

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Historic Resources of Pleasant Avenue
(Partial Inventory: Historic and Architectural Properties.)

and or common

2. Location

street & number North of Tenth Street and East of Commerce Street not for publication

city, town Wellsburg vicinity of

state West Virginia code 54 county Brooke code 009

3. Classification

MULTIPLE RESOURCES

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<u>N/A</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
<input checked="" type="checkbox"/> Multiple Resource	<u>N/A</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Clerk of Courts Office, Brooke County Court House

street & number Main & Seventh Streets

city, town Wellsburg state West Virginia 26070

6. Representation in Existing Surveys

title Pleasant Avenue Survey has this property been determined eligible? yes no

date July 1, 1984 - June 30, 1985 federal state county local

depository for survey records Wellsburg Landmarks Commission

city, town Wellsburg state West Virginia 26070

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date <u> N/A </u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Pleasant Avenue area is that portion of the city of Wellsburg north of Tenth Street (West Virginia Route 27) and east of Commerce Street (West Virginia Route 2). Although it contains several squares of workers' housing (between Commerce and Pleasant Avenue and north of Twenty-second Street) and several districts of post-World War II suburban construction, the majority of the residences on both sides of Pleasant Avenue were built prior to 1930.

Pleasant Avenue, or the County Road as it was originally known, is a brick street running north from the northeast corner (12th Street and Commerce) of the original corporate boundaries of Wellsburg. Throughout its length it skirts on the east a low bluff which is frequently broken by ravines (at least eight in number). These ravines most of which feed into Skull Run, give the bluff the appearance of fingers reaching out into the river bottom plane. The mansions, or residences, which compose the proposed Historic Resources of Pleasant Avenue Area, are locally spoken of as being built "on the fingers."

A general description of the periods of prominence will be given under No. 8, Statement of Significance.

The nine properties, including Brooke Cemetery, which comprise the proposed Historic Resources of Pleasant Avenue Area are all designed as suburban/country homes of Wellsburg's early successful and wealthy commercial, business and investment leaders. All the properties included in the nomination were constructed between 1845 and 1915. Although the entire area is now within the city limits of Wellsburg and much post-World War II housing has been constructed in the area, the character of the area has been maintained due to the fact that the area is exclusively residential and the finest housing in Wellsburg continues to be located here. The area also continues to have something of a suburban character. Beyond that, each of the properties nominated is situated in a park-like setting with sufficient plantings to hide the houses from the street and with sufficient acreage to guarantee privacy. With one exception, The Kirker House, all of the houses sit on a high bank or bluff overlooking Pleasant Avenue. And, without exception, all are designed in the high style of the period in which they were built.

The nominated components of the Historic Resources of Pleasant Avenue Area, listed in order of construction are:

1. The Fleming House, 2000 Pleasant Avenue, was built in 1845 as the farm home of David and Lucy Fleming. It is a two and a half-story brick, Greek Revival structure with a substantial Ionic portico. The rectangular main section of the house measures 48 feet across the front and is 38 feet deep. The measurement on the north side including the kitchen ell and an enclosed back porch is 80 feet. A frame two-story carriage house and a frame one-story garage, both built early in the 20th century, are the only other structures on the 5.3 acre parcels.
2. Elmhurst, 1606 Pleasant Avenue, is a brick two-story Greek Revival Mansion with a simple Tuscan portico. This structure, which was built by William H. Tarr in 1848, has the same floor plan and roughly the same dimensions as the Fleming Mansion. Situated in a park-like parcel of 3.28 acres, this residence has been the home of W.H. Tarr, one of Wellsburg's earliest entrepreneurs; J.G. Jacobs, noted West Virginia editor/publisher; and, James Paull, well-known West Virginia industrialist and legislator.

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3. The Lewis Hall Mansion, 1300 Pleasant Avenue, was the third Greek Revival built on the bluff over the County Road. It was built on the same floor plan and with roughly the same dimensions as the first two. This two-story Greek Revival structure has a Neo-Classical portico with pedimental center bay constructed about 1910. The height of the bluff at this point makes the Hall Mansion one of the most isolated and private in the Historic Resources of Pleasant Avenue Area, even though the lot is less than 1 acre in size.

