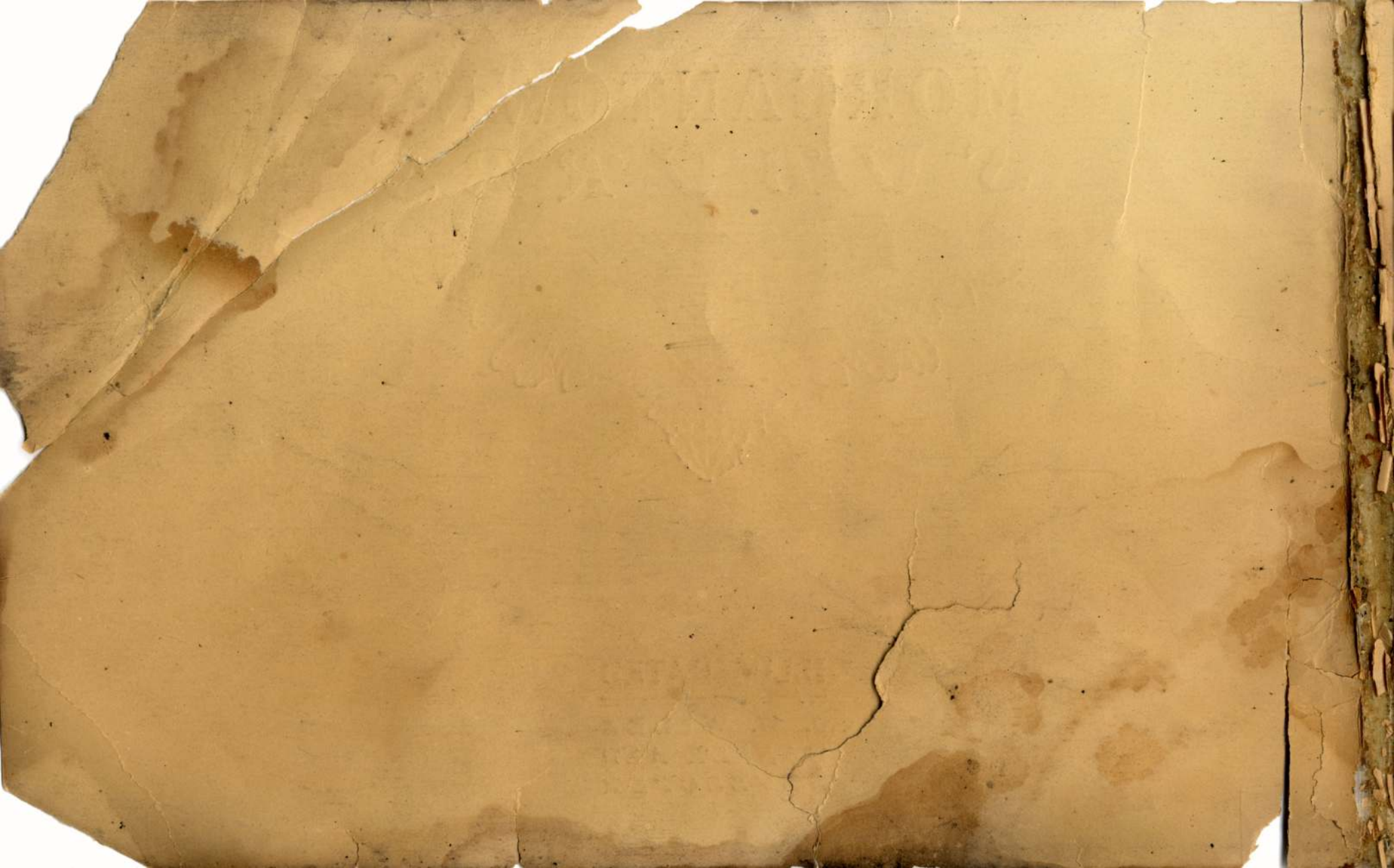


MORGANTOWN'S
SUBURBS



ILLUSTRATED

**J. W. WILES
BANKER AND
DEVELOPER**



MORGANTOWN'S SUBURBS—ILLUSTRATED



SOUTH PARK TWO YEARS AGO, TAKEN FROM THE HARTIGAN HOSPITAL.

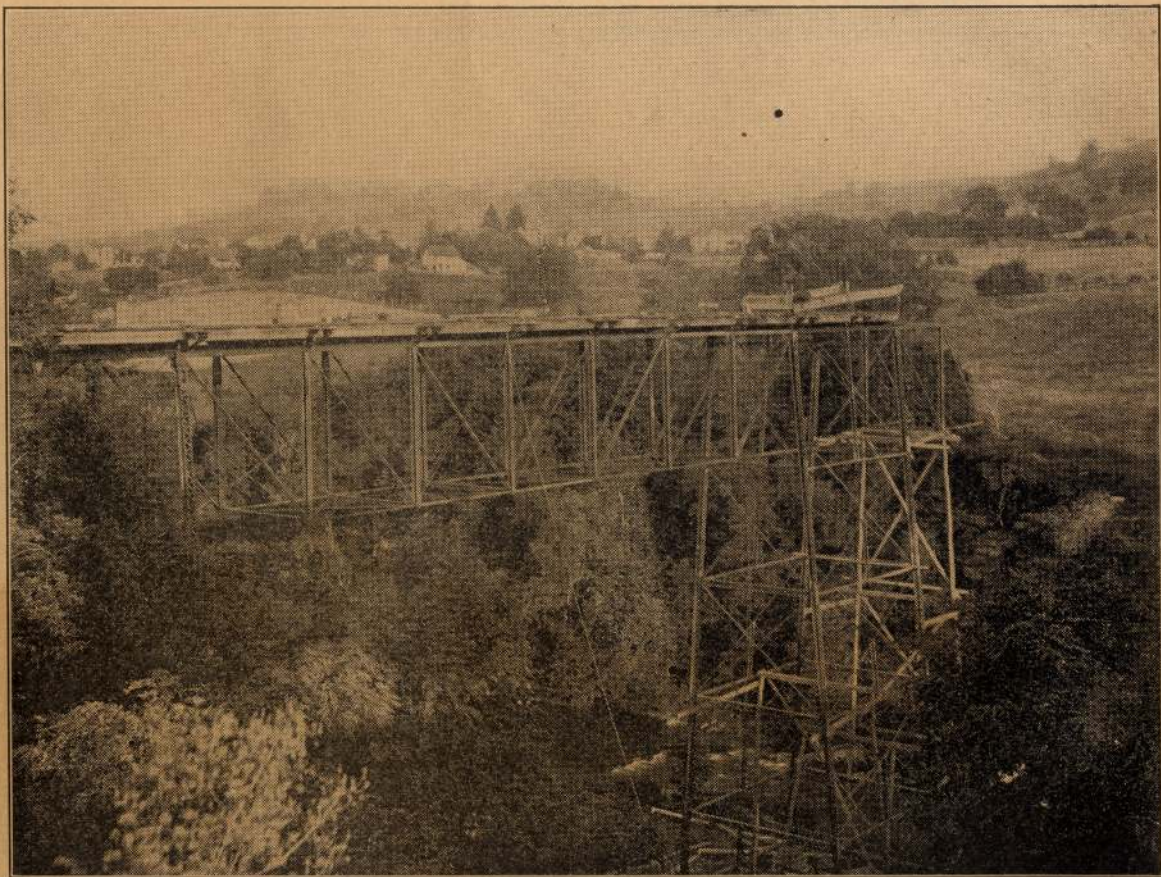


ANNOUNCEMENT

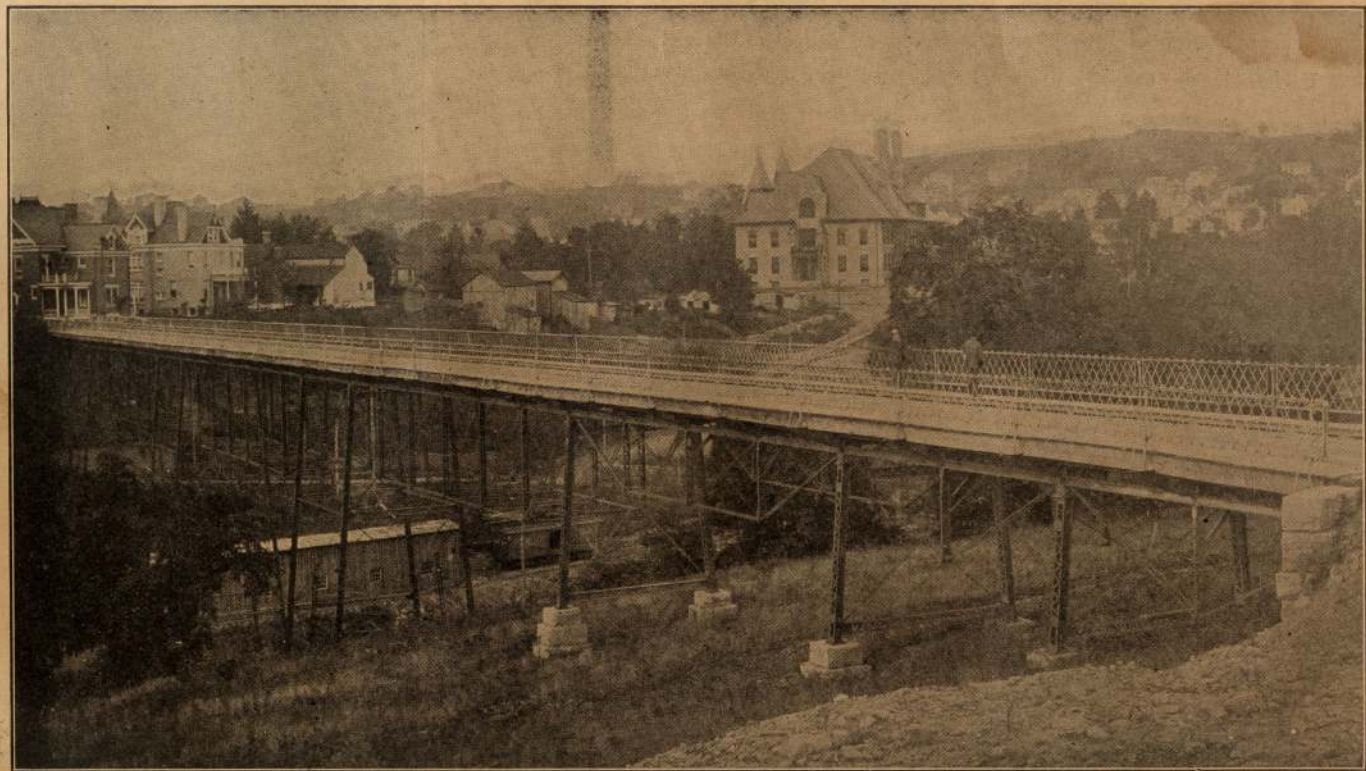
NEVER in the history of West Virginia has there been such a bright business outlook as now.

