

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 for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Morgantown Green Book Historic District
Other names/site number: _____
Name of related multiple property listing: Green Book Sites in West Virginia
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 2 Cayton Street, 3 Cayton Street, and 1046 College Avenue
City or town: Morgantown State: WV County: Monongalia
Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,


I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B ___ C ___ D

		Deputy State Historic Preservation Officer	<u>10/1/24</u>
Signature of certifying official/Title:		Date	
West Virginia State Historic Preservation Office, Department of Arts, Culture and History			
State or Federal agency/bureau or Tribal Government			

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	

Signature of commenting official:	Date

Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Walls: SYNTHETICS/Vinyl, METAL/Aluminum

Roof: ASPHALT

Foundation: CONCRETE

Other: BRICK Chimney, Dormer

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Morgantown Green Book Historic District encompasses three single-family dwellings within a quiet residential neighborhood in Morgantown, Monongalia County, West Virginia. The proposed historic district is located on 0.77 acres of land at the end of Cayton Street, a dead-end street, and along College Avenue, a local thoroughfare. 2 Cayton Street is a two-story vernacular I-House form with a full-width front porch. 3 Cayton Street is a one-and-a-half story gabled front-dormer bungalow. 1046 College Avenue is a two-story gabled ell with additions. All three homes are set into the steep hillside rising up from College Avenue and are accessed via staircases from the street.

Narrative Description

Setting

The Morgantown Green Book Historic District is located in a residential neighborhood less than one mile northeast of West Virginia University, the state's public land-grant and research institution. The neighborhood primarily consists of single-family dwellings, apartment buildings and a middle school. Morgantown, the county seat of Monongalia County, is located along the banks of the Monongahela River and Deckers Creek. The terrain is steep and mountainous with a mix of developed, forested, and agricultural land. College Avenue stretches in a northeast direction from the intersection at University Avenue to Willey Street or U. S. Route 119. Cayton Street, a narrow, dead-end street runs through the

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center of this district in a northeast-southwest direction. The boundaries of this district follow those included in the land deeds and include College Avenue to the west.

The contributing resources in the historic district are all single-family dwellings designed in different styles of architecture. Construction of the three dwellings was completed in 1910, 1925, and 1935. These historic structures vary in size and shape. The residences are two stories and range from two bedrooms to four bedrooms. The first residence, the Jeannette O. Parker Tourist Home located at 2 Cayton Street, was constructed in 1910. This two-story three-bedroom residence has an I-house form. A two-car garage is situated to the east of this residence. The Okey Odgen Tourist Home, a vernacular gabled ell located at 1046 College Avenue, was constructed ten years later in 1920 and is the largest of the three buildings with four bedrooms. The Linnie Mae Slaughter Tourist Home at 3 Cayton Street was constructed in 1935. This one-and-a-half story bungalow residence has three bedrooms.

Each dwelling sits back from the street and is built on a steep hillside. Concrete steps with handrails lead from the street to the main entrances. Each residence has a level, well-manicured side yard. Two residences, 3 Cayton Street and 1046 College Avenue, are surrounded by mature trees on three sides. A stone retaining wall stretches behind the residence on College Avenue. Cayton Street, a narrow dead-end street runs through the center of this district.

2 Cayton Street (MG-2700)
Jeannette O Parker Tourist Home

1910

Contributing Resource

The Jeannette O. Parker Tourist Home is a three-by-one bay, two-story frame residence with a poured concrete foundation. The side gable roof is covered with asphalt shingles. A brick chimney is centrally located along the ridge of the roof. The full-width front porch has a shallow hipped roof supported by simple square posts on a knee wall railing. The front (west) elevation contains one-over-one vinyl sash windows in the outer bays on both stories and the main entrance located slightly left of center. The south elevation contains one-over-one vinyl sashes on both stories and a side entrance accessed by a wood staircase. A two-story shed roof addition extends across most of the rear elevation and contains horizontal sliding windows, vinyl sash windows, and an entrance covered by a shed roof on its south side. The north elevation features a one-story wing with a shed roof and a one-over-one vinyl sash window on the second story of the house. The exterior of this residence is covered with vinyl siding.

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Garage pre-1983 Non-Contributing

A one-story two-car concrete block garage with a shed roof is located to the south of this residence and reached by a wide driveway from the street. The garage has two wood garage doors. Plywood covers the windows on the north and south elevations. The exact date of construction of the garage could not be determined.

1046 College Avenue (MG-2701) 1925 Contributing Resource
Okey Ogden Tourist Home

The Okey Ogden Tourist Home is a three-bay, two-story frame residence with a concrete block foundation. The exterior of the house is covered in asbestos shingle siding. The property is set on a steep slope between College Avenue and Cayton Street above a large concrete block retaining wall. A side-oriented concrete staircase with metal railings leads to the house from College Avenue. The building appears to have been originally constructed as a gabled ell with the rear section oriented parallel to Cayton Street, and a gable projecting northwest toward College Avenue. The area within the ell on the north has been infilled with a two-story one-by-one bay addition with a shed roof. This addition has a slightly overhanging second story and contains a door on the northwest side and one-over-one vinyl replacement windows in the other bays on both stories. The gable on the northeast elevation is one bay wide and contains one-over-one vinyl sash windows on both stories.

The northwest elevation consists of twin gables. The left gable contains vinyl replacement windows on both stories. The right gable contains a single door and a vinyl sash window on the first story and a boarded window opening on the second story. The southwest elevation contains one vinyl replacement window on each story. An enclosed full-width shed-roof porch extends across the southeast (rear) elevation at the second-story level; due to the steep slope, the entrance to this porch is at grade level and is accessed by concrete stairs leading down from Cayton Street. The porch has a center door flanked by single-pane ribbon windows on all sides.

