NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name South Park Historic District

other names/site number N/A

2. Location

street & number See continuation sheet N/A not for publication

city, town Morgantown N/A vicinity

state West Virginia code WV county Monongalia code 061 zip code 26505

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property: Contributing	Noncontributing	
[x] private	[ ] building(s)	501	77	buildings
[x] public-local	[x] district			sites
[ ] public-State	[ ] site	5		structures
[ ] public-Federal	[ ] structure			objects
	[ ] object	506	77	Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. [ ] See continuation sheet.

x William G Farrar 6/6/90

Signature of certifying official Date

State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

[ ] 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:)

Signature of the Keeper Date of Action

Location is roughly south of Decker's Creek, Kingwood Street, Cobun Avenue, Prairie/Jefferson, Lincoln, Elgin, Grand to Grandview.

6. Function or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
DOMESTIC: Single Dwelling	DOMESTIC: Single Dwelling

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
Queen Anne	foundation STONE
Colonial Revival	walls WOOD
Bungalow/Craftsman	BRICK
See continuation sheet	roof ASPHALT
	other GLASS
	WOOD

Describe present and historic physical appearance.

SUMMARY DESCRIPTION

The South Park Historic District encompasses a large (88 acres), primarily early-to-mid twentieth-century residential neighborhood south of Morgantown's downtown commercial center. Part of one of Morgantown's first suburbs, it is the first neighborhood in Monongalia County to be nominated to the National Register of Historic Places. The historic district projects its own sense of identity, giving it a sense of time and place. It is located on a hilly terrain, its streets generally running up and down (north and south) and avenues across and around (east and west) the steep hillside. Separated from downtown Morgantown by a deep ravine through which Decker's Creek flows, the historic district is directly entered from the downtown via the Pleasant Street Bridge (originally named the South Park Bridge). Most houses were built on small lots, the largest lots being approximately 45 feet by 100 feet. Consequently, houses are tightly packed, and because of the slope, many are taller at the back than in the front. Few houses represent nineteenth-century architectural styles. However, a rich variety of post-Victorian architectural domestic styles popular in northern United States between 1900 and 1940 are found in the district, from adaptations of the romantic American and English revival houses to the utilitarian Craftsman bungalows and mail-order houses. The district is predominately residential but includes the campus-style Morgantown High School, two churches, one located in a former private home, a pharmacy, which is part of the pharmacist's home, and a small confectionery store, situated less than a foot from the owner's home. Each of these is located on the edges of the district's boundaries.

One of the largest early twentieth-century historic districts to be identified in the state of West Virginia, the South Park Historic District includes 501 contributing buildings and 5 contributing structures. There are 77 buildings that are considered noncontributing.

[x] See continuation sheet

Architectural Classification:

Tudor Revival
other: I-house
Gothic
Late Gothic Revival
Late 19th and 20th Century Revivals
other: Chateauesque
Mission Revival
other: no style

BACKGROUND OF THE DISTRICT'S PHYSICAL APPEARANCE

"South Park" is the name that was given in 1900 to a large area south of downtown Morgantown encompassing property from Decker's Creek to the present Dorsey Road (originally named Morgantown-Kingwood Pike). The South Park Historic District is part of the neighborhood of South Park. The historic district includes resources located in the northern half of South Park, plus resources in a small area located to the northeast of it, an area that developed independently of South Park, but which emerged with it in the 1920s. Except for two or three extant nineteenth-century buildings in that area, the historic district is an early twentieth-century residential neighborhood possessing a strong sense of identity that distinguishes it from others in Morgantown and from its immediate neighbors: downtown Morgantown with its commercial and legal buildings located across Deckers Creek; those areas of South Park that are not included in the historic district; Greenmont; South Morgantown; and Hopecrest. A short description of the residential neighborhoods bordering the historic district illustrates some of the distinctions.

Those areas of South Park that are not included in the South Park Historic District, but that are contiguous with it, particularly to the south, have a mixture of contributing and noncontributing buildings. However, the high incidence of noncontributing buildings make those areas ineligible for this nomination.

Greenmont, the area to the immediate east of the South Park Historic District, is an older neighborhood that had been incorporated at the turn of the century but was annexed by Morgantown in 1901. It grew rapidly after 1901 because of its proximity to factories located to the east of it. The neighborhood, with its smaller and less pretentious houses, taverns, and small businesses built on relatively level land, still has it own distinctive characteristic blend of American and southern European house and garden traditions. With Kingwood Street as the boundary between Greenmont and the South Park Historic District, the houses on the west side of the street are in the district. This part of the district is reached more quickly from downtown Morgantown via the Walnut Street Bridge.

To the immediate west of the South Park Historic District are two areas, an area of South Morgantown, historically known as Chancery Hill, and Hopecrest. The small residential area of Chancery Hill, which developed quickly in the late second and third decades of the twentieth century, imparts a predominately 1920s architectural flavor. Like South Park and Greenmont, its lots are small compared to those in neighboring Hopecrest, but like Greenmont, the terrain is relatively level. Historically, its initial development occurred under different circumstances than occurred in South Park. Hopecrest, which was developed in the late 1920s, 1930s, and early 1940s by wealthy business and professional families, has a very different ambiance. Its three dozen or so architect-designed houses, virtually unaltered, were built on large lots.

Illustrations and photographs suggest that prior to the 1880s, most of the 86 acres in the historic district was wooded. By the late 1890s, only a large grove of trees is seen part way up the hill. Part of that grove still adds beauty and a park-like setting to the historic district along Jackson, Grand, and Park. There was also a scattering of trees along Kingwood Street and what is now Wilson Avenue, the only two roads through the area. A few houses were grouped near Kingwood, and included the two oldest extant buildings in the historic district today, 262 Kingwood: 448-I and 216 Kingwood: 440-I. (Photographs #s 8 and 9) Two or three farms filled in the space between Greenmont and Chancery Hill. In 1900, three firms began dividing and developing this former farmland into what became known as South Park.

Intending to attract the upper middle class, at least to the major streets of Grand, Wilson and Park, the developers set boundaries defining their exclusive area. Cobun and Demain did not continue into Greenmont, and Wilson did not have a direct connection to the Chancery Hill area via present Simpson Street. (Photograph #1) In subsequent years, houses were built at Cobun and Park, Demain and Kingwood, and at Wilson and what is now Simpson. By the late 1920s, however, the city of Morgantown ordered that the streets be opened and owners moved or turned their houses to clear the way for the extension of streets into the area. The house at Cobun and Park was moved to a lot just out of the historic district.

Prior to the completion of the high level bridge over Deckers Creek circa 1901, building supplies were brought along Prairie Avenue and Wilson Avenue. The first house built during this first development period is a frame house at 48 Edgewood Street (High School-378), constructed at the edge of John J. and Mary E. Browns' farm. (Photograph #1, far lower right) Even while Grand Street was a dirt lane, J. W. Wiles built his stone "castle," a Queen Anne dwelling (901 Grandview: 111-37), overlooking Morgantown at the top of South Park hill. (Photographs #1 and #6)

The historic district quickly grew in the first fifteen years of the century, particularly along Park, Grand, Demain, and Wilson. (Photograph #1) Until the 1920s, along the avenues, upper lots were built upon before lower ones, presumably because of water drainage. Therefore, today older houses are seen more often on the south sides of the avenues. Boardwalks preceded sidewalks. Brick roads, some yellow and some red, were laid by Italian immigrants. Morris Street, lower Ash, and upper Park Street still retain their brick paving. (Photographs #7, #15, #17, #19) No areas were set aside for parks or recreation areas, but residents played tennis on several level lots in different areas of the district. Today, most of the level lots in the district have been built upon; only those near the bottom of Park Street afford residents a park-like retreat. (Photograph #15) They are privately owned, however. A small green area with benches was set aside on Morgantown High School's property in the 1980s for the neighborhood's use.

The historic district expanded in the late nineteen teens and early 1920s when the open space between Morris and Kingwood began to subdivide and families began building houses on South Walnut and Watts. Additional farm and pasture land was converted to other uses in the mid 1920s when the Brown family sold their twelve acre farm to Monongalia County for the site of Morgantown High School and county school offices. Morgantown High School, with its Colonial Revival style buildings blends well with the residential neighborhood. Its four buildings, which are arranged in a capital "U," are spread over several acres of the twelve acre campus. The inside of the "U" is the athletic field. In 1990, the buildings had changed little since 1927, when the first three buildings were completed, and 1940 when the auditorium was finished. (Photograph #24)

Deeds, particularly for lots in the South Park portion of the historic district contributed to the appearance of the district. They contained restrictions about who could rent or own the lots (Caucasian race only); about what could not be placed on the lots (slaughter houses, foundries, breweries, etc.); about the placement of houses with relationship to the street (15 feet); about minimum prices of houses (depending upon location, $1500-$3,000); and about house design. The latter restriction required that the owner

> ... not erect any dwelling house less than two full stories high and neither story to be less than 9 feet in height, the foundation to be of solid stone, brick or tile all the way around said building, roof to be either slate or tile with at least three gables, house to have at least eight rooms, square box cornice with gutter on top of same and ... all buildings ... shall be neat and workmanlike and have at least two coats of paint unless built of brick or stone and be closed to the ground all round and that no sheetiron nor tin veneer dwelling shall be erected upon said lot....

Until the late nineteen teens, most houses adhered to many of these restrictions, although various interesting interpretations were made of the restrictions. Some houses were built with prominent gabled dormers, rather than gables, trunk rooms, dressing rooms, or sleeping porches, which allowed their owners to be within the restrictions. Unwritten rules prevented families from "airing their wash," necessitating using the latticed back porches for drying clothes.

The vast majority of the buildings in the historic distict date between 1900 and 1930, an era of economic prosperity for Monongalia County. The majority of the houses are frame construction, particularly those built in the early decades before brick veneering became widespread in Morgantown. Stained and clear beveled glass windows are prominent. Houses were built on narrow lots, so that the overall effect is high density. When there is a garage, it usually is small, is set at the back of the lot, and often adjoins a neighboring garage. Many people built garages under their house, particularly if the house was on a slope. There are no alleys. Three of the original wellhouses are located in the district. One has been situated near the property line on a major intersection, yet has not been vandalized. Another is being used as a tool shed. All three have their water pumps.

Buildings in the historic district that are not dwellings or related outbuildings include Morgantown High School, noted above, two churches, a pharmacy, and a confectionery. The First Church of Christian Science, located at 236 Cobun (373-B), is located in a former dwelling, built circa 1906. (Photograph #2) This building has been owned by the church since the 1920s. The First Christian Church at Cobun and Grand (377-A), built in the 1950s, also does not appear to be a church at first glance. Although it is large, the building's long, low profile and simple lines do not dominate the streetscape. Crestholm Pharmacy, at 258 Kingwood (447-I), had been a grocery store before its conversion. Its large plate glass window, behind which the owner decorates with flowering plants, and greens, is a welcoming landmark on Kingwood. The building was clad in a formstone-like material almost forty years ago. Bobbette's Confectionery is a small inexpensive structure located next to her residence at 356 Kingwood (170-H). Students from the neighboring grade school and high school "hang out" at this neighborhood market. All of these buildings are located on the edges of the historic district.

Although many former one-family dwellings are now apartments, particularly for West Virginia University students, the exteriors have not changed drastically. Only the large apartment building on Kingwood and Wilson (353 Wilson: 167-H) seems out of scale for the district, but it started as a commercial establishment and had another story and a half added later. (Photograph #10) The historic district has retained its early twentieth-century goal of being a neighborhood of single dwellings.

The South Park Historic District is an outdoor museum of a wide variety of house types. The district can be proud that its two oldest buildings noted above, the folk-inspired I-House with its shed extension (262 Kingwood: 448-I) and the pattern-book Gothic Revival Cottage (216 Kingwood: 440-I), are still contributing to the neighborhood. They help give the district a sense of time, a perspective, and aid the viewer in understanding the roots of the community.

The district exhibits a wide variety of twentieth-century styles inspired by America's English and Colonial heritage and by more utilitarian influences stemming from the Arts and Crafts movement. There are twice as many houses infuenced by American Revivals (Dutch, Colonial, Georgian, Mission) than English Revivals (Tudor Elizabethan, picturesque Cottage, or sophisticated Country), but the latter add texture, shape, and picturesqueness to the streetscape. (Photographs #s 3, #5, 14, #12, 17, 18, 21.) Practically every block has a trimmed-back Queen Anne (named Princess Anne in this nomination) with a complex roofline, and some exterior ornamentation. (Photographs #s 2, 10, 13, 20) There are numerous examples of bungalows, including Craftsman-inspired renditions that appear to have grown out of the earth. Others have less natural building components and may have been built from pattern books. (Photographs #12, #15) There are approximately a dozen two-story houses that exhibit a majority of Craftsman features, such as exposed beams, braces, rafters, natural materials, etc. One landmark mansion is classified as Chateauesque. (Photograph #23) Houses ordered from mail-order catalogs sit next to architect-designed mansions (Photograph #17), and garages and former carriage houses are tucked back onto lots. (Photographs #s 15, 19, 20)

Like many other twentieth-century neighborhoods however, the American Foursquare, in all its simplicity and its variety, emerges as the most popular house in the South Park Historic District. It was built with cement block, cut stone, frame, varieties of brick, and sometimes covered with stucco. It is symmetrical or asymmetrical. Plain, gabled, hipped, shed, or gambrel dormers often are the only adornment; sometimes the dormers have Palladian, fan, mullion, lancet, stained, or tracery windows, brackets, pendants, pediments, and hoods. (Photographs #s 2, 11) And finally, the one element that was not in the deed requirements, but which the Foursquare houses share with almost all others, is the ubiquitous front porch, its columns and piers creating a rhythmic streetscape up and down and around the South Park Historic District. (Photographs #s 12, 10, 15)

Sanborn Insurance Maps for 1927 show the district extensively developed. Most construction after that occurred in the late 1960s and 1970s. It is these buildings, located primarily along the edges of the district, that are noncontributing. In many instances, however, particularly on Park Street and on Jackson Avenue in the South Park grove, house designs and materials blend well with the neighborhood and wooded setting. The greatest changes in the district have been to the roofs. Almost all balustrades are gone and most slate and tile have been replaced with other materials. When West Virginia University grew rapidly after 1945, housing in Morgantown became scarce and many houses in the district were converted to apartments. Consequently, a number of porches were enclosed and some windows rearranged. Many owners could not afford the upkeep of wooden siding and replaced it with synthetic siding. In 1990, there are few good building lots remaining in the district, and very little modern construction has occurred in several years. More and more people are moving into the district who appreciate older homes.