Morgantown has the brightest prospects of any city in the State.

And one of the best ways to continue our phenomenal growth is to tell the outside world about all the good things that are coming our way. Until recently the people of Eastern cities looked on West Virginians as hoosiers and backwoodmen. Many of these have money which is seeking investment, and not a few are seeking homes. Only a small per cent of the capitalists, investors and home-seekers can come to us—learn of our wonderful resources and cultured hospitality. They cannot come to Morgantown but we can take Morgantown to them. Such is the object of this little booklet which is the first of a series that are to follow.



BUILDING OF THE SOUTH PARK BRIDGE, LOOKING SOUTH

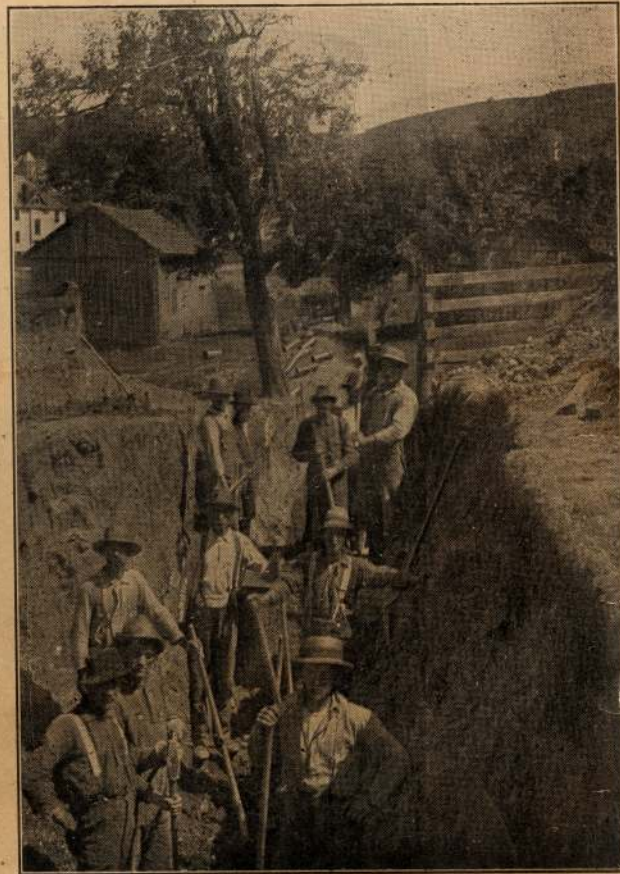


THE COMPLETED BRIDGE, LOOKING NORTH

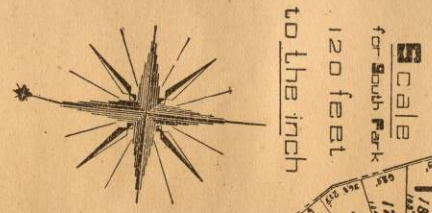
SOUTH PARK

EXTENT: It includes portions of the First and Second Wards of the Greater Morgantown. It begins at the Brown line and extends to the Kingwood road, embracing about 140 acres of what was, until two years ago, pasture land. :: :: :: :: ::

HISTORY: For years people waited and yearned for a location where the city could concentrate its best citizens and its finest residences. All eyes were turned towards South Park. It offered the only logical site. It presented the only way out of the problem which pressed harder for solution as the years rolled by. Taking advantage of the city's congestion, five of our home people put up the money necessary to bridge the Deckers creek chasm, which divides the city in two in the middle. The Morgantown Bridge Improvement Company bought the present site of South Park. A huge bridge was built without delay. The beautiful sugar and locust groves near the center of the plan were preserved and beautified. Hundreds of shade trees were planted along the different streets and avenues, gas and water mains were promptly run to the houses, which sprang up like magic on all sides; **Seven Miles of Sewer Pipe and One Mile of Paved Street** were soon laid. :: :: :: :: ::



A DEEP CUT FOR SOUTH PARK SEWERS

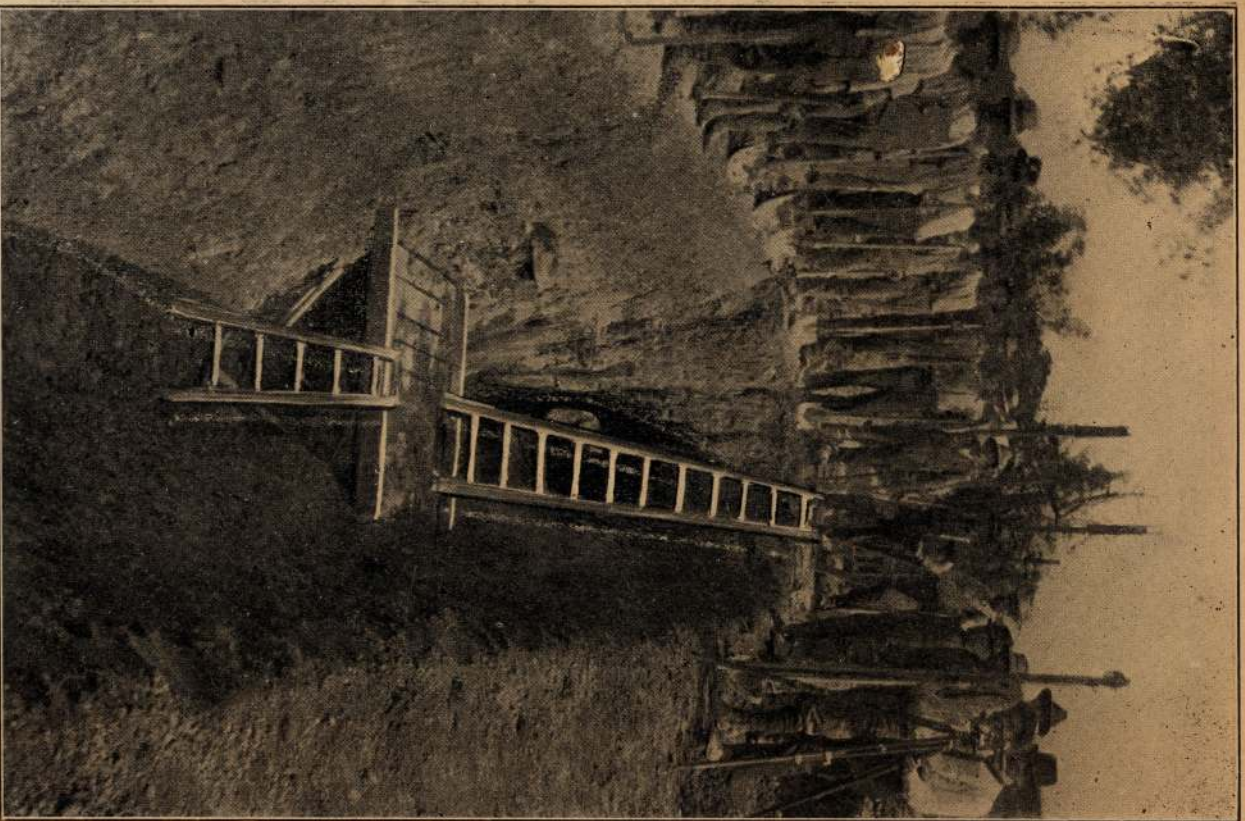


DECKER
CREEK
HERE
BROWN
ADDITION
ALEXANDRIA AVE.

