
HARPERS FERRY NATIONAL MONUMENT, W.VA.
NAME OF PARK

REGION NORTHEAS

PCP NO.

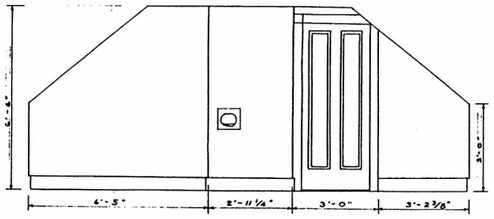
SHEET 3 OF

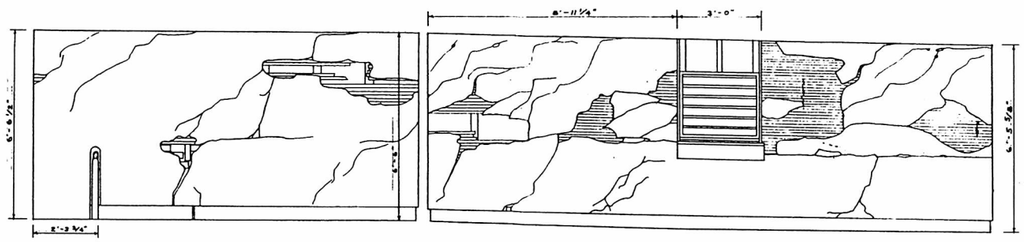
DRAWING NO NM÷HF

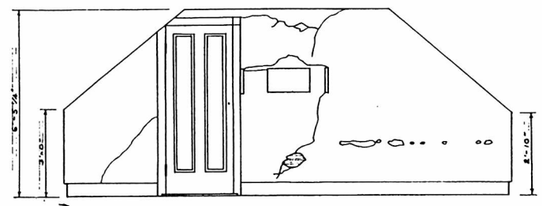
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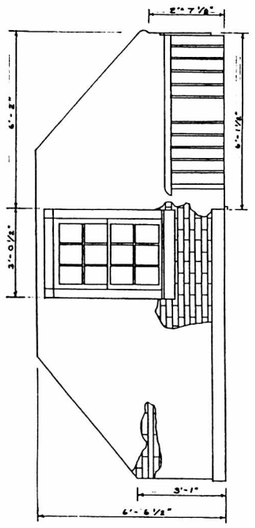
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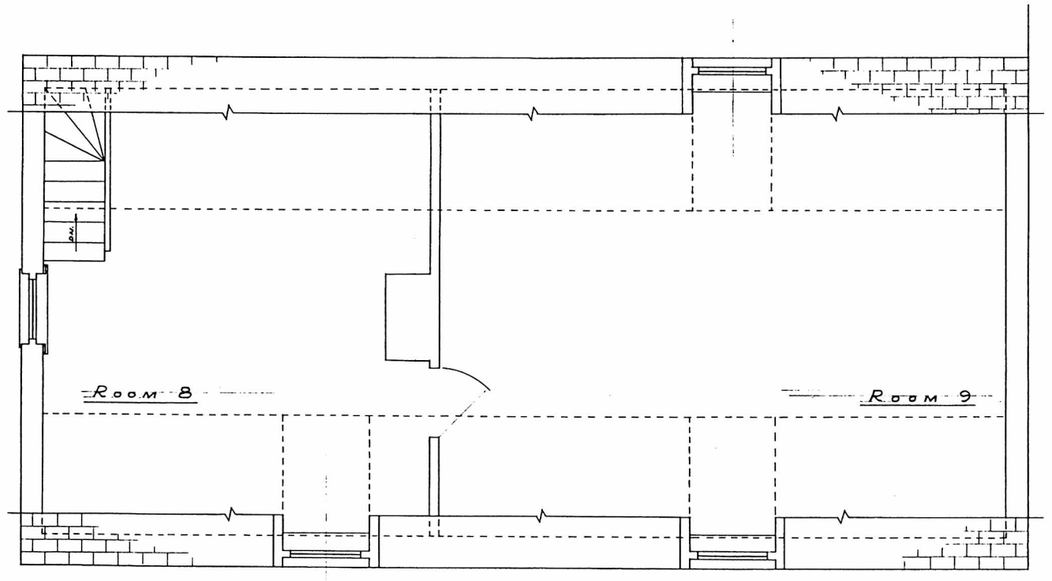
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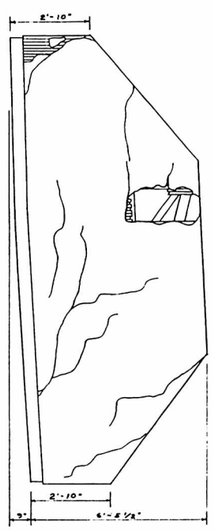


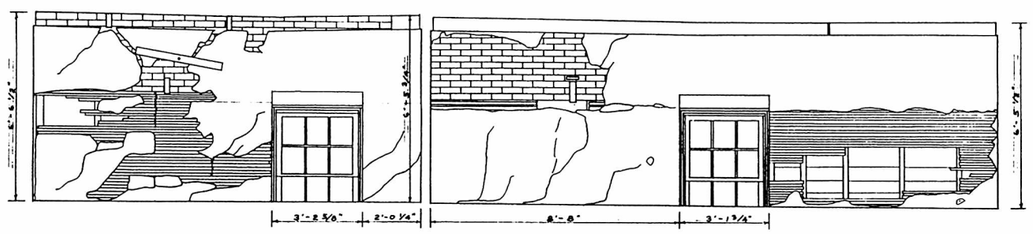














NORTH ORIENTATIO

PREPARED

DESIGNED
R. MEHL
DRAWN

CHECKED

DATE | INITIA
REVISED

16.6

SCALE 3/8" = 1'-0"

MARK	DESCRIPTION OF REVISION

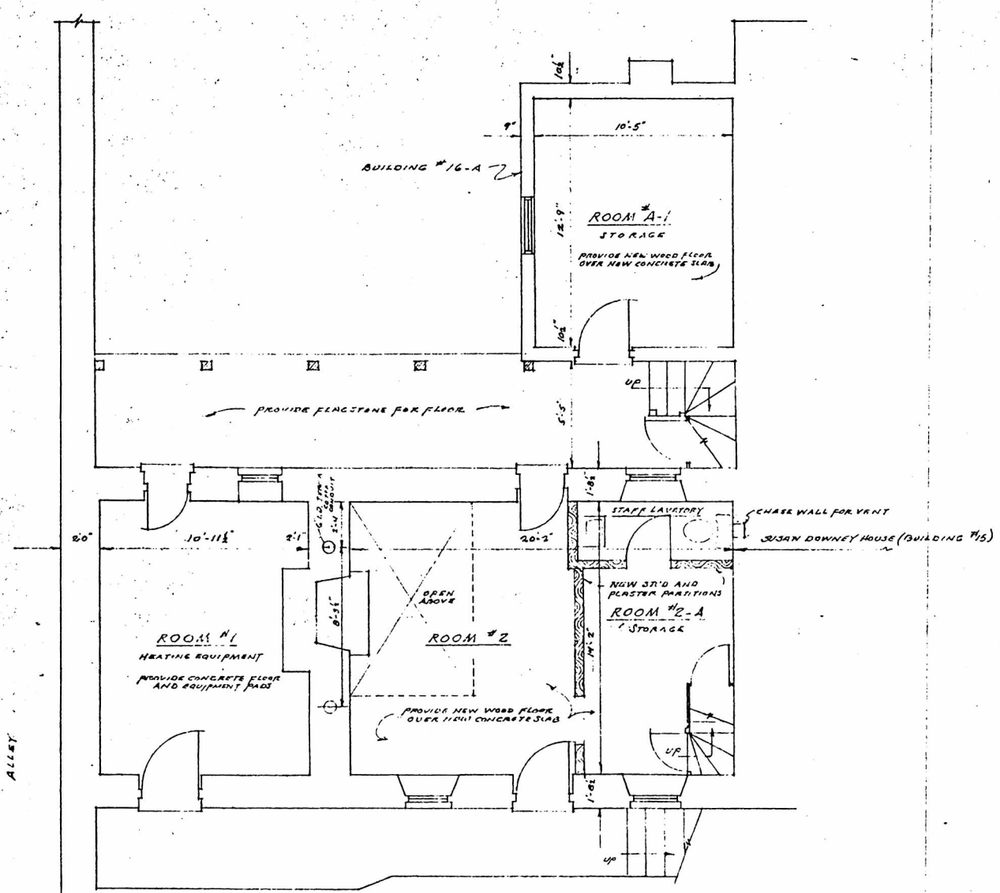
RECOMMENDED
DATE
APPROVED

UNITED STATES
DEPARTMENT OF THE INTERIOR
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DESIGN AND : CONSTRUCTION
PREPARED BY
PARK : OFFICE

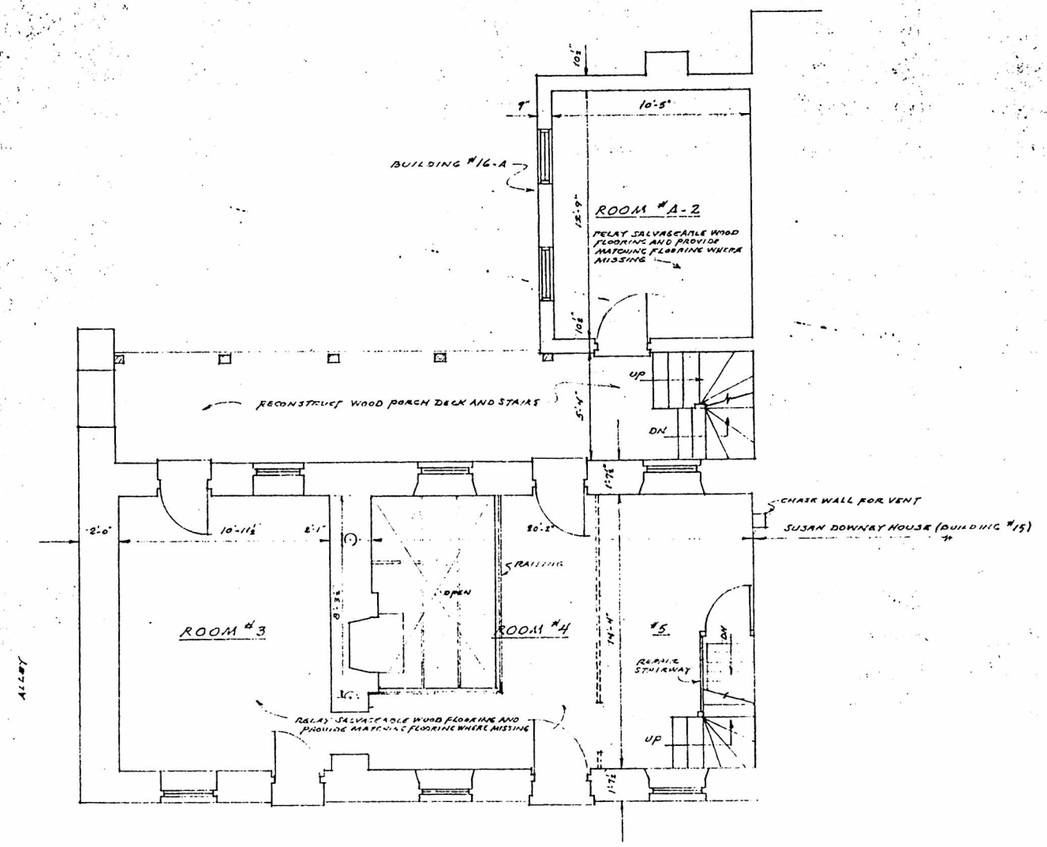
FABRIC INVESTIGATION — FOURTH FLOOR
TITLE OF DRAWING
BUILDING 16 ; DOWNTOWN AREA
LOCATION WITHIN PARK
HARPERS FERRY NATIONAL MONUMENT, W.VA.
NAME OF PARK

REGION
NORTHEAS
PCP NO.
SHEET 4 OF
DRAWING NO.
NM÷HF
DATE

C DATA



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PLASTERING NOTE
PATCH PLASTER ON INTERIOR FACE OF ALL EXTERIOR WALLS. REMOVE LATH AND PLASTER FROM CEILINGS AND REPLACE WITH NEW PAINTED METAL LATH AND PLASTER. PARTS OF CONSTRUCTED BRICK AND STONE MASONRY WALL, BOTH EXTERIOR AND INTERIOR, AND FIREPLACE OPENINGS. SAVE OLD SPLIT WIRE LATH AND NAILS FOR REUSE IN CEILING DIRECTLY ABOVE OPEN DISPLAY WELL.

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FRANCE
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FRANCE
DRAWN
FRANCE
CHECKED

16.7

SCALE SCALE: 1/4"=1'-0"

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			REVISE

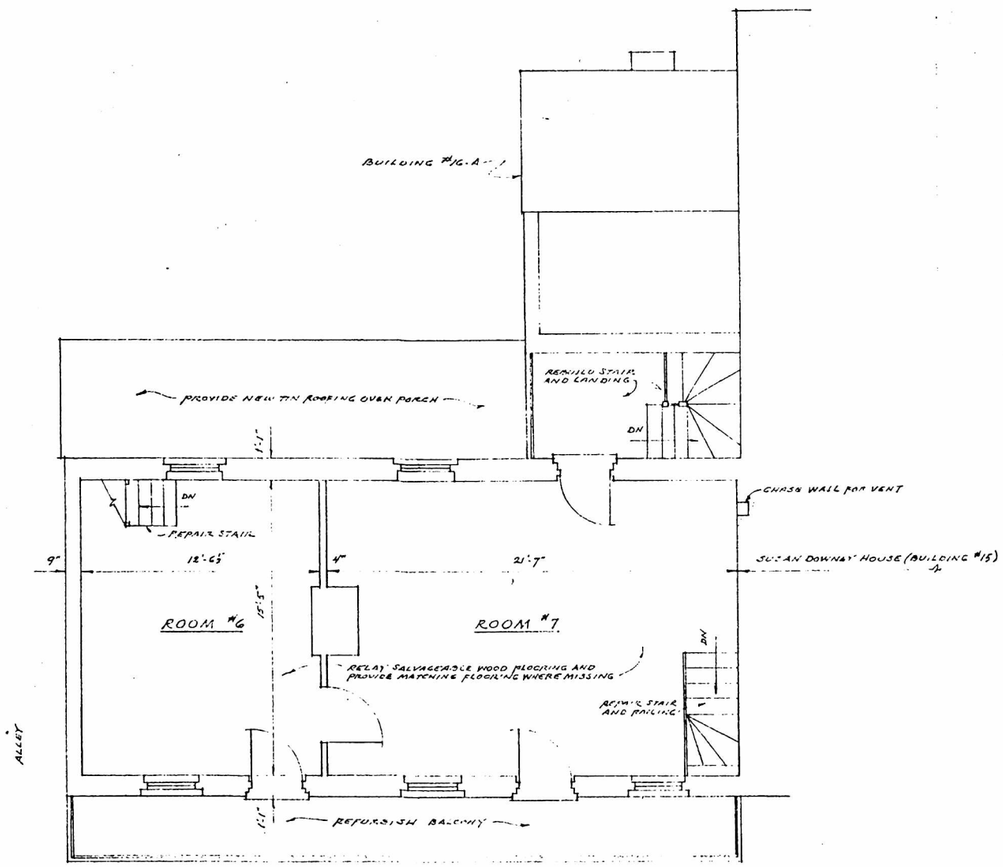
RECOMMENDED
APPROVED
DATE

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
EASTERN OFFICE, DESIGN AND CONSTRUCTION
PREPARED BY
OFFICE

BUILDING #16 - THE ROEBER HOUSE
TITLE OF DRAWING
LOWER TOWN
LOCATION WITHIN PARK
HARPERS FERRY NATIONAL HISTORICAL PARK
NAME OF PARK

