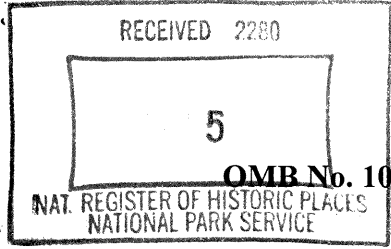


903



NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior National Park Service
NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. Name of Property

historic name: Reeves, John C., House
other name/site number: _____

2. Location

street & number: 100 Reeves Drive not for publication: N/A
City/town: Wellsburg vicinity: X
state: West Virginia code: WV county: Brooke code: 009 zip code: 26070

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet.)

Randall Reid-Smith
Randall Reid-Smith, SHPO

7 August 2006
Date

West Virginia Division of Culture and History
State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria.
(___ See continuation sheet for additional comments.)

Signature of Certifying Official/Title Date

State or Federal agency and bureau

Reeves, John C., House
Name of Property

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4. National Park Service Certification

I, hereby certify that this property is:

Signature of Keeper

Date of Action

entered in the National Register

See continuation sheet.

determined eligible for the
National Register

See continuation sheet.

determined not eligible for the
National Register

removed from the National Register

other (explain):

John C. Reeves
Elson H. Beall 9-28-06

5. Classification

Ownership of Property:

(Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property

(Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing

1

Noncontributing

0

buildings

sites

structures

objects

1

0

TOTAL

Name of related multiple property listing N/A

(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register 0

Reeves, John C., House
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6. Function or Use

Historic Functions

Domestic/Single Dwelling

Current Functions

Work in Progress

7. Description

Architectural Classification:

LATE VICTORIAN: Italianate

Materials

Foundation: Limestone
Walls: Brick
Roof: Slate
Other: Wood

Narrative Description

(See continuation on sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

_____ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

_____ **B** Property is associated with the lives of persons significant in our past.

X **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

_____ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

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Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

Architecture

Period of Significance

Ca. 1870

Significant Dates

Ca. 1870

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(See continuation sheets.)

Reeves, John C., House
Name of Property

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9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of Repository: West Virginia State Archives, Brooke County Public Library

10. Geographical Data

Acreage of Property: 2.32

UTM References (Place additional UTM references on a continuation sheet.)

Quad Map Name: Steubenville East, OH-WV-PA

17 537045 4460435
Zone Easting Northing

Verbal Boundary Description

(See continuation sheet.)

Boundary Justification

(See continuation sheet.)

Reeves, John C., House
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=====
11. Form Prepared By
=====

Name/Title: Ms. Jennifer Sizemore, with Alan R. Rowe, WVSHPO

Organization: Owner Date: September 9, 2005

Street & Number: 165 Reeves Drive Telephone: (304) 737-0747

City or Town: Wellsburg State: WV ZIP: 26070

=====
Property Owner
=====

Name: Jennifer and Winton Sizemore

Street & Number: 165 Reeves Drive Telephone: (304) 737-0747

City or Town: Wellsburg State: WV ZIP: 26070
=====

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Summary

The John C. Reeves House is a two-story, painted brick Italianate style farmhouse with a modified center hall double-pile plan. The upper foundation stones consist of large, rectangular, straight-coursed smooth limestone blocks. Below the more decorative upper stones exists an undressed, random ashlar dry-stone foundation that continues for several feet below grade, creating a low basement space. The walls above the foundation blocks are red bricks laid three wythes thick in a common bond using bands of headers separated by six rows of stretchers. The brickwork was painted white at some date after 1950. Window openings tend to be tall and narrow, with semi-circular lintels outlined by corbelled brick hoods. The roof pitch is very low, with a subtle bell-cast profile and wide eave overhangs. Roof treatments range from diamond pattern slate to asphalt shingles. The eaves and built-in gutters are supported by elaborate carved wooden brackets applied in pairs and singly. The interior of the house was well finished in its day, but has sustained heavy damage from water infiltration. Evidence of the high level of finish is still visible in the remaining interior trim items. Decorative plaster ceiling moldings were present throughout the first story, with a highly figured plaster molding running along the edges of the ceilings with matching centered ceiling medallions. Woodwork throughout the house matches the molding profile found in the plaster trim, and is still in place around window and door architraves. Solid wooden four panel doors are still in place throughout the interior. The immediate surroundings of the house are rural and wooded. The house stands on a slight promontory, and faces east toward its historic driveway, now known as Reeves Drive. There are no surviving outbuildings. Once part of a 318 acre sheep farm, the house is now located on a fragment of the historic acreage.