SOUTH PARK BEGINS
W O N T

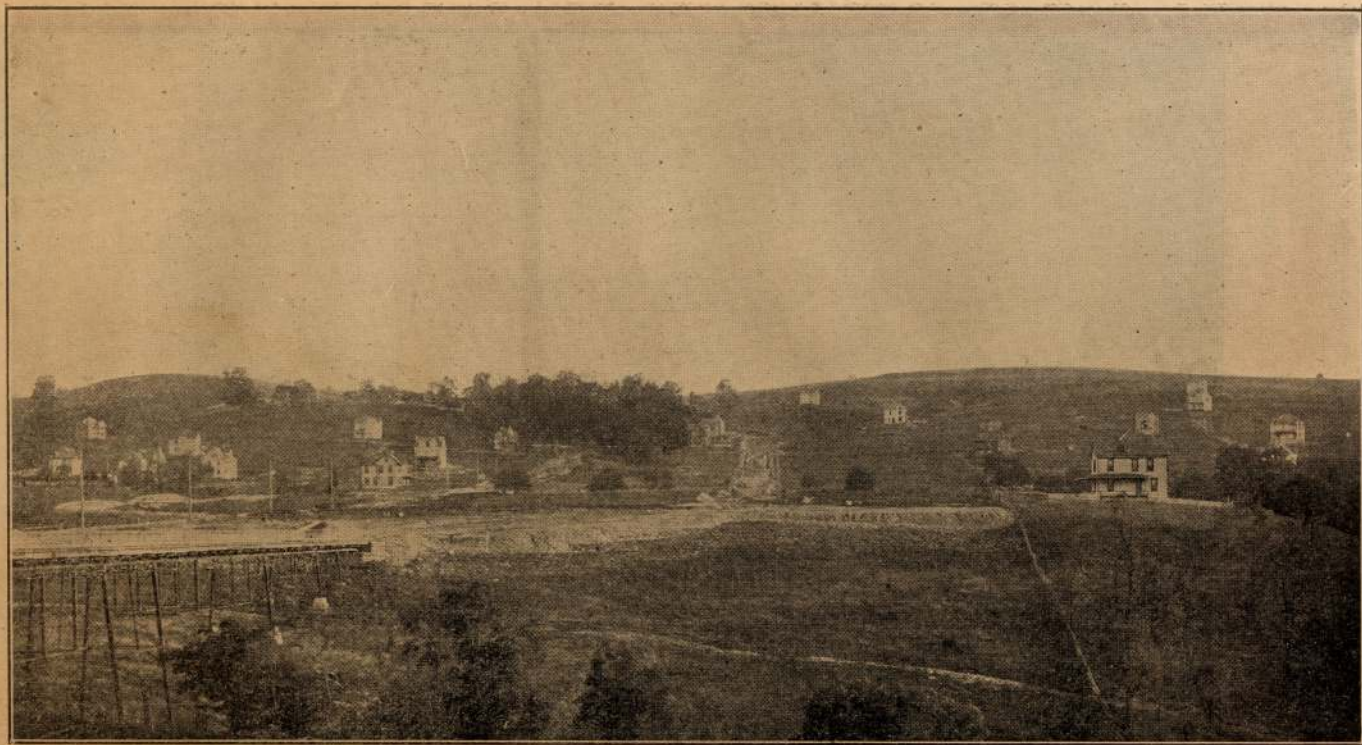
MORGANTOWN SOUTH
SHELDON ST.
OLIVER ST.
WEST STEP
ROSS

HERE
PIKE
KINGWOOD ENDS



DIGGING OF THE SOUTH PARK SEWERS

THE above illustrates how some of South Park's sewer difficulties were overcome. At the point shown in this picture the trench was dug nearly as deep as the usual house is high. It was 8 feet wide at the top and two feet at the bottom. In several places it was found to be cheaper to tunnel for short distances. It required a train of over forty large B. & O. cars to haul the sewer tile for South Park.



SOUTH PARK ONE HUNDRED AND TWENTY-FIVE DAYS AFTER THE COMPLETION OF THE BRIDGE

The Bridge Company proceeded to spend **\$80,000** in modern improvements. To this the public very generously responded by building over a quarter of a million dollars worth of homes. \$100,000 worth of stone residences are now building



A BUSY SCENE. GRADING GRAND STREET, SOUTH PARK

LOT SALES

MOST people who have attended lot sales remember especially the **fine music** and the **rash predictions and promises** made by both the **management** and the **Auctioneer**. The Morgantown Bridge & Improvement Company have for sale no **riff raff, ragtime, Cheap John**



HOME OF J. AMI MARTIN

General Manager of the M. & K. R. R. Located on lot No. 1, block —

lots in a Cheap John addition. They make **no attempt to compete with such.** They are **building a first class town** for **first class people,** and to **insure this,** they **sell all their holdings at private sale.**



HOME OF HU MAXWELL,

Poet and Historian; Gen. Mgr. Acme Publishing Co.—
the largest publishing house in the State. This
home is located on lot No 10, block 34





Home of PROF. L. L. FRIEND

located on lot No. 2, block No. 22

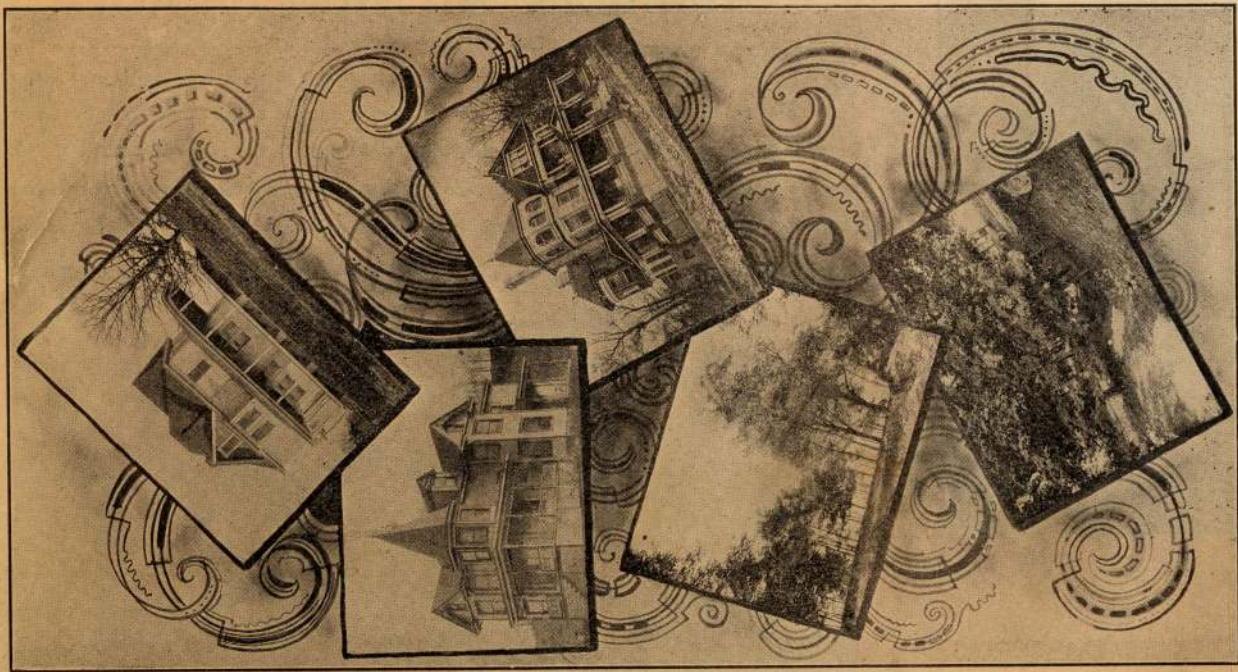


Additions to Morgantown

ARE becoming quite numerous, Each has its respective merits and strong points. With one exception they are all built on the same plan—few or no improvements and no attention paid to the class of houses or the class of people. In this respect South Park is a radical departure from our usual experience in town building. It is our only addition that has modern improvements. These are not generally



Residence of J. PRICE WARRICK
General Manager for the Jones Window Glass Factory
this building is located on lot No. 4, block 33



Home of TREAT, corner Wilson avenue and Elm street

Home of ED. HERD, on lot 8, block 5

Home of I. G. LAZZELLE,
corner Maple avenue and Grand street

LOCUST GROVE, looking west from Franklin street

SUGAR GROVE, looking north from Warren street

enjoyed by our other additions because they cost a fortune. The owners of South Park are our only people who will live in their own addition; can anybody tell why?

CAREFULLY PROTECTED

EACH and every lot sold is carefully protected by wholesome restrictions. You need not worry about what kind of neighbors you will have. If your lot is in South Park, your neighbor is sure to be a good one. :: :: :: :: :: :: :: :: :: ::

Restrictions

- (1) Only persons of good moral character shall be allowed ownership.
- (2) The property shall never be used for the manufacture or sale of intoxicating liquors.
- (3) No lot shall be sold to nor owned by any person of other than the Caucasian race.



Home of C. B. BOYD

This was the first stone house built in South Park.
Located on lot No. 2, block No. 6

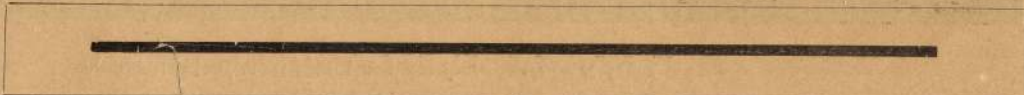


Home of PROF. J. B. JOHNSTON

Located on lot No. 2, block No. 33

(4) No residence shall be built nearer the st. than is agreed in your contract

(5) No residence shall be built less than two two full stories high with either slate or tile roof.





THE MAPLES—looking south-east from Jackson Avenue

TO the weary, care-worn, jaded dwellers of a crowded city, the word "Park" comes with Nature's own soothing, cheering and health inspiring influences. Bright skies, green lawns, blossoming trees, the song of birds, the hum of bees, the clear, glad voices of healthy, merry children sporting amidst wood shade and sun-lit vales. All this, and more, does South Park mean, and yet it is attainable at a price within the reach of the great majority of those who now crowd some comfortless, stuffy flat, where real comfort is never known and the happiness of home is never realized. :: :: :: :: ::

Free Help in Building

MOST people who have attended lot sales remember how the patrons of the sale were abandoned—"shaken" by the management and how they were left in a field away out on a mud road cut through somebody's farm. The South Park people want—not a lot sale—but solid, substantial development. With them it is a question of not how many sales but how many homes. They agree not to "shake" their customers or throw them down as soon as they have their money but to assist them

(CONTINUED ON PAGE 14)

Home of
I. G. LAZZELLE
President of the
M. B. & I. Co.



in **procuring funds** with which to **build their homes**. Until further notice they will build houses for all their patrons, so desiring, at the actual cost, thus saving the middleman's profit, and avoiding tedious delays; they will also build a limited number of houses for those who desire to pay in small installments same as rent. : : : : r : : : : : : : : :



Home of CHAS. CHOLLET, Professor of French in the University, this building is located on lot No. 12, block No. 12



Home of Prof. F. L. KORTRIGHT
 Located on the north half of lot No. 5, block No. 21

STEPHEN B. ELKINS

Says we have the **best schools** and the **best town** in the State of West Virginia. He knows the **stuff towns are made of—he has made them**, and now he is **helping to make Morgantown**. :: :: :: :: :: :: :: ::

ELKINS, STURGISS and the WABASH

Will make Morgantown a city of **25,000 inhabitants**, they are rapidly transforming the **Great Deckers Creek Valley** into one huge mining and manufacturing camp. Fortunes are to be made, **millions** are to be **paid** out in **wages** and this **treasure** is to be **dumped** into the lap of **Morgantown**, which stands at the very **gateway to this valley**.