3 Cayton Street (MG-2702) 1935 Contributing Resource
Linnie Mae Slaughter Tourist Home

The Linnie Mae Slaughter Tourist Home is a two-by-two bay, one-and-a-half story Bungalow-style residence. The exterior of this residence is covered with aluminum siding. The foundation is concrete block cast in a cobblestone pattern. The side gabled roof is covered with asphalt shingles and features a large gabled dormer with triple single-pane windows. The roof extends to cover a one-story, full-width

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front porch. The porch has a mixture of square and tapered columns supported on an aluminum siding covered knee wall. The front entrance and a large picture window are located under the front porch. The southwest elevation contains a secondary entrance and a sliding window on the first story and two one-over-one vinyl replacement windows on the second story. The northeast elevation contains two 3-pane windows and a shed-roof oriel on the first story and a large sliding window on the second story. The rear (southeast) elevation consists of three sliding windows on the first story and a large shed-roof dormer with triple windows. A brick chimney is centrally located along the ridge of the roof.

Integrity

The Morgantown Green Book Historic District retains historic integrity as it relates to Criterion A. The three tourist homes retain integrity of location, setting, design, association and feeling. These single-family dwellings remain in their original locations on Cayton Street and College Avenue in a quiet residential neighborhood with no modern intrusions. Although the houses have been altered with additions, replacement siding and replacement windows, they retain their general early 20th century domestic forms. The structures still convey their original design and significance as tourist homes featured in the travel guide *The Negro Motorists Green Book* during segregation.

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8. Statement of Significance

Applicable National Register Criteria

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

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ETHNIC HERITAGE/Black

COMMERCE

Period of Significance

1949-1966

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Morgantown Green Book Historic District consists of three tourist homes that were listed in *The Negro Motorist Green Book*. This nomination is submitted under the Multiple Property Documentation Form "Green Book Sites in West Virginia." Between 1936 and 1966, *The Negro Motorist Green Book*

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was a travel guide containing listings for safe Black-operated and non-discriminatory businesses. Victor Green, a postal employee from Harlem, New York created the Green Book to help Black people avoid embarrassing and dangerous situations when traveling. Beginning in 1949 and continuing until 1966, Black-operated businesses in Morgantown listed in *The Negro Motorist Green Book* included a restaurant, nightclub, and four tourist homes. The three tourist homes that make up the Morgantown Green Book Historic District were operated by members of the same Black family. The Morgantown Green Book Historic District is significant at the local level under Criterion A for its association with Ethnic Heritage: Black, and Commerce. The period of significance is 1949-1966 beginning when the tourist homes were first listed and ending with the last year the Green Book was published.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Historic Context

History of Morgantown

Morgantown is the county seat of Monongalia County, a regional educational, financial, and commercial center; and one of the largest cities in West Virginia. It began as a small industrial town after Colonel Zackquill Morgan, a French and Indian War and Revolutionary War veteran, settled along the Monongahela River around 1771. Its early boundaries included the Monongahela River to the west, Willey Street to the north and Deckers Creek to the south and east. During the late eighteenth century and early nineteenth century, Morgantown served as a commercial center for the surrounding agricultural communities selling agricultural products to local farmers as well as a stop for families migrating westward. Other early industries including mills, pottery, lumber for paper and wagon-making, and tanneries were established along the banks of the Monongahela River and Deckers Creek.¹ These navigable waterways facilitated the transportation of grains, flour, lumber, and other products.

Education was one area that contributed to the growth of Morgantown. Monongalia Academy was one of the first schools established in Morgantown for middle- and upper-class white males. It was soon followed by the Morgantown Female Academy in 1834 and Woodburn Female Seminary in 1858.² In

¹ Wright, Gregory S, "Industry: Natural Resources Play Dominant Role in Area Development," *Morgantown: A Bicentennial History*, pages 21-22.

² Farmer, David, "West Virginia University," *Morgantown: A Bicentennial History*, page 33.

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February of 1867, the West Virginia legislature created the West Virginia Agricultural College or West Virginia University (WVU) as the state's first land grant institution. West Virginia University was established under the Morrill Act of 1862 which provided proceeds from the sale of federal lands to states for the purpose of establishing public colleges. Land and property belonging to Monongalia Academy and Woodburn Female Seminary in downtown Morgantown was donated to the state resulting in its selection as the location of this new institution.³ WVU educated white men and later white women in agriculture, the mechanical arts, engineering, and arts and sciences. The number of students, faculty, and staff continued to increase over the next one hundred years.

In the late nineteenth century and early twentieth century, Morgantown developed into an industrial and commercial center. In 1886, construction of the Fairmont, Morgantown, and Pittsburgh Railroad was completed between Fairmont and Morgantown, resulting in the opening and development of the surrounding area's coal, oil, and gas resources. Coal companies opened mines in the surrounding area and established offices in Morgantown. The discovery of natural gas also led to the establishment of glass factories. In the early 1900s, ten glass plants including the Seneca Glass Company were producing mirrors, glassware, and windows.⁴ Employment opportunities with the glass industry and coal mining industries brought thousands of migrants from other states and eastern and southern Europe to Morgantown. A commercial area with numerous businesses developed north of the Monongahela River.

Ethnic and Social History: Black People in Morgantown

Black people, both enslaved and free, were among the early settlers of Morgantown. Black people arrived in Monongalia County with their white owners or migrated as free men who found employment in agriculture. The number of enslaved people in the county increased from 81 in 1782 to a peak of 375 in 1820, while the number of free Black people ranged from 12 in 1790 to 37 in 1810.⁵ After 1820, the number of enslaved people declined. While free Black men worked as farmers and Black women were housekeepers, they were denied rights under Virginia law. Free Black people were prohibited from holding office, voting, and making contracts including marriage.⁶

As a state formed during the Civil War to join the Union, West Virginia's political attitude towards the civil rights of its Black citizens was more Northern than Southern. As discussed in the Multiple Property

³ Farmer, "West Virginia University," page 40.

⁴ Wright, "Industry," *Morgantown: A Bicentennial History*, page 24.

⁵ Rice, Connie Park, *Our Monongalia: A History of African-Americans in Monongalia County*, page 16.

⁶ Rice, *Our Monongalia*, page 18.