4. The General I.H. Duval Mansion, 1222 Pleasant Avenue, is the fourth Greek Revival country home built along the County Road. It also has approximately the same dimensions and the same floor plan as the four earlier Greek Revival buildings. Its portico is a frame, simple Tuscan portico with Victorian brackets. This portico replaced the original one near the turn of the century.

N.B.—The four oldest houses in the Historic Resources of Pleasant Avenue Area all have the same floor plan with the exception of the Fleming Mansion, which has an additional half-story, and all have roughly the same dimensions. Nonetheless, the arrangement of bays, the differences in porticos, and the varieties of the trim give these four mansions a highly individual character appropriate to their settings.

5. The Lucy Tarr House, 1456 Pleasant Avenue, was built in 1860 accordingly to local tradition; the circumstances of its building suggest that a decade later may be a more accurate date. This is a unique Queen Anne Styled mansion which has been richly decorated with both sawn and turned woodwork. The artist, Ellen H. Tarr, a sister to Lucy Tarr, designed the house to resemble a Swiss chalet. The north tower with its three-story mahogany stairway and two-story window on the southside entryway are especially interesting. The dimensions of the house are 39' x 44'. Though it is situated on less than one acre of ground, the high bluff and inaccessibility of the site increase both the aesthetic sense of great height, which this Queen Anne structure has, and the feeling of privacy.

6. The Kirker House, 1520 Grand Avenue, is a lovely, understated Italianate structure built by Samuel H. Matthews in 1884. This well preserved and little altered residence is the only nominated structure not found on Pleasant Avenue. Highland Place, the development which included The Kirker House, was designed by descendants of William and Campbell Tarr as a well-to-do suburban development. This ell-shaped structure has a trefoil cornice with brick label molding over doors and windows, and two large bays. It stands on a .379 acre lot.

N.B.—Resources #1-#6 are all visible and marked on an 1899 lithograph map of Wellsburg. This map is an excellent demonstration of the relationship of the Historic Resources of Pleasant Avenue Area and Wellsburg proper, although much middle-class housing was already being built along the west side of Pleasant Avenue in 1899.

7. Beallmore, 1500 Pleasant Avenue, is an impressive Neo-Classical and Neo-Colonial mansion built in 1907 by Wiley Beall. This large rectangular structure is an ell and built of pressed, glazed, orange brick. The west front is a tetrastyle Corinthian portico with a massive two-story entryway. Although the overall dimensions of this mansion are not much larger than those of the first four Greek Revival structures built along Pleasant Avenue, its height, carriage way and location, on a lot of .7 acres, makes it look more massive.

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8. The Harry and Louisiana Paull Mansion, 1312 Pleasant Avenue, was begun in 1907 and occupied in 1911. It is the largest structure in the proposed area -- 3,046 square feet. This Mediterranean Style stuccoed mansion with Spanish Colonial traits accomplishes a highly aesthetic effect by the use of projecting and receding spaces, the interplay of light and shadows, and the visual effect of sheer mass. The large entryway is especially emphasized. The garage, designed appropriately by the same architect and built in the same style as the house is the only outbuilding on this 5.14 acre plot.

9. Brooke Cemetery was established on the bluff overlooking Pleasant Avenue in 1857 by many of the families who built the Pleasant Avenue mansions, while they were also making Wellsburg an industrial and commercial center. Still an active cemetery after 128 years, this burial ground contains a considerable variety of funerary architecture, including several striking mausoleums.

THE SURVEY

All the houses and other structures within the delineated district were surveyed visually. Although the original proposal emphasized the importance of mid-19th century mansions on the east side of Pleasant Avenue, it became necessary to survey all the structures in the area to decide which ones should be listed in the National Register nominations. A careful study was made of the land development of the area which indicated that almost all of the structures in the survey area had been built after World War I and a substantial number of them were post-1945.

To doublecheck this conclusion, a careful, but preliminary, title search and land use survey was made of eight sites scattered through the district. This survey confirmed the original impressions.

As a result of this preliminary survey, a decision was made to prepare a National Register Multiple Resources Area Nomination rather than a National Register Historic District Nomination because most of the houses in the area had been either constructed too late or altered too much for a National Register Nomination. On eight of the nine sites included in this nomination an extensive title search was made of the property under consideration and measured floor plans of the structures were drawn. Also, extensive photographs were made of external and internal details to be used in further studies. During this process of study, a series of maps detailing land use in the area from the Colonial period to the present were collected. All of these materials will be on record at the Wellsburg Landmarks Commission.