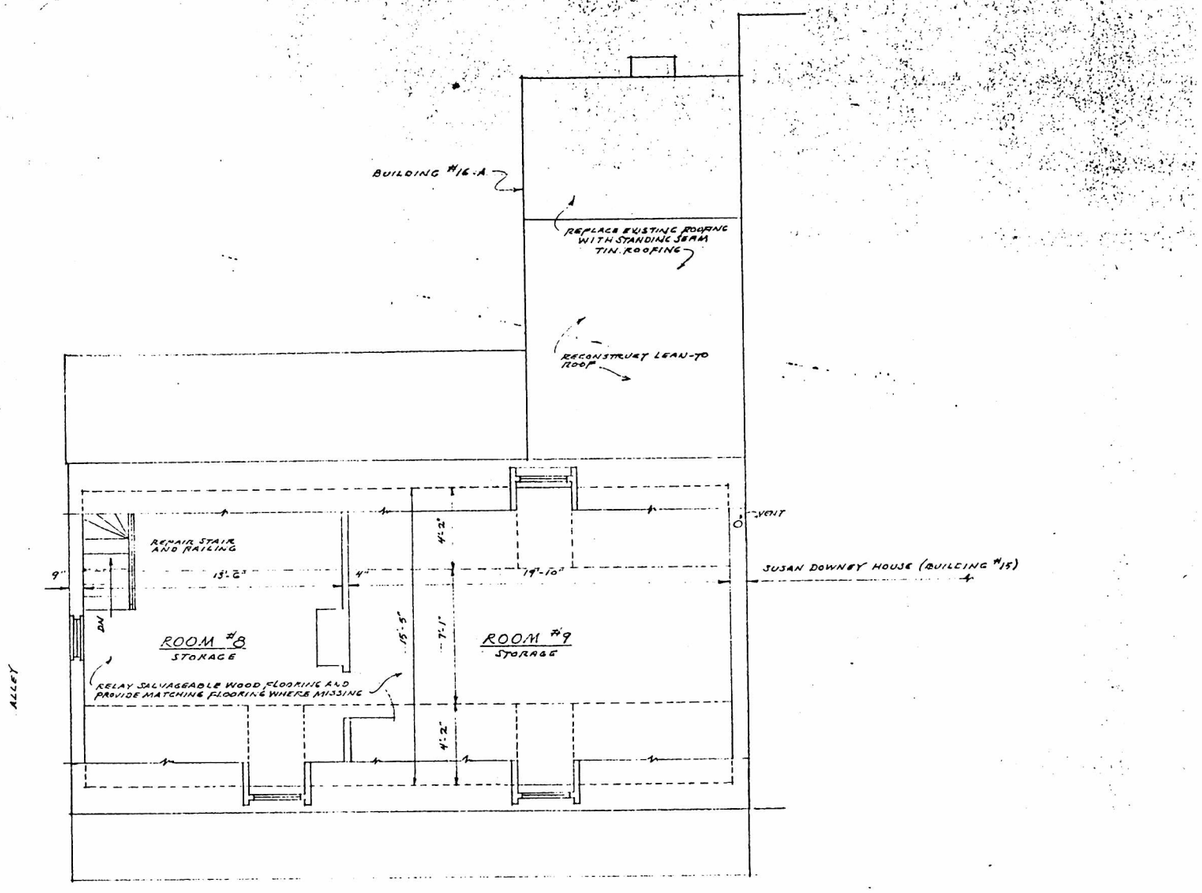
REGION
NORTHE
PCP NO.
B-27-
SHEET
DRAWING
NHP-H
3109
DATE 12/22/

HABS DRAWINGS AND BUILDING SURVEY REPORT



HIGH STREET

THIRD FLOOR PLAN



HIGH STREET

FOURTH FLOOR PLAN

ORIENTATION

PLASTERING NOTE

PATCH OR RENEW ON INTERIOR FACE OF ALL OUTSIDE WALLS, PROVIDE LATH AND PLASTER FIRST CEILINGS AND INTERIOR PARTITIONS AND REPLACE WITH NEW FURRED METAL LATH AND PLASTER

SCALE SCALE ¼" = 1'-0"

RECOMMENDED

DATE

APPROVED

MARK	DESCRIPTION OF REVISION	DATE	INITIA

REVISED

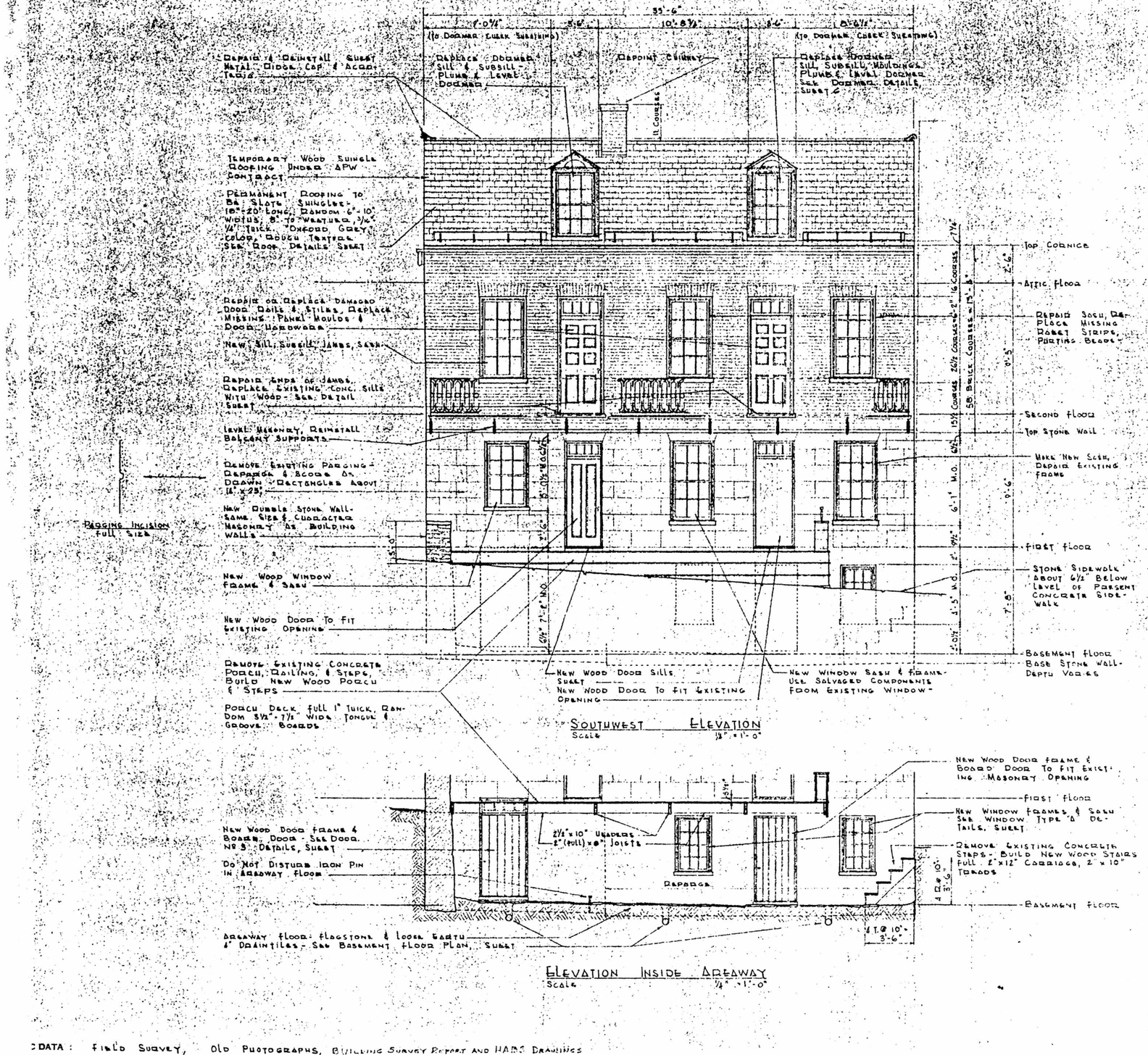
UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
EASTERN OFFICE, DESIGN AND CONSTRUCTION
PREPARED BY
PARK
OFFICE

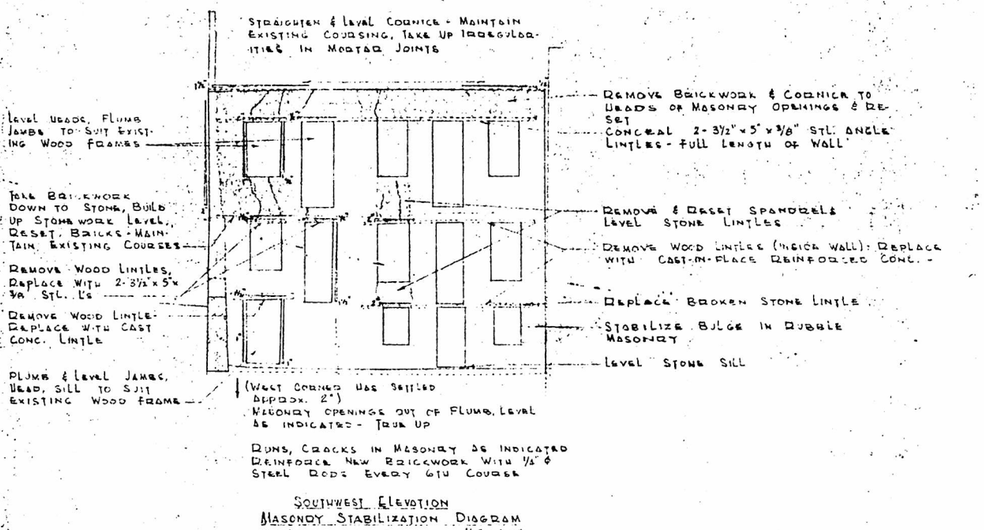
BUILDING #16 - THE FORGER HOUSE
TITLE OF DRAWING
LOWER TOWN
LOCATION WITHIN PARK
HARPERS FERRY NATIONAL HISTORICAL PARK
NAME OF PARK

PREPARED	FRANZEN
DESIGNED	FRANZEN
DRAWN	FRANZEN
CHECKED	
REGION	NORTHEAST
PCP NO.	A-29-2
SHEET	2 OF
DRAWING NO.	NHP-HF 3109
DATE	12/22/64

16.8

IC DATA HABS DRAWINGS, BOUNDARY SURVEY REPORT





DATA : FIELD SURVEY, OLD PHOTOGRAPHS, BUILDING SURVEY REPORT AND HABS DRAWINGS

ORIENTATION

PREPARED
DESIGNED WEAVER
DRAWN FINNEGAN
CHECKED

16-9

DATE	INITIAL
REVISED	

SCALE As Noted

MARK	DESCRIPTION OF REVISION

RECOMMENDED
DATE
APPROVED

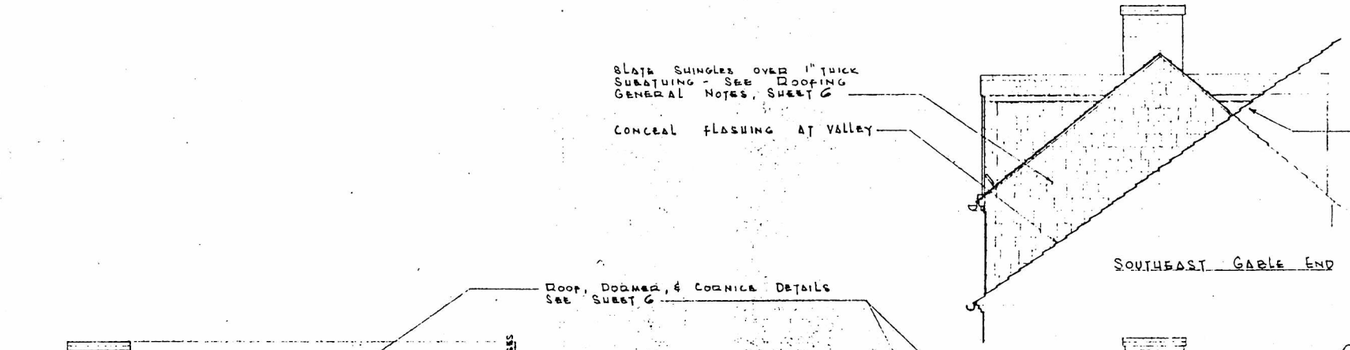
UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
EASTERN OFFICE, DESIGN AND CONSTRUCTION
PREPARED BY PARK OFFICE

BUILDING NO 16 TITLE OF DRAWING THE CHARLES HOUSE
LOWER TOWN LOCATION WITHIN PARK
HARPERS FERRY NATIONAL HISTORICAL PARK NAME OF PARK

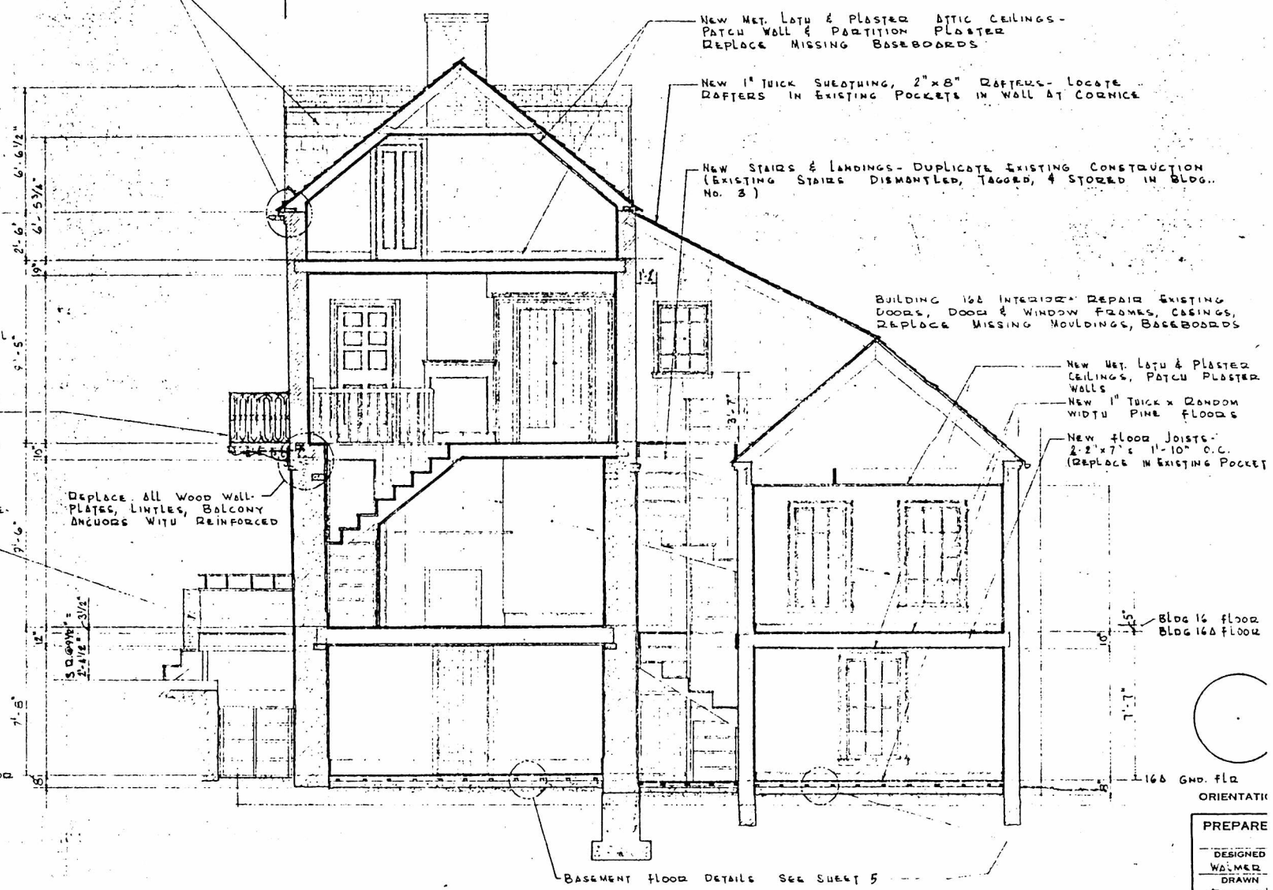
REGION NORTHEAST
PCP NO. Date 6-29-2
SHEET 3 OF 6
DRAWING NO. NHP-HF 3109
DATE 8/63