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Documentation *Green Book Sites in West Virginia*, the West Virginia legislature passed laws regarding the rights of Black people following the Civil War. In 1865, the state legislature abolished slavery and then ratified the Thirteenth Amendment to the U. S. Constitution abolishing slavery. These actions were soon followed by the passage of laws granting Black people the right to serve as witnesses in court, marry other Black people, vote, hold elected office and serve on juries. Even though Black people gained some rights, racism, segregation and discrimination remained culturally pervasive, resulting in separate institutions for white and Black people. In 1896, the Supreme Court upheld “Separate but equal” in the case *Plessy v. Ferguson* and ruled that segregation laws did not violate the equal protections clause under the Fourteenth Amendment.⁷

Education for Black people in West Virginia was an area of qualified progress. West Virginia’s Second Constitution in 1872 provided for the public education of Black students but stipulated that Black and white children could not be taught in the same schools.⁸ The first school in Monongalia for Black students was established at Jones Methodist Episcopal Church. As the Black population increased in the twentieth century, additional schools were established including Beechurst Elementary, Second Ward Negro Elementary, Beechurst High, Monongalia High School, and Jerome Park Negro School. Black students attended either Storer College in Harpers Ferry or West Virginia Collegiate Institute (West Virginia State College) to receive secondary or higher education.

Under West Virginia law, Black students were prohibited from attending West Virginia University. In 1938, the U. S. Supreme Court ruled that Black students could take graduate courses at segregated white colleges.⁹ After this Supreme Court ruling, a small number of Black graduate students began attending WVU. Kenneth James and W. O. Armstrong, were the first two Black men to graduate from WVU in 1941 and 1942, respectively, both earning master’s degrees in education.¹⁰ Although Black graduate students were permitted to take courses and earn degrees, they could not live on campus, eat in the cafeteria, or participate in most extracurricular activities.¹¹ WVU was integrated in 1954 following the Supreme Court case *Brown v the Board of Education* that ruled segregation unconstitutional.

Separate institutions for Black people extended to religion. Black churches served as the spiritual and social centers of the Black community. In 1869, Jones Methodist Episcopal Church was the first Black

⁷ “Plessy v. Ferguson (1896). Web. National Archives.

⁸ Article XII. Education, “1872 Constitution of the State of West Virginia,” West Virginia Archives & History.

⁹ Rice, *Our Monongalia*, page 130.

¹⁰ Ibid.

¹¹ Rice, *Our Monongalia*, page 131.

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church established in Morgantown. The church split after the congregation voted to follow the “colored division” of the Methodist Episcopal Church rather than the African Methodist Episcopal (A. M. E.) Church.¹² Following the split, some Black people established the St. Paul’s A. M. E. Church in 1871 on land deeded by the estate of John Hoffman, Sr. The deed prohibited the Black congregation from establishing a school on the land.¹³

Black men and women were also limited in their employment opportunities. Following the Civil War, the majority of Black men were employed as laborers followed by farmers, farm hands, and artisans. A very small number of Black men worked in professional fields, operating businesses such as a water service, hotels, and barber shops. John Edwards, a former enslaved person from Danville, Virginia started a water business, carrying buckets filled with water from Deckers Creek to families and businesses. His business ended in 1889, when Union Improvement Company installed a water works system.¹⁴ Edwards with his sons Charles and J. A. G. Edwards then started the first garbage collection service business in Morgantown.¹⁵ Few employment opportunities outside of the home were available to Black women. A small number of Black women worked in the domestic service industry as domestic servants and laundresses.¹⁶

During the early twentieth century, Black men found work in the coal industry in Monongalia County. However, discrimination within the industry kept the number of Black coal miners low. Table 1 provides a comparison of employment of Black miners in Monongalia County with employment statewide between 1907 and 1933. Monongalia County’s percentage of Black miners remains in the single digits through the mid-1920s and even when it began to increase, still lagged behind the statewide average, and even further behind counties in the southern coalfields, such as McDowell, which consistently had 30-40% Black miners, and Fayette, which averaged about 25% during the same time period.¹⁷

¹² Rice, *Our Monongalia*, page 43.

¹³ Ibid.

¹⁴ Rice, *Our Monongalia*, page 35.

¹⁵ “‘Tod’ Edwards Dies.” *Morgantown Dominion News*. July 30, 1962. Page 2.

¹⁶ Rice, *Our Monongalia*, page 35.

¹⁷ The *Annual Report of the West Virginia Department of Mines* was published from 1905 to 1967, but only tracked coal mine employees by nationality/ethnicity between 1907 and 1933 .

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Year	Statewide			Monongalia County		
	Total	Black	%	Total	Black	%
1907	56209	9908	18%	543	11	2%
1908	51777	11270	22%	566	10	2%
1909	62189	10550	17%	542	5	1%
1910	68135	12087	18%	502	0	0%
1911	70644	11950	17%	614	1	0%
1913	70321	14506	21%	544	4	1%
1914	78041	13357	17%	428	4	1%
1915	81328	11835	15%	502	0	0%
1917	88665	18128	20%	1270	19	1%
1919	91566	16841	18%	2521	89	4%
1920	97426	18391	19%	3236	135	4%
1922	107709	21388	20%	5267	348	7%
1923	121280	22421	18%	6906	375	5%
1924	115964	22796	20%	6880	543	8%
1925	111708	23990	21%	6614	783	12%
1926	120638	24798	21%	7070	1140	16%
1927	119613	25335	21%	6387	985	15%
1928	112751	23987	21%	5645	731	13%
1929	107393	23941	22%	5607	832	15%
1933	95367	20620	22%	5034	583	12%

Table 1. Percentage of Black coal mine employees by year in West Virginia and Monongalia County.¹⁸

While some of this difference may be attributed to geography, larger Black populations, and the much higher mining output in the southern coalfields, the 1925-26 annual report of the West Virginia Bureau of Negro Welfare & Statistics found that discrimination against Black workers was rampant at mines in Northern West Virginia. The report included an investigation into a northern West Virginia coal strike by West Virginia Colored Institute (WVSCI) Economics Professor Abram L. Harris. In his interviews at various coal mines in the region, Harris found that many companies outright refused to hire Black workers. The report also found that although the United Mine Workers of America prohibited discrimination and membership in the Ku Klux Klan, local unions were filled with Klan members. In

¹⁸ *Annual Report of the Department of Mines*, var. ed. West Virginia Department of Mines.
<https://catalog.hathitrust.org/Record/011482856>

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spite of this, Black union miners exhibited strong loyalty and solidarity with the UMWA and participated in the 1925 strike.¹⁹

The coal industry was followed by the service industry as the second largest employer of Black men and women. In 1910, a total of thirty Black women worked outside of the home. Twenty-four of the thirty Black women worked as either maids or cooks in private homes or in WVU fraternity or sorority houses. The remaining Black women worked as laundresses, seamstresses, and teachers, and ran boarding houses.²⁰

Morgantown's Black population remained small in the first half of the 20th century but stayed consistent at 2% of the total population as the city grew (Table 1). The small number of Black people is reflected in the number of Black operated businesses. Black men operated barber shops, restaurants, and an ice cream factory and catered to both white and Black people; however, Morgantown lacked Black professional such as lawyers and pharmacists.²¹ In 1925, Morgantown had one Black physician I. B. McEachin and one Black dentist L.M. Dorrell.²²

Year	Black Population in Morgantown	Total Population in Morgantown	Percentage
1910	214	9,150	2%
1920	267	12,515	2%
1930	344	16,186	2%
1940	358	16,655	2%

Table 2. Black Population in Morgantown by Decade .