Narrative Description

The main façade of the house faces east. The façade is broken into two main divisions, with a one-bay section on the northern half of the façade joined to a three-bay section to the south. The first story of the northern section extends outward from the wall plane of the southern section by about six feet. The most obvious feature of the northern section is a large, three-sided bay window. Each segment of the bay window features a tall and narrow 1/1 double-hung window sash with matching wooden louvered shutters. Each window displays a semi-circular lintel crested with an elaborate corbelled brick hood and

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keystone. The sills are plain rectangular limestone blocks. Above the window lintels, the bay terminates in a deep wooden cornice. A wooden bracket is present along the cornice at each angle of the of the bay. Directly above the bay window on the second story there is a wide and tall 1/1 double-hung sash window centered in the façade. Immediately above the second story window is a wooden cornice broken into sections by a series of carved wooden brackets. The brackets are arranged in pairs at the far ends of the façade wall, with three smaller single brackets spaced evenly between the pairs. Two of the single brackets are missing. The first story of the southern section is sheltered beneath a shed-roofed porch that runs from the south wall of the northern section to the south-east corner of the house. Five elaborate porch posts support the roof. Each post displays chamfered corners and large brackets pierced with trefoil openings. The porch roof surface is covered with metal sheets. The main entrance to the house is located in the northern-most bay of the southern section. The entrance is composed of double doors set beneath a semicircular Vaseline glass transom window. The entry is deeply recessed with beautifully paneled reveals. The double doors have windows that extend nearly half the length of the door. To the south of the main entry are located two window bays. Each window is a large, wooden 2/2 double-hung sash that extends almost to the floor of the porch. The second story of the southern section is broken by three evenly spaced window bays. Each of the three windows is a wooden 4/4 double-hung sash with a semi-circular lintel and plain rectangular limestone sills. Each window is crested with a corbelled brick hood and keystone. A wooden cornice and brackets progresses from the south side of the northern section to the north wall of the southern section. The cornice and brackets of the southern section have sustained heavy loss from water damage, with several brackets now missing and large holes evident in the fascia.

The south side elevation is broken into two major divisions, with a one-bay section located on the eastern half of the elevation joined to a four-bay section to the west. The eastern one-bay section extends outward from the wall plane of the western section by about two feet. Fenestration of the eastern section is limited to two wooden 2/2 double-hung sash centered on the façade and present on the first and second story. Both windows display semi-circular lintels crested by corbelled brick hoods with keystones. Matching wooden louvered shutters exist for these window casements, but are not attached at the

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moment. Cornice details match the main elevation. Two sets of paired brackets are present at the outer ends of the cornice, with three smaller single brackets spaced evenly between the paired sets. One of the single brackets is missing from this location. The western four-bay section displays large window openings consistent with the other elevations of the house. Six of the first and second story windows are the standard tall and narrow opening with a semi-circular lintel crested by a corbelled brick hood with keystones. The survival of original window casements in this elevation is limited, with several replacement windows evident, and the window casement in the upper left corner missing entirely. Notable in the western section is a bay of a very narrow, almost slit-like, bay of windows third in line from the edge of the eastern section. The window in this set on the second story retains its original matching wooden louvered shutters. A large and plain brick chimney is visible from this elevation, located roughly in the middle of the house and toward the eastern side.

The rear elevation of the house faces west. It is broken into two major divisions, with a larger section to the south, and a cut-out section that once cradled a porch visible to the north. The southern section presents a vast expanse of brick wall with only two openings visible. In the extreme upper right corner, there is present a tall and narrow window opening with a semi-circular lintel and a plain rectangular limestone still. The corbelled brick hoods used elsewhere on the house are not present on this elevation, as it is not readily visible from the driveway. A variation is also visible in the handling of the brackets at the cornice line. Two large brackets are placed at the extreme ends of the cornice, but not in the usual paired sets. A series of small single brackets probably spanned the distance between them, but they are missing. Heavy damage is evident in the soffit at this location. On the first story level one opening is visible in the extreme lower left corner. Although presently used as a door, it appears to have originally been a window opening. The northern division of this elevation is in fact the rear, or west facing wall of the front section of the house. A poorly constructed addition (probably an enclosure of an earlier open porch) existed here at one time, but has collapsed and is now partially removed. Two openings are visible in this wall, a door with a semi-circular transom window on the first story, and a window located directly above it in the second story. The semi-circular lintels are plain, duplicating the treatment evident in the adjacent

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southern section. At the cornice level, the cornice and bracket treatment continues in the same pattern as elsewhere on the house, with one set of large paired brackets flanking a section of smaller single brackets. The stub of a brick chimney is visible from this vantage point, located low on the north-west corner of the roof.