In the following analysis of the South Park Historic District, a contributing resource is one that "adds to the historic architectural qualities and historic associations" of the district and makes a positive contribution to the district's integrity. A noncontributing resource is one that has been altered since 1940 to such an extent that more than 50% of its historic integrity is gone, or that it was built after 1940. There are 501 contributing buildings (dwellings, garage apartments, school, churches, businesses, separate garages), 5 contributing structures (pergola, gazebo, wellhouses), and 77 noncontributing buildings (dwellings, garages). These figures include 118 contributing garages or significant storage areas and 15 noncontributing garages. Buildings that combine space for the automobile and living quarters are not counted as garages.

ANALYSIS OF SOUTH PARK HISTORIC DISTRICT, BLOCK BY BLOCK

NOTE: The historic district is described below by the South Park Historic District sketch map **block** numbers and letters and by **property** numbers. Monongalia County Assessor's map block and parcel numbers and letters were retained in most cases. However, because the historic district map was made from five assessor's maps, and there would have been overlaps in numbers and letters, not all of the entries are legal identities. Therefore, a numbered property must be identified with a block designation. Note: buildings and structures on the sketch map are not necessarily located on the precise spot on the lot where they actually are. A cross reference directory of addresses and property numbers follows this section.

The block entry is headed by the block designation, street/avenue location, and assigned property numbers for that block. Contributing and noncontributing refers to buildings. Structures are noted as contributing structures.

BLOCK A Wilson-Grand-Cobun-Edgewood. #s 51-55; 57-58; 377; 380-386
21 contributing
3 noncontributing

Some of the oldest houses in the historic district are located on this one-lot-deep block. Pivotal houses include 228 Grand (384-A), a frame Princess Anne with wrap-around porch and conical tower; 232 Grand (385-A), a 2 1/2-story tapestry brick Colonial Revival with strong Craftsman influences designed by Elmer Jacobs; 244 Grand (57-A), the district's earliest (c.1901) gambrel-roof Colonial Revival, an extremely deep 1 1/2-story house (extends almost to the back of the lot), with a busy roof line at the street: half gambrel, massive gable, and small dormer over full-length porch; 306 Grand (52-A), a frame Princess Anne with exceptional curved and stained glass windows, a flattened hipped roof with lower cross gables, and superb shingle details. Because of the block's proximity to Edgewood, most houses have had garages and/or garage apartments since the 1920s. For instance, 228 Grand (384-A) has had rental space for seven cars for many decades. Therefore, Edgewood's appearance is more like an alley, with its garages lined up on the east and Morgantown High School's gymnasium and shop buildings on the west. The most important of the garage apartments, located behind 236 Grand (386-A), is a charming building that was labelled a stable on the 1911 Sanborn Map. It is known to have been a carriage house, but has been a guest house or garage apartment for most of its history. One of the district's few duplexes, a large brick Foursquare, is located at 224-226 Grand (383-A). It and its garage apartment are multi-family dwellings. 304 Grand (53-A) was a garage apartment from c. 1911 until recently. It no longer houses cars, but is a two-family dwelling. Changes to the exterior are negligible.

Noncontributing buildings: Cobun and Grand (377-A), the brick First Christian Church built in 1956. 215 Wilson (51-A), a two-story brick apartment building built in the 1960s. Both buildings, larger than they appear on the sketch map, are in good condition. 252 Grand 54-A, garage only, age.

BLOCK B Hagans-Park-Grand-Wilson. #s 66; 68-71; 84-88
13 contributing
0 noncontributing

This small block is surrounded on three sides by three major roads through the district, Grand, Park, and Wilson. Its fourth side borders Hagans, a short, one-way street that connects Grand and Park. Hagans, with few houses, all in excellent condition, is a peaceful retreat. An exceptional, but plain, brick Colonial Revival at 224 Hagans (66-B) is set on an extra large lot. A frame Princess Anne with much of its original 1907 decorative details is located at 225 Wilson (71-B). At the corner of Wilson and Park is 312 Park (85-B), a yellow brick Colonial Revival Foursquare with a corner front door. The houses on this block enjoy back yards/gardens that are flat and relatively open compared to those that belong to houses in most other areas of the district. (The terrain and linear layout of other streets from this point south contribute to most lots being less private and considerably less flat.)

BLOCK C Grand-Hagans-Park-Cobun. #s 59-64; 64.1-65; 373-376; 387-402
38 contributing
2 noncontributing

Block C includes some of the historic district's best examples of early twentieth-century styles. For example: 208 Park (395-C) and 216 Park (397-C) are exceptional brick, cobblestone, and frame bungalows designed by John Harman. Between them is 212 Park (396-C), a well-preserved example of a Colonial Revival house designed by Elmer Jacobs, which includes details such as a Palladian-style window in the dormer, a fan motif, and dentil moldings. 220 Park (398-C), another house by Jacobs, is an outstanding example of a Colonial Revival with a projecting pavilion, symmetrical composition, and flattened hipped roof. A Craftsman-inspired, a simple Colonial Revival, a Princess Anne, and a Foursquare provide other visual delights on the west side of Park Street in Block C. (Photograph #12)

The Grand Street side of Block C does not have the variety of house types, but the stock is good. Most of the houses are of the Foursquare type, brick and frame, with 245 Grand (59-C) being the premier of the Foursquares. A large, dark buff brick and shingle dwelling built c. 1911, the house is symmetrical, has three bays of paired windows, and symmetrical groupings of dormers and porch columns. The house is known, however, for its exceptional front entrance with beveled glass sidelights and fanlight.

Grand Street includes a stucco duplex at 253-257 (61-C) and two garage apartments at 209 (394-C) and 211 (392-C). The First Church of Christian Science is at 236 Cobun (373-C) in a former dwelling built c. 1906. Its neighbor at 232 Cobun (374-C) is a Princess Anne, c. 1903. They are the first houses seen when one enters the district via the Pleasant Street Bridge. (Photograph #2)

Noncontributing buildings: 240 Park (64.1), age. 375 Cobun (228-C), age.

BLOCK D Park-Demain-Morris. #s 89-98; 403-406
14 contributing
2 noncontributing

This area of the historic district is one of the most appealing because of the green space that was never built upon by the Brown family. The curve of Morris, the three empty lots, the brick paving, as well as the brick wall and former carriage house--see Block I, all contribute to the visual impact. (Photograph #15) 237 Park (403-D) is a superb example of a stone English Country Tudor Revival with a steep gabled roof with red shingle tiles, massive chimney, attached garage, and grouped windows. The house was built c. 1920 on most of three lots, making it one of the longest houses in the district. Less pretentious, but of interest historically, is its neighbor at 233 Park (404-D). This Princess Anne, with its bow windows and bays, was moved to this lot from lot 12 (408-I) on Park Street in the nineteen teens. The Princess Anne's carriage house stayed with the Brown's property, however, and did not move up Park Street.

Noncontributing buildings: 301 Park (93-D), age. 309 Park (89-D), age.

BLOCK E Morris-Demain-Watts-Kingwood. #s 99; 101-105; 124-125; 127-133; 135-137; 140-142; 145; 449
23 contributing buildings
1 contributing structure
8 noncontributing buildings

Block E is divided into very uneven lots. The Morris and Demain portion of the block is much older and was part of the Wiles Addition to South Park, which subdivided in early 1900. The Watts's lands began to subdivide in the late nineteen teens, but were built upon slowly.

Except for 323 Demain (124-E) and 333 Demain (145-E), most of the houses along Demain in Block E are frame variations of the American Foursquare or unadorned gable-front Princess Annes that have had alterations to porches and gables. Although some are sided with synthetic siding, together they are illustrative of the essence of the street, a tightly packed row of narrow houses on narrow lots. An imposing brick Foursquare at 323 Demain (124-E) is contributing even though its windows have been boarded for several years. Behind it is a large garage apartment whose address is 320 Watts (125-E). A latticed wellhouse (a contributing structure) is located near the two buildings. A charming outbuilding located behind 322 Watts (127-E) is now used for storage, but it originally may have been a gardenhouse or child's playhouse at one time for families on Demain. The outbuilding is considerably older than 322 Watts, which was built in the 1950s.

344 Watts (131-E) is a superb, cut sandstone house with a flat roof, representative of the Italian/American vernacular tradition. (Photograph #16) It was designed and built c. 1937 by Thoney Pietro, Morgantown's legendary stone mason, for his daughter. The brick gable-front Foursquare at 324 Watts (128-E) was constructed between 1918 and 1921. 338 Watts (130-E) has been a garage apartment since c. 1930. The linked garage on Morris, which is shared by two families, is counted as one building.

Noncontributing buildings: 317 Demain (105-E), an English Revival, has been altered to noncontributory status. 322 Watts (127-E), age. 324 Watts (128-E), garage only, age. 336 Watts (129-E), and its garage, age. (This is a Lustron Co. house.) 346 Watts (132-E), age. 350-354 Watts (449-E), age. 320 Kingwood (133-E), age.

BLOCK F Demain-Ash-Wilson-Park. #s 106; 108-109; 121-122
4 contributing
2 noncontributing

Block F is a small wedge-shaped block with five houses. Undoubtedly, 317 Park (109-F), built c. 1913, is the key house. It holds an attractive position on the block and is one of the few houses in the historic district that can be viewed from all four sides. A well constructed brick Foursquare, it has nicely proportioned and placed windows with prominent stone lintels. Its stained and beveled glass window on the second story is the jewel on this otherwise unadorned house.

Noncontributing buildings: 317 Wilson (121-F), age. 320 Ash (122-F), Princess Anne, altered.

BLOCK G Demain-Ash-Wilson-Washington. #s 149-152; 158-160
7 contributing
1 noncontributing

Block G is a small, tightly packed block with seven houses. 336 Demain (160-G) is one of the oldest houses in the historic district. It was one of six or seven built between 1900-1903 with a tower. This tower is octagonal with a hexagonal roof. Although the house experienced some changes when it was converted to a two-family dwelling, it contributes to the district. Its garage is not fifty years old. Most of the other houses on the block are Foursquares.

Noncontributing building: 336 Demain (160-G), garage only.

BLOCK H Demain-Washington-Kingwood-Wilson. #s 161-167; 170-171
13 contributing
1 noncontributing

Block H has suffered for many years because most of the buildings have been rental properties. 348 Demain (161-H), 325 Washington (163-H), and 352 Demain (162-H) are the best single dwellings on the block. 354 Kingwood (171-H), 358 Kingwood (170-H), and 333 Wilson (164-H) have been neglected or have had some alterations, but they are intact and contribute to the district. 337 Wilson (165-H) is a large Princess Anne with a square tower and tall pyramidal roof. The building lost some details due to alterations and division into apartments, but it contributes to the district. 353 Wilson (167-H) is a former commercial building converted to apartments. (Photograph #10)

Noncontributing buildings: A small confectionery store was constructed very close to 358 Kingwood (170-H) after 1940.

BLOCK I Cobun, South Walnut, Kingwood, Watts, Morris, Park.
#s 408-418; 420-440; 444-448
46 contributing buildings
8 noncontributing buildings
1 contributing structure

Block I has a host of important resources, including the two oldest houses in the district. Three estates remained in the same family from the time they were acquired until the last two years, one having been sold in 1990. The first estate is:

112 Park Street (408-I) is a superbly preserved English Tudor Revival designed by E. B. Lee c. 1916 for the J.M.G. Brown family. The present house, brick, half-timber and stucco with tile roof, replaced a smaller brick Foursquare. A brick wall, which encloses the west and south portions of the garden, includes a large iron gate. The former carriage house, now a guest house/apartment on Morris Street, was moved to that position from a lot closer to Park Street in the nineteen teens. The large pergola, a contributing structure, was enlarged in the 1920s. Like the house, it is in excellent condition. (Photographs #3, #15)

228 South Walnut (415-I) is an exceptional house heavily influenced by the Craftsman style. Built in 1915 for the George Baker family, its architect is unknown. Constructed on a slight knoll on four lots, it commands an important position on South Walnut. It is basically a very large and elongated brick Foursquare with hipped roof, wide overhanging eaves, bays and bowed bays. The length of its broad and deep porch is emphasized by horizontal wooden members. Exposed beams, rafter ends, braces, and geometric patterns repeated in porch and gable pediments, and almost two dozen stained and beveled glass windows contribute to its facade.

223 South Walnut (431-I), located across the street, is an English Revival of the large Country Cottage type. Built in the 1930s for the Stanley Cox family, it is stone and frame with several large gables and a massive chimney. The house is part of a large piece of property that extends to Kingwood Street. Behind the house is a small nineteenth-century 1 1/2-story vernacular stucco building, originally a cottage guesthouse, but now used as a garage. An iron fence is located at the property line on Kingwood.