Civil Rights

Neither the West Virginia legislature nor City of Morgantown enacted Jim Crow laws. However, segregation and discrimination persisted in restaurants, hotels, and theaters and limited where Black people could live and work. Restrictions were written into land deeds by real estate developers prohibiting lots from being “sold to, rented to, [or] allowed to pass into the hands or care of any person other than the

¹⁹ *Report of Bureau of Negro Welfare and Statistics of the State of West Virginia*, United States: State of West Virginia, Bureau of Negro Welfare and Statistics, 1925. 40-41.

²⁰ Rice, *Our Monongalia*, page 99.

²¹ Rice, *Our Monongalia*, page 144.

²² Hill, T. Edward, *The Negro in West Virginia*, pages 45 and 48.

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Caucasian race.”²³ Black people were also prohibited from living in the First Ward, Second Ward, Suncrest, and Evansdale neighborhoods.²⁴ As a result, the majority of Black people resided in the Jerome Park and Greenmont areas. Black people experienced discrimination in the workplace. White employers hired Black men and women for low level or unsafe positions. Some businesses refused to hire Black women as salesgirls and receptionists preferring that they did not interact with customers.²⁵

After the 1954 Supreme Court decision *Brown v. Board of Education*, Monongalia County was the first county in West Virginia to integrate its schools.²⁶ Black high school students enrolled in Morgantown High School and played on integrated sport teams. One result of integration was a decrease in the number of Black teachers and administrators at integrated schools. West Virginia University was also quick to integrate. Black students began enrolling at WVU shortly after the Supreme Court decision with the first Black woman graduating in 1957. WVU also began recruiting Black students, athletes, faculty and staff.

Even after schools were integrated, discrimination continued to exist in the workplace, housing, restaurants and recreational facilities including swimming pools, skating rinks, theaters, and bowling alleys. Black people began fighting for equality and the elimination of discrimination. One such effort involved civil rights organizations including the National Association for the Advancement of Colored People (NAACP) and the West Virginia University *Athenaeum* newspaper editorial staff advocating for the creation of a Morgantown branch of the Human Rights Commission. The commission’s purpose was to eliminate all discrimination in the workplace and public accommodations and increase understanding between religious, racial, and ethnic groups.²⁷ In fall of 1963, Morgantown’s City Council established a Human Rights Commission. The commission hosted public meetings to discuss public accommodations and found the majority of restaurants and hotels in Morgantown accepted Black customers. They also examined discrimination when it came to hiring practices.

At the federal level, Congress passed the Civil Rights Act of 1964 which outlawed discrimination in public accommodations. This act also integrated schools and other businesses including theaters, hotels, restaurants, libraries, and recreational facilities.²⁸ While school integration occurred rapidly, desegregating public spaces in Morgantown was slow. Ben’s Restaurant and Pike’s Restaurant continued

²³ Rice, *Our Monongalia*, page 97.

²⁴ Rice, *Our Monongalia*, page 96.

²⁵ Rice, *Our Monongalia*, page 99.

²⁶ Rice, *Our Monongalia*, page 160.

²⁷ “Council Asked to Legislate City Human Rights Group,” *Morgantown Dominion News*, page 2.

²⁸ “Civil Rights Act (1964),” web, *National Archives*.

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to refuse service to Black people. Other restaurants required customers to have membership cards in order to dine and refused to issue membership cards to Black people.²⁹ Discrimination in housing and the workplace also continued. Despite some Black women finding work in local factories, the majority continued to work in the service industry or in private households.³⁰

Beginning in the mid-20th century, the slow decline of manufacturing and increase of mine mechanization led to decreasing employment throughout West Virginia. Limited employment opportunities in Morgantown led Black men and women to migrate to northern cities including Detroit, Michigan, and Youngstown, Ohio. They joined thousands of other workers who were migrating from southern states to northern and western states. As a result, Morgantown's Black population declined.

Transportation Developments

Early methods of transportation for Morgantown residents consisted of narrow dirt trails and waterways. Indigenous peoples, residents, and settlers moving westward towards the Ohio River utilized the early land trails. These trails accommodated both foot and horse traffic until the late eighteenth and early nineteenth centuries when turnpikes and other roads were constructed. Morgantown's location along the Monongahela River and Deckers Creek provided residents and businesses with water transportation. The railroad emerged during the mid-to-late nineteenth century. The construction of the Baltimore & Ohio Railroad provided a faster way to transport passengers and goods. Since the B&O bypassed Morgantown, residents traveled south to Fairmont to catch the train until the Fairmont, Morgantown, and Pittsburg Railroad, a 56-mile track between Uniontown, Pennsylvania and Fairmont, West Virginia, was completed in 1886. Turnpikes and the railroad remained the primary modes of transportation in Morgantown through the end of the 19th century.

Automobiles exploded in popularity during the early twentieth century as technological advances made them widely available and affordable. Automobiles offered West Virginians more freedom. However, narrow, curvy roads and poor road conditions limited the ability to travel long distances. Following a national trend, West Virginians began demanding better roads for personal and business travel. Morgantown first focused on paving the narrow roads located within the city's boundaries.³¹ This was soon followed by the State of West Virginia passing a law to construct two-lane roads between county

²⁹ Rice, *Our Monongalia*, page 157.

³⁰ Rice, *Our Monongalia*, page 158.