PROF. W. E. RUMSEY'S
new home, now building, located on lot No. 14, block No. 6



Home of PROF. R. C. BERKLEY, on lot No. 19, block No. 41

FIVE THOUSAND PEOPLE

Are coming with the new mines, mills and factories, these new people must find homes. But where? Is not South Park admirably situated so as to reap the greatest benefit from these new industries? :: :: :: :: :: :: :: :: ::

ADVANTAGES. SOUTH PARK

Has mills all around it and yet not too close to mar its beauty as a home site. It is right in the center of the city. Yet far enough removed to be free from the rush and roar of business.



PROF. J. N. DEAHL'S home, located on lot No. 5, block No. 9



Home of PROF. B. G. PRINTZ

Located on lot No. 5, block No. 41

R E M E M B E R ! !

South Park is all ready for the houses. There is no farm to develop ; big hollows to fill and no hills to cart away before you can begin building. These lots are the best proposition in the Monongahelia Valley. South Park is emphatically the only addition that will stand

all tests and all investigation. Don't take our word for it. Investigate for yourself, study the location, the prices, the improvements and you can't help but realize that these lots are not a speculation, but an absolute guaranteed investment that beats all the Building and Loan and Bank stock in the country. Other plans have no water and you are put to the expense of digging a well, which is uncertain and unhealthful. : : : : : :



Residence of

DR. ALLEN BUSH

on lot No. 23, block No. 12



Residence of

EDGAR B. STEWART

one of the
leading
lawyers
of the local bar
and ex-Mayor of city.
Located on lot No. 9,
block No. 5





Residence of
 PROF. C. D. HOWARD
 on North half of lot No. 11, block No. 13

Residence of
 DR. E. M. TURNER
 ex-President of the State University

EARNING POWER *of* CASH

HAVE you money invested at interest? South Park lots have a greater earning power than is ever paid for interest. One often hears people complain because they failed to make the money they expected in Morgantown realty. It's because they use such

poor judgment. Don't buy real estate because it's cheap—the 'cheapest' real estate is often the dearest—but buy it because it is good real estate and will advance rapidly in value. Buy lots in the direct line of public improvements, where you have every city convenience. Don't buy on a mud road and pay city prices for farm land laid off into town lots. Farm lands are cheap but city improvements cost money. :: :: :: :: :: :: :: ::

Only One South Park Morgantown will never have another;



Residence of D. B. PURINTON, LL. D.,
 President of the W. V. U. On lot No. 18, block 54

there are no more such locations. The people know this, and shrewd business men have been quick to see the bright future before these lots; they realize that their

home in the old town is soon to give away to the demands of business, and to this addition they must soon come.

In Two Years

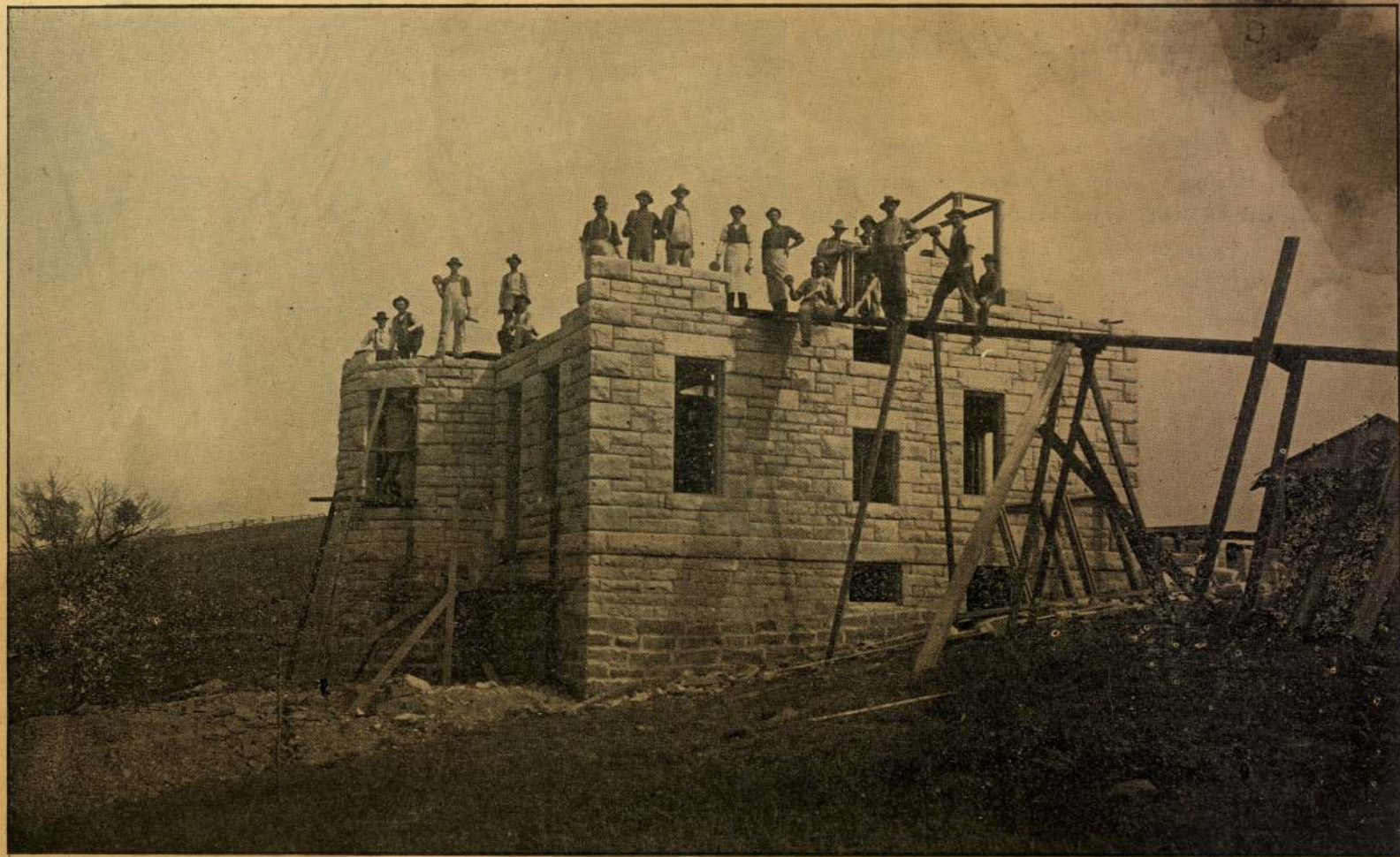
You won't know the place and then how much do you suppose one of these lots will cost? South Park lots get better every minute. They do their own talking, they are the standard from which comparisons are made; they lead while others follow; they are endorsed by all the best people. We solicit your confidence and your patronage—neither will be abused. We invite you to write for pamphlets, maps, and further information to

J. W. Wiles,
General Manager

for M. B. & I. Co.



Residence of COL. JAS. C. FRAZER, Sec. & Treas. the Morgantown Bridge & Improvement Co. This building is situated on the Cor. of Grand St. & Jackson Ave.



Residence of J. W. WILES, located on lot No. 3, block 37, this picture shows the building in process of erection and was taken 29 days after first excavation was commenced

NORTH MORGANTOWN

Commonly called the "WILES ADDITION" is in the main rolling with just enough incline to afford excellent drainage. The elevation is of a most desirable height, insuring the pure air of the upper atmospheric strata. Lying so close to the University its attractiveness is made doubly strong inasmuch as during the entire Summer its residents have a highly literary, moral and enjoyable health resort right at home.

Location This addition lies between Jones Avenue and Stewart streets, at North end of the city and is within a stone's throw of the University grounds. It is five minutes walk from the big manufacturing plants.

History North Morgantown was originally four tracts of land aggregating 60 acres. These were bought 5 years ago at a cost of \$11,000.00 by J. W. Wiles, who at once proceeded to develop the same. This work required \$9,000.00 making a total expenditure of



HIGHLAND AVENUE—looking North



View of North Morgantown when purchased by J. W. Wiles.

\$20,000.00. 295 of the 410 lots in this plan have been sold for approximately \$45,000.00. 115 lots remain and will be sold from \$125 to \$450 up on small payments. For the past five consecutive years North Morgantown has built \$25,000 worth of homes each year. These are neat and attractive two-story frame houses with slate roofs. Five years ago it had one house and now it has nearly 125 and 25 more are to build in 1903. Today (January, 1903) North Morgantown boasts of 1-7 of the city's population.



Clearing the Timber

RESTRICTIONS

- (1) Only people of good moral character allowed.
- (2) All houses two-story high, with slate roof, and from five to eight rooms, owing to location.
- (3) No lot sold or rented to people of other than the Caucasian race.

ADVANTAGES

These lots lie very close to the University and the large factories and consequently afford an opportunity for each member of the family to earn a respectable wage. Example: Two students rent your room, you furnishing everything, except light, soap and towels; they pay a rental of 75 cts. to \$1.25 per week, thus making at the lowest calculation \$1.50 per week, or \$6.00 per month, or \$72.00 per year. If you rent four rooms you have \$288.00 per year. Dozens of boys and girls from 10 to 20 years of age are now earning from 70c to \$1.50 per day in the factories nearby. Suppose the mother rents four rooms to eight students at \$288.00 for the year, and the son and daughter each earn \$1.00 per day and the father \$1.75 it does not require much of a scholar to figure how the people of North Morgantown have paid for their homes, nor why these lots are in such great demand. \$10 per month and upwards, buys you a nice home in this addition.