South Walnut is its own little neighborhood of one short tree-lined street that dead-ends behind Watts Street. Besides the two contributing houses noted above, there are well-designed and constructed variations of the Foursquare and the gable-front Princess Anne with Craftsman details. The street opened in the early nineteen teens.

216 Kingwood (440-I) is a charming Carpenter Gothic Revival, a masterpiece of its type. Little is known about its exact age, but the owner believes it dates from the late 1870s. Its distinctive features are a steeply pitched roof with a saltbox slope at the rear, a cross gable decorated with vergeboards, and pointed-arch windows. Probably built by the Sheets family, it has been owned for most of the twentieth century by the Cox family who owned the property behind it on South Walnut Street (431-I) until recently. (Photograph #9)

262 Kingwood (448-I), may be the oldest house in the district. A mid-nineteenth century-vernacular I-house (with central chimney) it has a one-story attached shed that has a steeply pitched saltbox shape roof. Like the Carpenter Gothic Revival above, its early records are unavailable. It was owned by the Watts family who owned several acres near it. The house has synthetic siding. It is located on the corner of Kingwood and Watts. (Photograph #8)

The north side of Watts includes 319 Watts (422-I), a finely detailed and well-preserved brick and frame house, built c. 1915. It has a cross-gable roof with both gables being very wide. One end of the cross gable is broken with a wide 1 1/2-story bowed bay. The front of the house is symmetrical with center double doors. Its dependency (423-I) is an early 1920s frame garage apartment that is virtually unchanged. (Photograph #20) 327 Watts (426-I) is a small 1920s house located behind 325 Watts, which was not built until the 1950s.

Morris Street and Cobun Avenue are lined with good bungalows, Princess Annes, and Foursquares. An excellent example of a small English Cottage--brick clad--is located at 342 Cobun (435-I). A garage apartment is located at 243 Morris (420-I).

There are garage apartments or cottages on Kingwood: behind the Crestholm Pharmacy at 258 Kingwood (447-I); at 252 Kingwood (445-I); 214 Kingwood (439-1); and 204 Kingwood (438-I). The pharmacy was a grocery store from c. 1930 until 1954.

Noncontributing buildings: 216 South Walnut (414-I), and its garage, age. 223 South Walnut (431-I), garage only, age. 233 South Walnut (430-I), garage only, age. 346 Cobun (436-I), garage only, age. 325 Watts (426-I), age. 335 Watts (427-I), age. 225 & 229 Morris (416-417-I), a large garage for both families is counted as one noncontributing building because of age.

BLOCK 1 Kingwood-Wilson-Maple-Washington. #s 388, 389, 393, 393.1, 395-396; 398-406

19 contributing
3 noncontributing

Houses on Block 1 were built on a winding, steep hillside. Kingwood Avenue is dead-ended at the base of the hill and pedestrians climb steps to reach Maple Avenue. The Second Ward School, which is located just out of the historic district on the southeast corner of Wilson and Kingwood, dominates the area. Block 1 is comprised of modest frame houses, most of them built in the 1920s, and most of them representing a simple version of the Queen Anne or the Foursquare. Several have been sided in artificial brick, asbestos, vinyl, or aluminum. However, except for those noted below, all contribute.

Noncontributing buildings: 363 Maple (389-1). Bungalow with insensitive alterations. 341 Maple (393-1), age. 439 Washington (404-1), garage only, age.

BLOCK 2 Maple-Jackson-Washington #527-532

9 contributing
0 noncontributing

Block 2 is a horseshoe wedge. The Maple Avenue curve is a pleasant change from the grid pattern of most other blocks in the district. A small English Revival brick cottage is tucked in the inside curve among trees at 360 Maple (532-2). All the houses are in good condition and were built between 1920 and 1940.

BLOCK 3 Wilson-Washington-Euclid-Ash. #s 153-157
7 contributing
0 noncontributing

Block 3 is a small block with several houses, all in reasonably good condition. 330 Wilson (157-3) exhibits Craftsman details and 326 Wilson (153-3), Princess Anne details. 425 Ash (154-3), a good frame Princess Anne, shares its lot with 323 Euclid (154-3), a garage apartment. Both have the same legal parcel number.

BLOCK 4 Washington-Euclid-Ash-Maple. #s 407; 407.1; 408-409; 411-417
14 contributing
1 noncontributing

Block 4, similar to Block 1, includes a number of dwellings dating from the 1920s, particularly Foursquares. The oldest house is 454 Washington (409-4), which was built between 1902-1911. It is a simple Princess Anne in excellent condition.

Noncontributing buildings: 332 Euclid (407.1), age.

BLOCK 5 Jackson-Park-Maple-Washington 519-526
8 contributing
1 noncontributing

Block 5 is a large block with few houses. Its location near the middle of South Park hill contributes to its attractiveness. The South Park grove of trees is just above it. 517 Park (521-5) is one of the outstanding houses in Morgantown. Designed by Elmer Jacobs, c. 1902, it reflects an eclecticism of several styles with various roof shapes, textures, decorative chimneys, projecting bays, and balconies. The large pedimented portico with Corinthian and Doric columns contrasts with the Colonial Revival gambrel and hipped roofs that top the main body of the house. 305 Jackson (520-5) is this house's garage apartment, although the garage is entered from Park Street. 519 Park (519-5) is an excellent example of the Dutch Colonial Revival house that could be ordered from a mail-order catalog. This was constructed from a mail-order supplier c. 1922. (Photograph #17) 321 Jackson (524-5) is a very good brick Foursquare. Its almost isolated location is rare in the historic district. 526 Maple (332-5) is a brick Colonial Revival built in late 1940.

Noncontributing building: 312 Maple (523-5), alterations.

BLOCK 6 Maple-Ash-Euclid-Park. #s 418-425; 427-428
11 contributing
1 noncontributing

Block 6 is another block possessing several noteworthy houses. The block is highlighted by 443 Park (428-6), a superb example of an eclectic Neo-Gothic Revival house built c. 1902. Its arched windows, lancet porch cutouts, and powerful gables, textures, decorative moldings, shingles, patterned chimney, and verandah, all contribute to making this one of the showpieces in the historic district. The house was an eyesore on the street in the mid 1980s, but has been carefully restored. The garage between it and 447 Park (427-6) is a landmark in the district. Dating from c. 1914, it is crowned by a cupola. (Photograph #19) 305-307 Maple (424-6) was built as a large duplex, but now includes eight apartments. The building is a good example of a simple, frame Foursquare designed for more than one family. Because of its location on the hillside, the rear of the building is several stories tall. (Photograph #11) 442 Ash (420-6) is a modest stone house built in 1931 by Italian brick masons.

Noncontributing building: 446 Ash (421-6), age

BLOCK 7 Wilson-Ash-Euclid-Park. #s 111-115; 117-120
10 contributing
2 noncontributing

Block 7 includes six examples of Foursquares, five of them brick, and all in good condition.

Noncontributing buildings: 313 Euclid (117-7), age. 314 Wilson (120-7), rebuilt after a fire.

BLOCK 8 Wilson-Grand-Euclid-Park. #s 72-83
17 contributing
0 noncontributing

Block 8 is tightly packed with dwellings. 428 Park (79-8), designed by John Harman, has excellent Craftsman details and has one of the best examples in Morgantown of a latticed back porch with a sunroom/sleeping porch over it. A large yellow brick Foursquare is located at 424 Park (80-8). Its beveled glass is exceptional. A finely detailed gable-front Princess Anne, executed in brick, is located at 425 Grand (76-8). The garage apartment at 421 Grand (75-8) beautifully reflects the design of 423 Grand, its front house. 417 Grand (74-8) is also a garage apartment. 304, 310, and 312 Wilson (73-8, 72-8, and 83-8) were identical houses with several elaborate Princess Anne details when they were built c. 1906. In spite of each having lost some decorative elements over the years, when they are studied together they form a true composite of the original style. 310 Wilson (72-8) still has beautiful Corinthian capitals on its porch columns.

BLOCK 9 Park-Maple-Grand-Euclid. #429-432; 434-435; 435.1-436
10 contributing
2 noncontributing
1 contributing structure

Block 9 includes a brick Foursquare at 447 Grand (435.1-9) with its companion garage apartment at the rear of the lot at 443 (435-9). 446 Park, (431-9) another Foursquare, has its original porte cochere. 438 Park (429-9) is a tapestry brick house, which has many Craftsman details. The house is smaller than, but equally as fine as, the house at 228 South Walnut (415-I) A latticed shed enclosing an original well and pump is located on the lot (contributing structure). 220 Euclid (436-9) is a stuccoed version of a Cottage Revival with Mediterranean influences. Its red tile roof was replaced by red shingles. The original iron snowbirds still sit on its roof.

Noncontributing buildings: 454 Park (432-9), age. 449 Grand (434-9), age.

Block 10 Grand-Jackson-Park-Maple. #s 515-518
2 contributing
2 noncontributing

Block 10 has retained much of its wooded atmosphere. The focal point is the house at 515 Grand (517-10), built in 1901. George Barber designed this brick and frame mansion and called it "Colonial Renaissance." Today's terminology would label it Queen Anne. A tower with a polygonal roof topped with a finial, a rounded bay, porches, stained glass windows and a myriad of forms and textures, contribute to making this house a masterpiece. A deck was added in the 1960s. (Photograph #22) A brick English cottage at 521 Grand (515-10) was built in the 1920s. It has lost one of its three chimney pots.

Noncontributing buildings: 228 Maple (518-10), age. 517 Grand (517-10), age.

BLOCK 11 Jackson-Park. #s 546-547; 547.3; 549; 551-554
5 contributing
3 noncontributing

This is one of the blocks that includes the grove of trees noted in many early photographs. 308 Jackson (552-11), 312 Jackson (551-11), 603 Park (553-11), and 611 Park (554-11), form their own little enclave at one end of the block, close to the point where Park Street dead-ends. Park Street is not paved above Jackson, further contributing to the rural atmosphere of the area. All except 312 Jackson (551-11) were built in the 1920s. 603 Park (553-11) is a Foursquare, 611 Park (554-11) is a two-story Craftsman nestled against the hillside, and 308 Jackson is a large garage/guesthouse for the owners of 312 Jackson. See noncontributing. (Photograph #7. Note original brick paving.) 344 Jackson (546-11) was remodelled and sided with cedar shingles in 1940-1941. Note: The houses next to 611 Park and 344 Jackson, just over the district line, are new dwellings. That next to 611 Park has an Elgin Street address.

Noncontributing buildings: 312 Jackson (551-11), age. 328 Jackson (547-11), age. 338 Jackson (547.3-11) age.

BLOCK 12 — Not on historic map.

BLOCK 13 Grand-Logan. # 600
0 contributing
1 noncontributing

Noncontributing building: 620 Grand (600-13) is the only house on this block in the historic district. It was built in the 1960s.

BLOCK 14 Grand-Lincoln-Jackson. #s 564-569
9 contributing
0 noncontributing

Block 14 includes a good variety of house types. 200 Jackson (569-14) is a well-preserved c. 1902 frame Princess Anne with wrap-around-porch; 206 Jackson (568-14) and 208 (567-14) are good frame Foursquares; 600 Grand (564-14) is a plain Bungalow; 604 Grand (565-14) is a large, elegant brick Colonial Revival designed by Carl Reger in 1923 with a curved entry porch and symmetrical facade; 205 Lincoln (566-14) is the only house on Lincoln that is in the district. It is a two-story gable-front house with Craftsman influence. It is hidden from view behind trees.

BLOCK 15 Jackson-Cedar-Maple-Grand. #s 506-514
13 contributing
0 noncontributing

Block 15 is packed with well-designed and well-preserved houses, most of them brick. Only 204 Maple (508-15) is frame. It is an excellent Princess Anne. 508-510 Grand and 512 Grand are outstanding: 508-510 Grand (513-15) is a superb house built c. 1922. An elaborate, but delicate, pattern of decorative brickwork highlights the large house designed for two families, one on each floor. The one-slope flat roof is unique. Except for the small enclosed entrance porch that breaks the facade's symmetry, the two floors are three bays wide with centered paired triple windows. A porch is tucked up in a recessed area of the top story under the flat roof on the south wall, and a large two-story sunroom is located in the north bay. An uncovered brick verandah runs along the front of the house. (Photograph #18, house at far right.) 512 Grand (514-15) is the only Georgian Revival in the district. A superbly-preserved house, its architect, E. B. Lee, featured a semi-circular fan over the door of the pedimented entry, a symmetrical facade, and a garage dependency connected by an arcaded hyphen. (Photograph #18)

BLOCK 16 Euclid-Grand-Maple-Cedar. #s 437-443; 445-449
17 contributing
0 noncontributing

Block 16 is another block in the district offering a wide range of architectural diversity and interest. Four houses, all frame, pre-date 1911. 451 Cedar (445-16), with its large steeply-pitched hipped roof, German and lapped siding, and guest house at the rear, features fish scale shingles and a Palladian window in its front gable. Its neighbors, 447 Cedar (446-16), 443 Cedar (447-16), and 450 Grand (441), add further interest to the block with their multi gables, patterned shingles, and wide porches. The Colonial Revival with Craftsman details at 454 Grand (442-16) exhibits exceptional brick masonry. One of the most unique houses in the district is the brick house at 200 Euclid (449-16), built c. 1922-27. The house exhibits Mission style features, including a colorful exterior of yellow-orange brick, deep overhanging eaves, three-part front door, light and dark reddish maroon coping, and cream stucco. The shaped Mission roof parapet over the porch roof is superb, but original gabled dormers were replaced. Except for a few other small details, the exterior of the house is almost identical to **The Alhambra** house sold through Sears, Roebuck and Company catalogs in the 1920s. (Photograph #14)

BLOCK 17 Cedar-Wilson-Grand-Euclid. #s 39-43; 45-47; 49-50
18 contributing buildings
1 contributing structure
0 noncontributing

A massive Princess Anne at 428 Grand (45-17) has a very large latticed back porch and a well and pump enclosed in a latticed shed (contributing structure). The handsome brick multi-gabled c. 1911 Colonial Revival at 200 Wilson (39-17) has its own brick garage apartment. The garage is so well designed that from Cedar it looks like a small two-story house. 412 Grand (49-17) is an excellent Princess Anne, built c. 1911. Its ample lots and two period garages add to the block's interest.

