



**CHATTANOOGA·HAMILTON COUNTY
LANDMARKS SURVEY
&
PRESERVATION PLAN**

April 26, 1977

PREFACE

The Chattanooga Landmarks Survey focuses on the identification of specific structures and areas in Hamilton County having architectural and historical significance. The project is funded by a Community Development grant from the Department of Housing and Urban Development with a supplemental matching survey and planning grant in-aid from the Department of Interior, National Park Service.

The foundation of this survey consisted of inventoring several thousand structures throughout Hamilton County. The staff of the Chattanooga-Hamilton County Regional Planning Commission, members of the American Institute of Architects, members of Landmarks Chattanooga, Inc., and citizen volunteers completed the survey during the summer and fall of 1976. Although only selected landmarks from this wealth of information are included in this publication, the complete survey is filed and cataloged.

This publication begins by reflecting on our historical and archaeological past, surveys our present environment, and concludes by offering guidelines for the evaluation and preservation of our significant landmarks.

The Chattanooga Landmarks Survey in this first published form is only an introduction to our architectural and historical environment and hopefully will be a preface to increased public awareness, appreciation, and preservation of our significant landmarks.

The Advisory Committee



Kenneth Brandenburg
Chairman

Mr. John E. Steffner, Chairman
Chattanooga-Hamilton County Regional Planning Commission
200 City Hall Annex
Chattanooga, Tennessee 37402

Dear Mr. Steffner:

We are most pleased to have had the opportunity to work with you and your staff and guiding committee on the study and report which this letter introduces.

Your historic city and its surroundings, rich with archaeological and eventful history, represent in the overall a community of noteworthy heritage. Architectural achievements covering more than a century add importantly to the mix. As your community continues to grow and change, your commitment to this analysis of how its cultural heritage may better be preserved becomes crucial to the future quality of life in the area.

We sincerely hope you will find the material here presented to be useful for years to come. Surely, this study should magnify the understanding and self-appraisal capability of your civic leaders and citizens at large. With appropriate legal steps it may also generate a strong consensus and tool for environmental protection and cultural preservation. Ultimately economic advantages should be realized.

We are most appreciative of the fine cooperation your staff and guiding committee provided us. We wish you well in this significant endeavor.

Yours truly,



Kim F. Zarney/TOWNSCAPE



Robert C. Gaede, AIA, Architect

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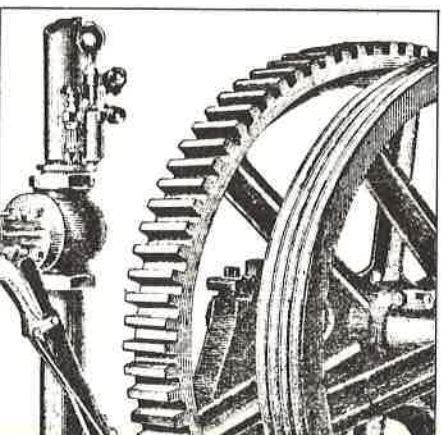
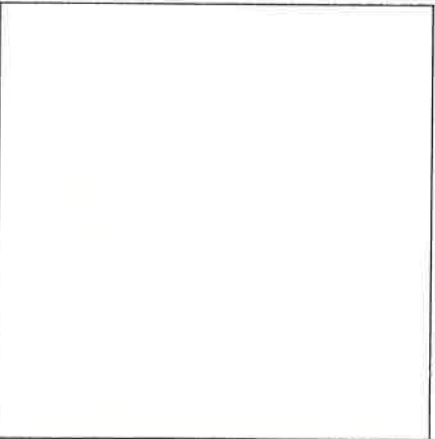
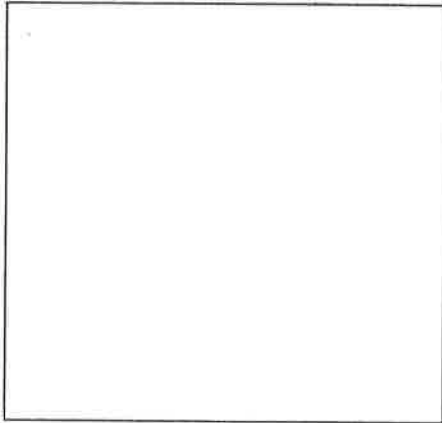


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BACKGROUND & PURPOSE

Chattanooga and Hamilton County, no less than the rest of the nation, is at that increasingly evident and critical junction between the aging of its physical environment and the need to survive as an effective, functional and desirable community in the years immediately ahead.