The project also received active consultation and input from the professional staff of the West Virginia Department of Culture and History. Mr. Rodney Collins, staff architectural historian, devoted almost two days to on-site consultation. Mr. Henry Browne and Mrs. Margare DeMallie, Senior Architectural Partner and Restoration Projects Director respectively of Browne, Eichmann, Daigliesh and Gilpen of Charlottesville, Virginia, also advised the project.

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Historic Resources of
Pleasant Avenue Area

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CONTRIBUTING AND NON-CONTRIBUTING STRUCTURES

Contributing Buildings	15
Contributing Structures	0
Contributing Sites	1
Non-Contributing Resources	<u>4</u>
 Total Contributing Resources	 16

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1845-1914 **Builder/Architect** Multiple; see inventory forms

Statement of Significance (in one paragraph)

The Pleasant Avenue Area was developed originally as the country plantations of early Wellsburg entrepreneurial, commercial and industrial leaders. The Fleming Mansion and Elmhurst were on the farm of W.H. Tarr, the son of Peter Tarr, builder of the first iron furnace in the Ohio Valley. W.H. Tarr and his brother, Campbell, made their fortune in Wellsburg's first decades through commerce on the Ohio and active investments in Wellsburg businesses and Brooke County farms.

Other homes in the Pleasant Avenue Area are built on the remainder of the plantation of John Prather, heir to Charles Prather, the founder of Wellsburg. Here prominent men of local banking, industry and commerce, like good Jeffersonians, retired to the nearby hilltops and the purity of country air to manage their farms and restore their spirits. Down to the Civil War they all maintained townhouses on Water Street (Main Street) in Wellsburg in addition to their "country mansions."

Although the 1985 season of the archaeological survey of Historic Wellsburg turned up some evidence of temporary pre-Colombian occupation of the lower end of Historic Wellsburg (near the mouth of Buffalo Creek) dating from the Fort Ancient Period, neither artifacts nor oral tradition connect the Pleasant Avenue Area with pre-Colombian settlement. George Washington and several other explorers and surveyors speak of the ravines (Prather's Run and Skull Run) which cut through the bench on which Wellsburg is built and refer to the bluff behind that bench, but mention no occupants.

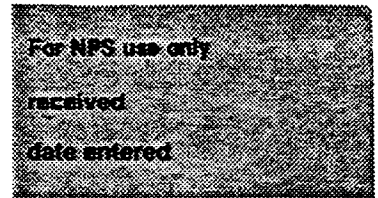
Friend Cox claimed the Pleasant Avenue Area in 1772. Cox's claim is shown as Claim No. 2 on the attached Map of Wellsburg. Cox built a fort on the river and was promised troop reinforcements during the American Revolution.

The next phase of the development of the Pleasant Avenue Area began with the sale of the Cox claims to Charles Prather and Van Swearingen in the late 1880's and continues through the Civil War. Charles Prather bought all of Claim No. 3 and almost half of Claim No. 2 from John Cox, heir to Friend Cox, shortly after the latter's death. The northern half of Claim No. 2, including Cox's Fort, was purchased by Van Swearingen, a well-known pre-Revolutionary settler and explorer. The line between the two estates is the south property line of Elmhurst. Charles Prather developed most of Claim No. 3 as the town of Charlestown, now Wellsburg, in 1791. The southern portion of the original Friend Cox claim (No.2) became his plantation; in 1810 Charles Prather was Brooke County's most substantial slave owner. The heirs of Van Swearingen sold his portion of Cox's claim to Peter Tarr, the builder of the first iron furnace in the Upper Ohio Valley. Peter Tarr, in turn, sold the farm to his sons, William H. Tarr and Campbell Tarr, Sr. Throughout this period these two areas seemed simply to have been substantial farms with two large country homes; the Prather Mansion and Van Swearingen's Fort which had become the William H. Tarr house.