NORTHWEST ELEVATION



SOUTHEAST GABLE END



SECTION - INSIDE PARTY WALL WITH BLDG. NO 15

General Notes:
All Wood Structural Members To Be Select Structural Grade Coast Region Douglas Fir
Sizes And Dimensions Full, Not Nominal

SCALE 1/4" = 1'-0"

MARK	DESCRIPTION OF REVISION	DATE	INIT

RECOMMENDED

DATE

APPROVED

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
EASTERN OFFICE, DESIGN AND CONSTRUCTION
PREPARED BY
OFFICE

BUILDING NO 16 THE HOEDER HOUSE
TITLE OF DRAWING
LOWER TOWN
LOCATION WITHIN PARK
HARPER'S FERRY NATIONAL HISTORICAL PARK
NAME OF PARK

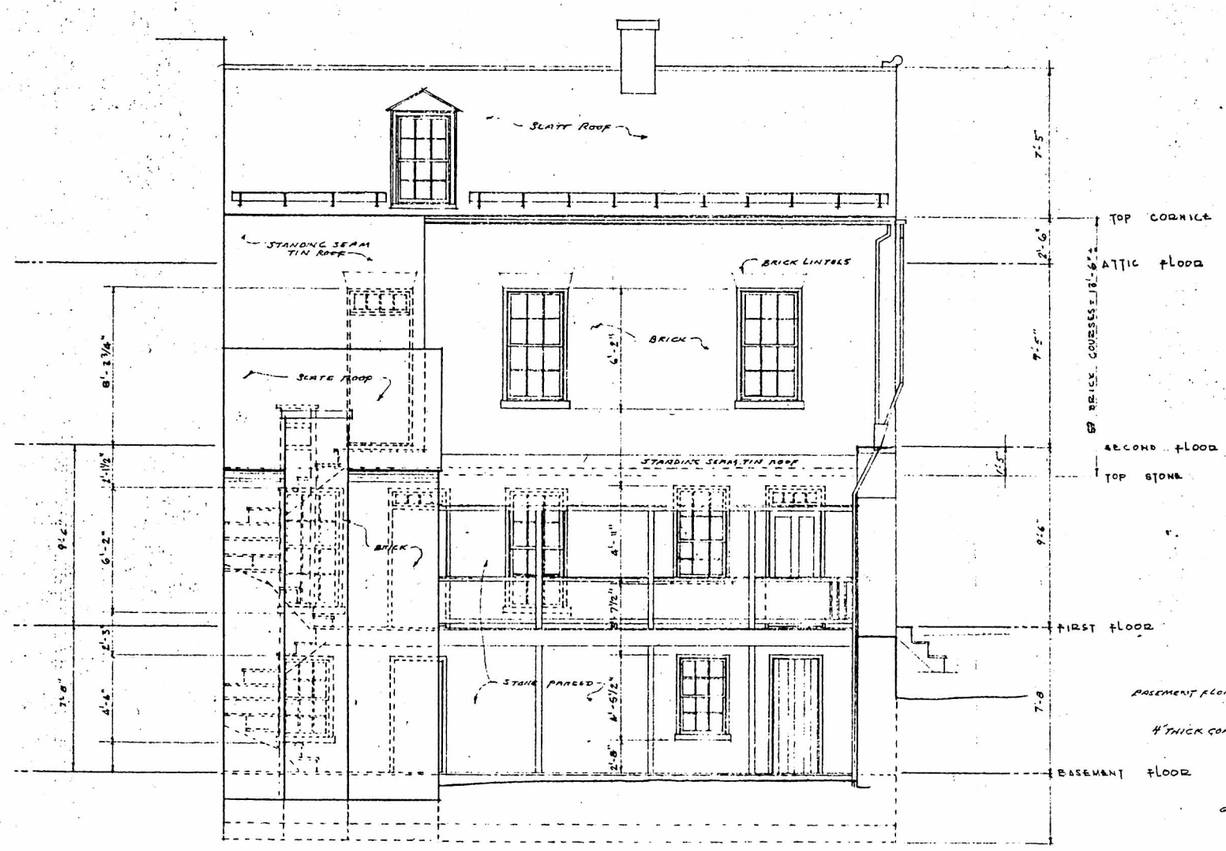
PREPARED
DESIGNED WALMER
DRAWN STINSON
CHECKED

REVISED

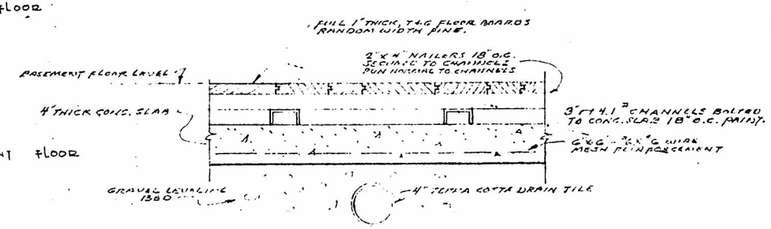
REGION NORTHEAST
PCP NO. HFC B-29
SHEET 4 OF
DRAWING NO. NHP-H 3109
DATE 7/68

16·10

BASIC DATA Building Survey Report, HABS Drawings and Field Survey



NORTHEAST ELEVATION
SCALE : 1/4" = 1'-0"



BASEMENT FLOOR DETAIL
SCALE 1/2" = 1'-0"

ORIENTATION

PREPARED

DESIGNED	VIALLET
DRAWN	PRANTEN
CHECKED	

16-11

DATE	INITIA
REVISED	

SCALE AS NOTED

MARK	DESCRIPTION OF REVISION

RECOMMENDED

DATE

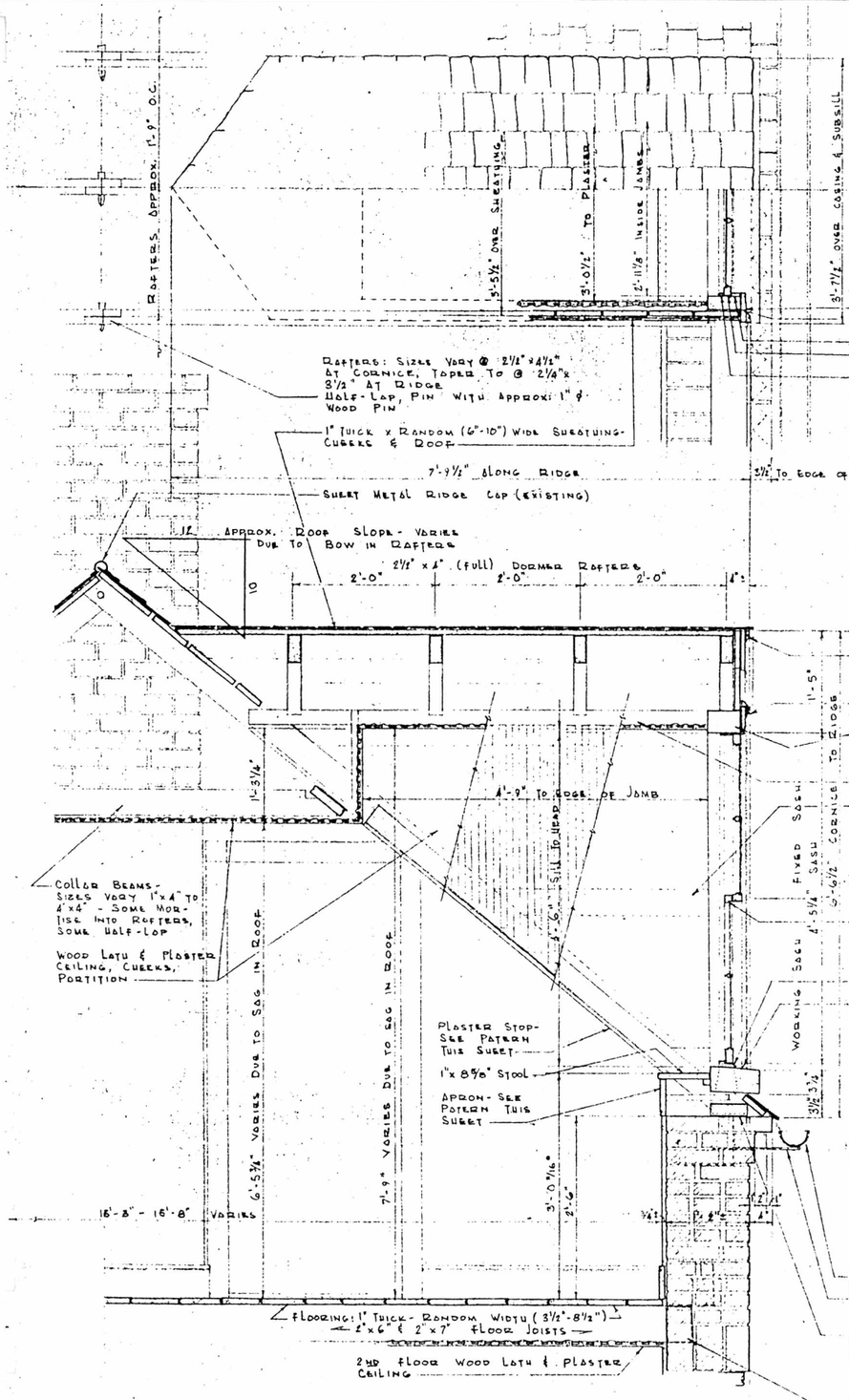
APPROVED

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
EASTERN OFFICE, DESIGN AND CONSTRUCTION
PREPARED BY OFFICE

BUILDING #16 - THE ROEDER HOUSE
TITLE OF DRAWING
LOWER TIER
LOCATION WITHIN PARK
HARPERS FERRY NATIONAL HISTORICAL PARK
NAME OF PARK

REGION NORTHEAST
PCF NO. 8-29-2
SHEET 5 OF
DRAWING NO. NHR-HF 3109
DATE 9/64

IC DATA: HABS DRAWINGS, BUILDING SURVEY REPORT AND FIELD MEASUREMENTS

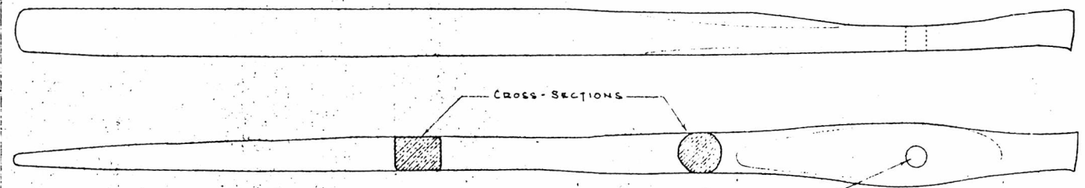


Roofing - General Notes

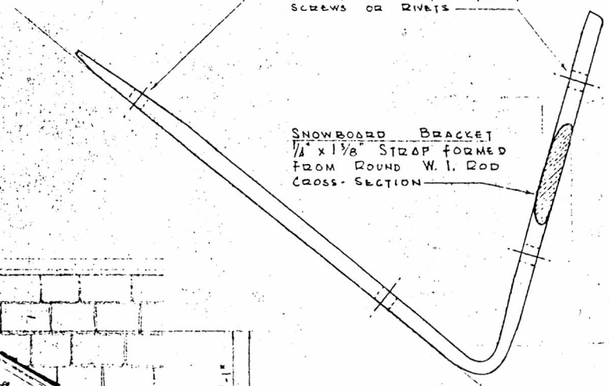
Post period asphalt roll roofing & decayed sheathing were removed 6/64 temporary wood shingle roof under APW contract.
Historic roof was - & permanent roof will be - slate shingles - 18"-20" long, random 6"-10" widths, 3/16"-1/4" thick, expose 8" - dark "oxford grey" color, rough texture

Roofing - General Notes

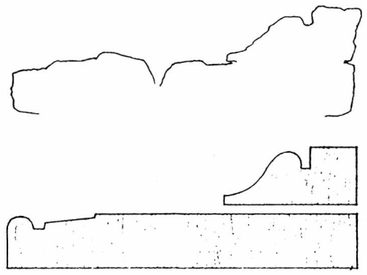
Slate shingles - main roof, dormer roofs, cheeks, southeast elevation gable end (above building no 15)
Underlay all slate with slater's felt
Flash all ridges, valleys, cornices, chimney at roofline - use 16 oz. lead-coated copper - conceal where possible (original construction was not flashed)
Replace decayed sheathing, unsound rafters, wall plates



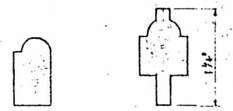
Gutter Hanger
9/16" ø wrought iron rod - full size



Snowboard Bracket
¼" x 1⅛" strap formed from round W. I. rod
Cross-section



Dormer Casing and Backband
(profile reconstructed from trace of weathered sample above)



Sash Stop — Muntin
Pattern for all dormer sash & attic window "H"



Sill

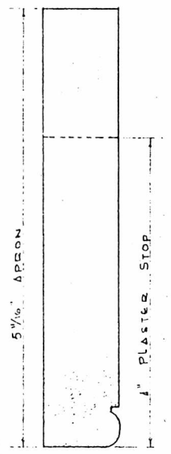
General Notes

Replace or repair decayed, unsound, or missing mouldings, structural members. Back prime & date all new work (wood). Plumb & level dormers.

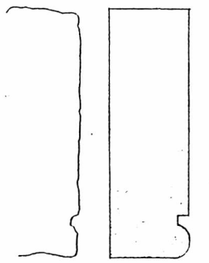
Original construction - wood species & grades: vary - oak, red & white pine - some reclaimed from other construction.

New construction: poplar sills, subsills - all wood exposed to weather. Mouldings - white pine. Structural members (rafters, joists) - select structural grade douglas fir.

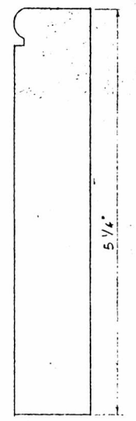
The three existing dormers vary in minor details. Dimensions - those drawn are typical of the three. Confirm all dimensions in the field.