The current impact of the high costs of construction and of waning energy supplies further magnifies the issue, since we have allowed an earlier contentment with the disposable building (or neighborhood) attitude to freely eradicate large areas of the city. Under the prevailing patterns of city building and change, early obsolescence was considered a "no-fault" condition and landlords were given little incentive to maintain and improve properties.

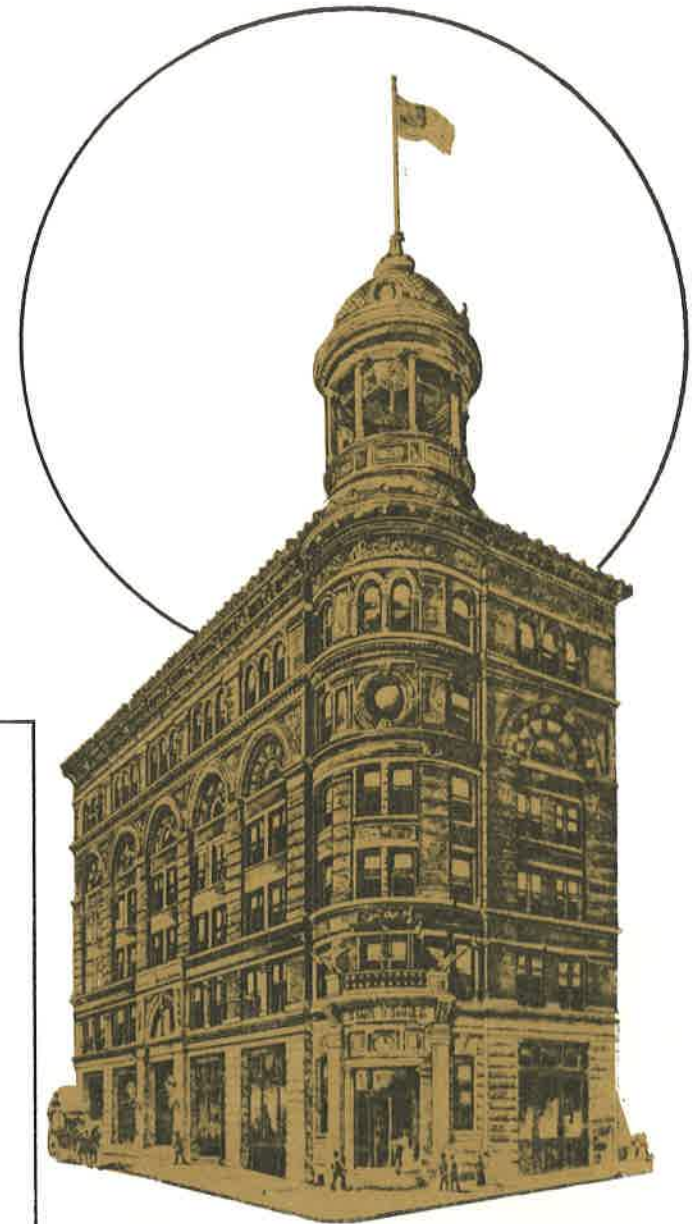
Since today the conservation of what we have left has become so critical in terms of meeting our functional needs of housing, commerce and industry, we are forced to invent all manner of supportive systems to redirect the earlier laissez-faire position. Added to this is an equally compelling argument for historic preservation, that being the increasingly felt need for recognition of our local and national cultural heritage. Stimulated by the Bicentennial, this urge to preserve fragments of our past has steadily grown from the respectful visits to a national battlefield or to the Williamsburg Restoration of two decades ago to a full-scale investigation of our creative past ranging from antique car shows to the current fascination with the Victorian Era.

Historic preservation has, therefore, come of age as a doubly purposeful activity, satisfying economic and functional needs as well as spiritual in the sense of its direct connection to our personal roots.