The development of the Pleasant Avenue Area as the site of the country homes for Wellsburg's entrepreneurs, whether economic, commercial or industrial, began in 1845 and had given the district its shape by 1860. William H. Tarr and Campbell Tarr, Sr., made their fortunes in the first decades of the 19th century by Ohio River commerce, i.e., the shipping of grain to New Orleans. These proceeds they reinvested in commercial properties of Wellsburg, in substantial farms throughout Brooke County and in the Wellsburg's beginning

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industries. Following the death of Charles Prather's heir, John Prather, Campbell Tarr, Sr. bought much of the remainder of the Prather plantation.

In 1845 William H. Tarr built the Fleming Mansion for his daughter Lucy and her husband, David Fleming. Three years later he built Elmhurst within site of his farm home. Elmhurst was designed as his country mansion, while he maintained a substantial townhouse on Main Street until his death. Soon after, Campbell Tarr, Sr., who also maintained a residence elsewhere, built his country mansion on a bluff overlooking the Ohio River and the County Road. In 1850 Lewis Hall, one of Wellsburg's early bankers and a successful investor, built his mansion on one of the sections of the Prather plantation that had not been purchased by Campbell Tarr, Sr. General I.H. Duval, a career army officer who was to become a Civil War hero, began his country home in 1858. General Duval represented the second generation of a family that had been responsible for introducing the making of flint glass to Wellsburg.

The period from 1865 to 1915 was a time of rapid development and increasing economic power in Wellsburg. The Tarrs, Pauls, Bealls, Duvals, Jacobs, Lazears, and other prominent families established new industries, brought the railroad to town, and actively expanded Wellsburg's glass and container-making industries. Each of the families also participated in the rapid expansion and development of Wellsburg by creating new subdivisions north and east of the original plat. During this period of expansion and rapid development, some members of each of these families owned and/or built a mansion in the Historic Resources of Pleasant Avenue Area.

In each period, both pre-Civil War and post-Civil War, the architecture of each of the mansions on the Pleasant Avenue Area was an excellent statement of the high style of the architecture then in vogue. There is, however, a marked difference in the pre-Civil War and post-Civil War houses. Post-Civil War houses were more richly ornamented and manifest a more refined consciousness of artistic detail. During the period between the Civil War and World War I, Wellsburg had at least three architectural firms and their influence seems obvious.

The Historic Resources of Pleasant Avenue Area is the result of a project sponsored by Historic Wellsburg, Inc., and funded by the West Virginia Department of Culture and History. Although less than a decade old, Historic Wellsburg, Inc., has had a profound effect upon the historical consciousness of the community. Among other projects, they have completed a survey of all of the properties between Commerce Street and the Ohio River, have gotten most of that area listed as a Historic District by the National Register of Historic Places, established a revolving loan fund for historic restoration and have led in many other preservation, conservation, and restoration projects.

This survey and nomination is integrated into the plans of and operated under general supervision by the Wellsburg Landmarks Commission. Copies of this nomination and the records of the surveying and photographing of the Historic Resources of Pleasant Avenue Area will be maintained in the files of the Wellsburg Landmarks Commission.

9. Major Bibliographical References

J.G. Jacob, Brooke County, Being A Record of Prominent Events, 1882.
J.H. Newton, History of the Panhandle of West Virginia, 1879.
Peter Boyd, History of the Northern West Virginia Panhandle, 1927.
N.L. Caldwell, A History of Brooke County, 1975. Industrial Wellsburgh, 1899.
In Memory of John Gabriel Jacob and Isabella Tarr Jacob, 1905.

10. Geographical Data

Acreeage of nominated property See individual properties

Quadrangle name Wellsburg, West Virginia

Quadrangle scale 1:24000

UTM References See Individual Forms

A	<input type="text"/>	<input type="text"/>	<input type="text"/>	B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<input type="text"/>	<input type="text"/>	<input type="text"/>	D	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>	F	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>	H	<input type="text"/>	<input type="text"/>	<input type="text"/>

Verbal boundary description and justification

Bound on North by norther boundary of Brooke Cemetery, on South by Tenth Street (WV Rte. 27), on West by Commerce Street (WV Rte.2), and on East by Wellsburg corporation line.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
state		code	county	code

11. Form Prepared By

name/title Dr. Hiram J. Lester, Project Director

organization Historic Wellsburg, Inc.