BLOCK 18 Wilson-Elm-Euclid-Cedar. #s 25-38
17 contributing
0 noncontributing

A tightly packed block of good houses, Block 18 includes the only totally molded concrete block house in the district. The body of 117 Euclid (32-18) is a basic Foursquare with a roofline composed of cross gables. Its porch is more elaborate. It has molded concrete pillars with decorative elements at their base, plain shafts, and Ionic capitals. The front gable, of painted green cedar shingles, is highlighted by a large Palladian window. The house was built before 1921. The tapestry brick house designed by Carl Reger at 155 Wilson (26-18) is not quite a Foursquare because of the back ell and resulting roofline. The house exhibits superb massing and brick design. (Photograph #13, houses on Cedar)

BLOCK 19 Cedar-Euclid-Maple-Elm. #s 450-451; 453-455; 457
4 contributing
2 noncontributing

450 Cedar (451-19) is the first house on which construction was started in 1900 in the South Park development, but a fire delayed its completion until 1901. It still is surrounded by several empty lots. Basically a brick, two-bay Foursquare, it has a multiplicity of roof lines created by a partially hidden hip roof, a tremendous front gable, and gabled dormers. The house's most outstanding feature is the slightly off-centered front gable, certainly the most dazzling in the historic district. Broader than the classic Diocletian window, its semi-circular window, divided into three lights, is framed by an elaborate panel. Centered above it is a bell-shaped attic vent. All this is surrounded by decorative shingles. The north gable has a modified Palladian window, and the south gable has two straight-headed windows. The wrap-around porch is the best preserved Colonial Revival porch in the historic district. Its posts, balusters, columns, and roof pediment are in excellent condition. The brick on the house needs attention. Gable details on houses on both sides of Cedar in this section are exciting. 113 Maple (453-19) is a two-story brick Colonial Revival built in the late 1920s. An attached garage and additional living space was added to the house in 1986, but the original brick house did not change.

Noncontributing buildings: 451 Elm (454-19), age. 443 Elm (455-19), age

BLOCK 20 Jackson-Cedar-Maple-Elm. #s 499-505
7 contributing
0 noncontributing

Block 20 is a small block on a steep slope. Most of the houses are variations of Foursquares. 116 Maple (503-20) is a large frame, multi-gable Princess Anne set on several lots. 508 Cedar (504-20) is a 1 1/2-story English Cottage constructed of textured brick with weeping mortar. Houses facing Jackson have excellent views of the historic district and of Morgantown.

BLOCK 21 Jackson-Cedar-Jefferson. #s 570; 574-576; 578; 580-581
7 contributing
3 noncontributing

Block 21 is a long block with its resources scattered. The two key houses on the block are the Dutch Colonial Revivals at 100 Jackson (576-21) and 104 Jackson (575-21), constructed c. 1923-1925.

Noncontributing buildings: 124 Jackson (570-21), insensitive and irrevocable changes to the house; two outbuildings are new.

BLOCK 22 Jackson-Linden-Maple-Elm. #s 491-492; 494-498
7 contributing
2 noncontributing

The oldest house on the block is 104 Maple (495-22), a cross-gable Princess Anne, c. 1902, with little decorative elements. It is clad in asbestos siding, but is still contributing. 100 Maple (494-22) is an extremely well-cared for frame Foursquare.

Noncontributing buildings: 508 Elm (497-22), age. 107 Jackson (498-22), age.

BLOCK 23 Euclid-Elm-Maple-Linden. #s 458-469
13 contributing
3 noncontributing

Block 23 has five Foursquares, probably more than any other block in the district. They serve as examples of the variety of simple Foursquares located in the district. They include houses incorporating a hip roof, gable roof, all brick, half brick and half shingles; two windows on the second floor; two sets of paired windows on the second floor; double and single windows on the first, and various types and numbers of gables and dormers. Because of the slope of the hill, all houses have at least 3 1/2 floors above ground.

Noncontributing buildings: 101 Maple (464-23), age. 447 Linden (465-23), age. 100 Euclid (469-23), age.

BLOCK 24 Wilson-Linden-Euclid-Elm. #s 11; 13-23
15 contributing
3 noncontributing

One of the landmark houses in the district is the monumental Chateauesque- inspired mansion at 106 Wilson (11-24), built c. 1926 for the Chenoweth family (architect unknown). Constructed of smooth ashlar limestone?, the house's slate and steeply pitched hip roofs, including one rising to a high pyramidal apex, dominate the skyline. Tall chimneys, many dormers, wide balconies, terraces, loggias, porches, swimming pool, and a guest house over a large double garage, contribute to making this house one of the superb houses in West Virginia. (Photograph #23) The house next door at 108 Wilson (23-24) was built in 1901. The large frame Princess Anne has had few changes. Its wrap-around porch is complemented by a magnificent rendition of a Palladian window in one of its lower cross gables. The center window is straight headed, but the two flanking windows are widely curved.

Noncontributing buildings: 101 Euclid (16-24), age. 109 Euclid (17-24), age. 421 Linden (15-24), age.

BLOCK 25 Wilson-Jefferson-Linden. #3-4; 4.1-10
12 contributing
1 noncontributing

This section of the historic district is influenced by Morgantown High School and the Chateauesque mansion on other blocks, but it is lined with dwellings that add variety to the streetscape. Houses include: 72 Wilson (3-25), a stucco Tudor cottage and its stucco and frame garage apartment at 408 Linden (3-25); 412 Linden (10-25), an early frame gable-front house; 416 Linden (9-25), a gable-front Craftsman; 420 Linden (8-25), a superb eclectic Colonial Revival with a cross gambrel roof and many decorative features, including three detailed leaded windows in the gambrel; and 424 Linden (7-25), a unique, deep Bungalow, shingle and wood, broad front porch with a small porch outside a deeply recessed front dormer. 428 Linden (6-25), a broad cross-gable house has its very early garage that is topped with a unique pyramidal hipped roof with a monitor vent. 421 Jefferson (5-25) is a good frame Foursquare; and 70 Wilson (4.1-25), is a charming brick house with a very prominent front-gabled roof, wide dormers, and many Colonial Revival details including entrance, shutters, shed dormers, and a low brick wall enclosing the front of the garden. Although 413 Jefferson (4-25) is an intrusion, taken together, the houses are illustrative of the essense of a good block in an early twentieth century neighborhood. This block is one of the most picturesque.

Noncontributing building: 413 Jefferson (4-25), built in the 1960s, is a stucco neo Mediterranean dwelling. There is a large expanse of windowless wall facing the street.

BLOCK 26 Linden-Euclid-Jefferson-Maple. #s 470-480
11 contributing
4 noncontributing

This is another block that contains several Foursquares (five), all built in the 1920s. Most of the houses are substantial brick buildings, but the frame bungalows have suffered somewhat. The Colonial Revival Foursquare at 46 Euclid (471-26) has a charming Colonial Revival child's playhouse on its adjoining lot. The playhouse, with hip roof, porch, oriel window, and shutters has been part of the neighborhood since 1953 and is a landmark on Euclid.

Noncontributing buildings: 438 Linden (470-26), age. 450 Linden (477-26), remodelled, replaced windows, porch. 51 Maple (478-26), age. 443 Jefferson (472-26, garage only, age.

BLOCK 27 Maple-Linden-Jackson-Jefferson. #s 481-486; 490
5 contributing
2 noncontributing

Block 27, like its counterparts along Jackson Avenue, is steep and there still are unimproved lots. 53 Jackson (490-27) is a Dutch Colonial Revival, very similar to the two Dutch Colonial Revivals across from it on Jackson. 504 Linden (484-27) is an excellent frame Princess Anne, with many original decorative details, i.e., corner brackets and patterned wood shingles.

Noncontributing buildings: 54 Maple (483-27), age. 505 Jefferson (485-27), age.

BLOCK 28 Jefferson to Lincoln. #s 354A; 354B; 355A; 355B; 357-359
5 contributing
5 noncontributing

The historic district's southwestern boundary is formed by the hill and by the trees, which edge Hopecrest, the neighborhood to the west. 610 Jefferson (358-28) is an early twentieth century frame Princess Anne with gables, dormers, and decorative shingles.

Noncontributing buildings: 504 Jefferson (354B-28), age. 512 Jefferson (355B-28), age. 516 Jefferson (357-28), age. 612 Jefferson (359-28), age. All of the noncontributing houses were built after 1940, and all except 612 Jefferson (359-28) have the traditional mass and scale that the older houses do. 612 Jefferson is located on a narrow wooded lot. 512 Jefferson (355B-28) and 516 Jefferson (357-28), constructed in the 1980s, are identical duplexes with gambrel roofs. The noncontributing garage has a gambrel roof as well. (Another garage is an integral part of the building.) The style of the buildings was an attempt by the owner to fit them into the neighborhood near the three Dutch Colonial houses on Jackson. The South Park Historic District ends at a heavily wooded area. (See photograph #4, for a view taken near the corner of Jefferson and Lincoln of South Park, Westover, and Morgantown.)

BLOCK 29 Wilson-Jefferson (Wilson curve). #s 297-302; 305; 307-309; 320-322
21 contributing
0 noncontributing

Block 29 is a lovely area that delineates part of the western boundary of South Park. Numerous trees line the semi-circular curve, creating a private neighborhood. The houses are tightly packed. Their lots, many of which adjoin property in Hopecrest, are deep and relatively flat. The majority of houses are good plain Princess Annes or Foursquares. 35 Wilson (297-29) is a marvelous stone and wooden English cottage. 59 Wilson (305-29), which is also 324 Simpson, is an exceptionally handsome, and very large, Colonial Revival Foursquare. Constructed of brown and orange brick, it has side wings; one includes sunrooms for both stories, the other, a large single story screened porch. The house has a multitude of windows. This house was turned in the late 1920s to open Simpson to South Park, and the house was remodelled. Across Simpson at 65 Wilson (307-29) is a very large 2 1/2-story gable-front house with a one-story addition. It includes an eclectic mix of Craftsman, English Tudor, and Germanic influences. Wide-cut slate roofing, a variety of wall finishes, including stucco, shingles, and half timber, casement windows, and four very small shed dormers lined up in a row high on the southern pitch of the roof, make this house a focal point for the district's border. 71 Wilson (309-29) is one of the finest brick 2 1/2-story gable-front houses in the district. Built of buff brick with red brown mortar, it has deeply set windows trimmed with brown. A porch is across the front. Note: A new duplex on the next lot faces Allison Street. It is out of the historic district.

BLOCK 30 Wilson-Euclid-Jefferson. #s 310, 312, 313
2 contributing
1 noncontributing

Two excellent contributing houses are located on the lower wedge formed by Jefferson, Euclid, and Wilson. 426 Jefferson, also 41 Euclid (312-30), is a large, Colonial Revival Foursquare, which received two-story Classical Revival columns in the 1960s. Its Euclid Avenue facade is original. 1 Euclid (313-30) is a brick English Cottage Revival.

Noncontributing building: 68 Wilson (310-30), age.

BLOCK 31 Wilson-Euclid-Jefferson. #s 311, 314
2 contributing
0 noncontributing

The upper wedge formed by the three streets includes two good houses and their early garages. Built in the 1920s, both houses are Colonial Revival versions of Foursquares. 16 Wilson (311-31) is stucco. 474 Jefferson (314-31) has synthetic siding. Their position on the wedge, which is a hill, affords them considerable privacy.

BLOCKS 32-34 Not in historic district

BLOCK 35 Grand-Greenbrier-Gordon (upper Grand). #s 644-646
2 contributing
1 noncontributing

This block includes a Foursquare at 705 Grand (645-35) and, at 795 Grand (646-35), a Colonial Revival gambrel roof building with two large balconies and three front dormers. (Photograph #5)

Noncontributing building: 701 Grand (644-35), age.

BLOCK 35 1/2 Grand (above Jackson)-Park-Greenbrier. #s 556-557; 559; 561-562; 562B-563
8 contributing buildings
1 contributing structure
3 noncontributing buildings

Block 35 1/2 is on the Grand Street curve and is part of the original South Park grove. Two key houses on this block are 601 Grand (563-35 1/2), an outstanding Tudor Revival, c. 1925, which features half-timbering, brick, and stucco. The grounds include a small gazebo (closed roof) and other lattice structures. The gazebo is a contributing structure. 615 Grand (562-35 1/2) is an outstanding stone Colonial Revival designed by Elmer Jacobs, c. 1901. It has a flattened hip roof, a symmetrical facade, oval window, and a large sunroom, which was added to the house in the 1920s when the interior received Tudor Revival remodelling. (Photograph #21)

Noncontributing buildings: 637 Grand (557-35 1/2), age. 645 Grand (556-35 1/2), age. 608 Park (562-35 1/2), age. Note: The addresses and parcel numbers for 637 and 645 Grand are correct, and are as they appear on the assessor's map, suggesting that the lots were subdivided at different times.