Planning for change and growth must meet numerous criteria by today's standards. To be a useful and reasonable input into the planning process, proposals involving historic preservation must have a resource of data from which recommendations are drawn. The essential background of data for Chattanooga

and Hamilton County was gathered during the historical and architectural survey of buildings in 1976. Local governments must now avail themselves of this information and background material regarding the significance of a site, structure or object caught up in the way of an environmental change. Guidelines and standards for evaluating buildings or sites are a necessary tool for careful judgements. Thus, this study has been initiated to achieve that purpose. Alone the study may serve as a point of reference. This analysis provides general guidelines for the Chattanooga citizenry. Far more detailed materials are available at the Planning Commission office to supplement preservation activities.

Implementation will ultimately be left to existing and proposed public bodies and to the will of the people of Chattanooga and Hamilton County. Historic and architectural site conservation is well advanced in numerous cities. Since change is so continuously impacting our communities, local citizens will soon need to weigh the advantages of applying the proposals here advanced in the ultimate goal of a more attractive and physically sounder city and county.



Adolph S. Ochs, publisher of the Chattanooga Times and later the New York Times is pictured in a commemorative stamp next to the Dome Building (Ochs Building), one of the city's most notable landmarks.



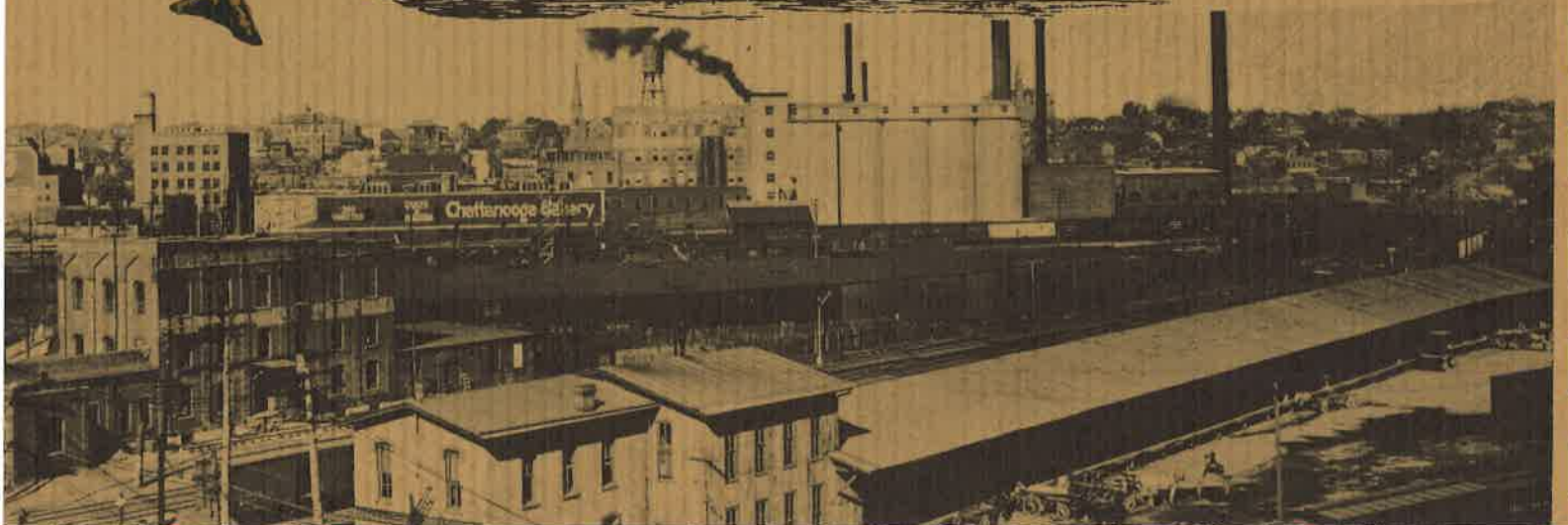
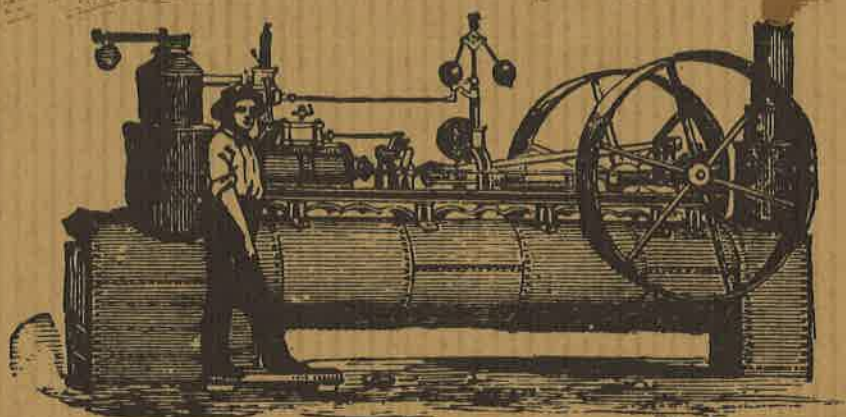
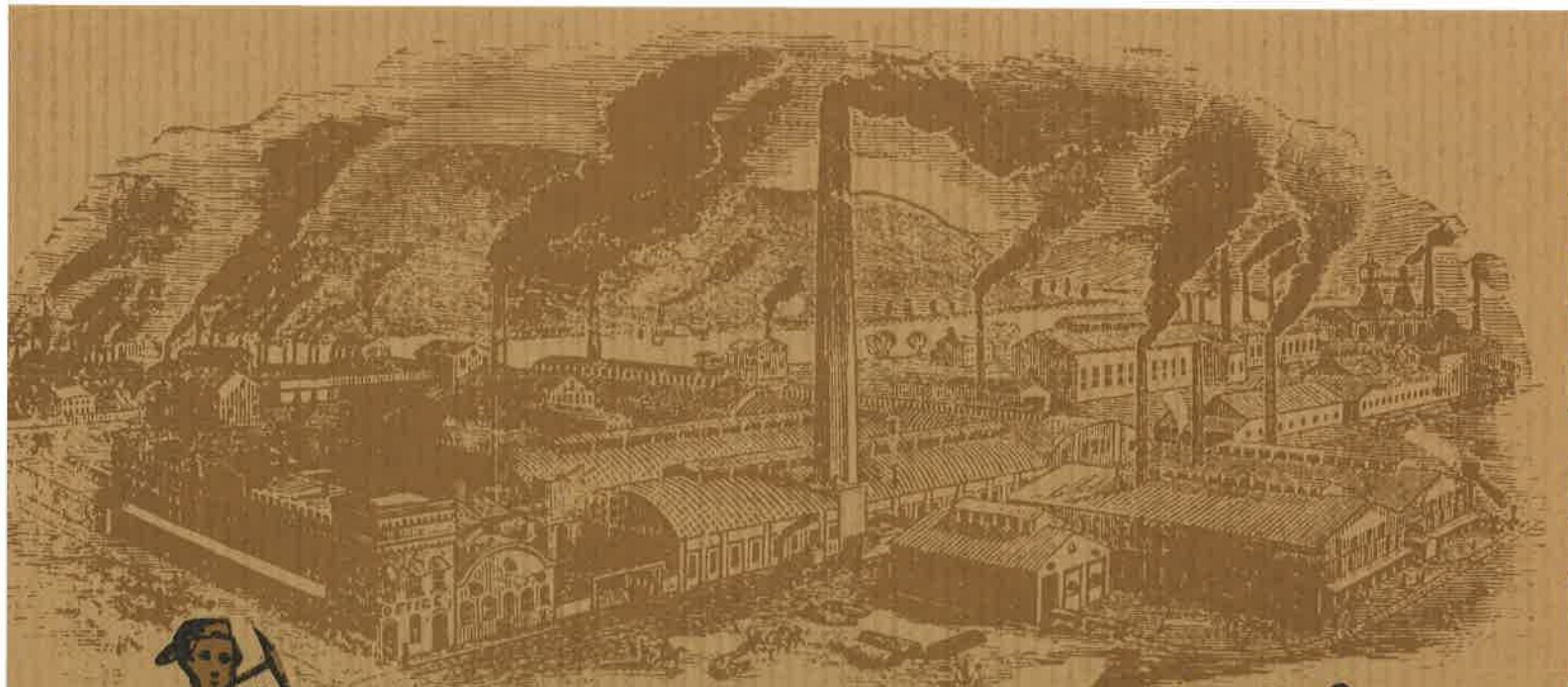
Chattanooga, noted since the time of the Civil War as a junction town, is pictured on a early railroad map of the South. The "General" of the famed Andrews' Raid is pictured in the foreground.