³¹ Farmer, "Transportation," *Morgantown: A Bicentennial History*, page 4.

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seats. In 1921, two state routes were constructed along former turnpikes to connect Morgantown to neighboring county seats: State Route 4 from Point Marion, Pennsylvania to Morgantown and then to Fairmont in Marion County and State Route 7 from Kingwood in Preston County to New Martinsville in Wetzel County.³²

In 1921, Congress passed the Federal Highway Act, recommending that each state select roads to become part of a connected national highway system. This legislation also encouraged states to build connector roads between towns and surrounding states. In 1926, West Virginia selected US Route 19 and US Route 119 as two of the highways in this new highway system. Both routes traveled in a north south direction and were constructed through Morgantown. US Route 19 was constructed through the middle of the state between Bluefield and Morgantown and continued north into Pennsylvania. US Route 119 was constructed between Williamson in Mingo County and Morgantown. Residential and business development soon followed the construction of these north-south routes. These roads also made it easier for students from southern West Virginia to attend West Virginia University.

Most roads in West Virginia were narrow and curvy and travel times between cities and towns were long. This changed with the Federal-Aid Highway Act of 1956, which authorized the construction of 40,000 miles of highways across the United States. West Virginia was originally assigned three interstates: I-64 between Huntington and White Sulphur Springs; I-70 across the Northern Panhandle; and I-81 across the Eastern Panhandle.³³ Some West Virginian residents were unhappy with the selection of interstate highways and advocated for additional routes including I-77 and I-79. In 1961, West Virginia was awarded its fifth interstate: I-79, a 172-mile interstate between Erie, Pennsylvania and Charleston, WV. I-79 promoted commercial growth in Morgantown by linking the city to Pittsburgh and other interstates. Finally, I-68 was completed between Morgantown and I-70 in Hancock, Maryland in 1991, and provided a link to Washington DC and the East Coast.

As roads were improved and automobile travel increased, travel amenities, including lodging, gas, auto repair, and dining were required to accommodate travelers visiting and passing through Morgantown. In the early twentieth century, tourist homes, wherein people offered rooms for rent in their own homes, were a common form of lodging. Essentially an evolution of the boarding houses of the 19th century, which were often longer-term rentals for work, tourist homes were oriented towards the growing popularity of short-term vacationing afforded by the automobile. Owners of tourist homes provided their

³² Farmer, "Transportation," *Morgantown: A Bicentennial History*, page 5.

³³ West Virginia Division of Highways, *Yesterday and Today*, page 55.

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guests with a homelike atmosphere and evening conversations in the living room; some hosts also served meals.³⁴ Before the Green Book, travelers often heard about tourist homes by word of mouth, or when announcements were made during church services asking if members could host visitors.

As automobile filling stations were constructed along roads, enterprising station owners began to offer campsites for travelers. Some tourist homes and campsites next began to add small tourist cabins and eventually restaurants so that travelers could access everything they needed in one place. Tourist cabins evolved into motels, essentially a string of cabins grouped together under one roof.

City directories for Morgantown between 1949 and 1960 list only six to eight hotels and motels in each edition, including the Hotel Franklin (150 Walnut Street), Hotel Morgan (127 High Street), Hotel Plaza (456 High Street), Blue Ridge/Central Hotel (1124 University Avenue), Mid City Motel (265 Wall Street), Grand Hotel/John's Rooming House (82 Moore Street), Reed/Pleasant (116 Pleasant Street), York/Mountaineer Rooming House/Palmway (120 Pleasant Street), and Westover Hotel (709 Fairmont Avenue). The majority of these were located in downtown Morgantown and many were in buildings dating from the late 19th and early 20th century. It is unclear whether these establishments accepted Black patrons.

In the 1950s-60s motels and chain hotels were constructed outside of downtown areas in locations convenient to upgraded highways and new interstates. Extant examples of these larger highway-centric motels in Morgantown include the Holiday Inn on US Route 19 in Star City and the Morgantown Motel on US Route 119 south of downtown. The trend toward chain hotels and motels that catered to auto travelers on interstates and large highways led to the demise of the tourist home.

Green Book

In cities throughout West Virginia, public accommodations were segregated. Recognizing the need for safe accommodation, Victor Green, a postal employee from Harlem, New York and his wife Alma Green, published *The Negro Motorist Green Book* in 1936. This travel guide provided a list of Black-operated and non-discriminatory businesses in New York. The popularity of this resource encouraged Green to expand the listings. Over the next thirty years, the number and location of businesses increased to include all fifty states. The Green Book met a growing need by providing Black travelers with information and assisting them in planning safe trips while avoiding at best, embarrassing situations and at worst,

³⁴ "Tourist Home Sign, 1930," *Smithsonian: National Museum of American History*.

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harassment and violence. Utilizing the Green Book helped Black people access the freedom of movement that came with automobile ownership.

Green Book listings in West Virginia first appeared in the 1938 edition and included lodging options, restaurants, automobile-related services, entertainment venues, and businesses such as drug stores, tailors and barber shops and beauty parlors. The 1938 edition included listings for sixteen businesses in Charleston and Huntington. Over the next 28 years, the number of cities featured in the book continued to increase reaching its peak of 23 cities in 1951 and 1952. The majority of cities with Green Book sites were located in southern West Virginia where approximately 75% of the state's Black population lived.³⁵ A smaller number of businesses were located in northern West Virginia cities including Morgantown, Fairmont, Clarksburg, and Wheeling.

The Civil Rights Act of 1964, which prohibited discrimination in public accommodation, including lodging, dining, and entertainment establishments, signaled the end of the need for the Green Book. This landmark law was met with excitement and joy, but also had unfortunate effects on Black-owned businesses. With their customer base now presented with many more options, these businesses suffered. Within 10 years, at least half of the businesses listed in the Green Book were closed.³⁶

Green Book Sites in Morgantown

In 1949, six Black-operated businesses in Morgantown first appeared in *The Negro Motorist Green Book*. These businesses included Cobb's Restaurant, the American Legion, and four tourist homes. Cobb's Restaurant located at 116 Kirk Street was one of three Black-operated restaurants in Morgantown and was owned by John Cobbs (1887-1952), a Black restaurant operator born in Virginia. Cobb's Restaurant was listed in the Green Book between 1949 and 1953. The American Legion on University Avenue was listed in the Green Book between 1949 and 1954 as a nightclub. Both Cobb's Restaurant and the American Legion are no longer extant.