Home of PROF. D. M. WILLIS

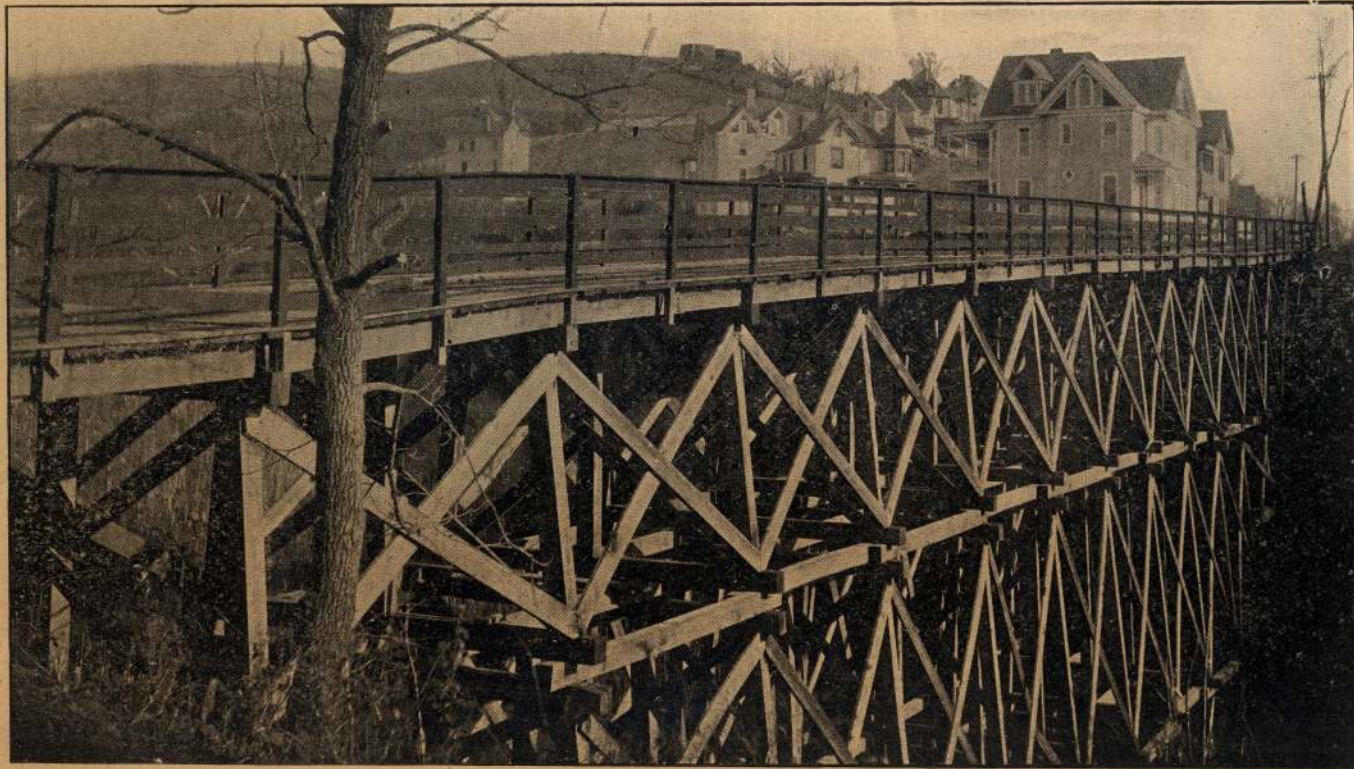
on lot No. 7, block "T" on University street, North Morgantown

Call on or write the owner: J. W. WILES

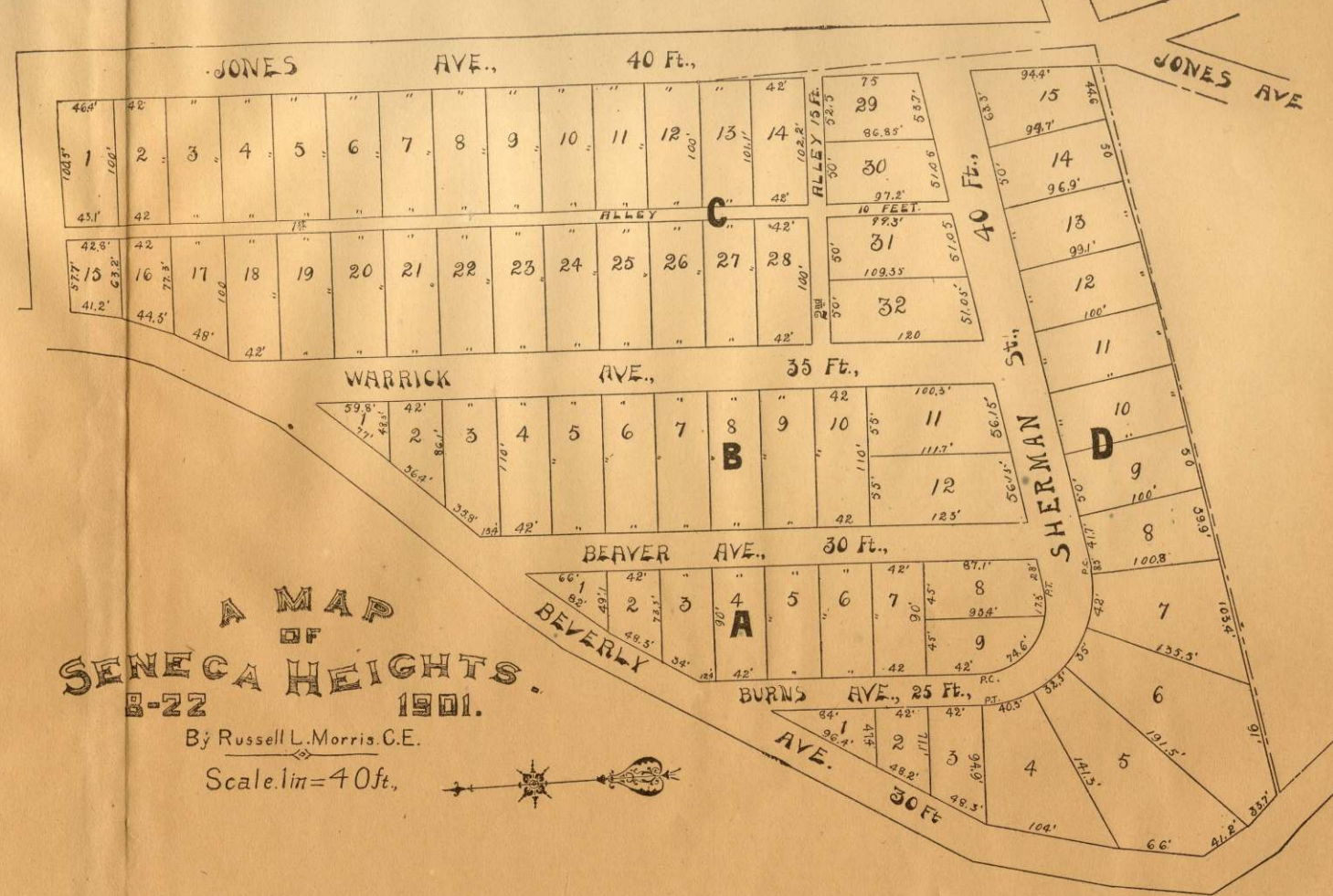
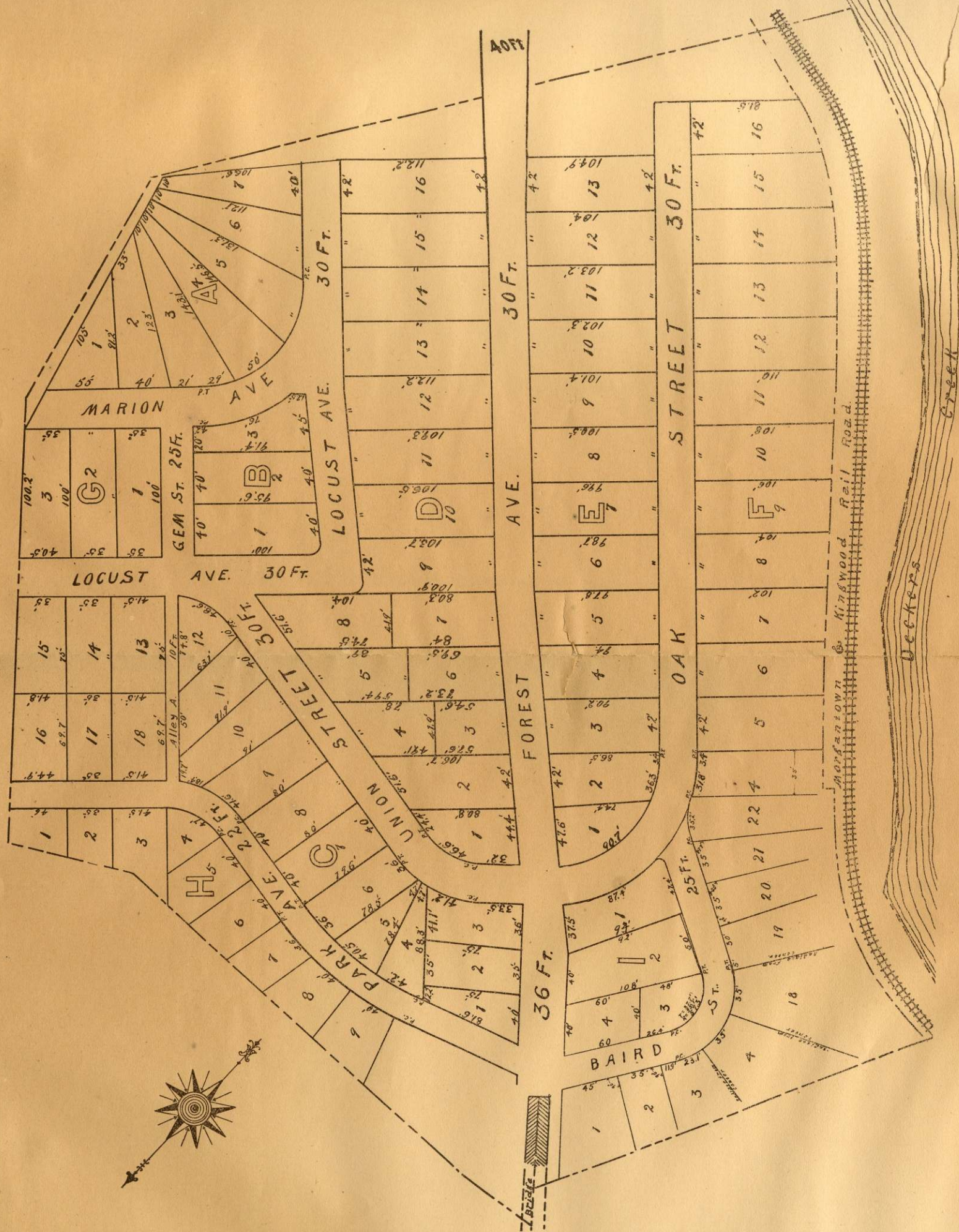
EAST MORGANTOWN