date 25 September 1985

street & number The Hibernia

telephone (304) 829-7941

city or town Bethany

state West Virginia 26032

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer

date 3/27/86

For NPS use only

I hereby certify that this property is included in the National Register

date

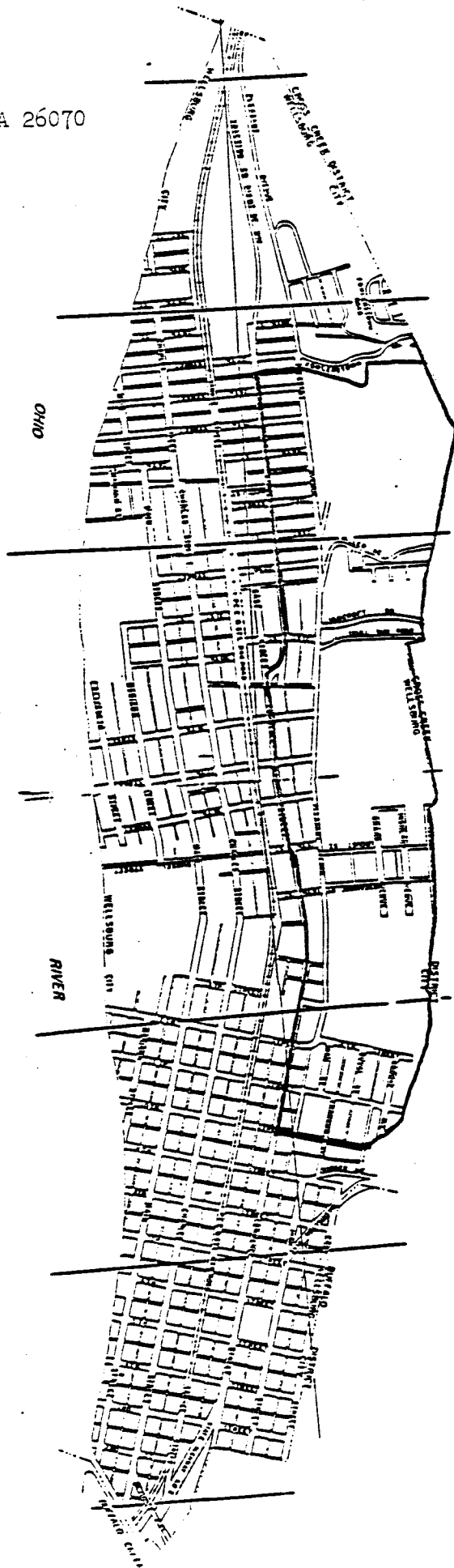
Keeper of the National Register

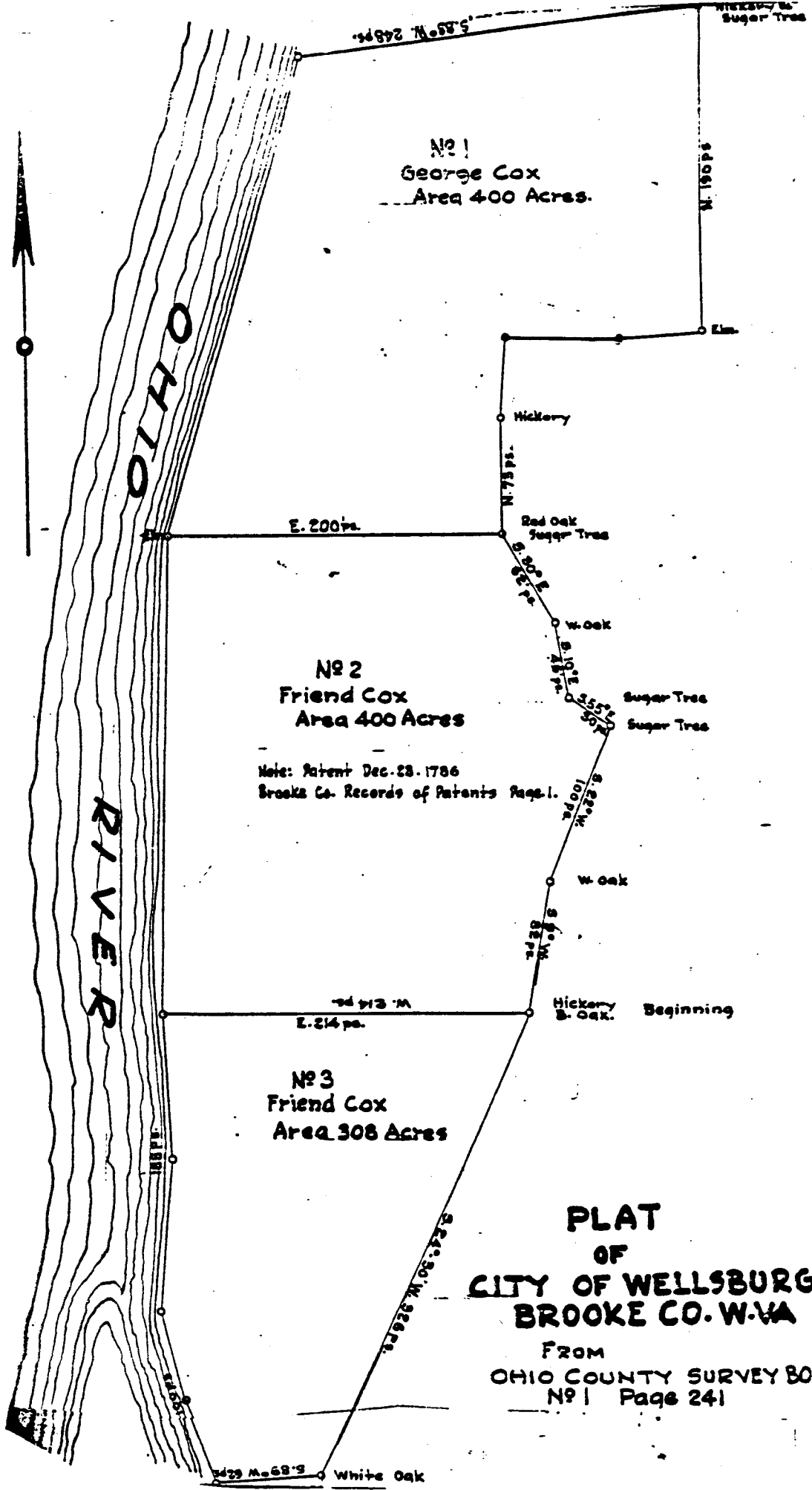
Attest:

date

Chief of Registration

PLEASANT AVENUE M.R.A.
WELLSBURG, WEST VIRGINIA 26070





No 1
George Cox
Area 400 Acres.

No 2
Friend Cox
Area 400 Acres

Note: Patent Dec. 23. 1786
Brooke Co. Records of Patents Page 1.

No 3
Friend Cox
Area 308 Acres

**PLAT
OF
CITY OF WELLSBURG
BROOKE CO. W. VA**

FROM
OHIO COUNTY SURVEY BOOK
No 1 Page 241

White Oak



UTM :

PLEASANT AVE. MRA
WELLSBURG, W.VA.

- #1) 17/533 520/4458 920
- #2) 17/533 480/4458 680
- #3) 17/533 370/4458 160
- #4) 17/533 380/4458 050
- #5) 17/533 430/4458 440
- #6) 17/533 540/4458 550
- #7) 17/533 440/4458 510
- #8) 17/533 470/4458 120
- #9.) BROOKE CEMETERY
- A. 17/533 710/4459 680
- B. 17/533 800/4459 430
- C. 17/533 500/4459 370
- D. 17/533 400/4459 600

STEUBENVILLE EAST
640 000 FEET
QUAD., W.VA.-OHIO(VA.)