The north side elevation matches the elaborate decorative architectural treatments visible on the main façade, and the south elevation. This elevation is broken into two major divisions, with a large two-bay section to the east, and a smaller, rear three-bay section to the west. The western section once contained a porch within the 90° angle formed at the join of the eastern and western sections (see above). The first story level of the western section displays the now-demolished remains of the porch, including an outline of the original porch roof on the surface of the north wall. The brick in this section shows its natural red color. Three openings are present at the first story level, consisting of two large window openings with a narrow, slit-like window opening between them (identical to the windows of this configuration on the south elevation). The casements are no longer original, and have been temporarily in-filled with plywood. An identical fenestration pattern exists on the second story, with two wooden 2/2 double-hung sash windows with semi-circular lintels flanking a much narrower version between them. Corbelled brick hoods with keystones crest the top of each window opening. The cornice details carry the same appearance and arrangement here as in the rest of the house. Large paired brackets define the outer ends of the cornice with smaller single brackets spaced evenly between them. The eastern section presents a unique fenestration arrangement not found elsewhere on the house. The bays in this section consist of picturesque paired units of tall, narrow wooden 1/1 double-hung sash windows, totaling four pairs. Each window opening is crested with a semi-circular corbelled brick hood with a keystone. Matching wooden louvered shutters exist on the outer edges of each set of paired windows, but the inner shutter leaf is missing on each set. At the cornice level, there are three sets of paired, large brackets. Two define the far ends of the cornice, and a third is spaced evenly between them. Six small single brackets complete the installation. A large brick chimney is visible at the crest of the roofline.

Interior spaces on the first story are aligned along a wide central hall. After entering the

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double door main entry, The most obvious feature is a straight staircase rising to the second story and anchored to the north wall of the hall. A fine wooden hexagonal newel post begins the run of an elegant handrail supported by turned balusters. Two large, high-ceilinged rooms open from the hall immediately to the north and south of the main entry area. The entry to the south room is wide and closed with multi-pane French doors. The south room reveals a serious level of interior structural damage resulting from years of water infiltration. The floor structure of the second story room above has collapsed into and filled with rubble the space of the first story below. The interior walls of the house consist of brick covered with plaster. The plaster is three layers thick and behind the plaster you will find "grounds". The plaster goes behind the wood work. The flooring is tongue and groove. At the end of the hall there is another door which leads to a half bath. If you make a right at the end of the hall the basement door is to your right, an exit door is directly in front of you and to your left is a doorway to the kitchen area. On the right of the entrance is a single doorway that leads to the room with the bay window. This room has extensive wood work and plaster work on the ceiling. Before you go up the staircase there is another door that leads to another large room. Also off of the kitchen is a little room that housed a spiral staircase, half is still there and also another bathroom. As you walk up the staircase it turns to the left and there is a landing. From the landing the staircase goes to the left or the right. If you go to the left you will come to a hall and there are two rooms to the left and two rooms to the right. If you turn right from the landing, straight ahead is a bathroom and to the left is a fifth bedroom and the top of the spiral staircase. If you walk in the bathroom and make a right there is a doorway that leads to the attic. The attic has a curved staircase and is one large open room. Every room except for the bathrooms and the basement has a fireplace. All fireplaces are alike except the one in the room with the French doors. The fireplace in that room is made of metal and has very detailed work.

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Statement of Significance:

The John C. Reeves House is eligible under Criterion C for Architecture, with the period of significance being ca. 1870, the estimated year of construction. Once the seat of a 318 acre farm, the house has been subdivided from its original acreage, and is restricted to a 2.32 acre plot. The house remains as a reminder of the once nationally recognized sheep and wool growing region that included all of West Virginia's northern pan-handle, and adjacent counties in Pennsylvania and Ohio. John C. Reeves was a participant in the wool economy, and his stylish Italianate house reflected his general level of prosperity. Today, even in its damaged form, the house continues to impart a sense of solidity and grandeur that its owner no doubt intended to project when he had it built.