Generals Bragg and Hooker

Position of Confederate army...
1. Position of Hooker's command at the battle...
2. Position of the Union army on the morning of November 25...
3. Confederate line on the morning of November 25.

MAP ILLUSTRATING THE BATTLES ABOUT CHATTAHOOCHEE



History

CHATTANOOGA: AN HISTORICAL SUMMATION
James W. Livingood, Ph.D.

Down at the river's shore, close by the foot of the mountain, natives lived for countless years. The fossils and artifacts left by passing generations tell of cultural gains marking a passage from hunting and gathering to a settled society. By the time men of the western tradition visited the area - led by the Spaniard De Soto in 1540 - they had developed socio-political tribal organizations. Creek, Shawnee, Cherokee, and others used the buffalo trails, moved on the river, and hunted over vast, ill-defined territories claimed in the name of their tribe. They called the mountain Chatanuga and used other lyric place names, such as Citico, Hiwassee, Chickamauga, Sequatchie, and Tuskegee.

Following European exploration and first settlement in North America, Spanish, French, and English monarchs vied for control of the entire Southeast; it was not until 1763 that the Chattanooga country was clearly under British control. Up to that time the only European-built structures in the region had been a 1560 crude Spanish fort, a rough trading hut erected a century later and marked "Old French Store" on the maps, and Fort Loudoun on the Little Tennessee River, where the Union Jack flew for several years.

During the decades in the early 18th century the Cherokee controlled practically all of the Tennessee country as a hunting ground from their Overhill Towns on the Little Tennessee, Tellico, and Hiwassee rivers. Then, after Great Britain gained dominance by the Treaty of 1763, white settlers began establishing pioneer dwellings west of the great Appalachian Mountains. A struggle for the land followed, culminating in Indian defiance that led to organized military resistance which grew into a rear guard frontier war - a phase of the American Revolution. Militant braves under Chief Dragging Canoe split off from the Cherokee tribe, calling themselves the Chickamaugas. They moved from their mountain villages to new towns on South Chickamauga Creek in 1777 where a British agent, John McDonald - the area's first white settler and business man - had a trading post.

Dragging Canoe, resolving to retain the native hills and valleys, became the most powerful native leader in the Southeast. His braves raided the frontier far and wide and controlled navigation on the Tennessee

River. Then a counterattack, initiated by Governor Patrick Henry of Virginia and led by Evan Shelby, destroyed eleven Chickamauga towns along the creek. This scorched earth campaign, however, did not destroy Chickamauga power. But realizing his exposed position, Dragging Canoe led his people in a second trek to new homes west of the protective slopes of Lookout Mountain and the whirlpool waters of the Grand Canyon. Their new villages collectively were known as the Five Lower Towns.

This bastion became the rendezvous for aggressive warriors striking out at both the east Tennessee and the newly settled Cumberland Valley settlements. It also served as the hideout for captured settlers, slaves, and horses. In an abortive effort to dislodge the Chickamaugas, militiamen under the command of John Sevier fought them on the slopes of Lookout Mountain in the last battle of the American Revolution - eleven months after Yorktown.

The "Chicamoggies" continued their border warfare after American independence. Now with Spanish encouragement and munitions from Florida, tomahawk diplomacy went on uninterrupted. The infant government of President George Washington, fearful of general border war, flatly refused federal sanction to attack although local leaders pled for action as scalpings and killings went on unabated. Finally, in 1794, an unauthorized party led by Major James Ore out of the Nashborough area, destroyed the Chickamauga stronghold. Spokesmen for the Five Lower Towns now declared themselves prepared to rejoin the Cherokee who had "taken the United States by the hand."

In the next forty or more years the Cherokee were encouraged to adopt the white man's way of life; they responded in a way unmatched by any other American tribe. At the same time the Nation, with its claim to thousands of acres of land, experienced increasing pressure to sell large tracts to the United States. As a consequence, the center of the Nation gravitated toward the Chattanooga area and beyond into North Georgia and Alabama.