Okey Ogden, Linnie Mae Slaughter, Jeannette Ogden Parker, and J. A. G. Edwards operated the four tourist homes and were all related by blood or marriage. Siblings Okey Ogden and Jeannette O. Parker, and Parker's daughter Linnie Mae Slaughter operated three tourist homes located together on Cayton

³⁵ "Biennial Report of the Bureau of Negro Welfare and Statistics, 1933-1934" page 7.

³⁶ National Park Service, "Green Book Historic Context and AACRN Listing Guidance (African American Civil Rights Network)", <https://www.nps.gov/articles/000/green-book-historic-context-and-aacrn-listing-guidance-african-american-civil-rights-network.htm>, January 31, 2024.

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Street and College Avenue in the city's Fifth Ward north of West Virginia University. The fourth extant tourist home, J. A. G. Edwards (MG-0064-0294) is located on White Street in Morgantown's Greenmont neighborhood. J. A. G. Edwards was the brother of Charles H. Edwards who was the first husband of Jeannette Odgen Parker. J. A. G. and Charles Edwards' father started the first garbage collection service business in Morgantown.³⁷ Constructed in 1902, the J.A.G. Edwards home is a three-story residence that has been converted into an apartment building.

In 1905, the City of Morgantown annexed the area that became the Fifth Ward, also known as University Heights or the James H. Stewart Addition. The University Heights neighborhood is located northeast of West Virginia University. Sanborn Fire Insurance Maps of Morgantown from the 1920s show Front Street (now College Avenue), Maple Street (now Cayton Street) and the surrounding streets on the index map (See Figure 3) but does not depict the area in detail within the volume. Census records indicate that the neighborhood was predominately white, and neighbors had diverse professions including university professor, principal, teacher, pharmacist, miner, salesman, glass blower, and many more.

Jeannette O. Parker

The Jeannette Ogden Parker Tourist Home was listed in the Green Book between 1949 and 1966. Born in Calhoun County, West Virginia, Jeannette Ogden Parker (1885-1972) moved to Morgantown with her mother Flodie McDonald Ogden and siblings by 1900. That same year, she married her first husband Charles D. Edwards (1883-1963), a native of Morgantown, and they had three children, Linnie Mae Slaughter (1900-1969), Grace Edwards Waters (c1903-2001) and William H Edwards (1909-1961) before divorcing. In 1914, Jeannette Ogden married Hartley Thomas Parker (1890-1947) who worked as liveryman and later as a shipping clerk for a furniture company in Morgantown. Parker worked for several fraternities and sororities at West Virginia University and as a pastry cook in Woman's Hall until she retired in 1950.³⁸ After her death in 1972, Parker left the house at 2 Cayton Street to her daughter Grace Edwards Waters. Waters owned the residence until her death in 2001.

Okey Odgen

The Okey Odgen Tourist Home was listed in *The Negro Motorist Green Book* between 1949 and 1952. Okey Odgen (c1889-1953) was a native of Calhoun County and migrated to Morgantown with his mother

³⁷ "Tod' Edwards Dies." *Morgantown Dominion News*. July 30, 1962. Pages 1-2.

³⁸ "Jeannette A. Parker" Obituary. *Morgantown Dominion News*. 15 August 1972. Page 8.

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Flodie McDonald Odgen and his siblings, including Jeannette. He worked numerous jobs including a sales boy for a local newspaper; in a barber shop; as a janitor for the post office; and an athletic supplies superintendent for the West Virginia University Football program.³⁹ Okey Odgen enlisted and served as a Corporal in Company D, 542nd Engineers Service Battalion during World War I.⁴⁰ Odgen resided at 1046 College Avenue first with his mother and then with his grandchildren. Odgen died in 1953 and left the residence to his niece Grace Edwards Waters.

Linnie Mae Slaughter

The Linnie Mae Slaughter Tourist Home was listed in the Green Book between 1949 and 1966. Linnie Mae Slaughter (1900-1969) was the eldest daughter of Jeannette Ogden Park and Charles D. Edwards. Born in Morgantown, she married Charles William Slaughter (1900-1963) who worked as a waiter at a restaurant and later as a chef at WVU's Delta Tau Delta Fraternity. Linnie Mae Slaughter also worked as a cook at WVU's Delta Tau Delta Fraternity, Beta Theta Pi Fraternity, and Kappa Alpha Fraternity.⁴¹ She was also a member of St. Paul's A. M. E. Church and the Order of the Eastern Star. After her death in 1969, her sister Grace Edwards Waters inherited the residence at 3 Cayton Street.

Significance and Integrity

For a property to be nominated under the Green Books Sites in West Virginia MPD it must have been listed in the Green Book, be extant, and retain integrity of location. Integrity of setting, design, materials, and workmanship may be altered due to the nature of these properties as modest residential and commercial structures. These properties are often located in neighborhoods with lower levels of investment and maintenance, or in areas that have been targeted by urban renewal. The original form of the building should be discernible but substantial alterations do not detract from a property's significance as a Green Book site. Green Book sites are significant under Criterion A: Commerce and Ethnic Heritage: Black. As outlined in the MPD, Green Book properties represent significant links to the segregation era, Black culture, neighborhoods, and businesses, and the experience of Black automobile travelers.

The Morgantown Green Book Historic District meets the evaluation criteria outlined in the MPD. This small enclave of tourist homes owned and operated by the same family offered a safe haven for Black travelers and allowed the owners to gain additional income in an era of employment discrimination and

³⁹ "Okey Washington Odgen" Registration Card, United States Census 1930, United States Census 1910

⁴⁰ "Monthly Roster" January 30, 1919. Family Search.

⁴¹ "Linnie Mae Slaughter" Obituary. *Morgantown Post*. 11 September 1969. Page 8.

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economic oppression. The three contributing resources are in their original locations and retain recognizable early 20th century house forms.