John C. Reeves: A Brief Family History

The Reeves family are one of the pioneers of what is now Brooke County. Josiah Reeves, the grandfather John C., was the recipient of grants from the Commonwealth of Virginia on King's Creek in 1803 and Cross Creek in 1819. John C.'s father, Reason Reeves, became a man of means, being listed in the 1850 census as owning \$7,234 in real estate. By the time of the 1860 census, Reason Reeves is listed as a "gentleman" owning \$12,520 in real estate, with a personal estate of \$800. Reason's 17 year old son John C. is listed as being a student. Auspicious beginnings indeed for the Reeves family. Gentry that they were, Josiah and his son Reason were listed time and again as participants in the legal and political life of Brooke County, with both commonly listed as jurors, plaintiffs, and defendants through the years, as well as serving in posts such as road surveyor, overseer of the poor, and appraiser.

John C. Reeves was born in September, 1833, and from the census appears to have shared the home of his parents, Reason and Eliza, with sisters Cornelia and Julia, and a brother James. By the 1860 census, the 26 year old John C. is listed as a farmer, perhaps working land owned by his father. Brooke County records reveal that John married Sarah B. Gist on November 25, 1862. By the time of the 1870 census, John and Sarah are enumerated as living in the Cross Creek Township (quite likely on the property that is the subject of

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this nomination), with the following children: Emily and Cornelius. By 1900, daughters Lucy and Amelia would follow. John's wife, Sarah died in January, 1904, and John followed on February 6, 1918. John and Sarah are buried in the Franklin Cemetery (John was a trustee of the Franklin Methodist Church), located on the Washington Pike (WV 27) only a few miles from their farm.

John C. Reeves was recognized as "an extensive grain and sheep farmer" in the History of the Northern West Virginia Panhandle, published in 1927. Brooke County, and indeed the counties adjacent in Pennsylvania and Ohio were known as the "submontane district" of wool production in the United States. This region was known as the center of production of fine Merino sheep wool. George Washington noted the area's potential for wool production during the course of his survey work in the area in 1753. The uplands adjacent to the Ohio were recognized as particularly suited for sheep pasturage, as sheep seemed to prefer highlands, and the many cuts and coves provided shelter in poor weather. By the close of the 18th century, wool production was in full swing in the area. Brooke County wool producer C.H. Beall gained world recognition as the originator of the "Victor-Beall" Merino blood-line, with the name "National" supplanting Victor-Beall in 1887. Wool production remained an important industry in Brooke County into the early 20th century, when competition with Western flocks and the removal of protective tariffs damaged its profitability.

Architectural Significance of the John C. Reeves House:

The architectural significance of the John C. Reeves House is best understood in context. Occupying a slight promontory, and displaying the typical verticality of the Italianate style, the house is quite striking, visually. The tall, narrow windows add to the vertical effect. As a stylistic statement, the house is joined by two contemporaries that together serve to illustrate the outward expressions of success that Brooke County's agriculturists were trying to project. Both properties, discussed below, are listed in the National Register of Historic Places.

Located approximately two miles to the south is located the Danforth Brown House, a ca.

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1870 Italianate style I-house built by Danforth Brown, a Brooke County sheep farmer. Brown added the wood-frame I-house to an earlier, brick house dating to the 1820s. While not as architecturally elaborate as his neighbor Reeves' house to the north, Brown's selection of Italianate stylistic motifs shows a willingness to follow architectural trends in the course of updating and expanding his dwelling. Continuing in this vein is the Nicholls Residence and Woolen Mill Site, a property located approximately five miles south of the Reeves property. Built in 1893 in an imposing interpretation of the Second Empire style, The Nicholls House is comparable to the Reeves house in scale and architectural treatment. Will Nicholls, the owner, was not a wool farmer, but instead represented the area's burgeoning brick industry (Prior to Nicholls, the property was owned by the Marshel family, who operated a wool carding mill on the property).