BLOCK 36 Grand-Gordon-Franklin. #s 107-108
1 contributing
1 noncontributing

801 Grand (107-36), like its neighbor across Gordon, is a deep and large two-story frame building. It was constructed in 1924 and used as a grocery store and dwelling until the early 1980s, when it was converted to multi-family use. Its feature is its depth, reflecting its early use as a store and its second story porch, which was an extension of the grocer's dwelling. (Photograph #5. West Virginia University's Coliseum is in the distance.)

Noncontributing building: 809-813 Grand (108-36), age.

BLOCK 37 Grand-Grandview. # 111
1 contributing
0 noncontributing

901 Grandview, "Wiles Castle," dominates the top of the hill, and before its trees had matured, the house was visible from some distance. Constructed c. 1901, the stone Queen Anne dwelling has lost some of its flamboyant youth, but its tower and bulk still make this dwelling one of the important houses in Morgantown. The owners have lot 112 as well. Houses around it were built after 1940. (Photograph #6)

BLOCK 38 Grand-Gordon. #s 106
0 contributing
1 noncontributing

Noncontributing building: 800 Grand (106-38), age.

BLOCK 39 Grand-Gordon-Greenbrier. #s 641-643
5 contributing
1 noncontributing

The contributing buildings are good frame dwellings that were built in the 1920s. (Photograph #5, left)

Noncontributing building: 794 Grand (643-39), age.

BLOCK 40 Grand-Greenbrier-Hinton. # 640
2 contributing
0 noncontributing

644 Grand (640-40) is a large frame Princess Anne. Its main roof is hipped, as is its bay.

BLOCK 41 Grand-Hinton-Logan. #602
2 contributing
0 noncontributing

632 Grand (602-41) is a massive frame house with a wrap-around porch and probably the largest gambrel roof in Monongalia County. The house sits majestically on its large piece of land on the upper side of Grand.

MORGANTOWN HIGH SCHOOL PROPERTY. #378; 379.1; 379.2; 379.3; 379.4
Edgewood-Wilson-Prairie-Decker's Creek
5 contributing
0 noncontributing

Four buildings were designed in 1926 by E. B. Lee, but only three were constructed the following year, the main building, gymnasium, and shops. The auditorium was not built until 1940. There are indications that the firm of Tucker and Silling of Charleston, West Virginia, redesigned Lee's auditorium. It is similar, but not identical, to the one Lee had planned for the high school campus. The campus is very handsome, and superbly preserved.

All four buildings are grouped around three sides of the athletic field. The main building (379.1), of steel frame construction, was built of tapestry brick over tile. It is 334 feet long by 88 1/2 feet wide and is a complex-regular plan, five units in length. The building is three stories high except for a four-story projecting (on athletic side only) central pavilion. Whereas the rest of the building has a flat roof, the pavilion has a gable roof. Windows are six over six and have pronounced keystones. The long sides of the building face Prairie Avenue and the athletic field. The athletic field facade is more formal in appearance, particularly with respect to windows and the projection of the pavilion. The main entrance to the building, in the end facing Wilson Avenue, has a curved portico with a second-story conservatory overhead. A portion of the lower floor on the north end of the building includes a garage. A cupola sits atop the building.

The brick auditorium, (379.2) was not built until 1940. Apparently redesigned by Tucker and Silling, it retains the colonial character of the earlier construction but presents more classical features. Four arched windows are on each side of the two-story gable front building. Projecting from the building at the Wilson Avenue main entrance is a one-story, flat roofed section with three pedimented double doors. Other features include a cornice, which surrounds the building about eighteen inches below the roof line, and an octagonal cupola with a bell shaped roof.

Building number 3, the gymnasium (379.3), is more than 166 feet long and 72 feet wide. It consists of two stories and a basement. The building has a gable roof with two lower cross gables and is topped with two cupolas. A lobby is formed by a large projecting gable front extension where an imposing two-story recessed arched entrance is illuminated by multiple lights. Prominent keystones, beltcourse, and bands of windows contribute to linking this building with others on the campus. The most pronounced exterior alteration is the addition of two stairways, descending from former window openings, to provide fire escapes. Basement windows have been enclosed.

Completing the campus is the shop and cafeteria building (379.4). This building is 212 feet long by 72 feet wide. It has two stories, and is connected to building number 3 by a one-story passageway, through the roof of which a tall stack protrudes, and in which the use of fanlights over the doors and curved brickwork over rectangular windows creates an arcade effect. The arch carries over to one doorway on the Edgewood Street side and is highlighted by a scroll keystone. The windows are rectangular and divided into two parts, each with multiple lights. Each window is flanked by pillars.

The one dwelling on the campus is 48 Edgewood (378). Built in 1900 at the edge of the Brown family farm, it was the first building completed in the new suburb. Once a handsome frame house with a multiple roof line and circular porch overlooking the deep ravine and Morgantown, it received a skin of insulbrick in the late 1940s, and then in 1969, was sold to the Monongalia County Board of Education for use as offices.

STREET ADDRESSES FOR RESOURCES

Street Addresses. The following list is included to facilitate finding an address by number and street on the South Park Historic District Map. After the street address is the number given to the resource on the map. Following the dash is a block number or letter. One must use both when locating a resource on the map. Most, but not all of the district map numbers and letters are the legal parcel and block numbers and letters on the Monongalia County, West Virginia, tax maps. There had to be some changes in order to create a map large enough for the South Park Historic District nomination.

Ash Street

320 Ash: 122-F; 325 Ash: 151-G; 424 Ash: 118-7; 425 Ash: 154-3; 442 Ash: 420-6; 443 Ash: 415-4; 446 Ash: 421-6; 447 Ash: 414-4; 451 Ash: 413-4.

Cedar Street

412 Cedar: 37-18; 413 Cedar: 39-17; 416 Cedar: 36-18; 417 Cedar: 41-17; 420 Cedar: 35-18; 421 Cedar: 42-17; 424 Cedar: 34-18; 425 Cedar: 43-17; 428 Cedar: 33-18; 443 Cedar: 447-16; 447 Cedar: 446-16; 450 Cedar: 451-19; 451 Cedar: 445-16; 508 Cedar: 504-20; 509 Cedar: 507-15.

Cobun Avenue

228 Cobun: 375-C; 232 Cobun: 374-C; 236 Cobun: 373-C; 312 Cobun: 409-I; 316 Cobun: 410-I; 320 Cobun: 411-I; 324 Cobun: 412-I; 328 Cobun: 413-I; 338-340 Cobun: 434-I; 342 Cobun: 435-I; 346 Cobun: 436-I; 350 Cobun: 437-I.

Demain Avenue

312 Demain: 108-F; 316 Demain: 106-F; 317 Demain: 105-E; 323 Demain: 124-E; 324 Demain: 150-G; 330-332 Demain: 149-G; 333 Demain: 145-E; 336 Demain: 160-G; 341 Demain 142-E; 345 Demain: 141-E; 348 Demain: 161-H; 349 Demain: 140-E; 351 Demain: 137-E; 352 Demain: 162-H; 357 Demain: 136-E.

Edgewood Street

48 Edgewood: 378 (Morgantown High School Property)

Elm Street

408 Elm: 22-24; 412 Elm: 21-24: 413 Elm: 27-18; 416 Elm: 20-24; 417 Elm: 28-18; 420 Elm: 19-24; 421 Elm: 29-18; 424 Elm: 18-24; 425 Elm: 30-18; 442 Elm: 459-23; 443 Elm: 455-19; 446 Elm: 460-23; 450 Elm: 461-23; 451 Elm: 454-19; 504 Elm: 496-22; 505 Elm: 502-20; 507 Elm: 501-20; 508 Elm: 497-22.

Street Addresses, continued

Euclid Avenue

1 Euclid: 313:30; 46 Euclid: 471-26; 100 Euclid: 469-23; 101 Euclid: 16-24; 104 Euclid: 468-23; 108 Euclid: 458-23; 109 Euclid: 17-24; 112 Euclid: 457-19; 113 Euclid: 31-18; 117 Euclid: 32-18; 120 Euclid: 450-19; 200 Euclid: 449-16; 204 Euclid: 448-16; 208 Euclid: 438-16; 212 Euclid: 437-16; 220 Euclid: 436-9; 225 Euclid: 78-8; 305 Euclid: 115-7; 308 Euclid: 419-6; 312 Euclid: 418-6; 313 Euclid: 117-7; 321-323 Euclid: 154-3; 324 Euclid: 417-4; 327 Euclid: 155-3; 328 Euclid: 416-4; 331 Euclid: 156-3; 332 Euclid: 407.1-4.

Grand Street

Cobun and Grand: 377-A (Church); 203 Grand: 376-C; 209 Grand: 394-C; 211 Grand: 392-C; 212 Grand: 380-A; 213 Grand: 393-C; 216 Grand: 381-A; 217 Grand: 391-C; 220 Grand: 382-A; 221 Grand: 390-C; 224-226 Grand: 383-A; 225 Grand: 389-C; 228 Grand: 384-A; 229 Grand: 388-C; 232 Grand: 385-A; 235 Grand: 387-C; 236 Grand: 386-A; 240 Grand: 58-A; 244 Grand: 57-A; 245 Grand: 59-C; 248 Grand: 55-A; 249 Grand: 60-C; 252 Grand: 54-A; 253-255 Grand: 61-C; 304 Grand: 53-A; 305 Grand: 68-B; 306 Grand: 52-A; 309 Grand: 69-B; 313 Grand: 70-B; 408 Grand: 50-17; 412 Grand: 49-17; 417 Grand: 74-8; 422 Grand: 47-17; 421-423 Grand: 75-8; 424 Grand: 46-17; 425 Grand: 76-8; 428 Grand: 45-17; 429 Grand: 77-8; 442 Grand: 439-16; 446 Grand: 440-16; 443 Grand: 435-9; 447 Grand: 435.1-9; 449 Grand: 434-9; 450 Grand: 441-16; 454 Grand: 442-16; 500 Grand: 511-15; 504 Grand: 512-15; 508 Grand: 513-15; 512 Grand: 514-15; 515 Grand: 517-10; 517 Grand: 516-10; 521 Grand: 515-10; 600 Grand: 564-14; 601 Grand: 563-35 1/2; 604 Grand: 565-14; 615 Grand: 562-35 1/2; 617 Grand: 559-35 1/2; 620 Grand: 600-13; 621 Grand: 561-35 1/2; 632 Grand: 602-41; 637 Grand: 557-35 1/2; 644 Grand: 640-40; 645 Grand: 556-35 1/2; 700 Grand: 643.1-39; 701 Grand: 644-35; 705 Grand: 645-35; 792 Grand: 642.1-39; 793-797 Grand: 646-35; 794 Grand: 643-39; 796 Grand: 641-39; 800 Grand: 106-38; 801 Grand: 107-36; 809-813 Grand: 108-36; 901 Grandview: 111-37.

Hagans Avenue (sometimes referred to as Hagan)

223 Hagans: 62-C; 224 Hagans: 66-B; 227 Hagans: 63-C; 232 Hagans: 88-B.

Street Addresses, continued

Jackson Avenue

46 Jackson: 578-21; 53 Jackson: 490-27; 100 Jackson: 576-21; 101-103 Jackson: 491-22; 104 Jackson: 575-21; 109 Jackson: 498-22; 112 Jackson: 574-21; 113 Jackson: 499-20; 123 Jackson: 500-20; 124 Jackson: 570-21; 127 Jackson: 505-20; 200 Jackson: 569-14; 201-203 Jackson: 506-15; 206 Jackson: 568-14; 208 Jackson: 567-14; 305 Jackson: 520-5; 308 Jackson: 552-11; 312 Jackson: 551-11; 316 Jackson: 549-11; 321 Jackson: 524-5; 328 Jackson: 547-11; 338 Jackson: 547.3-11; 344 Jackson: 546-11; 345 Jackson: 529-2; 349 Jackson: 530-2.

Jefferson Street

413 Jefferson: 4:25; 421 Jefferson: 5:25; 426 Jefferson (house is also 41 Euclid): 312-30; 443 Jefferson: 472: 26; 447 Jefferson: 475-26; 451 Jefferson: 476-26; 474 Jefferson: 314-31; 500 Jefferson: 354A-28; 504 Jefferson: 354B-28; 505 Jefferson: 485-27; 508 Jefferson: 355A-28; 509 Jefferson: 486-27; 512 Jefferson: 355B-28; 516 Jefferson: 357-28; 519 Jefferson: 581-21; 521 Jefferson: 580-21; 610 Jefferson: 358-28; 612 Jefferson: 359-28.

Kingwood Street

204 Kingwood: 438-I; 212-214 Kingwood: 439-I; 216 Kingwood: 440-I; 250 Kingwood: 444-I; 252 Kingwood: 445-I; 254 Kingwood: 446-I; 258 Kingwood: 447-I; 262 Kingwood: 448-I; 320 Kingwood: 133-E; 332 Kingwood: 135-E; 354 Kingwood: 171-H; 358 Kingwood: 170-H; 404 Kingwood: 398-1; 412 Kingwood: 396-1; 416 Kingwood: 395-1.

Linden Street

408 Linden: 3-25; 412 Linden: 10-25; 413 Linden: 13-24; 416 Linden: 9-25; 417 Linden: 14-24; 420 Linden: 8-25; 421 Linden: 15-24; 424 Linden: 7-25; 428 Linden: 6-25; 438 Linden: 470-26; 444 Linden: 473-26; 443 Linden: 467-23; 445 Linden: 466-23; 446 Linden: 474-26; 447 Linden: 465-23; 450 Linden: 477-26; 504 Linden: 484-27; 505 Linden: 492-22.