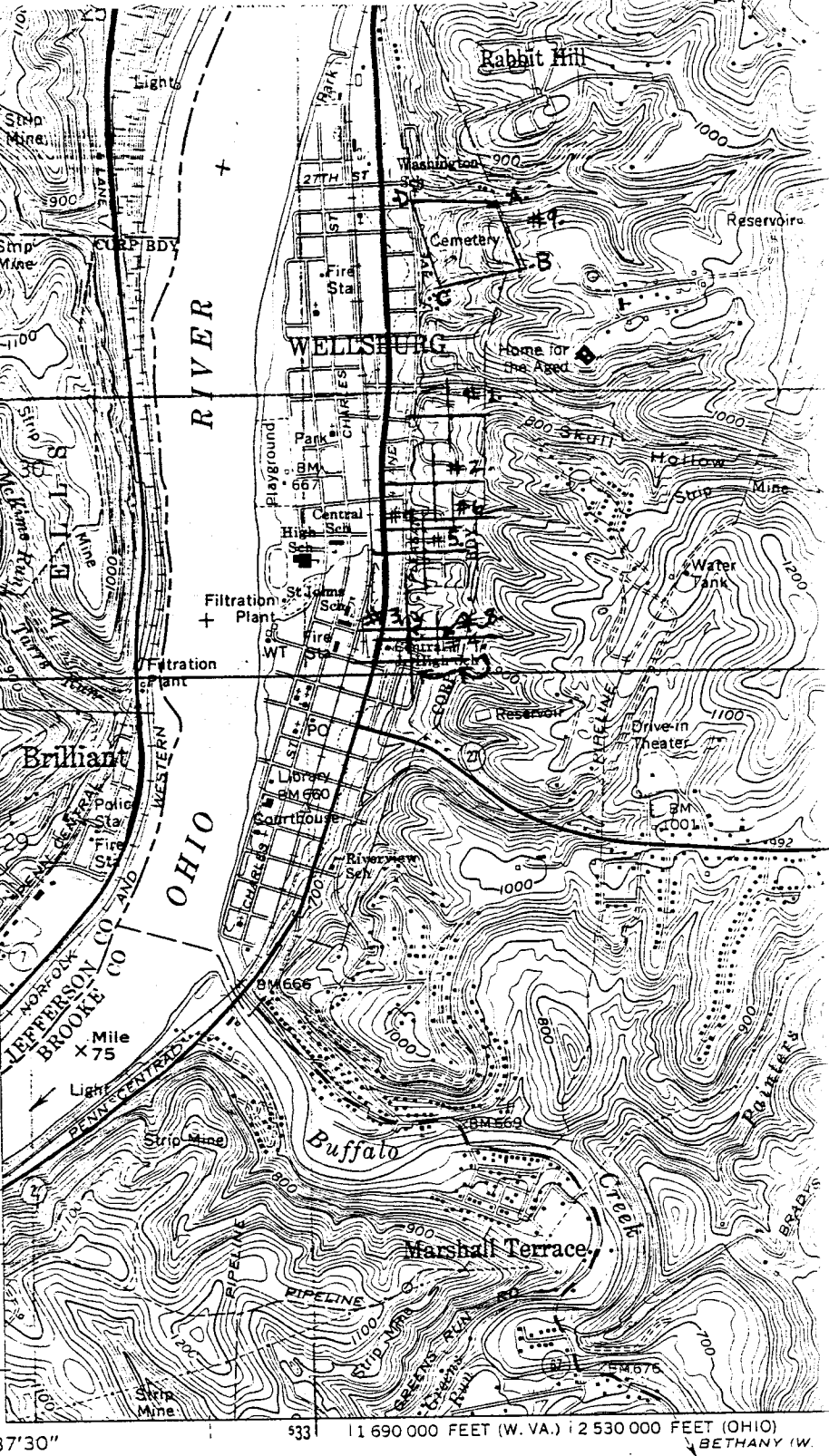
B.

75.

40°15'
80°37'30"

533 | 1 690 000 FEET (W. VA.) | 2 530 000 FEET (OHIO)

(TIL TONSVILLE)
1:50,000 II NW



Mapped, edited, and published by the Geological Survey
 Revised in cooperation with State of Ohio agencies
 Control by USGS, USC&GS, and USCE
 Topography by photogrammetric methods from aerial
 photographs taken 1954. Field checked 1958. Revised
 from aerial photographs taken 1966. Field checked 1968
 Polyconic projection. 1927 North American datum
 10,000-foot grids based on West Virginia coordinate system, north zone,
 Pennsylvania coordinate system, south zone and Ohio coordinate system,
 north zone. 1000-meter Universal Transverse Mercator grid ticks,
 zone 17, shown in blue
 Fine red dashed lines indicate selected fence and field lines where
 generally visible on aerial photographs. This information is unchecked
 The state boundary as shown represents the approximate position of the
 low water line as determined from U.S. Corps of Engineers Ohio River
 charts, surveyed 1913, and supplementary information
 Red tint indicates areas in which only landmark buildings are shown
 Ohio area lies within the Old Seven Ranges.
 Land lines based on the Ohio River Base

UTM GRID AND
DECLINATION

4 1/2"
30 MILS