Summary:

With the two examples discussed above in mind, it is possible to see the construction and design of the Reeves House in context with the broad development patterns at work in late 19th century Brooke County. The John C. Reeves House is significant for its architecture, which in itself is evidence of an agricultural prosperity built on the area's development as a fine wool center of production.

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Books:

Boyd, Peter. History of the Northern West Virginia Panhandle. Indianapolis: Historical Publishing Company, 1927.

Gray, Lewis Cecil. History of Agriculture in the Southern United States to 1860. Washington: Carnegie Institution, 1933.

Jacob, J.G. Brooke County: Being a Record of Prominent Events Occurring in Brooke County, W.Va. From the Settlement of the Country, Until January 1, 1882. Wellsburg, West Virginia: Herald Office, 1882.

Maury, M.F. Resources of West Virginia. Wheeling, West Virginia: The Register Company, 1876.

Powers, Stephen. The American Merino: For Wool and Mutton. New York: Orange Judd & Co., 1887.

United States Tariff Commission. The Wool Growing Industry. Washington: Government Printing Office, 1921.

Vaughan, Henry W. Breeds of Live Stock in America. Columbus, Ohio: R.G. Adams and Company, 1931.

Wentworth, Edward Norris. America's Sheep Trails. Ames, Iowa: The Iowa State College Press, 1948.

Census Records:

Virginia. Brooke County. 1850 US census, population schedule.

Virginia. Brooke County. 1860 US census, population schedule.

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West Virginia. Brooke County. 1870 US census, population schedule.

West Virginia. Brooke County. 1900 US census, population schedule.

West Virginia. Brooke County. 1910 US census, population schedule.

Maps, Tax Records, Grants, Interviews:

Brooke County Tax Record Books

Interview with Mrs. Givens, previous tenant of the mansion

1854 Map at Brooke County tax office

1871 Map at Brooke County tax office

Land grant from John Page, Governor of Virginia, to Josiah Reeves, 1803, Brooke County, Virginia.

Land grant from James Preston, Governor of Virginia, to Josiah Reeves, March 12, 1819, Brooke County, Virginia.

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Verbal Boundary Description

Parcel One

Beginning at an iron pin and the Southeasterly corner to land of Walter McGowan; thence with other land of the Grantors N. 79° 11' E. 78.43 ft to an iron pin and a point in the westerly line of a 30 ft right-of-way; thence following the westerly line of said 30 ft right of area N. 22° 32'E. 412.21 ft to an iron pin at the southerly side of the Northview Public Road; thence with the southerly side of said Public Road N. 75° 13' W. 243.6 ft to an iron pin and a point in the line of land of Walter McGowan; thence with the line of land of Walter McGowan S. 00° 04' E. 457.61 ft to the place of beginning. The bearing of the last line, namely S. 00° 04' E., is the same line as that described in the McGowan Deed as being S. 05° 24' E. The areas of this conveyance is 1.55 acres, more or less, according to a survey conducted by William A Pilchars Surveyor during 1957.

Parcel Two

Beginning at a stake in the easterly line of a 30 ft wide right-of-way, said point being located S. 22° 30" W. 174.86 ft from a stake in the southerly line of Northview Public Road; thence from the place of beginning and with other lands of the Grantors S. 35° 05' E 110.9 ft to a stake; thence again with other lands of the Grantors S. 75° 13' W. 117.66 ft to a stake and a point in the easterly line of said 30 ft wide right-of-way; hence following the easterly line of said right-of-way N. 22° 30' E 130.73 ft to the place of beginning and containing an area of 0.14 acre, more or less.

Parcel Three

Beginning at an iron pin at the east side of a 30 ft R/W through lands of Reeves, said iron pin being the northwest corner of a tract of land of Garrison; thence with the east side of said R/W N. 19° 07' E. 158.0 ft to and iron pin at the south side of the Rabbit Hill Road; thence with said road S. 75° 30' E. 55.0 ft to an iron pin; thence S. 56° 35' E. 65.0 ft to an iron pin; thence leaving said road and with the north line of lands of Beaman S 70° 22'

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W. 191.3 ft to the place of beginning, containing 0.684 acres, more or less, according to a survey made by H.C. Fell, Surveyor in the month of April 1973.

Boundary Justification

The property boundaries delineate the lot now occupied by the John C. Reeves House.

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Photographer: Jennifer Sizemore

Date: 09/09/05

Images: Digital

Photo 1 of 8: Main Façade, Camera facing West.