Street Addresses, continued

Maple Avenue

45 Maple: 480-26; 46 Maple: 481-27; 49 Maple: 479-26; 50 Maple: 482-27; 51 Maple: 478-26; 54 Maple: 483-27; 100 Maple: 494-22; 101 Maple: 464-23; 104 Maple: 495-22; 105 Maple: 463-23; 107 Maple: 462-23; 113 Maple: 453-19; 116 Maple: 503-20; 200 Maple: 509-15; 204 Maple: 508-15; 205 Maple: 443-16; 208 Maple: 510-15; 228 Maple: 518-10; 304 Maple: 522-5; 305-307 Maple: 424-6; 309 Maple: 423-6; 312 Maple: 523-5; 313 Maple: 422-6; 324 Maple: 525-5; 325 Maple: 412-4; 327 Maple: 411-4; 332 Maple: 526-5; 340 Maple: 527-2; 341 Maple: 393-1; 344 Maple: 528-2; 352 Maple: 531-2; 360 Maple: 532-2; 363 Maple: 389-1; 367 Maple: 388-1; 375 Maple: 534-1; 379 Maple: 536-1.

Morris Street

217 Morris: 408-I; 225 Morris: 416-I; 228 Morris: 406-D; 229 Morris: 417-I; 233 Morris: 418-I; 243 Morris: 420-I; 245 Morris: 421-I; 250 Morris: 97-D; 253 Morris: 99-E; 254 Morris: 98-D; 257 Morris: 101-E; 261 Morris: 102-E; 265 Morris: 103-E; 267 Morris: 104-E; 304 Morris: 91-D; 308 Morris: 90-D.

Park Street

208 Park: 395-C; 211 Park: 408-I; 212 Park: 396-C; 216 Park: 397-C; 220 Park: 398-C; 224 Park: 399-C; 228 Park: 400-C; 229 Park: 405-D; 232 Park: 401-C; 233 Park: 404-D; 236 Park: 402-C; 237 Park: 403-D; 240 Park: 64.1-C; 244 Park: 64-C; 249 Park: 96-D; 252 Park: 65-C; 253 Park: 95-D; 257 Park: 94-D; 301 Park: 93-D; 305 Park: 92-D; 306 Park: 87-B; 308 Park: 86-B; 309 Park: 89-D; 312 Park: 85-B; 317 Park: 109-F; 416-420 Park: 81-8; 424 Park: 80-8; 425 Park: 113-7; 428 Park: 79-8; 429 Park: 114-7; 438 Park: 429-9; 442 Park: 430-9; 443 Park: 428-6; 446 Park: 431-9; 447 Park: 427-6; 454 Park: 432-9; 455 Park: 425-6; 517 Park: 521-5; 519 Park: 519-5; 603 Park: 553-11; 608 Park: 562-35 1/2; 611 Park: 554-11.

South Walnut Street

209 South Walnut: 433-I; 216 South Walnut: 414-I; 217 South Walnut: 432-I; 223 South Walnut: 431-I; 228 South Walnut: 415-I; 233 South Walnut: 430-I; 235 South Walnut: 429-I; 236 South Walnut: 425-I.

Street Addresses, continued

Washington Street

324 Washington: 159-G; 325 Washington: 163-H; 431 Washington: 402-1; 433 Washington: 403-1; 439 Washington: 404-1; 443 Washington: 405-1; 446 Washington: 407-4; 447 Washington: 406-1; 450 Washington: 408-4; 451 Washington: 393.1-(Block 1); 454 Washington: 409-4.

Watts Street

319 Watts: 422-I; 320 Watts: 125-E. (Address for garage/apartment behind 323 Demain); 321 Watts: 423-I; 322 Watts: 127-E; 323 Watts: 424-I; 324 Watts: 128-E; 325-327 Watts: 426-I; 335 Watts: 427-I; 336 Watts: 129-E; 338 Watts: 130-E; 343 Watts: 428-I; 344 Watts: 131-E; 346 Watts: 132-E; 350-354 Watts: 449-E.

Wilson Avenue

1 Wilson: 315-29; 5 Wilson: 316-29; 11 Wilson: 317-29; 16 Wilson: 311-31; 17 Wilson: 318-29; 21 Wilson: 320-29; 25 Wilson: 321-29; 29 Wilson: 322-29; 35 Wilson: 297-29; 41 Wilson: 298-29; 45 Wilson: 299-29; 49 Wilson: 300-29; 51 Wilson: 301-29; 55 Wilson: 302-29; 59 Wilson: 305-29; 63-65 Wilson: 307-29; 67 Wilson: 308-29; 68 Wilson: 310-30; 70 Wilson: 4.1-25; 71 Wilson: 309-29; 72 Wilson: 3-25; 106 Wilson: 11-24; 108 Wilson: 23-24; 109 Wilson: Morgantown High School; 112 Wilson: 26-18; 116 Wilson: 25-18; 120 Wilson: 38-18; 200 Wilson: 39-17; 204-208 Wilson: 40-17; 215 Wilson: 51-A; 220 Wilson: 73-8; 224 Wilson: 72-8; 225 Wilson: 71-B; 228 Wilson: 83-8; 229 Wilson: 84-B; 232 Wilson: 82-8; 304 Wilson: 112-7; 310 Wilson: 111-7; 314 Wilson: 120-7; 317 Wilson: 121-F; 318 Wilson: 119-7; 325 Wilson: 152-G; 326 Wilson: 153-3; 329 Wilson: 158-G; 330 Wilson: 157-3; 333 Wilson: 164-H; 337 Wilson: 165-H; 341-345 Wilson: 166-H; 342 Wilson: 401-1; 346 Wilson: 400-1; 348-350 Wilson: 399-1; 353-355 Wilson: 167-H.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☒ statewide ☐ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G N/A

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Architecture	1900-1940	N/A
Community Development		

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Many

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

STATEMENT OF SIGNIFICANCE

The South Park Historic District in Morgantown, West Virginia, is being nominated under National Register Criteria A and C. Under Criterion A, it is significant because of its association with Morgantown's growth from village to modern city in the first four decades of the twentieth century. It is eligible under Criterion C because of its collection of architecture representing a range of house types popular from 1900 to 1940 and the integrity of that collection. After 1890, Morgantown grew rapidly in terms of population, industry, banking, education, and transportation, and the historic district is directly linked to the city's expansion away from the confluence of Decker's Creek and the Monongahela River. As more people moved to Morgantown, the need for housing increased and Morgantown grew, particularly in areas near new industries. Real estate speculators and builders also promoted a separate suburb for the newly-arrived middle and upper class industrialists, lawyers, bankers, businessmen, and professors. The South Park Historic District is part of the neighborhood planned for and lived in by the new urban white middle class families. Most of it is both typical of American suburbs created in the early 1900s and unique to Morgantown because the district's history shows that it was: (1) a separate suburb for the middle to upper middle class; (2) a suburb within walking distance of the downtown where its residents worked; (3) a suburb planned by speculators and builders who divided rural land into narrow lots; (4) a suburb whose deeds established the standards for building and the segregation of the races; (5) a suburb of comfortable houses planned for twentieth-century amenities and (6) a suburb of changing architectural fashions. What is important about the district today is its high level of integrity and its range of house styles. Most lots had been built upon by the mid 1930s, and after the Second World War, other neighborhoods in Morgantown became more attractive for house construction. Furthermore, given the size of the lots, there has been little room for additions to houses. The historic district, with its architectural integrity and delightful mixture of styles, provides a visual link to Morgantown's past and represents an early twentieth-century neighborhood in West Virginia.

☒ See continuation sheet

EXPLANATION OF SIGNIFICANCE

Morgantown was established by the General Assembly of the State of Virginia in 1785. Three major events occurred within Morgantown's first century that affected its history. In 1838, with a population of 650, it was incorporated as a borough under the Virginia Constitution. In 1863, as a result of the Civil War, the State of West Virginia was created and, within a decade, the town mode of government took effect. In 1867, the West Virginia Legislature voted to locate the newly established Agricultural College of West Virginia (renamed West Virginia University in 1868) in Morgantown. Only slowly did the face of the town change. Its original Decker's Creek, Monongahela River, and Willey Street boundaries remained much as they had since Morgantown's founding. It was not until 1889 that the sleepy college town's 800 or so citizens began to foresee a different community, one that by 1900 had begun to expand and to have an impact on Monongalia County and the state. Its one-hundred-year old isolation was broken.

The year 1889 was a landmark year for firsts: slack water travel to Pittsburgh was made possible by the opening of locks on the Monongahela River; vast oil and gas fields were discovered in Monongalia County; gas was brought to Morgantown for lighting and for fuel; a water line was laid to Morgantown; the Chamber of Commerce was organized; and women were admitted to West Virginia University. During the same year, a bond issue to develop sewers was rejected for the third time in the city's history. (Sewers gradually appeared, but not until after 1900.) Before the new century dawned, a long distance telephone line was laid; four principal streets in Morgantown were paved with vitrified bricks (which most citizens had never seen); and building and investment companies were organized to extend Morgantown for industrial and residential development. In 1901, the city annexed three surrounding boroughs.

During the next two decades, Morgantown became an important industrial center. Immigrants from Europe and families from the rural areas of the state arrived to work in the glass factories, the tin plate company, and in the coal mines outside the city. Downtown Morgantown became the business headquarters for owners, managers, and supportive and service personnel. Oil, gas, and coal money poured into the area, and banks became more important. West Virginia University grew to have an even greater impact on Morgantown's development and expansion. As downtown Morgantown grew, most of its nineteenth-century dwellings, particularly the large mansions along High and Spruce Streets, disappeared or were absorbed within store renovations. The nineteenth-century housing stock in the annexed boroughs was mostly workers' housing, small frame dwellings that had been constructed near the factories, foundries, mills, and warehouses. Throughout the early twentieth century, these early houses also disappeared or were heavily remodelled.

An example of Morgantown's growth is seen in the census figures for the years under consideration. In 1900, there were less than 2,000 people; 1910, 9,000 (350% increase); 1920, 12,000; 1930, 16,186; and in 1940, 16,655. In 1989, it was estimated that the city had a population of 27,000, an increase of only 10,345 in 50 years. The South Park Historic District still remains a reminder of the major growth period for the city.

Even before annexation, entrepreneurs had purchased large parcels of land in areas where factories already existed or were about to be, and in areas near downtown Morgantown. They intended that each suburb would house a certain class, and for many years, this pattern held. Morgantown had no streetcars, so people had to be within walking distance of their place of work. A large area south of Decker's Creek became one of those planned suburbs and became known as "South Park." Today almost all of the South Park Historic District is within the boundaries of that area set aside in 1900 for upper middle class families. Three separate developers, the Morgantown Bridge and Improvement Company, J. W. Wiles, and Mary E. Brown owned most of the former farm and pasture land lying south of Decker's Creek and north of the Morgantown-Kingwood Pike, excluding South Morgantown and the community of Greenmont. By early 1900, they had subdivided the land into lots approximately 45 feet wide by 100 feet deep. Except for the blocks lying between Wilson and Cobun, most of the South Park Historic District is located on a hilly terrain; its streets run up and down, across, and around the steep hillside.

When South Park was first being developed in 1900, its neighbor, Greenmont, with a population of 350, had been incorporated for only a year. Its incorporation was brief, however. Morgantown annexed it in 1901 with the rest of the area lying directly south of the city, including South Park. Before either of the two high level bridges was built between 1900 and 1903 across the deep ravine and Decker's Creek, Greenmont's residents had to cross a small bridge at the foot of their main street, Kingwood Street, and then climb nearly fifty feet on the Morgantown side. At that time, many of the residents worked in downtown Morgantown.

Today, the two oldest houses in the historic district, located on Kingwood Street, are especially significant for understanding the evolution of Morgantown, the village, to Morgantown, the city, and thence the suburb. At the corner of Kingwood and Watts is 262 Kingwood (448-I), a vernacular I-house with a central chimney. (Photograph #8) Attached to it is a one story, one room ell that has a saltbox-shaped roof. The mid-nineteenth century house is important in spite of its twentieth-century aluminum siding because it signifies the relationship that the nineteeth-century vernacular rural house has with the early twentieth-century suburb of which it is a part--a relationship of farm to city. The house belonged to the Watts family for whom one of the streets on which it is located is now named. The second house (Photograph # 9) is a textbook example of a Gothic Revival dwelling. Located at 216 Kingwood (440-I), it probably was built by, but was definitely lived in for many decades by, the Sheets family, who also owned the acreage behind it that abutted Mary E. Brown's lands. This house was influenced by mid nineteenth-century plans rather than from the folk vernacular tradition of its neighbor, the I-house. It links the nineteenth-century pattern book house to the architect or pattern book house of the early twentieth century. By 1920, the lands formerly owned by the two families had begun to be subdivided as well and became part of South Park.

Getting to know the South Park Historic District is like getting to know numerous other neighborhoods developed by land speculators for the rising American middle class during a period of rapid growth and change after 1900. Carving suburbs from pasture lands, or areas lying close to older developed areas, developers created narrow lots and built houses close together. The rival developers selling lots in South Park advertised that their respective suburbs included the most modern conveniences, such as paved streets and sewers and that they included good neighbors and a safe, clean, wholesome environment.