Apron & Plaster Stop



Dormer Fascia
(profile reconstructed from trace of weathered sample at left)



Attic Base

Dormer & Attic Mould Profiles
Full size tracings of originals

Cornice, Dormer, & Roof Details
Scale 1" = 1'-0"

DATA: Field Survey, Building Survey Report and HABS Drawings

16-12

SCALE As Noted	MARK	DESCRIPTION OF REVISION

RECOMMENDED _____ DATE

APPROVED _____

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
EASTERN OFFICE, DESIGN AND CONSTRUCTION
PREPARED BY PAEK OFFICE

BUILDING NO 16 THE DOUBLE HOUSE
TITLE OF DRAWING
LOWER TOWN
LOCATION WITHIN PARK
HARPER'S FERRY NATIONAL HISTORICAL PARK
NAME OF PARK

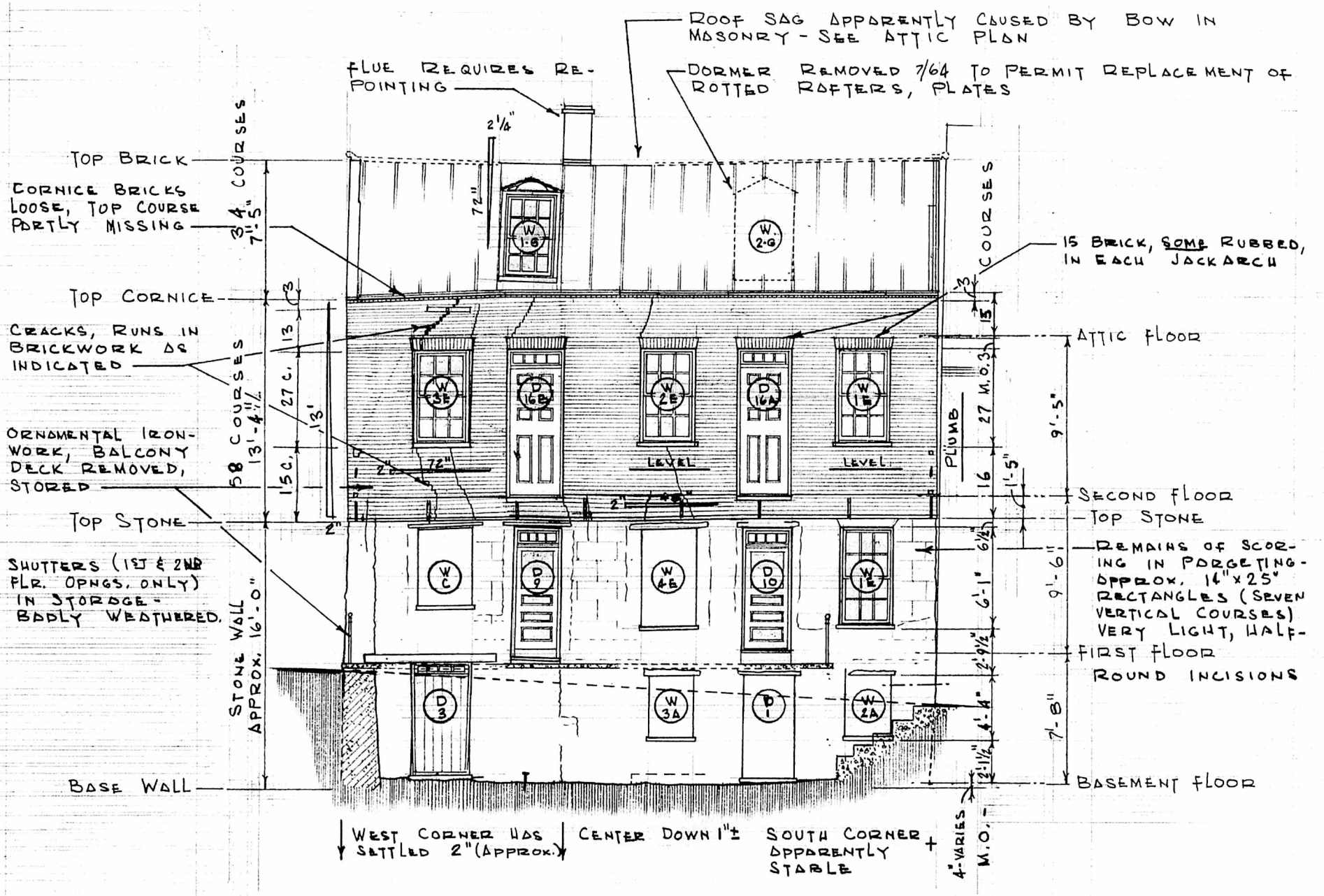
ORIENTATION

PREPARED

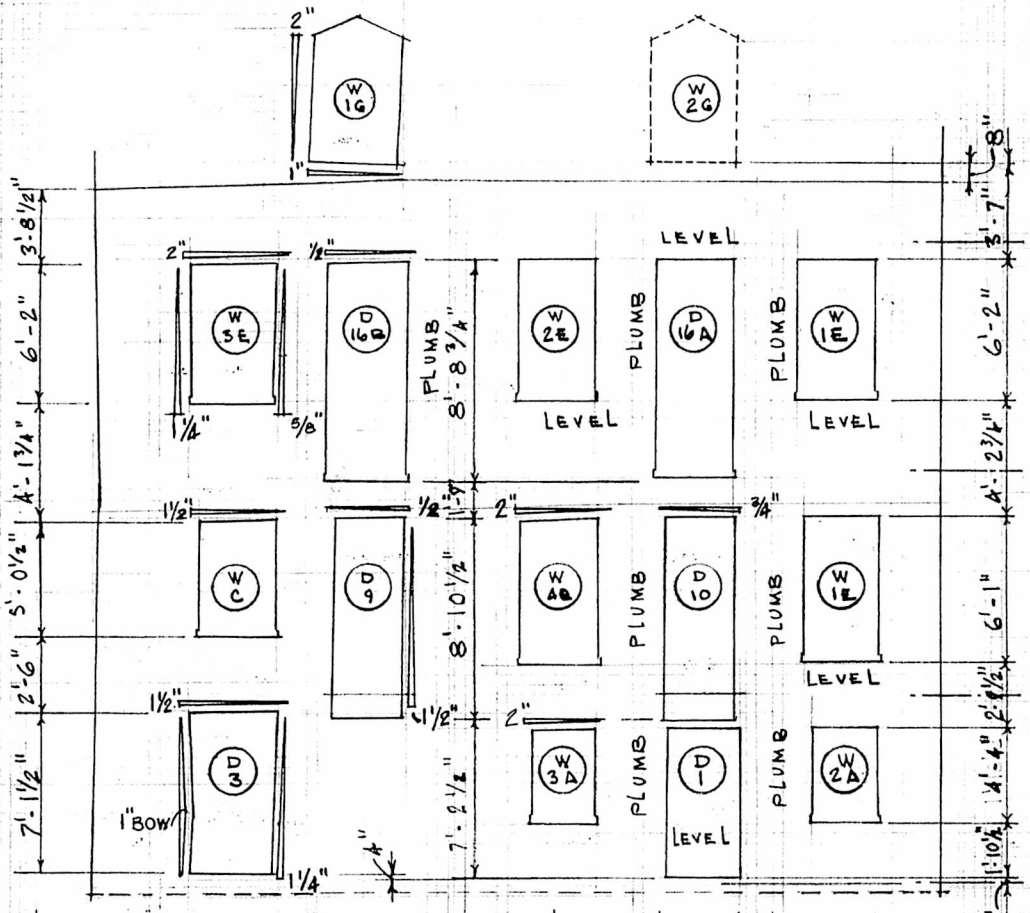
DESIGNED	WALMER
DRAWN	FRANZEN
CHECKED	

DATE | INITIAL
REVISED

REGION NORTHEAST
PCP NO. HAFE-B-29-1
SHEET 6 OF 6
DRAWING NO. NHP: HF 3109
DATE 8/68



BUILDING Nº 16 - THE ROEDER HOUSE
MASONRY & TIMBER STABILIZATION INVESTIGATION
SOUTHWEST ELEVATION
SCALE : 1/8" = 1'-0"



DORMER 1G OUT OF PLUMB BECAUSE RAFTERS SAGGED, PLATE BROKE AS RESULT OF BOW IN MASONRY WALLS. SILL, SASH ARE BAD.

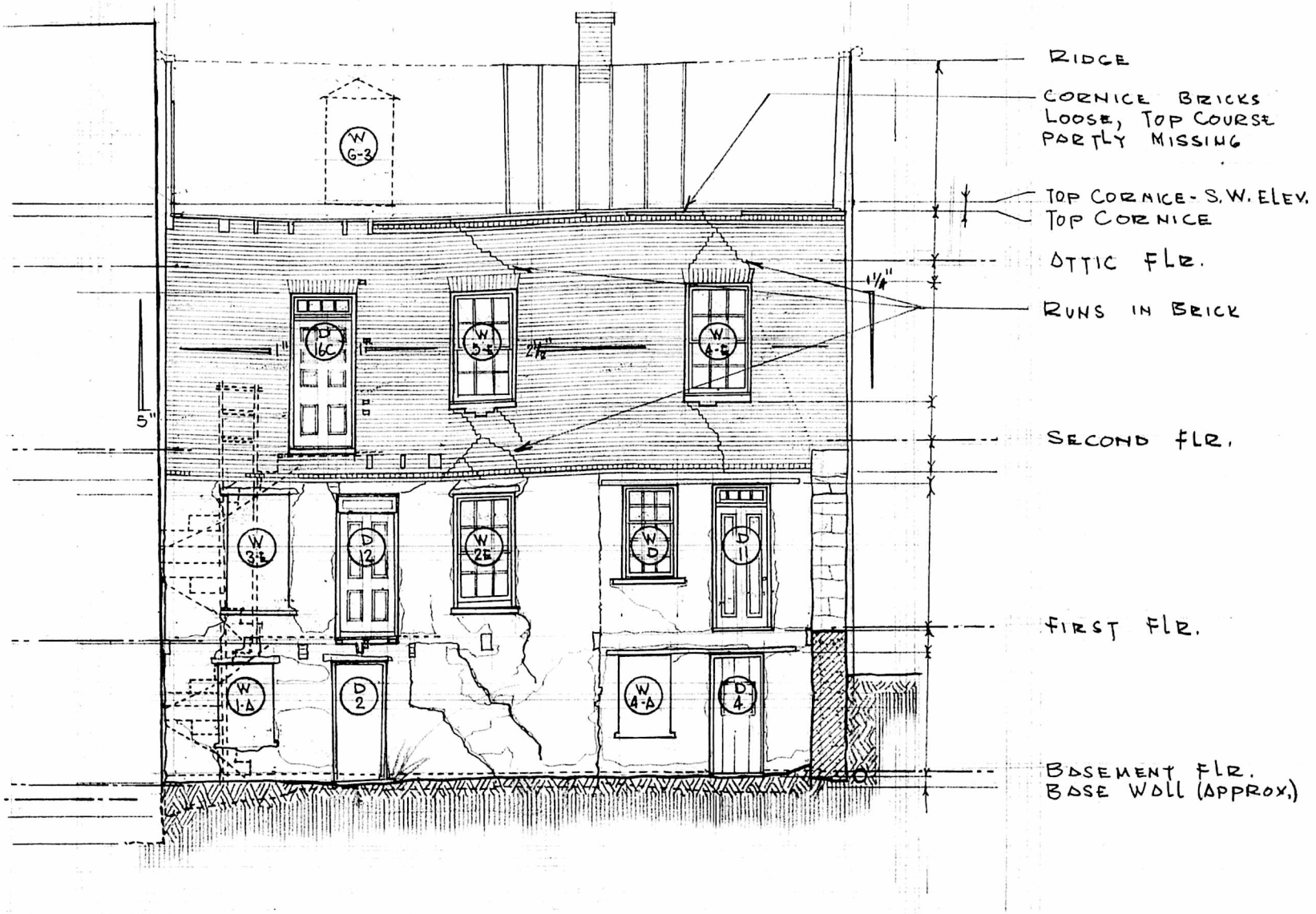
BECAUSE OF SAGGED, WARPED CONDITION OF OPENINGS, IRREGULARITY OF MASONRY, ALL DIMENSIONS ARE APPROXIMATE.

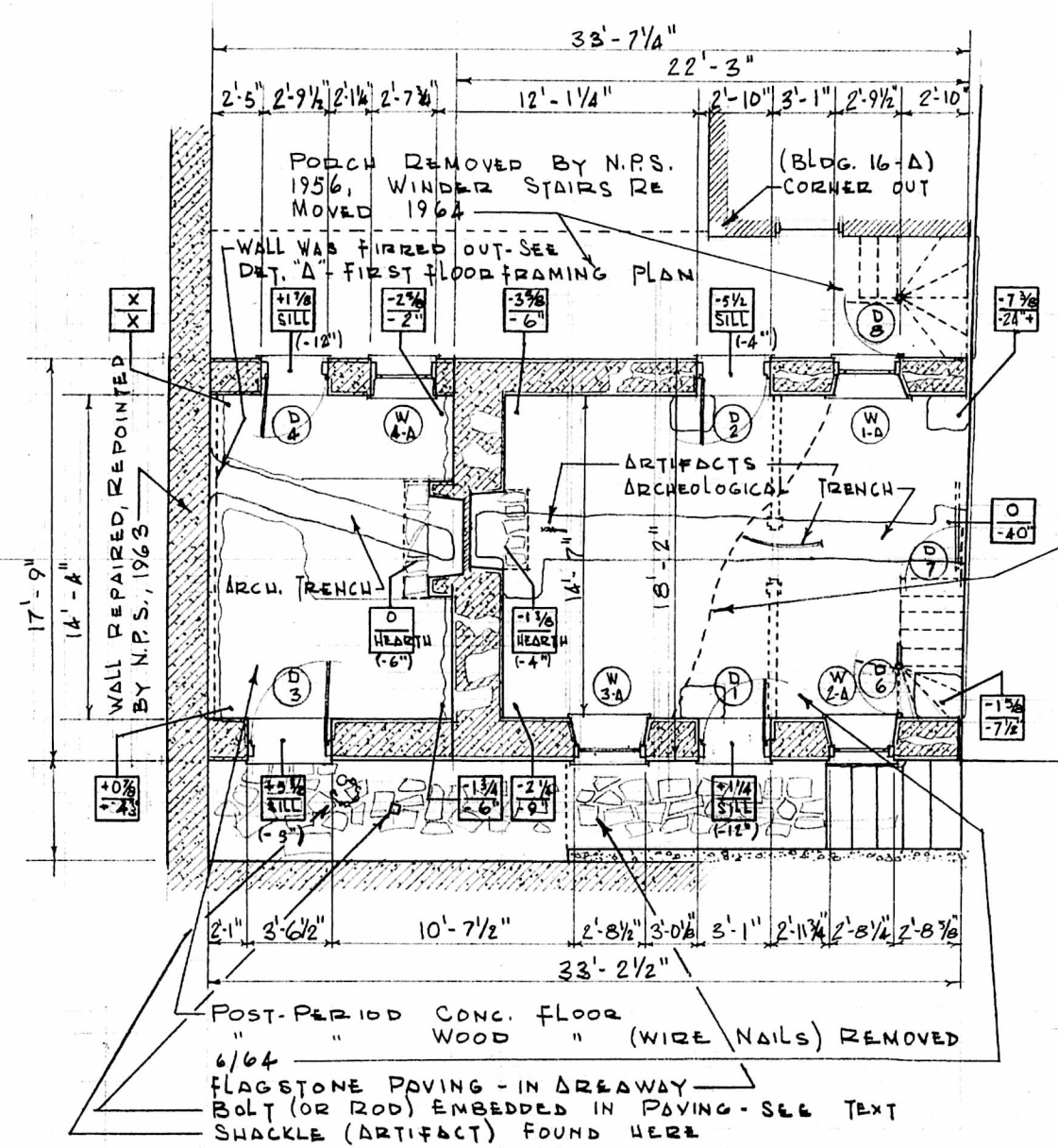
OPENINGS OUT OF PLUMB, LEVEL, AS NOTED.
ENTIRE WEST CORNER OF BLDG. HAS SETTLED APPROX. 2" AND WARPED OPENINGS W-3E, D-16B, W-C, D-9, D-3 LINTLE OVER W-3A SETTLED 2", CAUSING MASONRY, WINDOW 4-E (FIRST FLOOR) & BRICK WORK OVER 4-E TO RUN, DROP 2". ARCH ACTION IN BRICKWORK STOPPED RUN BELOW W-2E (SECOND FLOOR) SILL. W 2-E IS PLUMB & LEVEL OPENINGS, BRICKWORK IN SOUTH CORNER ARE PLUMB, LEVEL

OPENINGS W-C, D-9, D-3 HAVE WOOD LINTLES, SAGGED, DECAYED, CAUSING RUNS IN MASONRY. STONE LINTLES OVER W-4E, D-10, W-3A, W-2A HAVE MINIMAL BEARING IN WALLS (W-2A LINTLE DOES NOT REACH TO WALL!) MORTAR HAS COMPRESSED, CAUSING LINTLES TO SETTLE. SILLS, JAMES, SUBSILLS OF ALL OPENINGS EXCEPT W-1E (FIRST FLOOR) W-1E, 2E (SECOND FLOOR, JAMBS OF DOORS 9, 10, 16B, 16A - DECAYED
DOOR 1 & FRAME, W-C SASH ARE POST PERIOD REPLACEMENTS. W-3A, W-2A, W-1E (FIRST FLOOR) SASH POSSIBLE REPLOCEMENTS.