Photo 2 of 8: South Elevation, Camera facing North.

Photo 3 of 8: North Elevation, Camera facing South.

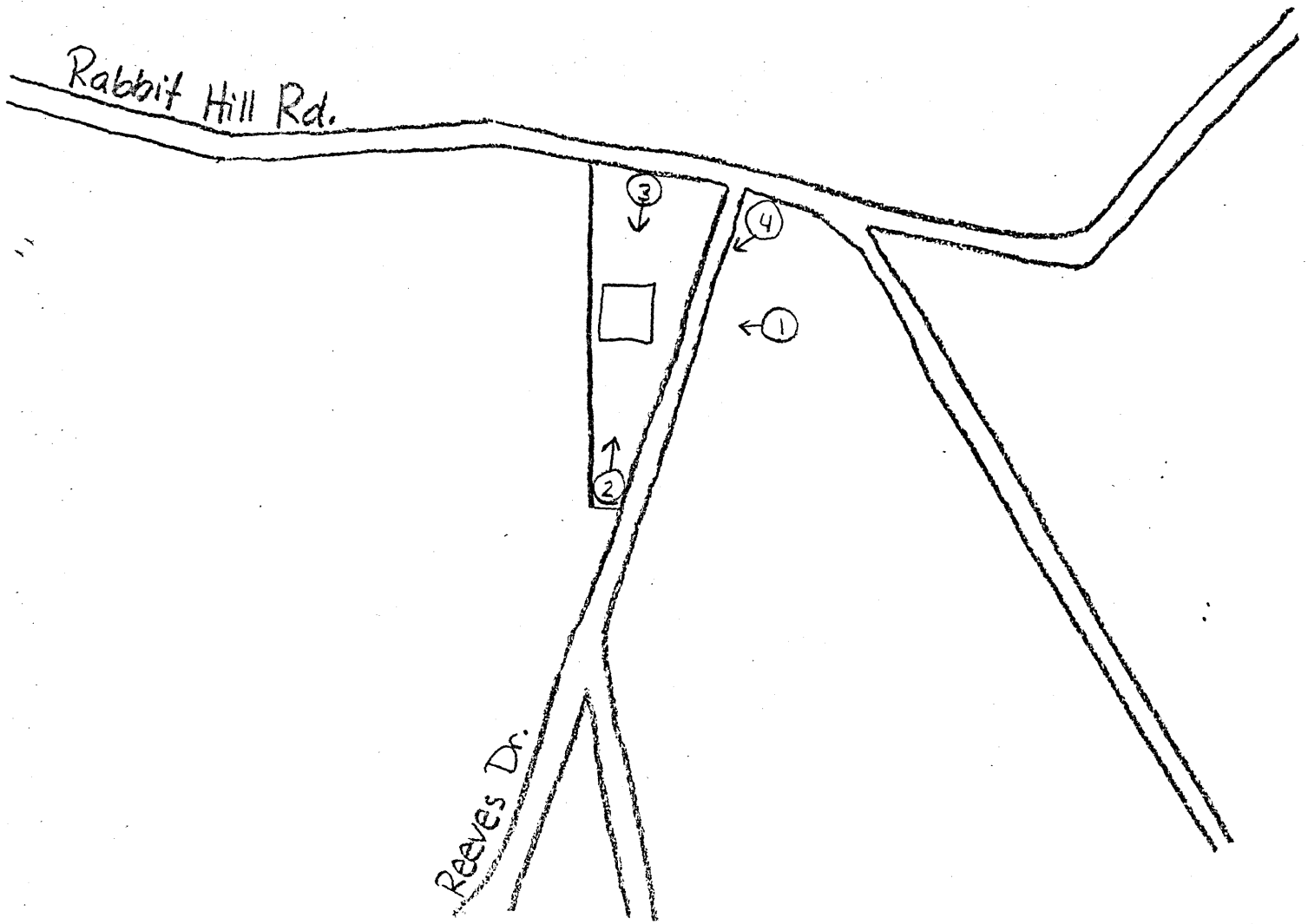
Photo 4 of 8: $\frac{3}{4}$ View Showing Main Façade and North Elevation with Surroundings.

Photo 5 of 8: First story Entrance Hall, Showing Stairway Details.

Photo 6 of 8: Main Parlor Ceiling, Showing Decorative Plaster Work.