Deed restrictions created a more or less homogeneous neighborhood by establishing requirements for setbacks, number of stories and gables, and foundations of houses, as well as limiting the suburb to "Caucasians only." (See Description) Boundaries delineating South Park were set by the developers, and until the late 1920s, it was virtually impossible for people living in neighboring areas to link their streets to those in South Park because of houses blocking the way. Developers even built a private bridge to cross the deep ravine separating the suburb from downtown. This bridge led only to the historic district and prompted the county to build another a block away to serve adjoining communities. (Photograph #1)

The developers' efforts to attract a certain group of people to South Park were successful. Many of the first home owners were prominent business and professional people. Grand and Park streets particularly attracted bankers, lawyers, physicians, and owners of businesses. In the nineteen teens, a number of insurance and real estate brokers built homes, indicating the arrival of a new professional group to Morgantown. A few university professors lived in South Park in the first decade, but it was not until the 1920s that large numbers moved into the area. After the Second World War, fewer top executives, lawyers, and doctors bought homes, but as West Virginia University grew, more and more young faculty members moved into the district. Today, as in the past, the historic district is inhabited almost exclusively by whites.

The personalities and personal tastes of the developers were significant to the growth and confidence of the historic district. Advertising campaigns may have equalled some of the best political campaigns of the time. The most ambitious sales pitch was that of John W. Wiles, one of the district's most colorful individuals. Promoting the Morgantown Bridge and Improvement Company's suburb, as well as his own, he sent men all over West Virginia and southwestern Pennsylvania to advertise and to distribute a pamphlet describing the lots. He ran advertisements in newspapers and paid for advertisements on every page of the 1906 Morgantown City Directory. He noted, among other things, that forty large Baltimore and Ohio railroad cars had brought sewer tiles for South Park. Even newspaper writers praised the plans for pavements and sewers. Atop South Park Hill, Wiles built an imposing stone Queen Anne dwelling with a tower (901 Grandview: 111:37) and surrounded it with trees, shrubs, and flowers imported from Europe. Wiles promised that there would be a trolley line up Grand Street. He even formed a corporation, got a franchise to build the line, and sold lots to families who were promised the line. However, he never built it, something for which no one forgave him. His presence was felt during the first thirty or more years of the district's history, and his "castle," as it is referred to, is testament to his promotion that "When You Want To Live, You Go to South Park." (Photograph #6)

Mary E. Brown, Morgantown's woman entrepreneur, did not lag behind Wiles for spunkiness. She and her son, Guy, created their own little suburb on what is now lower Grand (named Brown in 1900), Park, and Morris, and one block of Cobun (originally named Alexandria after Mary's daughter). Mary Brown appeared at almost every City Council meeting where she demanded better service for her investments. She and Guy (who epitomized the early twentieth century trend-setter), added considerable color and excitement to Morgantown in the early 1900s when Guy purchased a red Searchmont horseless buggy from Wanamaker's window on Fifth Avenue in New York. Having owned the first automobile in Morgantown, Guy continued his love for them, and there was always a fashionable car parked in front of his house on Park (112 Park: 408-I). One of the first

gasoline stations in Morgantown was built in the 1920s on his Cobun Avenue property across from his home (just out of the historic district). A gasoline station has been there ever since. Never failing to keep up with current fashions, Guy had his brick Colonial Revival house remodelled circa 1916 to reflect the newest style popular at that time, a timber and half stucco Tudor Revival. Causing even more excitement, the Browns had the neighboring house moved up Park Street (404-D) so that they could put in a large enclosed garden designed by a New York landscape architect. Guy's daughter lived in her father's house until she died in 1987. It is superbly preserved, is one of the major landmarks in the historic district, and is one of the first houses seen after entering the district via the Pleasant Street Bridge. (Photograph #3)

The South Park Historic District not only is significant because of its involvement in the growth of Morgantown, but because the district contains a superb mixture of housing styles. No other area of Morgantown has the variety because, as noted above, Morgantown was a small village of a few streets at the time South Park first was being developed. Consequently, the city has few houses that might be classified under any of the Victorian or very early twentieth-century types, and the historic district includes interpretations of many of them. One immediately is struck by the ambiance and sense of time and place, which is stronger in the district than anyplace else in Monongalia County. Houses represent romantic revivals of earlier American or English houses or houses influenced by the modern movement that emphasized utility and practicality.

Civil engineer, Russell L. Morris, who surveyed and planned the layout of the streets, and architects John Harman, Elmer Jacobs, J. C. Bault, Carl Reger, John C. Fulton, and Edward B. Lee contributed to creating the personality of the district. The architects set a standard for fashion and quality. Undoubtedly, other architects and craftspeople contributed as well. Pre-cut houses and mail-order plans also enabled the district to be a part of the constantly changing architectural fashions in America.

John Harman, of Uniontown, Pennsylvania, designed two Craftsman bungalows (208 Park (395-C) and 216 Park (397-C)) in 1911, which are exemplary examples of the rambling, picturesque house that expresses all the "natural" and "honest" elements that are hallmarks of the style. (Photograph #12) The Pittsburgh architect, Edward B. Lee, contributed to the architectural cohesiveness and harmony of the district through his design for Morgantown High School. The dignified Colonial Revival buildings and the U-shaped layout of the campus are sensitive to the residential neighborhood of which they are a part. Three of the buildings were completed in 1927, but the auditorium, the last contributing building built in the district, was not finished until 1940. Eleanor Roosevelt spoke at its dedication that year because its funding was part of a special construction grant awarded the county by the federal government. (Photograph #24)

The only architect of national stature known to have designed a home in the historic district was George Barber, who advertised a frame "Colonial Renaissance" house in many publications during the 1890s and early 1900s. The president of the Morgantown Bridge and Improvement Company, I. G. Lazzelle, built the house in brick at 515 Grand (517-10) between 1900 and 1901. Barber sold either the plans or a pre-cut package. Many items for the house came from Barber's suppliers, but it is not known how much of the actual structure did. This Queen Anne (as it is named today) mansion is another landmark in Morgantown because of its age, style, and condition. (Photograph #22)

Some twenty years after the Lazzelles ordered materials from a catalog, their neighbors at 519 Park Street (519-5) ordered a Dutch Colonial Revival style house, and another neighbor at 200 Euclid (449-16) ordered a Mission style house through national mail-order catalogs. (Photograph #17 and #14) By that time, local and state lumber firms were selling plans and pre-cut houses. Throughout the first three decades of the district, homeowners added to the appearance of their houses, old and new, by purchasing stained and beveled glass, first from firms in Indiana, and then from Morgantown glass factories. The many fine glass windows contribute to the sense of time and place in the historic district.

Any discussion of architecture in the historic district must include reference to Elmer Jacobs, Morgantown's most famous architect. Jacobs was active as an architect until the 1930s, but his most productive period was from 1894 until the early 1920s. Jacobs designed elegant Colonial Revival houses, plain Foursquares, and eclectic houses. Certainly, the houses he designed for two officers of the Morgantown Bridge and Improvement Company are indicative of his versatility. The Edgar Stewart house at 517 Park (521-5) reflects an eclecticism of several styles with Neo-Classical columns, large pedimented portico, Colonial Revival gambrel and hipped roofs, and decorative shingles. (Photograph #17) The house he designed for James Frazer at 615 Grand (562-35 1/2) is a handsome Colonial Revival dwelling with a hipped roof and symmetrical placement of features. (Photograph #21) It is possible that Elmer Jacobs's influence on house design was greater than that of any other single person.

What makes the South Park Historic District so special? In 1990, it retains much of its pre 1940s character. Granted there are more automobiles in the area, frame houses have had renovations, and there is a sprinkling of new dwellings, mostly along the district's edges, but there are no major intrusions. The district differs from surrounding neighborhoods because of the age and style range of its dwellings, the number of dwellings, and the hillside upon which they sit. A long-established pharmacy and a small confectionary store reinforce the ties of neighborhood and family in that the owners live next door to their businesses. Two churches are cornerstones along the northern boundary. The district has an ambiance, a quality that is attractive. Buildings share a similarity of scale, materials, mass, workmanship, setbacks, and preservation, but they are different in design, ornament, detail, and texture. The layout of the streets, predominately a grid plan, is softened by occasional curves. The streets themselves have variety, as some still have their original brick paving, grooved for horses' hoofs. Vegetable and flower gardens along Watts, an iron fence on Kingwood, a wellhouse on Demain, a curved brick wall on Morris, rolling lawns on South Walnut, a one-hundred-year old grove of trees on Park, and fantastic views from the top of South Park Hill, contribute to making the historic district special. No other neighborhood in Morgantown has the combined qualifications of historical background, setting, age-range and preservation of buildings, and diversity of styles as the historic district. It still is basically a neighborhood of single houses located within walking distance of downtown Morgantown: exactly what the developers wanted.

Since 1980, there has been a new awareness of the district's importance. More and more home owners object to insensitive renovations. Walking and house tours have been held, brochures and pamphlets have been published, and a dual projector slide show has been developed. The South Park residents organized a neighborhood organization, which meets to discuss ways of improving the area. The organization was successful in getting a small green space with benches set aside near Morgantown High School where residents now pause during their strolls around the neighborhood. In 1990, the organization was working with local and state officials on the design for a new Pleasant Street Bridge.

9. Major Bibliographical References

Core, Earl L. The Monongalia Story; A Bicentennial History. vol. 4, Industrialization. Parsons, West Virginia: McClain Printing Co., 1979.

Fleming, Dolores A. "South Park: A Post-Victorian Neighborhood: A Walking Tour." Morgantown, West Virginia., 1986. Pamphlet

Labine, Clem and Poore, Patricia. "The Comfortable House: Post-Victorian Domestic Architecture." The Old-House Journal 10 (1982): 1-8.

McAlester, Virginia and McAlester, Lee. A Field Guide to American Houses. New York: Knopf, 1984.

West Virginia University Public History Option. Morgantown: A Bicentennial History. Morgantown, West Virginia: Monongalia Historical Society, 1985.

☐ See continuation sheet

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

Specify repository: Dolores A. Fleming's South Park Files

10. Geographical Data

Acreage of property Approximately 86 acres

UTM References

	Zone	Easting	Northing		Zone	Easting	Northing
A	17	589930	436580	B	17	589970	436170
C	17	589920	436950	D	17	589860	436880

☒ See continuation sheet

Verbal Boundary Description

The South Park Historic District in Morgantown, Monongalia County, West Virginia, is roughly bounded on the north by Cobun Avenue and Morgantown High School; on the west by Prairie Avenue, the houses west of and facing the Wilson Avenue curve, and Jefferson Street to Lincoln Avenue; on the east by the west side of Kingwood Street, the houses east

☒ See continuation sheet

Boundary Justification

The boundaries of the South Park Historic District are drawn to include part of the area that has been known as South Park for almost a century. The curb line on the southern side of Cobun Avenue was chosen as the northern boundary because of the cohesive collection of unaltered resources and that Cobun Avenue has been the main entrance to the

☒ See continuation sheet

11. Form Prepared By

name/title Dolores A. Fleming, Historian, with assistance from Mary E. Johnson
organization (Self) date 5 May 1990
street & number 27 Citadel Road telephone 304-599-3105
city or town Morgantown state W.V. zip code 26505

UTM References, Continued

Zone	Easting	Northing
E 17	590020	4385710
F 17	589940	4385690
G 17	589720	4386000
H 17	589350	4385980
I 17	589400	4386070
J 17	589490	4386330
K 17	589530	4386530

Verbal Boundary

of and facing the Maple Avenue curve, and the eastern edge of lot 8, Block 11 on Jackson Avenue; south by Elgin Street and Lincoln Avenue to Grand Street, and with a southward projection of the houses on both sides of Grand Street to the top of South Park hill at "Wiles' Castle" on Grandview Avenue.

Justification

district, including Morgantown High School, with Edgewood Street, Wilson, and Prairie Avenues as its boundaries. The southern line continues west to southwest to Prairie Avenue to include the four buildings of Morgantown High School.

The houses on the Wilson and Maple Avenue curves and the Jefferson Street projection were chosen because their lots were part of the original Morgantown Bridge and Improvement Company's boundaries for their twentieth-century suburban survey, which often conformed to the topography of the hill. The houses also visually frame South Park, shielding it from contiguous neighborhoods, further adding to the continuity of the district.

The curb line for the north side of Lincoln Avenue was selected because, except for one house near Grand Street, it delineates the back boundary for houses that face Jackson Avenue, the last avenue that cuts directly across South Park and that retains a high degree of architectural integrity and geographic continuity. Most of the backs of the lots on Jackson Avenue east of Grand Street end high in the woods, because Elgin Street was never completed. Beyond Elgin, the slope is not as steep and most houses cannot be discerned from below. It is above, i.e., south of Jackson Avenue that a greater concentration of houses built after 1940 are located. Park Street is dead-ended in the woods close to resource number 554-11 and continues again at the intersection with Elgin Street. Thus, the woods form another natural boundary and visual barrier marking a change. The eastern edge of lot 8, Block 11 on Jackson Avenue near 546-11 is the eastern boundary line that meets the Maple Avenue curve. Resource 546-11 is the last building on Jackson Avenue that is contributing. The eastern edge of lot 8 is a straight projection south from Kingwood Street, which forms the remainder of the eastern boundary.

The northeastern section of the historic district includes houses on the western side of Kingwood, on South Walnut, Watts, and Cobun. Kingwood Street forms a visual continuity, creating an eastern boundary for the historic district. Kingwood separates the neighborhood of Greenmont from the South Park district.