Ethnic Heritage: Black

The Morgantown Green Book Historic District is locally significant under Criterion A in the area of Ethnic Heritage: Black. This small district includes three of the four tourist homes listed in the Green Book in Morgantown between 1949 and 1966. As discussed in the Multiple Property Documentation Form *Green Book Sites in West Virginia*, Black people migrated from the southern United States to West Virginia after the Civil War, particularly after the rapid growth of the railroad and coal industries created thousands of job opportunities. West Virginia was somewhat more hospitable than southern states, since the state legislature did not enact Jim Crow laws and provided for the public education of Black students, albeit in segregated schools. Nevertheless, racism remained culturally pervasive and Black residents of Morgantown did experience discrimination in various settings and were excluded from certain neighborhoods by restrictive deed covenants. The presence of these Green Book tourist homes in Morgantown speaks to a time of segregation when Black travelers relied upon the guide to lead them to safe havens in Morgantown and cities throughout West Virginia. In addition, the resources within the district are examples of a common way that people in the early and mid-20th century, especially middle-class, working-class, Black people and women, were able to earn extra income when other employment options were limited.

Criterion A: Commerce

The Morgantown Green Book Historic District is locally significant under Criterion A: Commerce. The contributing resources within the district represent a distinct type of Black-operated business, the tourist home, which became prevalent during a time of segregation. Black men and women established Black-operated businesses in urban areas and catered to a specific clientele. Black-operated businesses are discussed in more detail in the Multiple Property Documentation Form *Green Book Sites in West Virginia*. Morgantown was home to six businesses featured in the *Negro Motorist Green Book* including a restaurant, nightclub, and four tourist homes. While opening one's home to travelers was not a new concept when automobile use began to increase, tourist homes grew in number to meet the ensuing demand for more lodging. Furthermore, in an era where hotels that accepted Black travelers could be few and far between, Black-owned tourist homes filled a critical need for safe lodging. Operating a business

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within their home also provided additional income for Black families. The tourist homes in the Morgantown Green Book Historic District are significant for their association with the history of Black-operated businesses in Morgantown during segregation.

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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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Name of repository: _____

Historic Resources Survey Number (if assigned): MG-2700, MG-2701, MG-2702

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10. Geographical Data

Acreege of Property 0.79

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|--------------|-----------------|-------------------|
| 1. Zone: 17N | Easting: 590154 | Northing: 4388108 |
| 2. Zone: 17N | Easting: 590185 | Northing: 4388118 |
| 3. Zone: 17N | Easting: 590228 | Northing: 4388092 |
| 4. Zone: 17N | Easting: 590189 | Northing: 4388030 |
| 5. Zone: 17N | Easting: 590159 | Northing: 4388048 |
| 6. Zone: 17N | Easting: 590185 | Northing: 4388089 |

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Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the Morgantown Green Book Historic District begins at the southeast corner of Parcel 20-626 and extends northeast along the rear property lines of Parcels 20-626, 20-625, 20-624 and 20-623 to the northeast corner of Parcel 20-623. It then extends northwest along the property line of Parcel 623 across Cayton Street to the northeast corner of Parcel 20-620. The boundary continues in a straight line 10 feet past the northeast corner of Parcel 20-620 then runs parallel to the northwest property line of said parcel to a point 10 feet from its west corner, coinciding with a line of extension from the southwest property line of Parcel 20-620. The boundary then extends to the west corner of Parcel 20-620 and along its southwest property line to the north corner of Parcel 20-624. The boundary then extends along the front property lines of Parcels 20-624, 20-625, and 20-626, then follows the southwest property line of Parcel 20-625 back to the point of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses the parcels associated with 2 Cayton Street, 3 Cayton Street, and 1046 College Avenue and includes the residences as well as the garage. Since the house at 1046 College Avenue appears to lie partially outside of the parcel, the boundary was extended 10 feet past the northwest property line to include the entire building.

11. Form Prepared By

name/title: Sarah Elswick and Courtney Zimmerman, Architectural Historians
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street & number: 1436 Graham Road
city or town: Silver Lake state: OH zip code: 44224
e-mail sarah@aurora-llc.com; courtney@aurora-llc.com
telephone: 304-685-7410
date: 3/14/2024

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Morgantown Green Book Historic District

City or Vicinity: Morgantown

County: Monongalia

State: West Virginia

Photographer: Sarah Elswick/Courtney Zimmerman

Date Photographed: February 8, 2024/February 16, 2024

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo Number	Description
1	Overall view of historic district, camera facing northeast on Cayton Street.
2	Front View of the Jeannette O. Parker Tourist Home at 2 Cayton Street, camera facing east.
3	Side view of the Jeannette O. Parker Tourist Home at 2 Cayton Street, camera facing northeast.
4	Side view of the Linnie Mae Slaughter Tourist Home at 3 Cayton Street, camera facing northeast
5	Rear view of the Linnie Mae Slaughter Tourist Home at 3 Cayton Street, camera facing northwest.
6	Front view of the Okey Odgen Tourist Home at 1046 College Avenue, camera facing north.
7	Side view of the Okey Odgen Tourist Home at 1046 College Avenue, camera facing south.
8	Front view of the two-car garage at 2 Cayton Street, camera facing east.

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Photo 1: Overall view of historic district, camera facing northeast on Cayton Street.



Photo 2: Front View of the Jeannette O. Parker Tourist Home at 2 Cayton Street, camera facing east.

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Photo 3: Side view of the Jeannette O. Parker Tourist Home at 2 Cayton Street, camera facing northeast.



Photo 4: Side view of the Linnie Mae Slaughter Tourist Home at 3 Cayton Street, camera facing northeast.

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Photo 5: Rear view of the Linnie Mae Slaughter Tourist Home at 3 Cayton Street, camera facing northwest.



Photo 6: Front view of the Okey Odgen Tourist Home at 1046 College Avenue, camera facing north.

