

A. C. BRAXTON, PRESIDENT.

T. O. M. DAVIS, SEC'Y. AND TREAS.

OFFICE OF

THE KANAWHA CITY COMPANY,

B. D. AVIS, GENERAL MANAGER.

Charleston, W. Va., January 15, 1891.

To the Stockholders of the Kanawha City Company:

Numerous inquiries having been received as to the progress that is being made in our enterprise, and deeming it proper you should be kept posted as to our condition, I take pleasure in furnishing you full information as to what is being done.

We find that the unequalled combination of advantages offered by our property has made it a comparatively easy matter to interest manufacturers of a variety of products; and we are more confident than ever before of being able to make a large and prosperous manufacturing city. Manufacturers are compelled to recognize such offerings as coal at 28c per ton; soft-wood lumber at from \$9.00 to \$14.00 per thousand; hard wood at from \$12.00 to \$20.00 per thousand, and pig-iron at almost what it costs to manufacture it at the best Virginia furnaces, owing to our being situated as we are within a short haul of them and having unsurpassed freighting facilities.

Our beautiful Kanawha river, locked and dammed by the U. S. Government, opens up water communication with the immense valleys of the Ohio and Mississippi rivers with their hundreds of prosperous cities and towns, while the two railroads now in operation give us competitive freight rates and access to every quarter of the country.

The policy of the company has been to do nothing hastily or rashly, but to get matters in first-class shape and then push everything vigorously. In order to know exactly what to count on, our first aim was to place our stock, and we have devoted almost our entire time and energy to that end, until, I am glad to say, it is practically closed, there being only a few thousand dollars left, and this has been spoken for by building companies.

The beauty of our location has been fully grasped by our engineers and every advantage has been taken of our three miles of plateau, bounded on one side by a magnificent river, and on the other by beautiful hills and picturesque valleys. The result is that the plat for a modern city of wide streets and alleys, thorough drainage system, fine villa sites and suitable reservations for parks and public buildings, such as school buildings, churches, water-works, opera house, etc., etc., has been made and is now in the hands of the Messrs. Moler, Topographical Engineers, who are making one of the finest maps they produce. This will soon be in the hands of the engravers and from it will be made our advertising maps, which will be ready for distribution the latter part of next month and one of which will be sent you.

We have completed arrangements for the establishment of a newspaper at Kanawha City, to be called the "Kanawha City Industrial World." The first issue will be produced about February 15th, and each subscriber to our stock will have a copy mailed free to him till further notice; so that, hereafter, you will be kept regularly advised of all that is going on in connection with our enterprise.

It is the intention of the Company to erect at once a handsome, modern hotel, upon a reservation of fifteen acres, selected with regard to the beauty of location and proximity to the depot and business portion of the city. A dozen or more designs and plans have been gotten up by first-class, prominent architects throughout the country, which are to be submitted to our executive committee at a meeting to be held on the 17th of this month, when a selection will be made and a contract immediately awarded for its erection. At the same meeting an appropriation will be made for the purchase of the necessary machinery for a large brick plant to be operated by the company and capable of turning out from 60,000 to 100,000 bricks per day.

A committee has been selected by a large sash, door and blind factory in Pennsylvania to come here soon after the 15th inst., and examine our location, resources, etc., with the view of moving their entire plant to our place.

The capital for the building of a rolling mill to manufacture sheet steel and corrugated iron roofing, and to employ over 200 hands has been promised; and as some of the parties interested are stockholders in Kanawha City, and having thoroughly investigated the subject are satisfied it will pay well, we feel assured we will secure the plant.

A company has been organized with a capital of \$2,500,000 for the manufacture of soda-ash and other chemicals; and negotiations are now pending with one of the largest chemical works in the world by which they expect to obtain this charter and franchise; in which event they will put up works that will employ a thousand men. In any event a large chemical works will be started on our property as it is well known to be one of the most valuable properties in this country for the manufacture of soda-ash and other bi-products

of salt. In this connection I would say that Mr. Joseph D. Weeks, editor of the American Manufacturer and Iron World, of Pittsburg, who is consulting expert for the U. S. Government in coke, iron ore and manganese, (and also one of our stockholders), a short time since recommended the Kanawha City property to one of the largest manufacturers of glass in this country, as being one of the best, if not the best, for the manufacture of soda-ash and glass.

As it would require too much space to go into the details of our negotiations for different plants, I will only say that our general manager is devoting his time now to the securing of a number of industries, among which are a straw-board mill, a carriage works, two wagon factories, wheel works, iron works, watch and clock company, chain and wagon works, furniture factory, chair factory, plow works, pulp and paper mill, and soap factory. Besides all these we are in daily receipt of inquiries from all over the country as to the suitability of our place for every kind of business and business enterprises.

One building company has been formed, and four more are being formed whose aggregate capital will be about \$700,000, and who bind themselves to put up \$125,000 worth of buildings within six months, and the same amount within the next six months, making \$250,000 worth within the year.

A considerable amount of grading has already been done on the streets, and the work was being very vigorously prosecuted up to the time the recent severe weather set in, which put a temporary stop to the work. As soon as the weather will admit of it, a large force of hands will be employed to finish the grading, which, owing to the almost perfectly level condition of the ground, will be light.

In conclusion I would say that our prospects are most flattering for a large and profitable sale of lots at our auction sale, which will take place the latter part of April or early in May. In order to secure every benefit from our investment, we should have the hearty and cordial co-operation of every subscriber to the stock of the company. Installments should be paid promptly, as they are at present the source from which the company derives its revenues.

Trusting that you will appreciate the efforts we are making to render our enterprise successful in every respect, and begging you to call on me at any time for any additional information you may desire, I am

Very truly yours,

T. O. M. DAVIS,

Secretary and Treasurer.

Kanawha City
remitted
Feb 20