The Grand Street projection follows the grand thoroughfare up South Park Hill to a major landmark, Wiles Castle, where the land begins to become more level.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photos Page 1

All photographs are of the South Park Historic District in Morgantown, Monongalia County, West Virginia. Except for two photographs, they were taken in March and April 1990 by Dolores A. Fleming and William W. Fleming. All information is written on the back of the photographs. The following is keyed to property number and block designation on the sketch map.

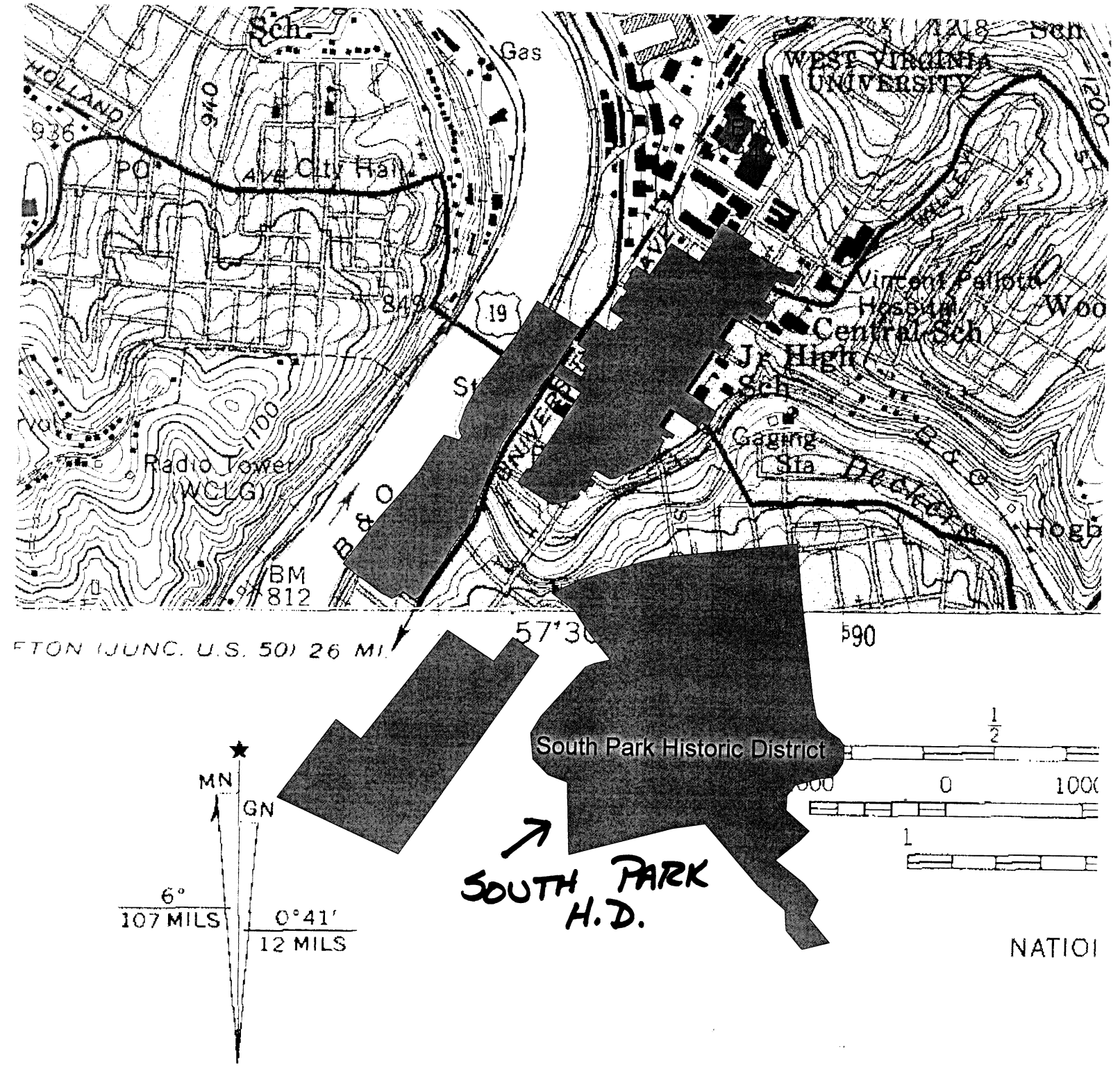
Photograph #1. South Park circa 1912
#2. Map # 374-C & 375-C, 228 and 232 Cobun Avenue
#3. Map # 408-I, 211 Park
#4. Map # 578-21, View
#5. Map # Block 38, Grand, near top of South Park Hill
#6. Map # 111-37, 901 Grandview (Wiles Castle)
#7. Map # 551-554, Block 11, Streetscape, Jackson and Park
#8. Map # 448-I, 262 Kingwood
#9. Map # 440-I, 216 Kingwood
#10. Map # 165-H, Streetscape, Wilson, near Kingwood
#11. Map # 424-6, Rear of house at 305-307 Maple
#12. Map # 395-C, Streetscape, lower Park Street
#13. Map # 412-37, Streetscape, lower Cedar
#14. Map # 449-16, Streetscape, Euclid and Cedar
#15. Map # 408-I & 407-D, Streetscape, Morris
#16. Map # 131-E & 132-E, 344 and 346 Watts
#17. Map # 521-5, 517 Park
#18. Map # 514-15, 512 Grand
#19. Map # 428-6, 443 Park
#20. Map # 423-I, 321 Watts
#21. Map # 562-35 1/2, 615 Grand
#22. Map # 517-10, 515 Grand
#23. Map # 11-24, 106 Wilson
#24. Map # 379, Morgantown High School

SOUTH PARK HISTORIC DISTRICT, MORGANTOWN, MONONGALIA COUNTY, WEST VIRGINIA

35mm slides, all photographed in 1990 by Dolores A. Fleming and William W. Fleming.

Slide #1. Map of South Park Historic District
#2. Fowler's 1897, Morgantown
#3. South Park, c. 1902, from promotion catalog of J. W. Wiles. Note Grand, Park, grove of trees
#4. South Park from downtown Morgantown, c. 1912. Cobun Avenue does not cut through to Greenmont
#5. View from Lincoln, near Jefferson
#6. Map location # 440-I, 216 Kingwood Street
#7. Map location # 111-37, 901 Grandview
#8. Map location # 517-10, 515 Grand--George Barber design
#9. Map location # 521-5, 517 Park--Elmer Jacobs design
. 519 Park, next door, catalog house
#10. Map location # 562-35 1/2, 615 Grand--Jacobs design
#10. Same house [Rodney--you can choose]
#11. Map location # 428-6, 443 Park--John Fulton design [house's garage has cupola]
#12. Map location # 602-41, 632 Grand
#13. Map location # 514-15, 512 Grand (faces Jackson). A Grand St. address was considered more fashionable even if the door led to servant's area. Lee design
#14. Map location # 397-C, 216 Park--John Harman design
#15. Map location # 449-16, 200 Euclid--Sears catalog, 1920s
#16. Map location # 408-I, 211 Park--Lee design
#17. Map location # 403-D, 237 Park, Harman, design
#18. Map location # 3-25, 72 Wilson
#19. Map location # 11-24, 106 Wilson
#20. Map location # 415-I, 228 South Walnut
#21. Map location # 423-I, 321 Watts
#22. Map location # 428-6, belongs to 443 & 447 Park
#23. Curve on Morris. Taken from Park and Morris
#24. Map location # 435-I, 434-I, 342 and 338-340 Cobun
#25. Morgantown High School--Lee's plan in 1926
#26. Morgantown High School--1970s
#27. Map location # 167-H, Kingwood and Wilson
#28. Map location # 131-E, 132-E, 344 & 346 Watts
#29. Map location # 425-6, 424-6 etal, 455 Park, 305-307, 309, 313 Maple
#30. Map location # 399-C, Looking up Park toward 224 Park, etc.
#31. Map location, 45-17, 428 Grand, showing latticed "drying shed" and wellhouse.
#32. South Park Grove, Jackson, Park, and rear of Grand
#33. Map location # 440-I, Kingwood Street fence
#34. From Jackson, view down Park
#35. From below castle, view down Grand

SOUTH PARK HISTORIC DISTRICT
(Morgantown, West Virginia)
KEY
Block number
Contributing dwelling
Noncontributing dwelling
Detached contributing garage
Detached noncontributing garage
Shared contributing garage
Shared noncontributing garage
Contributing garage apartment or guest house
Contributing structure
Noncontributing building (commercial)
P.3 Photo number
N
SCALE: 1" = 100'
Morgantown High School
First Ward
Prairie Avenue
Allison Street
High Street
Spring Road
Cox Place
Euclid Avenue
Jefferson Street
Jackson Street
Lincoln Avenue
Logan Street
Sherman Avenue
Richmond Street
Grandview Avenue
Grand Street
Edgewood Street
Cobun Avenue
Bluff Street
Pleasant Street
Maryland Street
Walnut Street
Morris Street
Watts Street
Demain Street
Wilson Street
Fuclid Avenue
Maple Street
Linden Street
Elm Street
Cedar Street
Park Avenue
Washington Street
Ash Street
Kingwood Street
Brockway Avenue
Clark Street
Green Street
Reay Street
Long Street
Arch Street
Alley
Winsley Street
Woodland Drive
Huntington Drive
Davis Street
Elgin Street
Hinton Street
Greenbrier Street
Goff Street
Gordon Street
Franklin St.
Wabash Avenue
Buckhannon Street
Hitchens Post
Harper Street
Camden Street
Charleston



UTM GRID AND 1976 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

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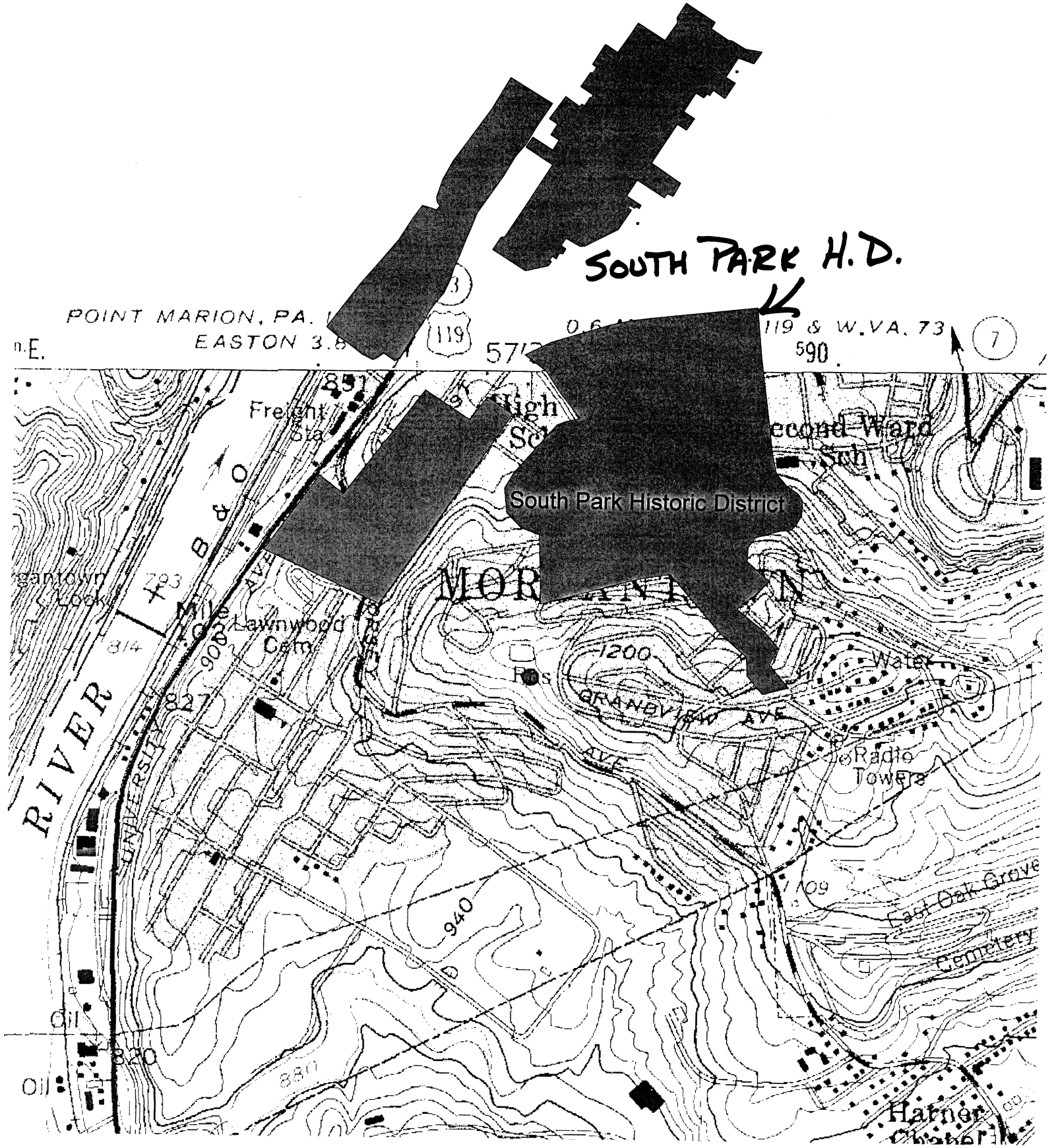
SOUTH PARK H.D.
South Park Historic District
POINT MARION, PA.
EASTON 3.8
119
119 & W.VA. 73
590
7
Freight Sta
High Sch
Second Ward Sch
B & O
Lawnwood Cem
Mile
RIVER
UNIVERSITY
1200
GRANDVIEW AVE
Water
Radio Towers
East Oak Grove Cemetery
940
Oil
Harner