Mixed-bloods, the progeny of traders who married into the tribe, were in the van of the movement,

including such families as the McDonalds, Rosses, Vanns, Browns, Lowreys, and Gunters. They prospered as craftsmen and farmers; some operated plantations with slave labor. About 1807, roads connecting east and middle Tennessee with coastal Georgia were built through the Nation. The Cherokee managed these first vehicular roads over which a thriving business passed. One branch rounded the foot of Lookout Mountain and ran southeastward through the Rossville Gap. Large wagons carrying flour, whiskey, hides, beeswax, and other country produce stopped at Cherokee stands (inns) like that of John Brown as did drovers with their herds of cattle, mules, hogs, and their flocks of turkeys.

About 1815 John Ross and his brother Lewis started a landing and ferry service at the foot of present-day Market Street. Goods brought down the river were purchased here and transferred to the general store run by Ross's grandfather, John McDonald, at the Rossville Gap. Although there was nothing elaborate about this enterprise, it foreshadowed the importance of the site as a trade center.

The guiding spirit of the advancing cultural attainments of the Cherokee came from an organization known as the American Board of Commissioners for Foreign Missions. Congregationalists, Presbyterians, and Dutch Reformed churchmen ran this non-denominational society to do missionary work; and in 1817, with Cherokee approval, they opened a school soon known as Brainerd Mission. They acquired the cleared property - some 25 acres - on South Chickamauga Creek where John McDonald had first lived. Here, with federal government financial aid, dedicated men and women from New England and Pennsylvania taught Christian values and industrial arts. By 1820 some 80 students were in residence; whites, reds, and blacks worshipped together in the Brainerd chapel.

The contributions of the Mission which established 10 substations throughout the Nation were overshadowed by an unschooled Cherokee - the most noted of all the Cherokee and perhaps one of the most remarkable of all American Indians. The esthetic appearing Sequoyah after years of patient toil produced a Cherokee syllabary, which so perfectly fitted the sounds of the spoken language that the entire Nation

literally learned to read and write in a few months. The missionaries encouraged this remarkable feat, ordered type and press, and sponsored translations of Biblical materials. On February 21, 1828, the Indians published the first issue of a bilingual newspaper, the Cherokee Phoenix. A written constitution was also produced and in the following October John Ross was inaugurated Principal Chief.

The constant pressure on the Cherokee to sell their lands swelled during these years into a demand for total removal of the tribe beyond the Mississippi. The state of Georgia assumed a most aggressive attitude. Laws restricted Cherokee sovereignty and civil rights, while along the border armed bands showed little mercy in taking over Indian property. The Cherokee, as in the era of Dragging Canoe, resisted removal from their mountains and coves; instead of using the tomahawk they sought relief from Congress and the Supreme Court. All appeals, however, were denied. The federal government in 1835 signed a removal treaty to which a minority of the Cherokee agreed although none of their signers were officially associated with the Nation's government.

Resistance continued until the Cherokee were forcibly removed three years later in one of the most depressing episodes in American history. The "trail of tears" ended a long chapter of local history. Not much is left as a Cherokee heritage except legends and colorful place names. Today a few of their comfortable homes, typical architecture of a wooden culture, remain: Spring Frog's cabin at Audubon Acres, the John Ross house at Rossville, and the John Brown Tavern on Brown's Ferry Road. The mission station closed at the time with a last communion service on August 19, 1838. Only the Brainerd cemetery, sheltered by a grove of trees in the Eastgate-Brainerd Village shopping complex, is solemn testimony to the 21 years of the Mission's existence.

An earlier Indian land scale - the Calhoun Treaty of 1819 - opened land for settlement north of the Tennessee River. The state created a portion of this tract as Hamilton County on October 29, 1819. The population at the time numbered 821 persons since early pioneers like Robert Patterson and Asabel

Rawlings had, with special permission, been allowed to take land earlier. Commissioners established a temporary "courthouse" at the tavern of Hasten Poe near present-day Daisy, but within a short time Dallas became the county seat. Here a post office opened May 11, 1822. Only after the forced removal of the Cherokee were the county boundaries extended south of the Tennessee River.