DIAGRAM

BUILDING Nº 16 - THE ROEDER HOUSE
MASONRY & TIMBER STABILIZATION INVESTIGATION
SOUTHWEST ELEVATION MASONRY OPENINGS
SCALE : 1/8" = 1'-0"


RIDGE
CORNICE BRICKS LOOSE, TOP COURSE PARTLY MISSING
TOP CORNICE - S.W. ELEV.
TOP CORNICE
ATTIC FLR.
RUNS IN BRICK
SECOND FLR.
FIRST FLR.
BASEMENT FLR.
BASE WALL (APPROX.)
W G-3
D 16C
W 5-E
W 4-E
W 3-E
D 12
W 2E
W D
D 11
W 1-A
D 2
W 4-A
D 4
5"
1"
1"
2½"
1¼"



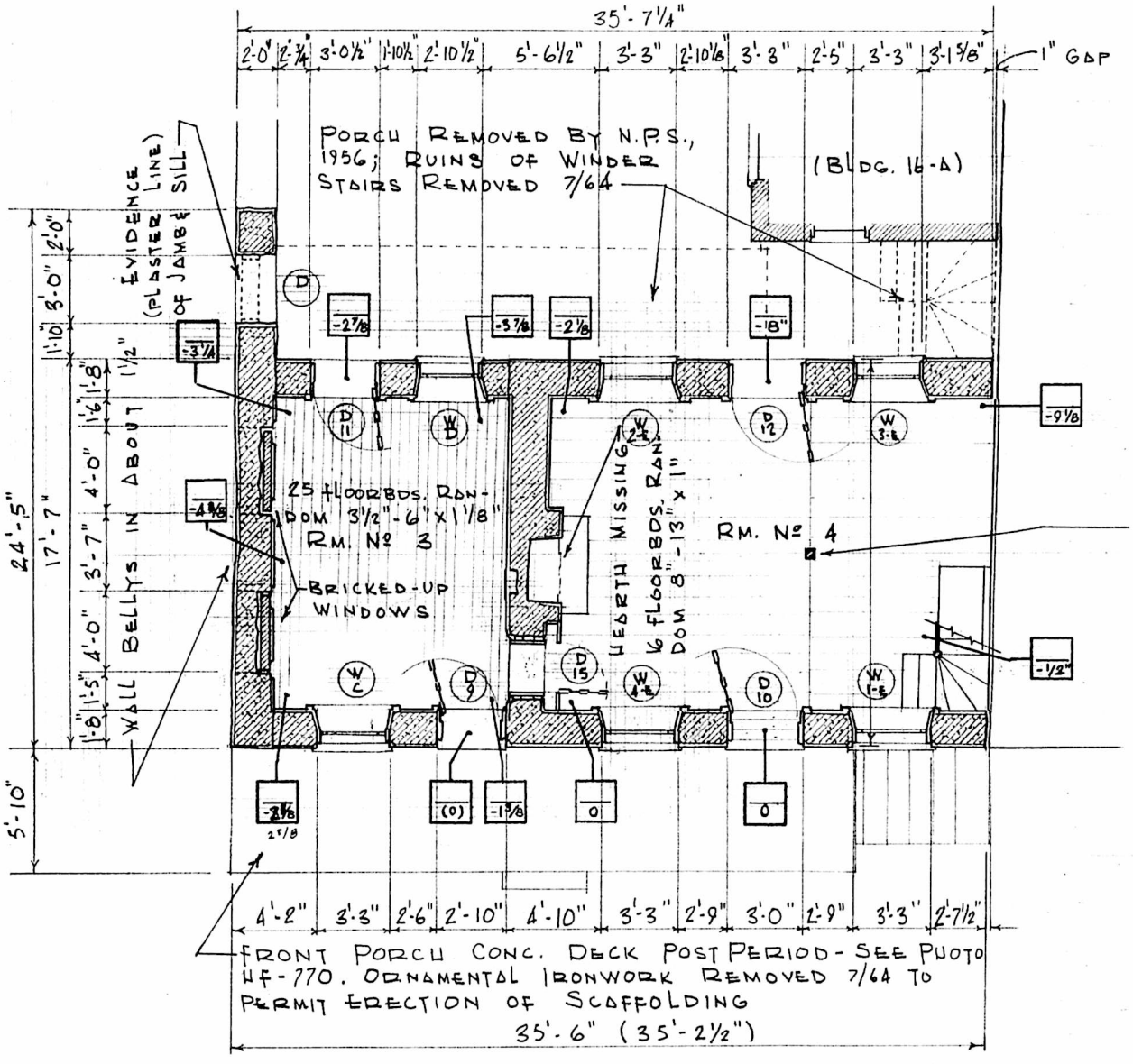
CEILING PLASTER & LATH BOTH ROOMS REMOVED 6/64 TO INSPECT JOISTS. LATH RM. 1 SAWN, RM. 2 SPLIT PLASTER BOTH ROOMS LARGELY LOOSE, PATCHED.
WALLS ROOM 2; POST PERIOD (WIRE NAILS, MACHINE FINISHED) WAINSCOT, MANTLE, FLANKS, FLOOR REMOVED 6/64
WALL PLASTER BOTH ROOMS LOOSE, CRACKED, UNSOUND.
HEARTHS BOTH ROOMS FLAGSTONE. NO TRACE ORIG. MANTLES
FLOORS BOTH ROOMS NO TRACE OF ORIGINALS. EXPLORATORY TRENCHES & PITS DUG AS INDICATED. FEW ARTIFACTS - MOST LOCATED IN FILL, CENTER OF RM. 2 - GLASS SHARDS & BOTTLES, CHINA FRAGMENTS, COINS. MUSKET UNLOADING TOOL & SABRE BLADE LOCATED AS INDICATED.
DOTTED LINE INDICATES APPROX. EDGE OF FILLED-IN SWALE OR HOLE, S.E. PORTION OF RM. 2 - ABOUT 3' DEEP SEE SECTIONS FOR PROFILE THROUGH TRENCH.

MASONRY WALLS HAVE SEPARATED, CRACKED, VOIDS AS INDICATED. NO BOND STRENGTH LEFT IN MUD MORTOR

ALL SASH, FRAMES, SUBSILLS DECAYED, INSECT INFESTED, BROKEN.
ALL DOORS & FRAMES EXCEPT D-3 POST PERIOD REPLACEMENTS
WALLS (EXCEPT PARTY WALL WITH BLDG. 15) HAVE NO FOOTINGS, WERE (APPARENTLY) BUILT ON GRADE (ON FILL!)
N.E. WALL HAS SETTLED 7" AT E. CORNER. WALLS (FOUNDATIONS) STABILIZED BY INTRUSION CONC. 5/64.
EXTREME MOISTURE CONDITION UNDER S.W. WALL - RAINY WEATHER WATER SEEPS INTO RM. 2 UNDER & THROUGH WALL (LIKE A SPRING)

X/X = HEIGHT OF FLOOR (TOP BASEBD. LESS 9") - POINT O ASSUMED STABLE POINT ON S.E. (BLDG. 15) WALL
= DEPTH OF BASE OF STONE WALL BELOW FLOOR (APPROX.)
ONLY TRACE OF ORIGINAL FLOORS - BASEBOARD FRAGMENT & PLASTER LINE ON WALLS

BUILDING Nº 16 - THE ROEDER HOUSE
MASONRY & TIMBER STABILIZATION INVESTIGATION
BASEMENT PLAN
SCALE: ⅛" = 1'-0"



POST PERIOD CONSTRUCTION REMOVED 6/64-7/64 TO FACILITATE INVESTIGATION: (SEE TEXT FOR EVIDENCE & JUSTIFICATION)
BOARD PARTITION - RMS. 4 & 5
" ENCLOSURE - STAIRS TO BASEMENT
MANTLE, RM. 4
TOP FLOOR & SCABS, RMS 4-5
PART of PANELING, DOOR IS HEAD & JAMBS
CAST CONC. HEARTH
DOOR SILLS, DOORS 9 & 10
WINDOW C & ENTIRE FRAME

EVIDENCE (CHARRED CASINGS, FLOORING, CEILING LATH) OF FIRE IN RM. 4 - PROBABLY 1862

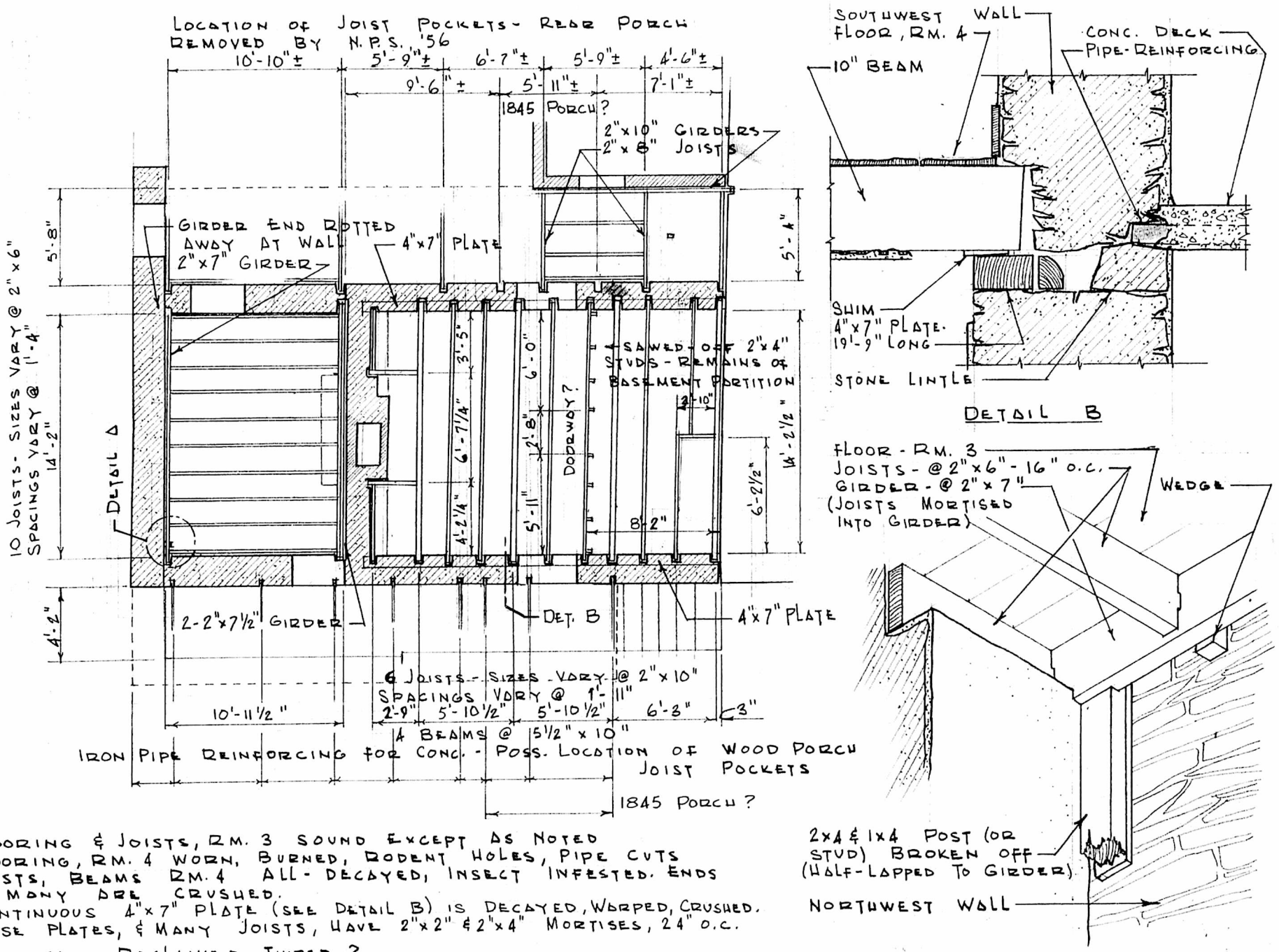
COLUMN (PROBABLY POST PERIOD) SUPPORTS NOTHING - RESTS AGAINST FLOOR & PLASTER LATH

CASING, WINDOW 2-E IS NOT CHARRED, MOULD PATTERN, CONSTRUCTION, DIFFERS FROM OTHER WINDOWS, PROB. REPLACEMENT FOR ORIGINAL DESTROYED IN FIRE.
DOORS 9, 10, 12 STYLE & CONSTRUCTION POST PERIOD.
DOOR 11 ORIGINAL, INCL. CARPENTERS' LOCK.
DOOR 11, WINDOWS C, D, 3-E FRAMES, SILLS DECAYED, INSECT INFESTED
PLASTER & PAINT - BOTH ROOMS - BADLY CRACKED, SCARRED, BUT GENERALLY TIGHT.

FIREPLACE, FLUE MASONRY LOOSE, ROTTEN.
FLOORS - SEE FLOOR FRAMING PLAN - SAG, WARP, SLOPE AS NOTED.
FLOORING, RM 3 GENERALLY GOOD.

BRICKED-UP WINDOWS, N.W. WALL, APPARENTLY FORMER EXTERIOR WINDOWS OF STABLE - ONE FRAME FOUND INTACT WITH MORTISES FOR BARS.