The Busy Man's Suburb. It has gas, water, sewers, walks, and stone crossings. It is three minutes walk from the public school building. It is five minutes walk from the Court House, Post Office, and five banks and three hotels. It is five minutes walk from the large Marilla

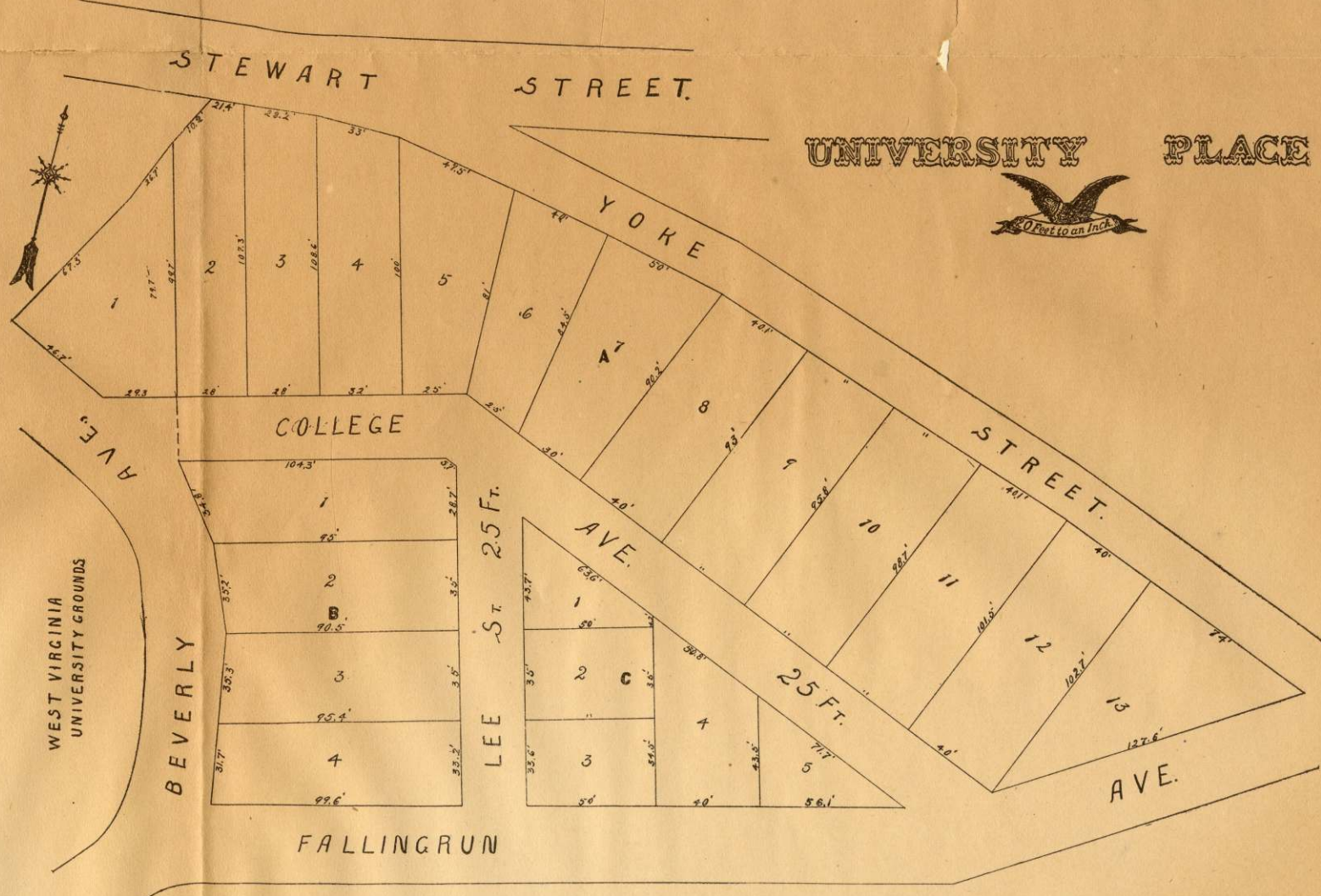
Glass Works. It is five minutes walk from eight churches; in fact it's right in town. These lots are high-class city property, and can be had, while they last, at \$250 to \$500, and up, on small monthly payments. Call on or write the owner, **J. W. WILES**



EAST MORGANTOWN BRIDGE—looking East



A MAP
OF
SENECA HEIGHTS.
B-22
1901.
By Russell L. Morris, C.E.
Scale 1 in = 40 ft.



SENECA HEIGHTS

It is a part of the Charles McLane estate. It lies between the 4th ward factories and North Morgantown, joining the latter for a distance of nearly 1000 ft. It has the same advantages possessed by North Morgantown—enumerated elsewhere. One half its lots were sold the first six months. \$20,000 worth of residences are now building in this addition. Prices range from \$250 to \$400—in small payments.



Jaco residence, in Seneca Heights; late home of Rev. L. M. Jaco, on lot No. 11, block D, Wade street

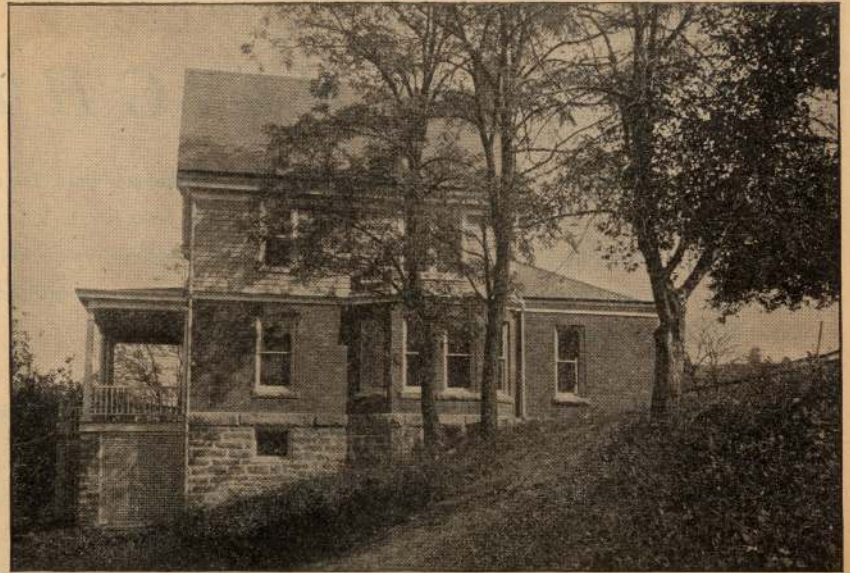


Residence of F. C. DUNBAR, University Place, situated on lot No. 2, block B

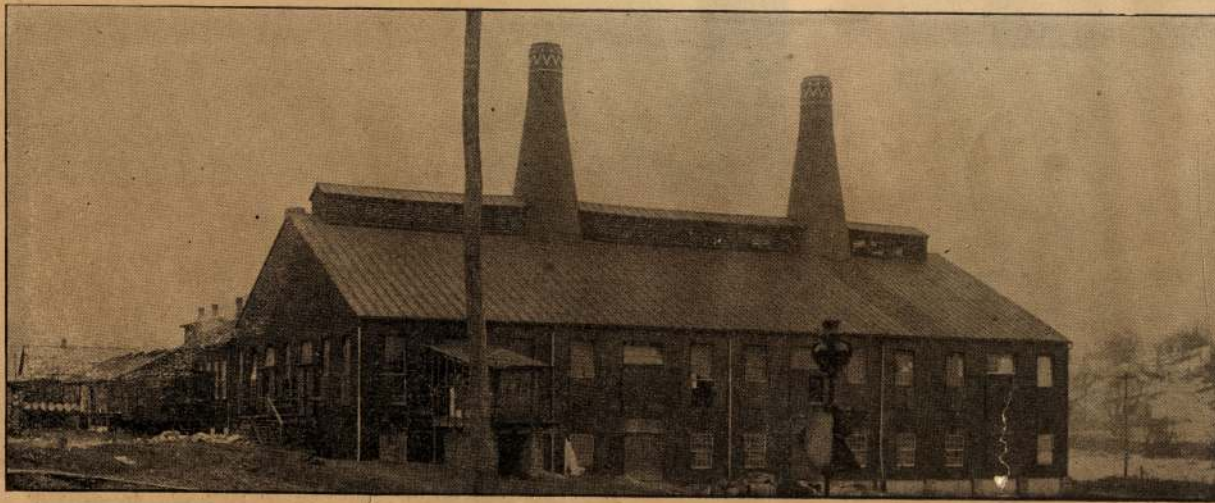
University Place Is a part of the Chalfant estate. A 30-foot street separates it from the college grounds. It is right on the street car line. Situated right under the shadow of the great University. These lots are bound to advance, and advance rapidly in price. \$390 in small payments, buys a lot; \$1500, and up, on small payments, buys a house and lot. Call on or write J. W. WILES for maps and terms.

University Terrace

Is composed of the Pickenpaugh and Dering tracts of land. There are twenty-four lots in this addition. The view down the valley toward the Seneca factories and westward is certainly grand, while the immediate surroundings make it an ideal spot for a home. On all sides the landscape stretches away for miles in splendid panorama. A magnificent prospect to be enjoyed from the windows of one's home. The view and the invigorating fresh air will always make this one of the most desirable residence sections of the city. These lots, like those of North Morgantown



Residence of PROF. K. C. DAVIS
situated on lot No. 4, in block A, on
Gaston Ave., University Terrace



and University Place, lie close to the College grounds and are sold for nearly one-half what is asked for adjoining property.