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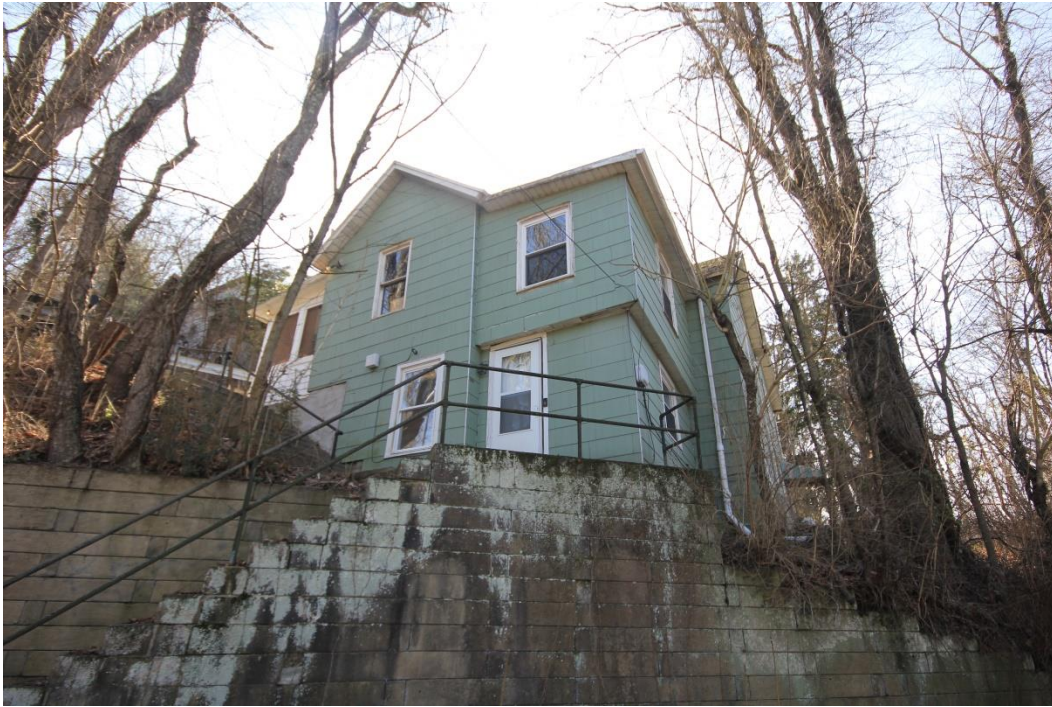


Photo 7: Side view of the Okey Odgen Tourist Home at 1046 College Avenue, camera facing south.



Photo 8: Front view of the two-car garage at 2 Cayton Street, camera facing east.

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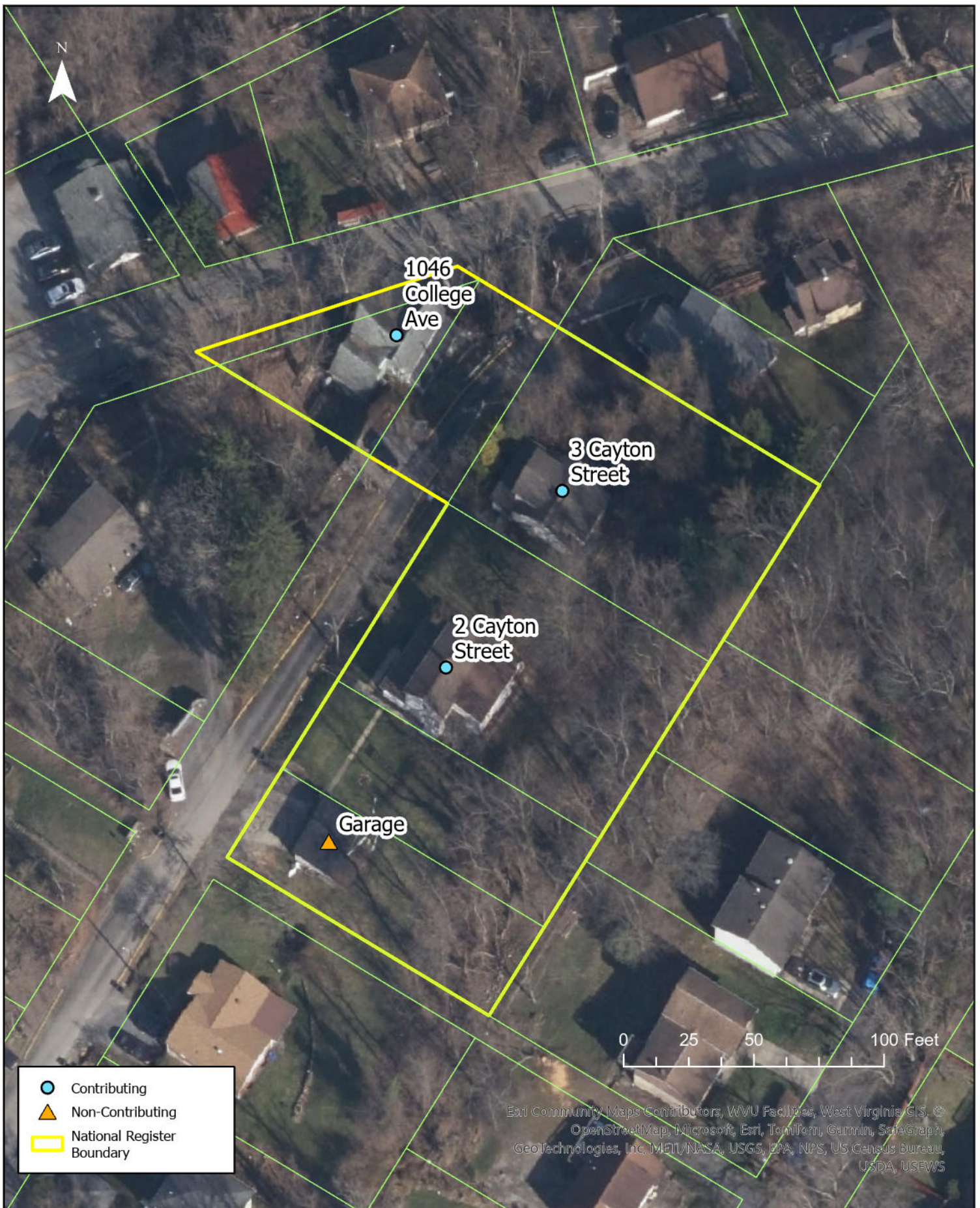
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Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.



Morgantown Green Book National Register Historic District Boundary Map

Morgantown, Monongalia County, West Virginia

April 2024



Morgantown Green Book National Register Historic District Boundary Map
Morgantown, Monongalia County, West Virginia

April 2024