BUILDING No 16 - THE ROEDER HOUSE
MASONRY & TIMBER STABILIZATION INVESTIGATION
FIRST FLOOR PLAN
SCALE : 1/8" = 1'-0"



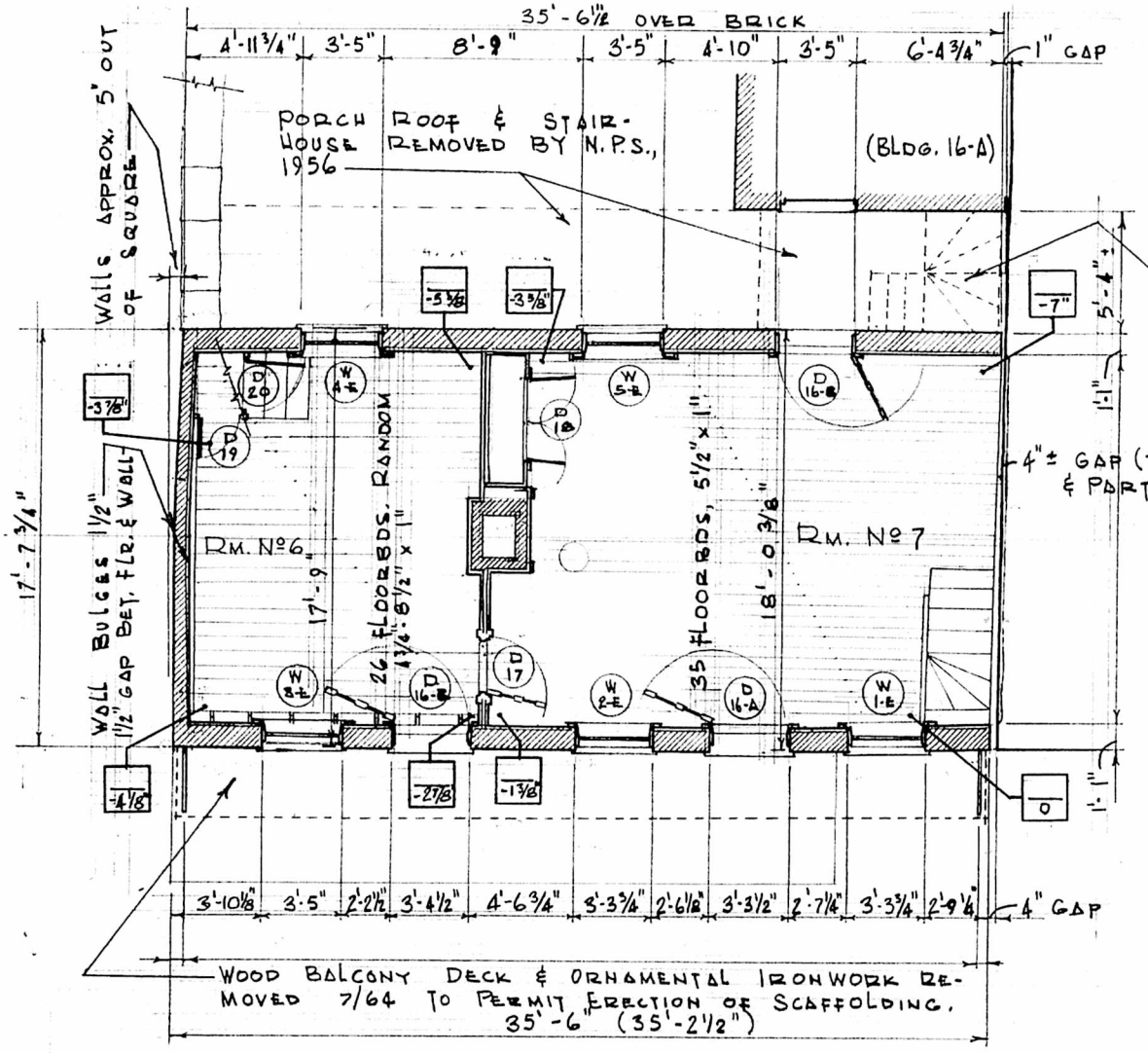
DETAIL B

DETAIL A

FLOORING & JOISTS, RM. 3 SOUND EXCEPT AS NOTED
FLOORING, RM. 4 WORN, BURNED, RODENT HOLES, PIPE CUTS
JOISTS, BEAMS RM. 4 ALL - DECAYED, INSECT INFESTED. ENDS OF MANY ARE CRUSHED.
CONTINUOUS 4"x7" PLATE (SEE DETAIL B) IS DECAYED, WARPED, CRUSHED. THESE PLATES, & MANY JOISTS, HAVE 2"x2" & 2"x4" MORTISES, 24" O.C. CUT IN THEM - RECLAIMED TIMBER ?

FIRST FLOOR FRAMING PLAN

BUILDING Nº 16 - THE ROEDER HOUSE
MASONRY & TIMBER STABILIZATION INVESTIGATION
SCALES: PLAN: 1/8" = 1'-0" DETAILS 3/4" = 1'-0"



GENERAL CONDITION of FABRIC - ORIGINAL & GOOD.

C.W. PERIOD PENCILED NOTES EXPOSED BY PAINT REMOVER ON JAMB CASINGS WINDOWS 2-E, 5-E, DOORS 16-A, 16-C.

RUINS OF WINDER STAIRS REMOVED 7/64 (WORK SAFETY HAZARD) PARTS TAGGED & STORED.

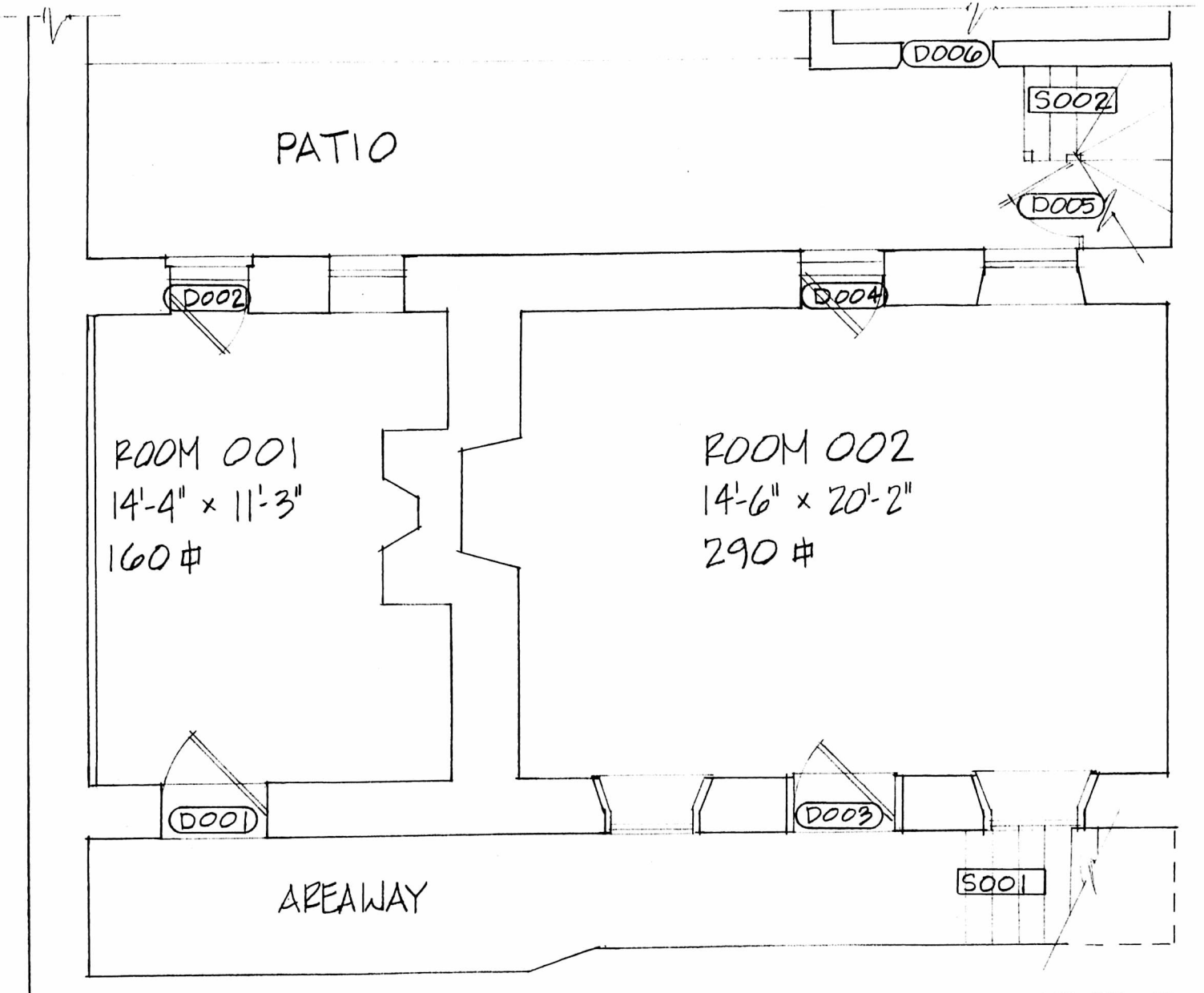
ALL MASONRY OPENINGS REQUIRE LINTLES, SILLS, SUB-SILLS, POSSIBLY JAMBS, SASH-DECAYED, TWISTED.

N.E. WALL BULGES OUT 3"+ @ W 5-E. N.W. WALL BULGES 1½".

FLOORS SAG, WARP, SLOPE AS NOTED. APPROX. ⅓ OF JOISTS HAVE DECAYED ENDS FLOORING GOOD EXCEPT FOR PIPE CUTOUTS.

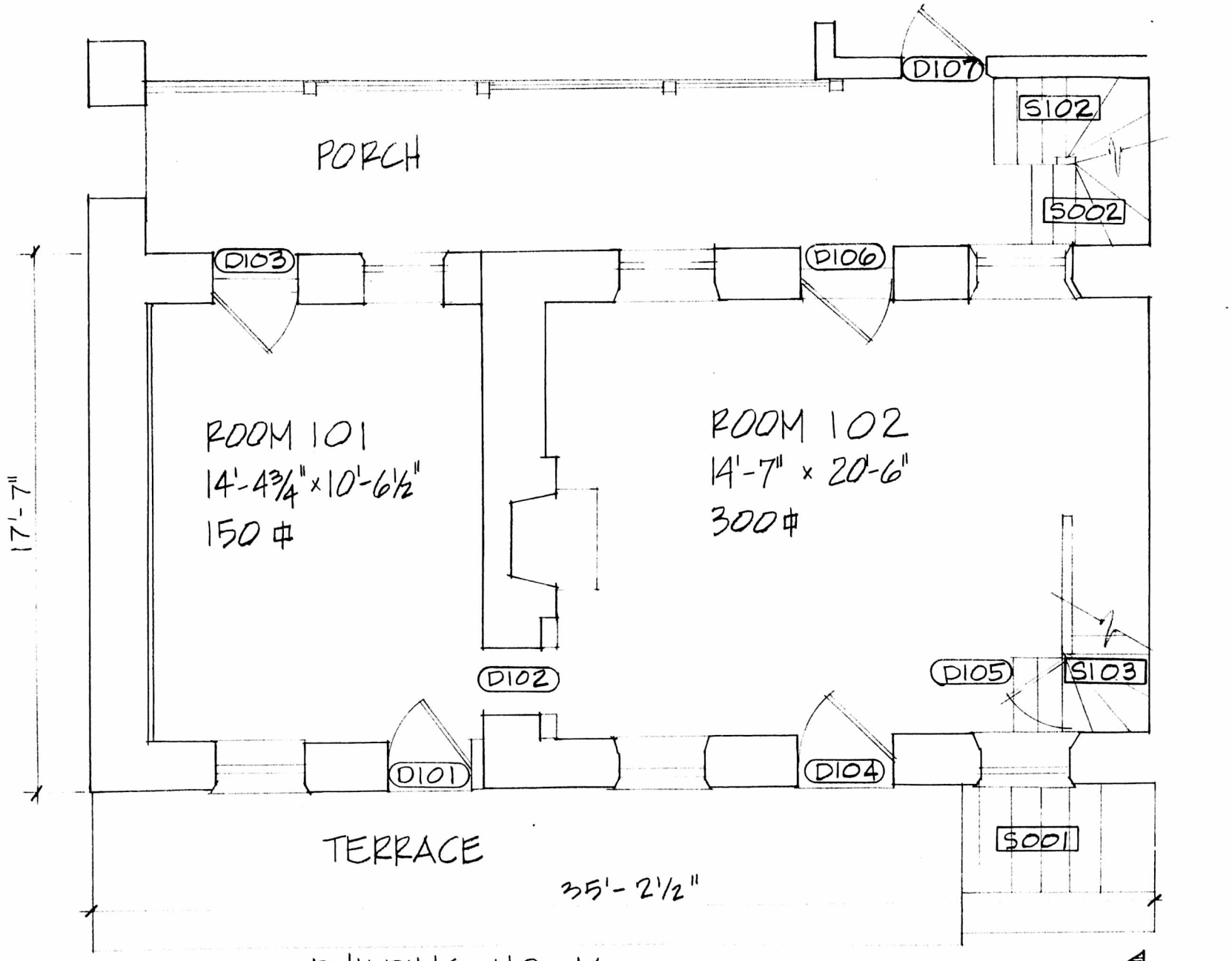
DOORS 16-A & 16-B HAVE CAST CONC. SILLS.

BUILDING Nº 16 - THE ROEDER HOUSE
MASONRY & TIMBER STABILIZATION INVESTIGATION
SECOND FLOOR PLAN
SCALE : ⅛" = 1'-0"