This little booklet can not contain all the nice things that are said by our people about South Park and the various Wiles additions, but a postal card to J. W. Wiles of Morgantown will bring maps and information on

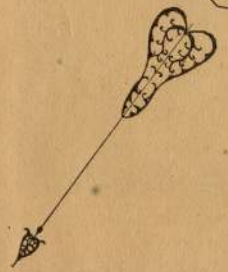
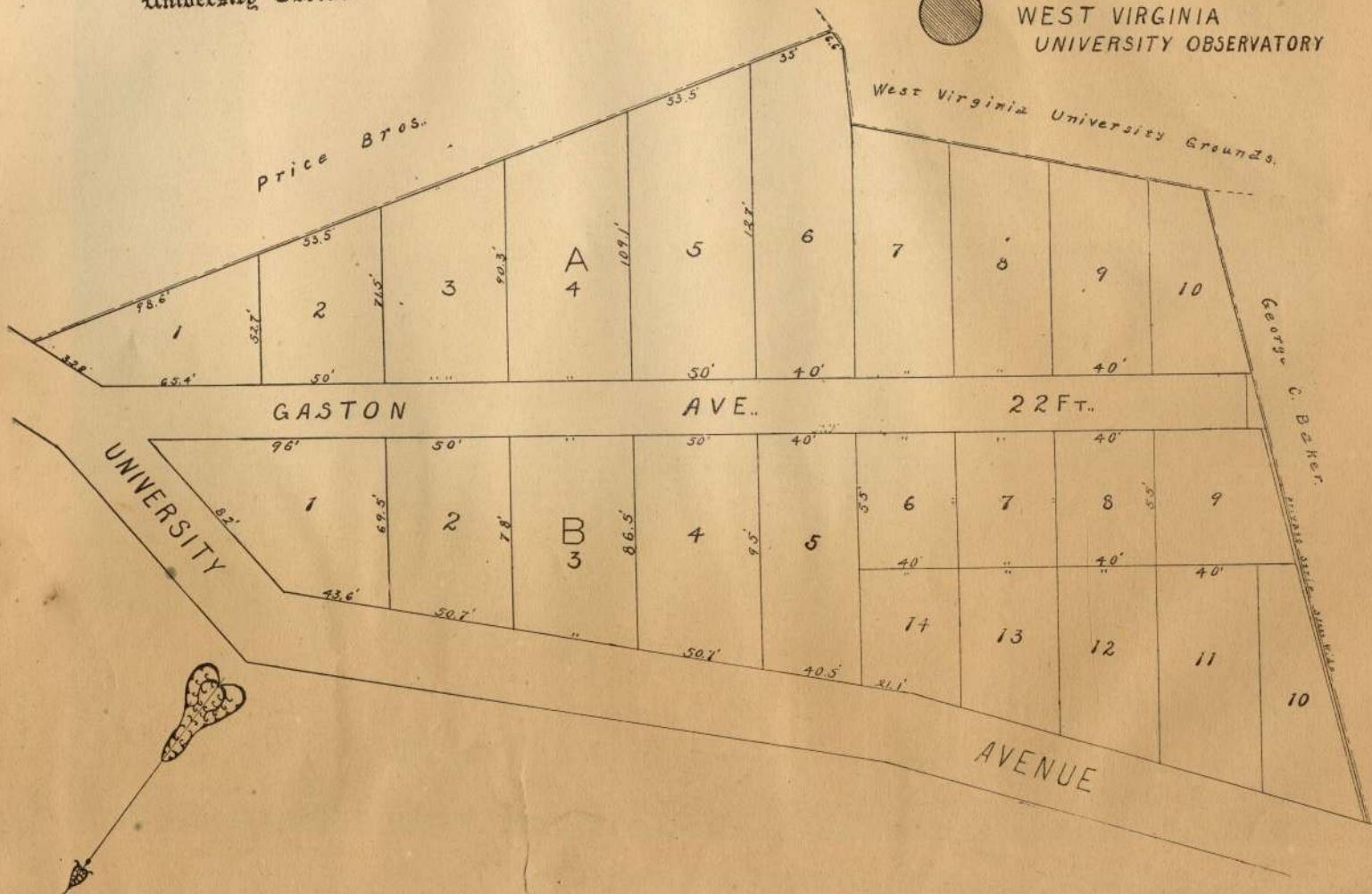
Morgantown Glass Works, employs about 350 people, and is 3 min. walk from N. Morgantown and Seneca Heights

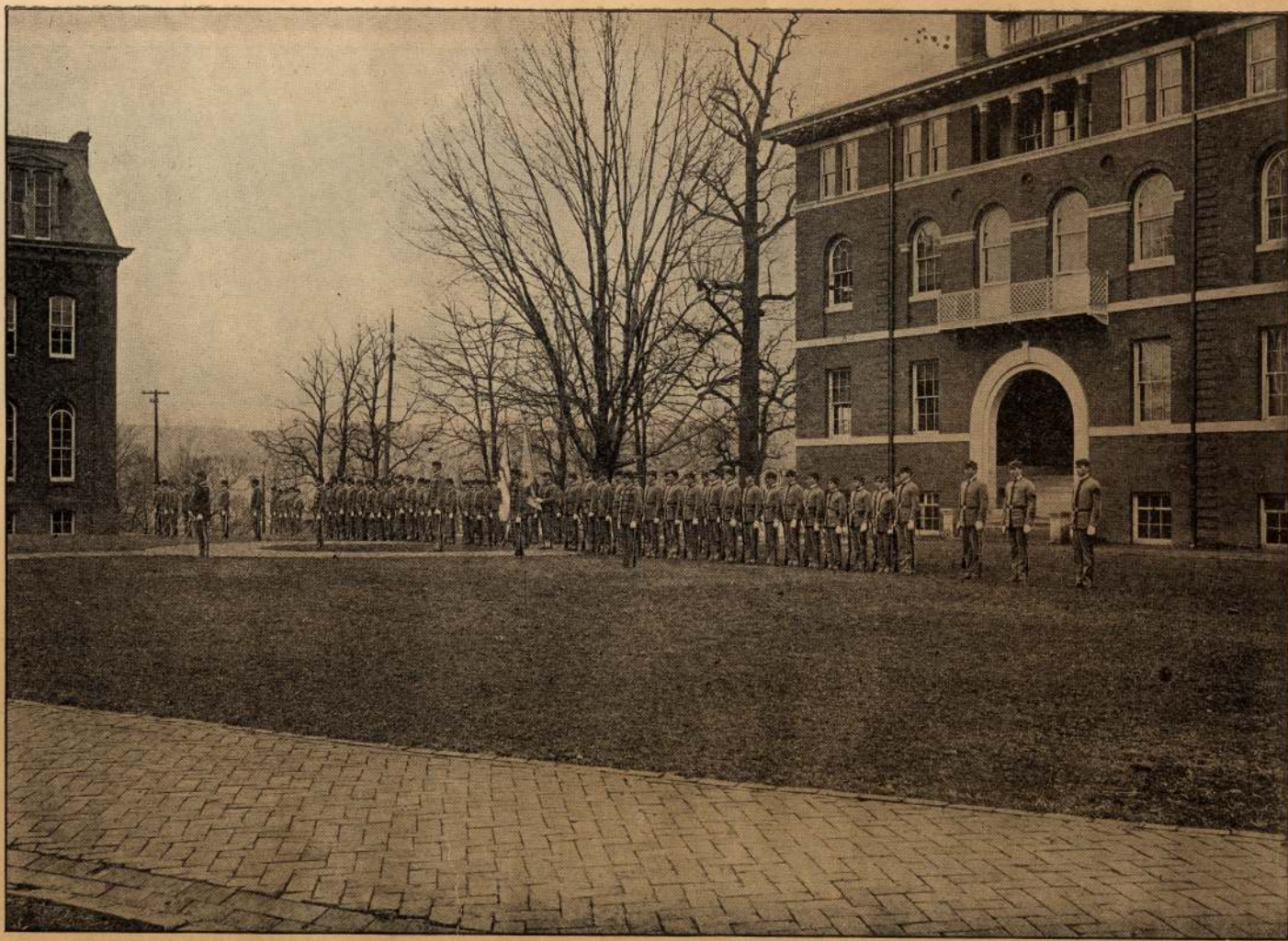
any of the properties herein described; write him today. . . .

University Terrace



WEST VIRGINIA UNIVERSITY OBSERVATORY





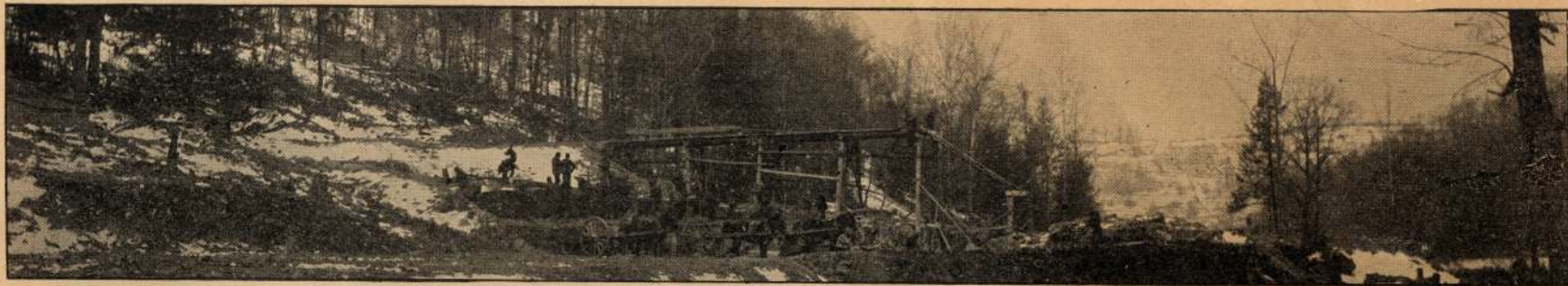
CAMPUS SCENE—taken from near University Terrace