Photo 7 of 8: Mantel Detail.

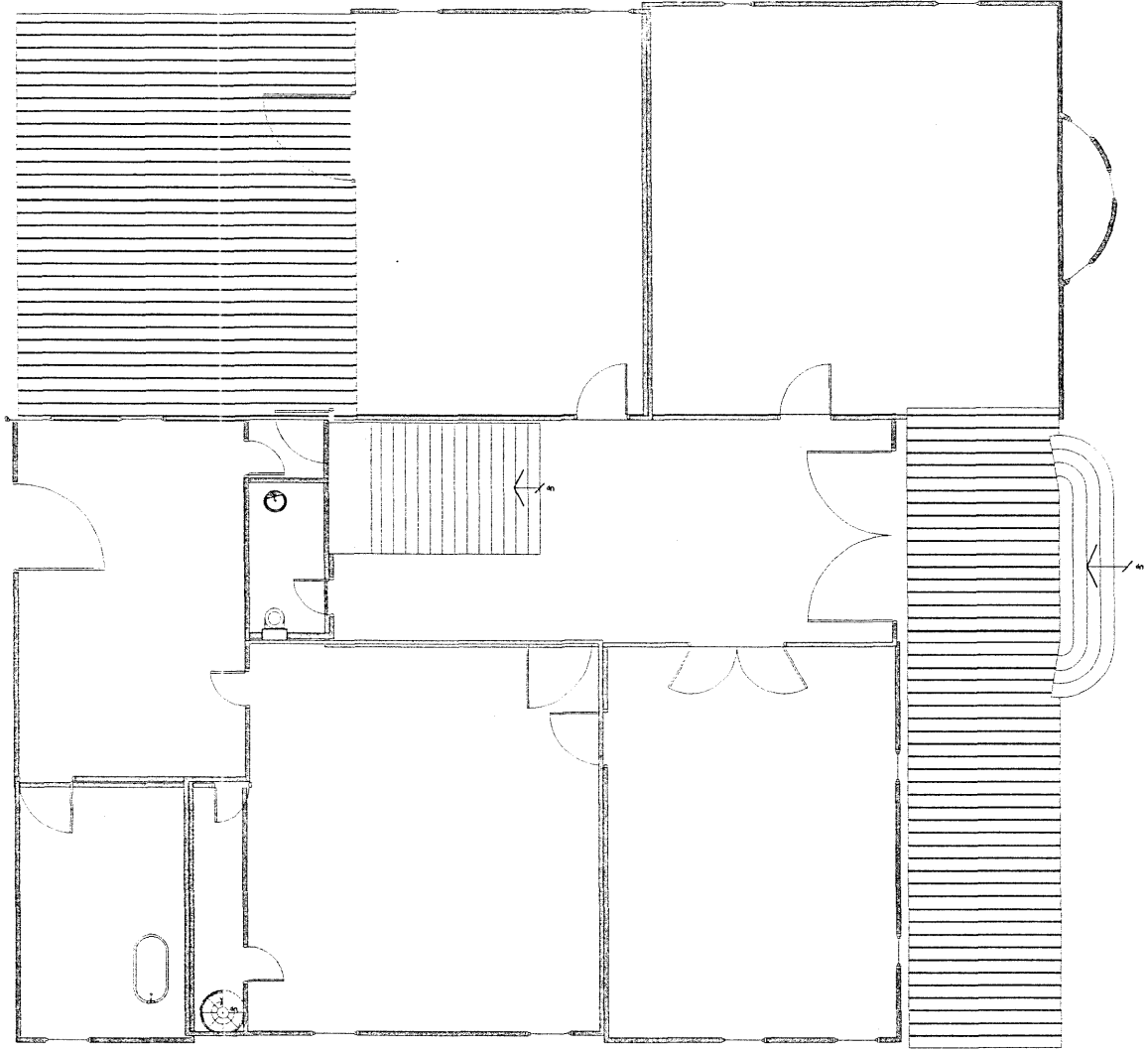
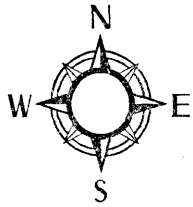
Photo 8 of 8: Main Parlor Ceiling, Showing Water Damage and Remaining Plaster Work.