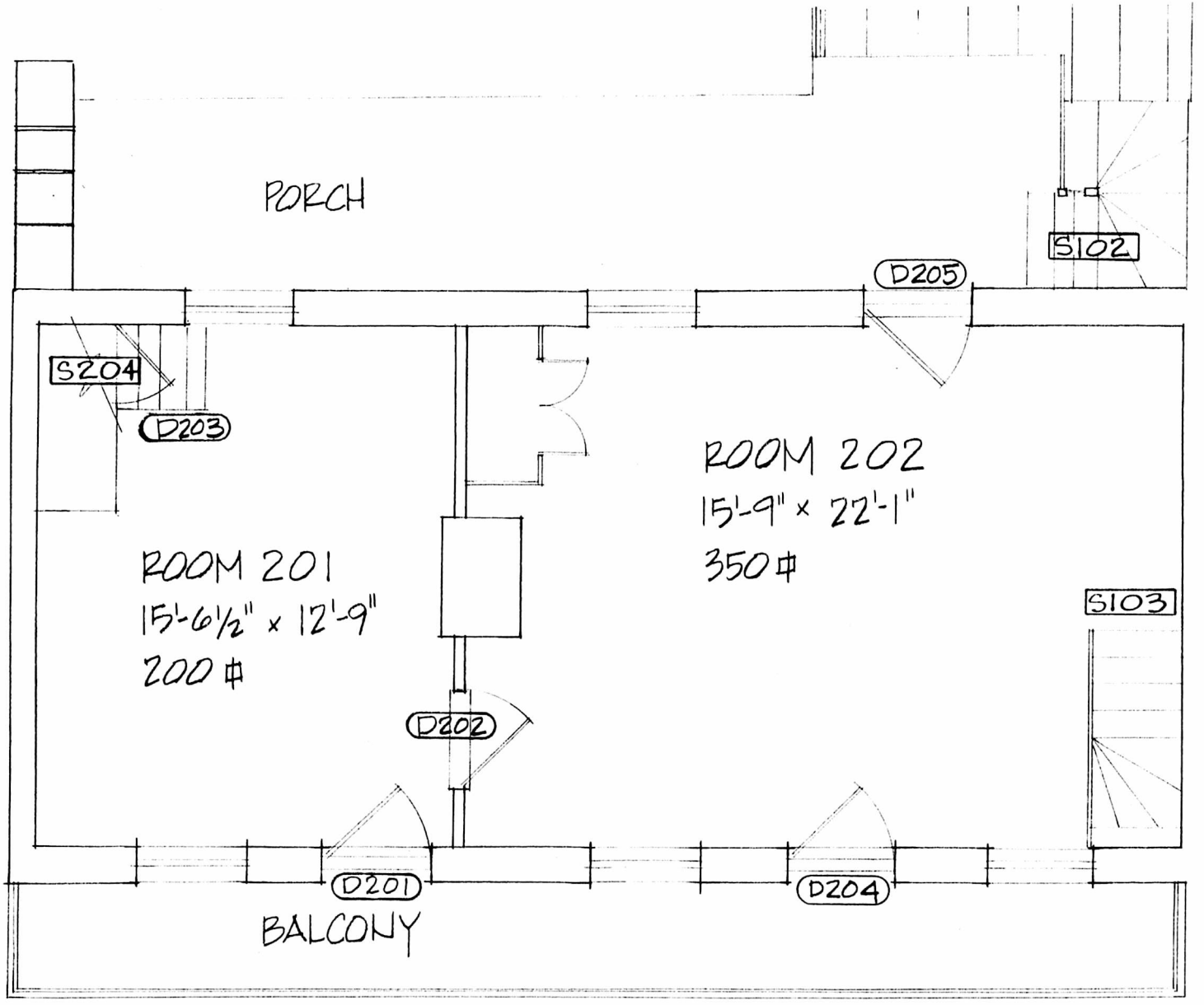
BUILDING NO. 16

BASEMENT FLOOR PLAN



BUILDING NO. 16

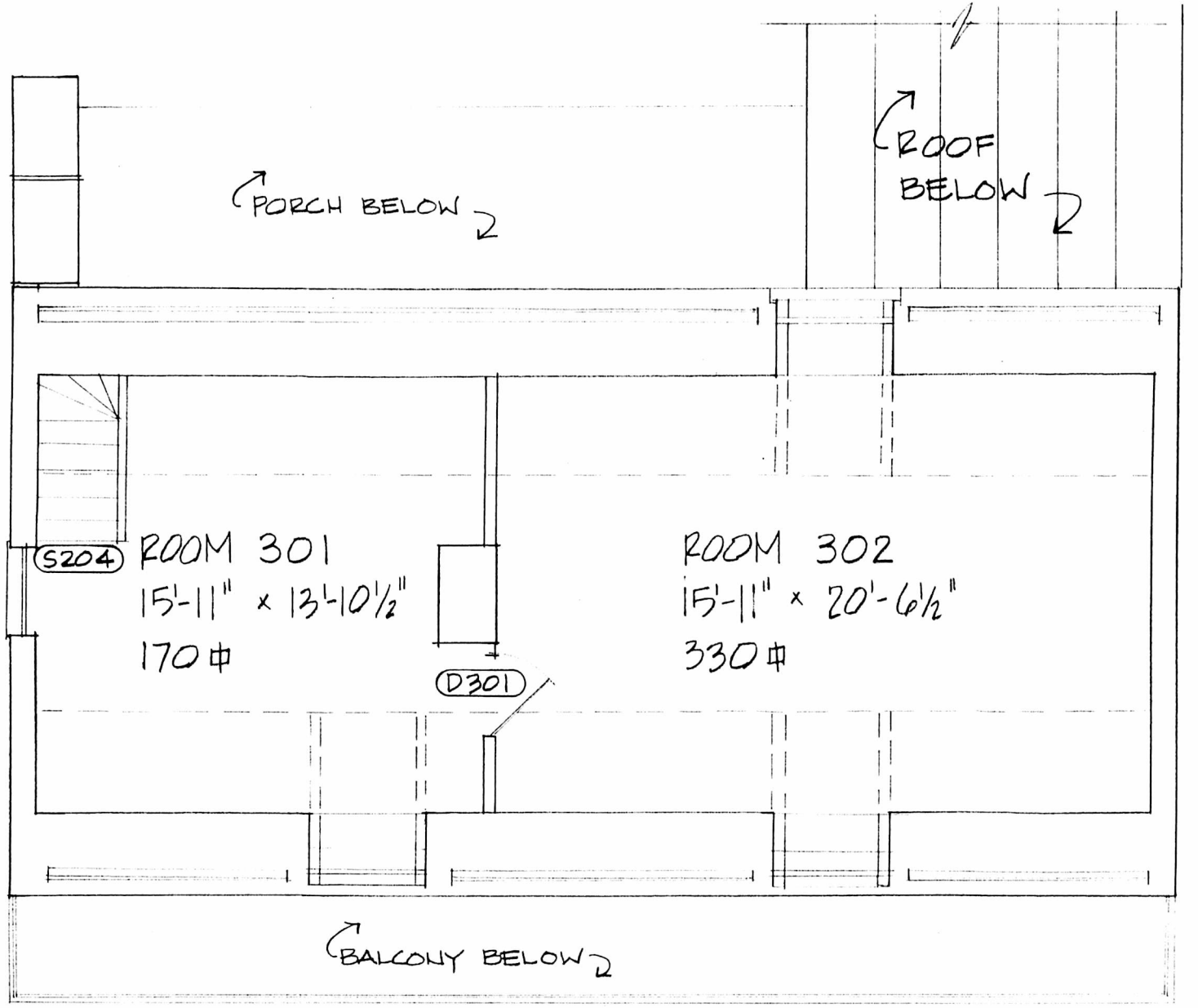
FIRST FLOOR PLAN



BUILDING NO. 16

SECOND FLOOR PLAN

N

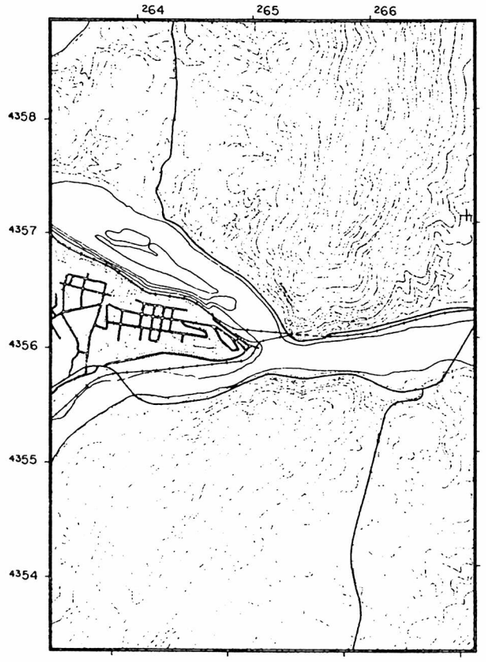


BUILDING NO. 16

ATTIC FLOOR PLAN

N

ROEDER HOUSE



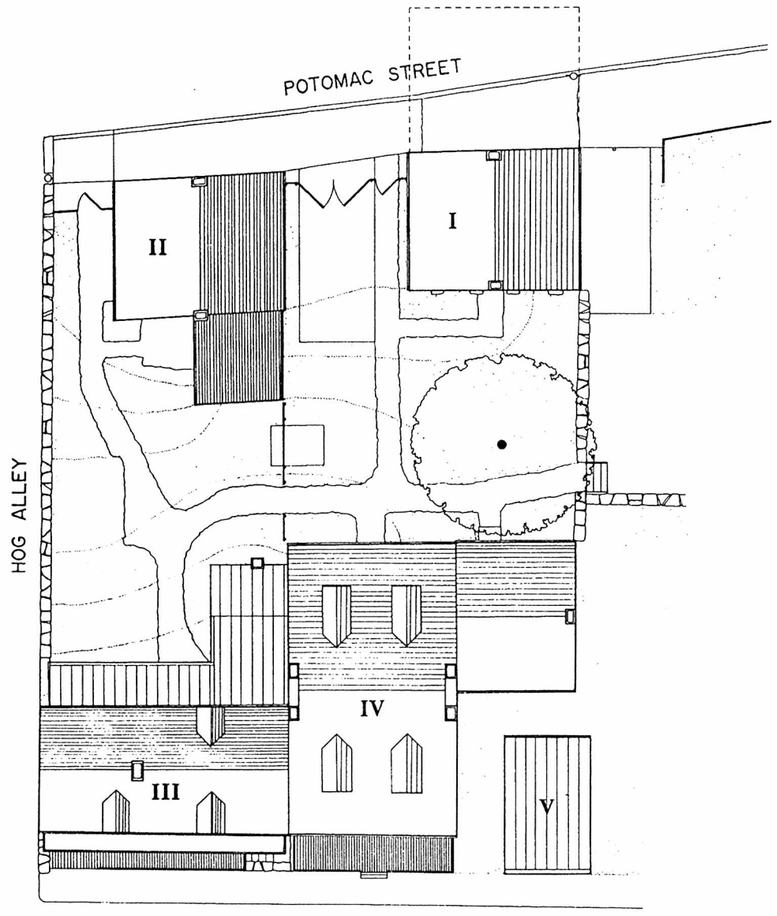
TAKEN FROM USGS HARPERS FERRY QUADRANGLE (1955)
UTM 15. 264780. 4356060

LOCATION MAP

FEET 1"= 2000' 0 1000 2000 4000 6000

METERS 1:24,000 0 500 1000 2000

N



HIGH STREET

I. WHITE HALL II. ROEDER STORE III. ROEDER HOUSE

IV. SUSAN DOWNEY HOUSE V. ALFRED BURTON JEWELRY SHOP

N

SCALE
0 5 10 20 30
FEET 1"= 10'-0"

THE ROEDER HOUSE WAS APPARENTLY BUILT IN PHASES PRIOR TO THE CIVIL WAR. THE FIRST PHASE WAS A SINGLE STORY STONE STRUCTURE WITH AN ENGLISH BASEMENT FRONTING ON HIGH STREET. THE SOUTHEAST END THE STRUCTURE HAS NO WALL BUT SIMPLY ABUTS THE ADJOINING STONE STRUCTURE (BUILT IN 1837-38). THIS FIRST PHASE WAS PROBABLY BUILT PRIOR TO 1844 BY JOHN WILSON, A HARPERS FERRY BUSINESSMAN AND FORMER POSTMASTER, UNDER TERMS OF HIS 10 YEAR LEASE WITH NOAH SWAYNE, COMMENCING IN 1838.

FREDERICK A. ROEDER, A GERMAN IMMIGRANT AND BAKER/CONFECTIONER, LEASED THE PROPERTY WITH IMPROVEMENTS FROM SWAYNE IN 1844, AND ACQUIRED THE PROPERTY IN 1847. ROEDER ALSO ACQUIRED THE STONE STABLE TO THE NORTHWEST FROM SWAYNE IN 1847. IN 1848-49 ROEDER EXTENDED THE HOUSE TO THE NORTHWEST, ABUTTING THE STABLE'S STONE WALL. THE STABLE, EXCEPT FOR THE WALL ADJOINING ROEDER'S HOUSE, WAS DEMOLISHED IN 1854 TO CREATE HOG ALLEY, WHICH CONNECTED HIGH STREET TO NEWLY WIDENED POTOMAC STREET, LEAVING ROEDER WITH AN APPROXIMATELY 35 FOOT LONG SINGLE STORY, ENGLISH BASEMENT STONE STRUCTURE. IN 1856-57, ROEDER ADDED, IN BRICK, A ANOTHER FULL STORY AND A HALF ATTIC TO THE TOP OF THIS HOUSE. HE ALSO ADDED AN ORNAMENTAL CAST IRON BALCONY AT THE SECOND FLOOR AND A WOODEN PORCH AT THE FIRST FLOOR TO COMPLETE THE HIGH STREET FACADE, AND A TWO STORY WOODEN PORCH ON THE NORTHEAST FACING THE POTOMAC RIVER. THIS HOUSE WAS ROEDER'S RESIDENCE AND HIS PLACE OF BUSINESS AS A BAKER/CONFECTIONER. ROEDER, A UNIONIST, WAS SHOT IN THE CIVIL WAR ON JULY 4, 1861 BY A UNION SHARPSHOOTER, WHILE HARPERS FERRY WAS OCCUPIED AS A POST OFFICE, BAKERY, AND OFFICER'S QUARTERS.

AFTER THE WAR, JOHN KERN, ROEDER'S SON-IN-LAW, RESUMED RESIDENCE AND OPERATION OF THE BAKERY/CONFECTIONERY UNTIL 1881. A TWO STORY BRICK OUTBUILDING ABUTTING THE BACK PORCH MAY HAVE BEEN BUILT BEFORE THE WAR BY ROEDER OR AFTER THE WAR BY KERN.

DOCUMENTATION WAS UNDERTAKEN IN THE SUMMER OF 1992 BY THE WASHINGTON, D. C. OFFICE OF THE HISTORIC AMERICAN BUILDINGS SURVEY (HABS). THE PRINCIPALS INVOLVED WERE ROBERT J. KAPSCH, DIVISION CHIEF, HABS/HAER AND PAUL D. DOLINSKY, CHIEF, HABS. THE PROJECT WAS SPONSORED BY THE HARPERS FERRY NATIONAL HISTORIC PARK, DONALD W. CAMPBELL, SUPERINTENDENT, AND BY THE EASTERN TEAM, DENVER SERVICE CENTER, OF THE NATIONAL PARK SERVICE, BILLY G. GARRETT, BRANCH CHIEF. DOCUMENTATION WAS INITIATED BY PROJECT LEADER FREDERICK J. LINDSTROM, HABS STAFF ARCHITECT. THE FIELD RECORDING WAS CONDUCTED BY PROJECT SUPERVISOR ANDREW WENCHEL (ARLINGTON, VA.), AND ARCHITECTURE TECHNICIANS HEATHER BRUNKEN (KANSAS STATE UNIVERSITY), LEE ERIC HUGHART (BALTIMORE, MD.), ROBERT P. NEELY (UNIVERSITY OF KANSAS), AND VITA RUSKYTE (US-ICOMOS, LITHUANIA). ERIC FORD (TUSKEGEE UNIVERSITY) FROM THE WILLIAMSPORT PRESERVATION CENTER OF THE NATIONAL PARK SERVICE PROVIDED ASSISTANCE. FINAL INKING WAS COMPLETED BY RICHARD A. VENTRONE, JNR. IN THE HABS WASHINGTON OFFICE.