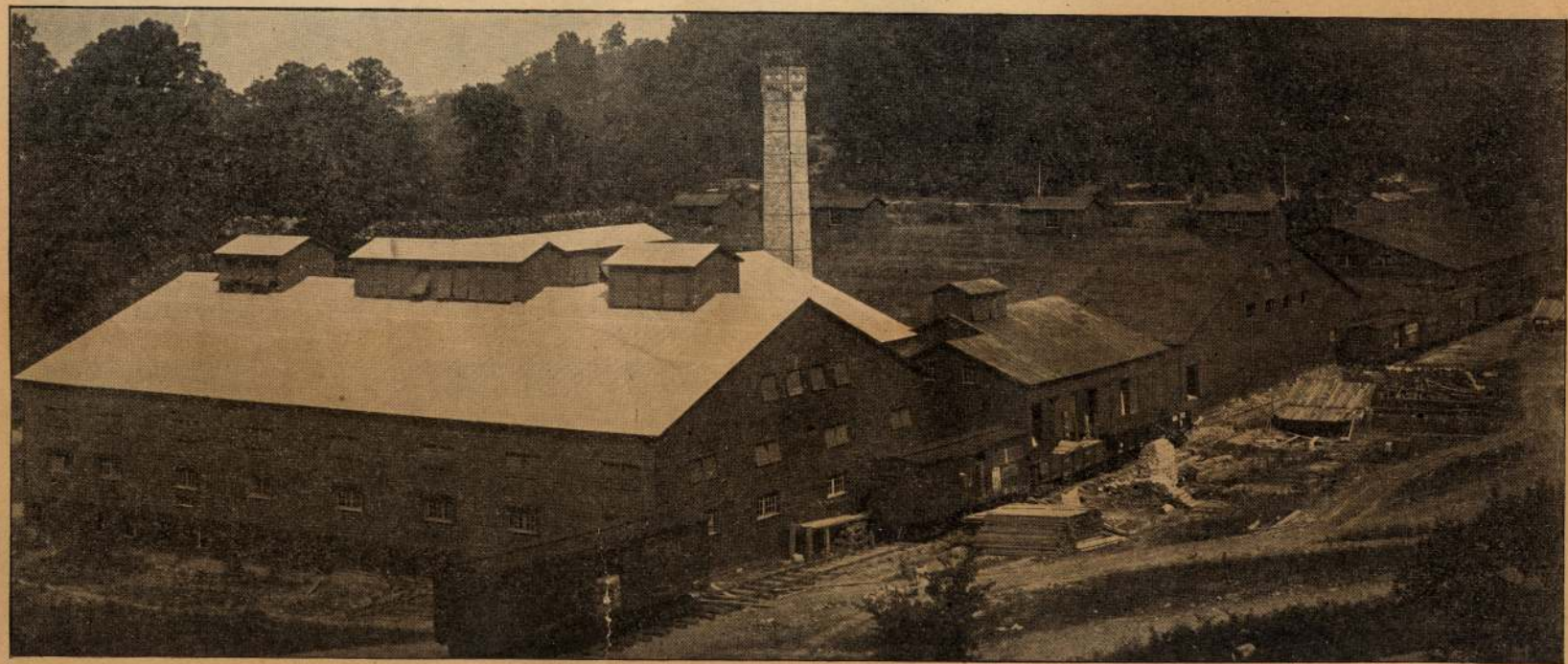
SENECA GLASS WORKS—this factory employs in all about 350 people ; it is 3 minutes walk from North Morgantown and Seneca Heights



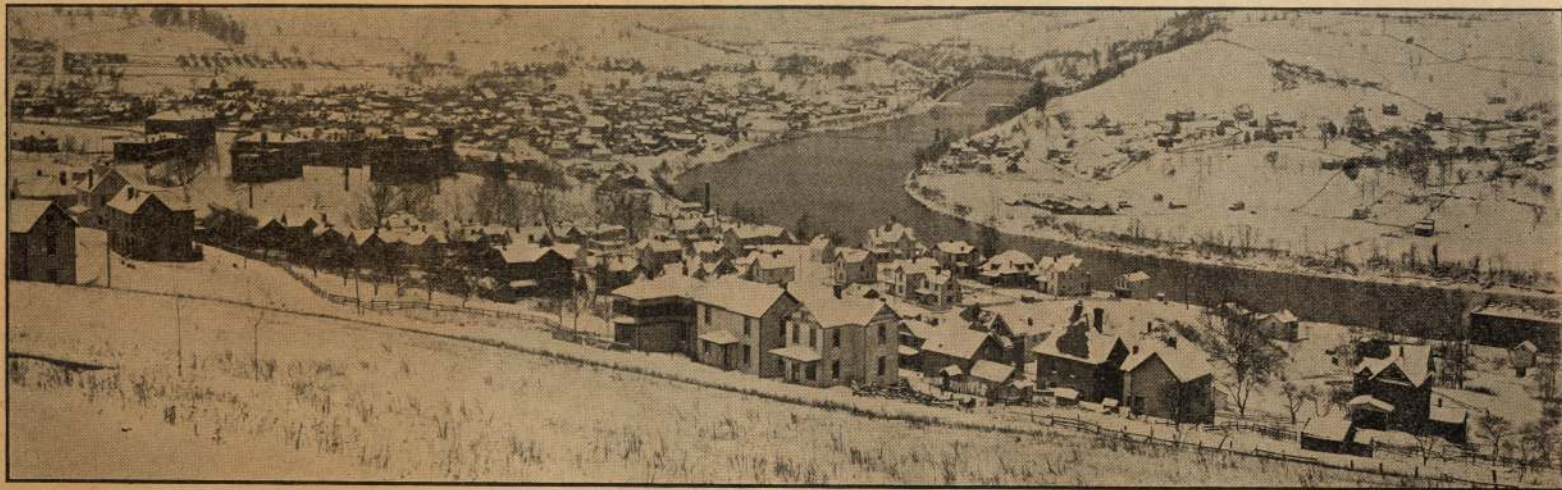
PRESSED PRISM GLASS WORKS. Eight minutes ride from South Park



DECKERS CREEK COAL, & COKE CO.'S MINE. 12 minutes ride from South Park. This Company is soon to build a large number of coke oven



MARILLA CO-OPERATIVE WINDOW GLASS FACTORY, situated 3 minutes walk from East Morgantown and 5 minutes walk from South Park



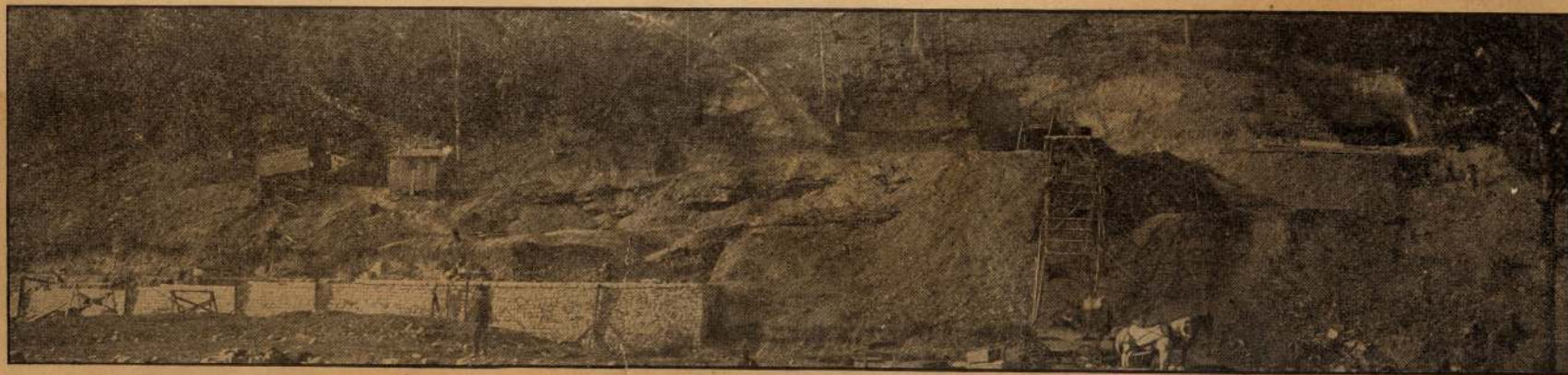
A portion of old Morgantown taken four years ago from North Morgantown, showing portions of the four towns that have later become one city. In the distance is seen South Park, East Morgantown and University Place, as they appeared before the days of the developer



A. C. FULMER COAL MINE, now opening, 10 minutes ride from South Park and East Morgantown



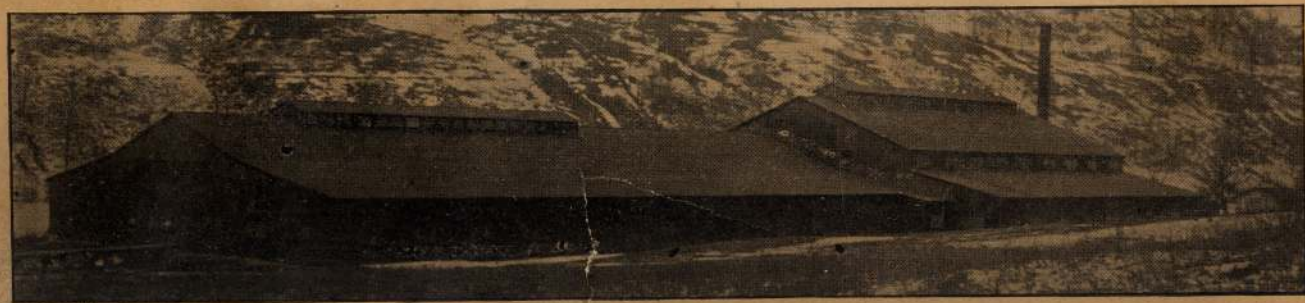
ROLLING MILL—10 minutes ride from South Park. This factory is soon to employ 1200 people



ELKINS MINE and OVENS, now building, opposite the Deckers Creek Co.'s plant



JONES WINDOW GLASS FACTORY—situated between the Morgantown Glass Works
and the Morgantown Brick Works, opposite the Seneca factory



WIRE GLASS FACTORY—8 minutes walk from South Park