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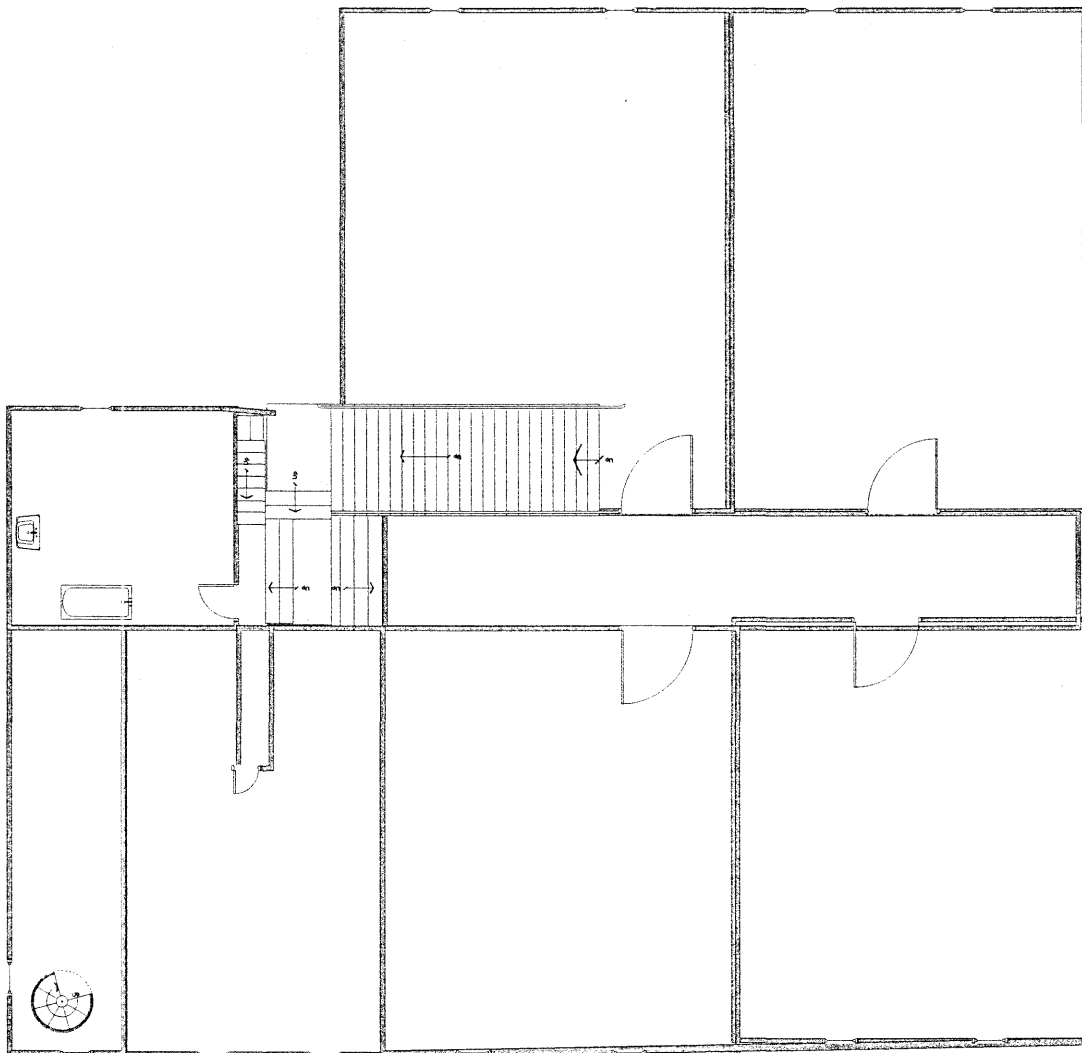
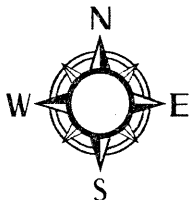
John C. Reeves House
Brooke County, WV

PROPERTY NAME:	REEVES MANSION
LOCATION:	100 Reeves Drive
	Wellsburg, WV 26070
	Brooke County
OWNERS NAME:	Jennifer Sizemore



First Floor View

PROPERTY NAME:	REEVES MANSION
ADDRESS:	100 Reeves Drive
	Wellsburg, WV 26070
	Brooke County
OWNERS NAME:	Jennifer Sizemore



2nd Floor