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 7 SHEETS

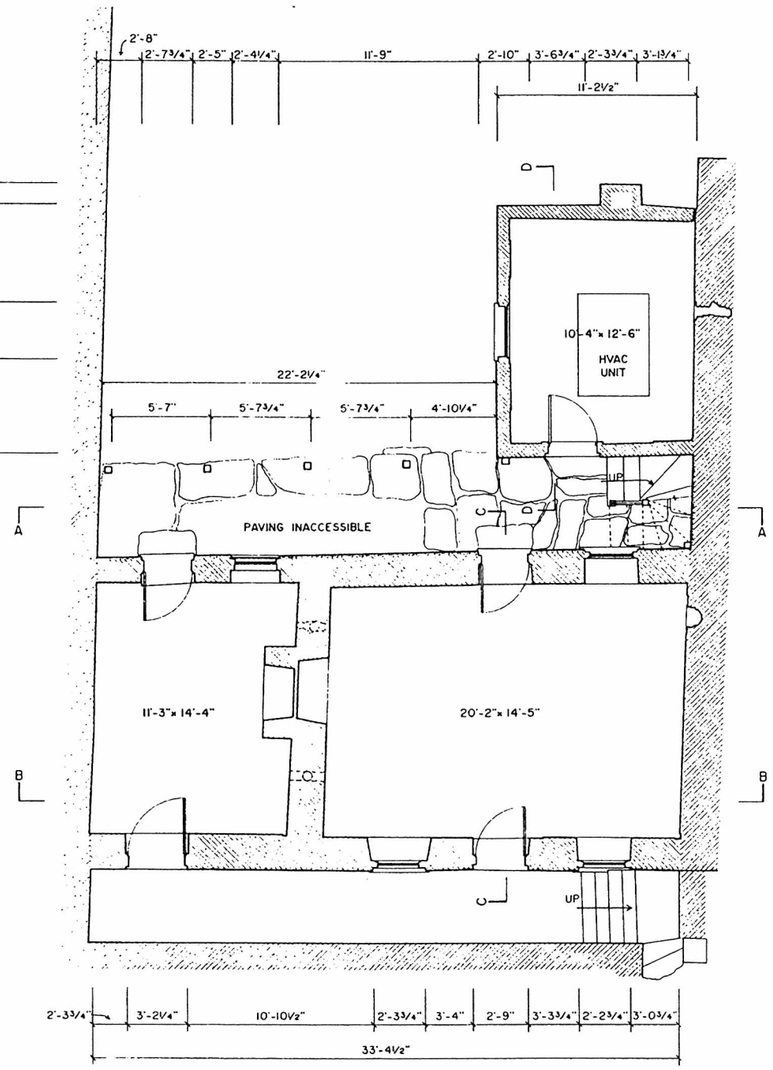
SURVEY NO.
WV-174

NAME AND LOCATION OF STRUCTURE
ROEDER HOUSE
HIGH STREET AND HOG ALLEY, HARPERS FERRY, JEFFERSON COUNTY, WEST VIRGINIA

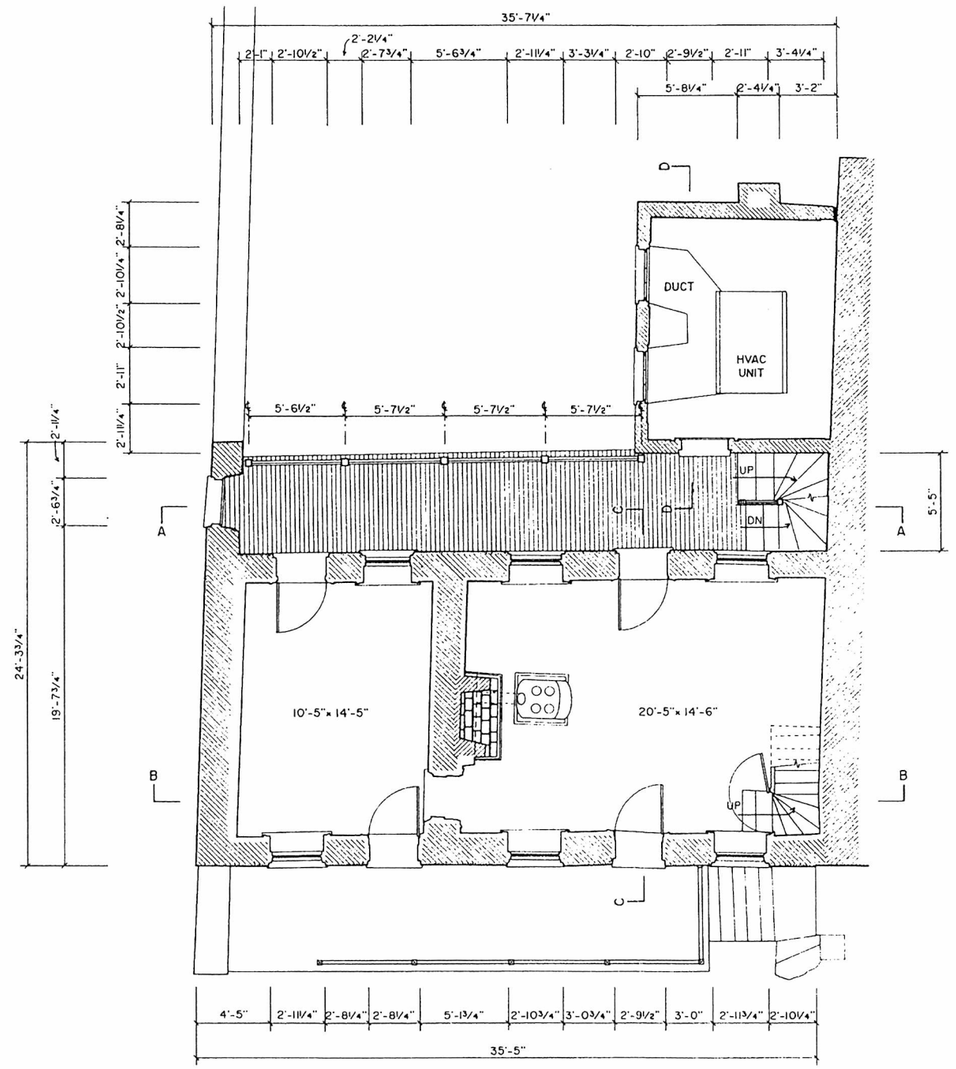
ADDENDA
NE CORNER INTERSECTION OF HIGH STREET AND HOG ALLEY

DRAWN BY RICHARD A. VENTRONE, JNR., ANDREW WENCHEL
HARPERS FERRY NATIONAL HISTORICAL PARK
PROJECT, SUMMER 1992
HISTORIC AMERICAN BUILDINGS SURVEY
UNITED STATES DEPARTMENT OF THE INTERIOR

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GROUND FLOOR



FIRST FLOOR PLAN

N

SCALE:

0 1 2 3 4 6 8 10
FEET 1/4"= 1'-0"

0 1 2 3
METERS 1:48

DRAWN BY RICHARD A. VENTRONE, JNR., LEE HUGHART

HARPERS FERRY NATIONAL HISTORIC PARK
PROJECT SUMMER 1992
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

ADDENDA

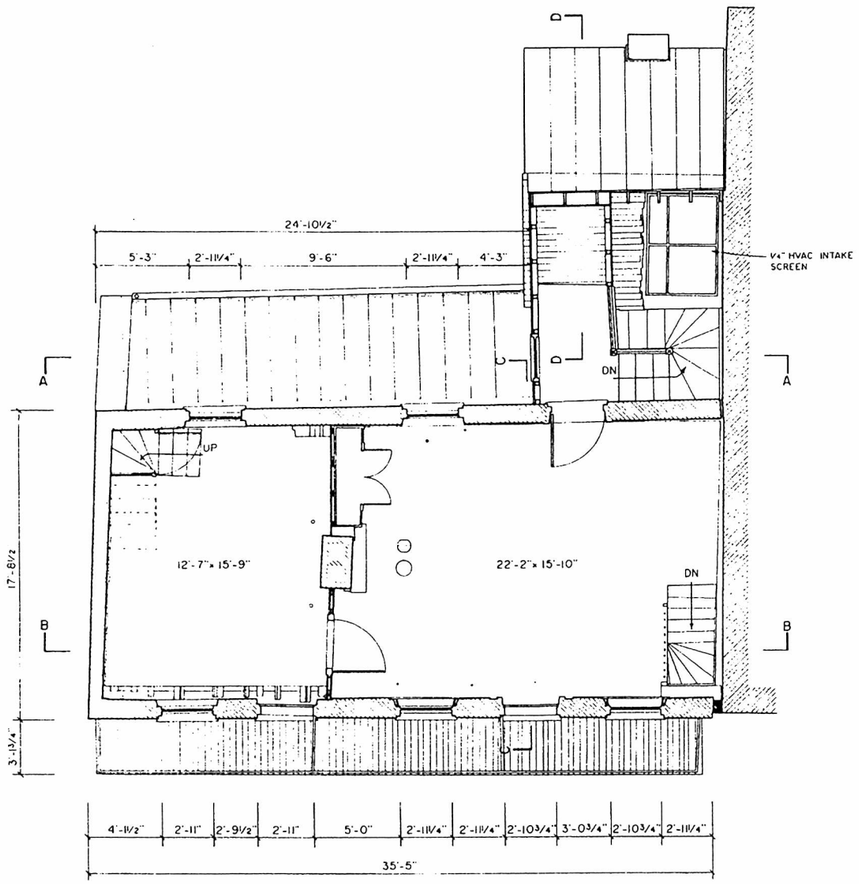
NAME AND LOCATION OF STRUCTURE
ROEDER HOUSE
NE CORNER INTERSECTION OF HIGH STREET AND HOG ALLEY, HARPERS FERRY, JEFFERSON COUNTY, WEST VIRGINIA

SURVEY NO. WV-174

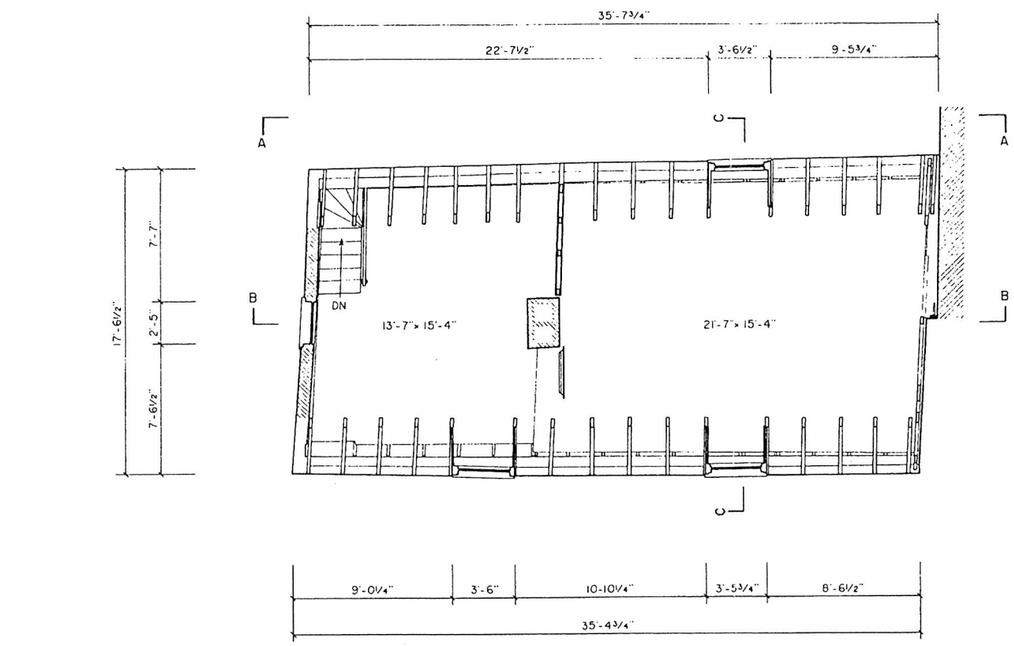
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 2 OF 7 SHEETS

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TRIM LINE



SECOND FLOOR PLAN



ATTIC FLOOR PLAN



SCALE:

0 1 2 3 4 6 8 10
FEET 1/4"= 1'-0"
0 1 2 3
METERS 1:48

DRAWN BY: RICHARD A. VENTRONE, JNR., LEE HUGHART
HARPERS FERRY NATIONAL HISTORIC PARK
PROJECT NUMBER 1992
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

ADDENDA
NE CORNER INTERSECTION OF HIGH STREET AND HOG ALLEY, HARPERS FERRY, JEFFERSON COUNTY, WEST VIRGINIA

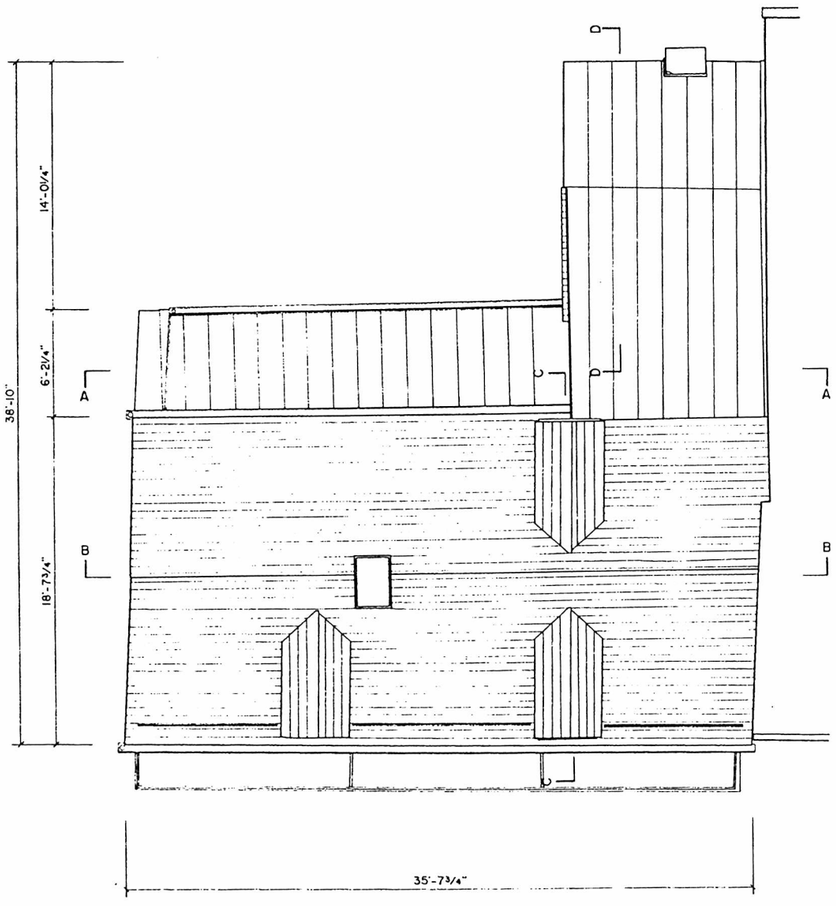
SURVEY NO. WV-174

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 3 OF 7 SHEETS

NAME AND LOCATION OF STRUCTURE
ROEDER HOUSE

IF MEASURED SKETCH PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY - NATIONAL PARK SERVICE - DATE OF DRAWING

TWIN LINE



ROOF PLAN

N

SCALE:

0 1 2 3 4 6 8 10
FEET 1/4"= 1'-0"

0 1 2 3
METERS 1:48

DRAWN BY: RICHARD A. VENTRONE, JNR., LEE HUGHART

HARPERS FERRY NATIONAL HISTORIC PARK
PROJECT: SUMMER 1992
UNITED STATES DEPARTMENT OF THE INTERIOR

ADDENDA

NE CORNER INTERSECTION OF HIGH STREET AND HOG ALLEY, HARPERS FERRY, JEFFERSON COUNTY, WEST VIRGINIA

NAME AND LOCATION OF STRUCTURE
ROEDER HOUSE

SURVEY NO.
WV-174

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 4 OF 7 SHEETS

LIBRARY OF CONGRESS PRINTS & PHOTOGRAPHS

IF REPRODUCED PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY NATIONAL PARK SERVICE NAME OF DELINEATOR DATE OF THE DRAWING

TWIN LINE





NORTHWEST ELEVATION

SOUTHWEST ELEVATION

MATERIALS LIST:

GROUND AND FIRST FLOOR:
RANDOM FIELDSTONE WALL WITH PARGING

SECOND FLOOR:
BRICK WITH CAST IRON BALCONY

ROOF:
WOOD SHINGLES AND METAL WITH STANDING SEAM

SCALE:

0 1 2 3 4 6 8 10
FEET 1/4"= 1'-0"

0 1 2 3
METERS 1:48

NAME AND LOCATION OF STRUCTURE
ROEDER HOUSE
NE CORNER INTERSECTION OF HIGH STREET AND HOG ALLEY, HARPERS FERRY, JEFFERSON COUNTY, WEST VIRGINIA

SURVEY NO.
WV-174

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 5 OF 7 SHEETS

DRAWN BY: RICHARD A. VENTRONE, JNR., LEE HUGHART

HARPERS FERRY NATIONAL HISTORIC PARK
PROJECT: SUMMER, 1992
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

ADDENDA

IF REPRODUCED PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE. NAME OF DELINEATOR. DATE OF THE DRAWING



NORTHEAST ELEVATION



SECTION A-A

SCALE:

0 1 2 3 4 6 8 10
FEET 1/4"= 1'-0"
0 1 2 3
METERS 1:48

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HARPERS FERRY NATIONAL HISTORIC PARK
PROJECT, SUMMER 1992
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

ADDENDA

NAME AND LOCATION OF STRUCTURE
ROEDER HOUSE
NE CORNER INTERSECTION OF HIGH STREET AND HOG ALLEY, HARPERS FERRY, JEFFERSON COUNTY, WEST VIRGINIA

SURVEY NO
WV-174

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 6 OF 7 SHEETS

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SECTION B-B



SECTION C-C/D-D

SCALE:

0 1 2 3 4 6 8 10
FEET 1/4"= 1'-0"

0 1 2 3
METERS 1:48

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HARPERS FERRY NATIONAL HISTORIC PARK
PROJECT: SUMMER 1992
HARPERS FERRY, WEST VIRGINIA
UNITED STATES DEPARTMENT OF THE INTERIOR

ADDENDA

NE CORNER INTERSECTION OF HIGH STREET AND HOG ALLEY, HARPERS FERRY, JEFFERSON COUNTY, WEST VIRGINIA

NAME AND LOCATION OF STRUCTURE:
ROEDER HOUSE

SURVEY NO
WV-174

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 7 OF 7 SHEETS

LANDSCAPE ARCHITECTURE RECORDS SHEETS

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Appendix K

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