As soon as it became apparent that the Cherokee removal would proceed, whites filtered into Ross's Landing to establish occupancy rights giving them priority for land claims and to trade with the soldiers sent to round up the Indians. A traveler in 1837 found the little community "hastily built without regard for any order or streets. . . ." John P. Long, who chose the site because he believed it was the meeting place for the cotton and corn country, set up a general store where a post office opened on March 22, 1837. Hotel accommodations in small log huts erected in a hurry had such large spaces between the logs that the overnight guest could view Lookout Mountain without opening the door. Ferdinand A. Parham soon arrived with press and type on a flatboat and published the Hamilton Gazette from his craft on July 19, 1838.

When the Cherokee land claim was extinguished, title to the territory south of the Tennessee River passed to the state, which set up the Ocoee Land District and prepared to sell to individuals. The Ross's Landing people selected commissioners - John P. Long, Aaron M. Rawlings, George W. Williams, Allen Kennedy, Albert S. Lenoir, and Reynolds A. Ramsey - to enter their claims based on occupancy rights. So the tiny settlement began as an urban community with the commissioners playing the role of founding fathers.

The commissioners prepared deeds for those who had settled at the Landing and set aside some lots for future churches. They hired work gangs to cut trees, dig ditches, and try to drain swampy places where streets were planned. The limits of the community extended from the river to present Ninth Street and from Georgia Avenue on the east to the foot of Cameron Hill at Poplar Street. Either uncanny wisdom or sheer luck provided for main streets of unusual width.

In the summer of 1838 the commissioners took another unusual step. They called a town meeting to assemble in the 16 x 20 foot log community building to consider the important business of selecting a name for their village. Ross's Landing, it appears, was not a proper designation. Spokesmen recommended Lookout City, Montevideo, and Albion; all were turned down. The gathering at first also turned down the name Chattanooga, recommended because it was the "original name for Lookout Mountain." When proposed a second time, Chattanooga was approved. The convincing argument: "The name might sound outlandish and strange to some ears, but if our city was a success, it would become familiar and pleasant, and there would not be another name like it in the world."

The post office accepted the new name; Parham's newspaper became the Chattanooga Gazette. On December 20, 1839, the General Assembly of Tennessee legally established "the Town of Chattanooga." Twelve years later it officially became a "city."

The commissioners had one final duty. In the spring of 1839 at public auction they sold the lots within the town limits not then claimed. Those located near the river naturally commanded the highest prices. Meanwhile, lands of the Ocoee District beyond the corporate limits were sold according to a graduated reduced price until all not disposed of in 25 months were priced at one cent per acre. At least one soldier in the removal duty bought property: William Lindsay, whose name is remembered in a street name. Samuel Williams and a newcomer, James A. Whiteside, put money into real estate and served as active members of syndicates investing funds for wealthy men from Georgia and South Carolina.

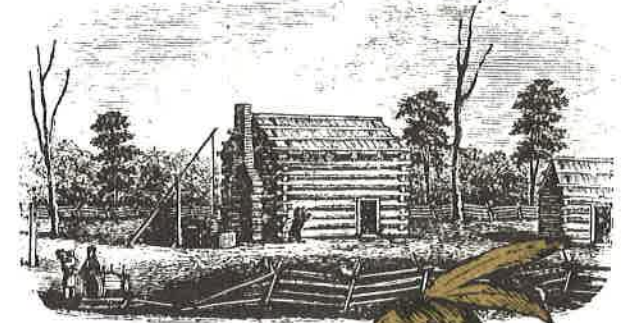
Real estate speculation was stimulated by the fact that Georgia, even before the Cherokee departed, authorized the construction of a railroad from the site of present-day Atlanta to the Tennessee River. Soon the Georgians selected Chattanooga as the northern terminus of their Western & Atlantic Railroad. On May 9, 1850, the first through train arrived in Chattanooga, touching off a gala celebration. The state-owned and operated road connected the town with both Charleston, South Carolina and Savannah,

Georgia, just 25 years after the first railroad operated as a public carrier anywhere. The iron horse not only opened Chattanooga's southern gateway with its radically new means of carrying goods and men but also resulted in the development of the community as a foremost interior rail junction. Within a decade other lines from Nashville, Memphis, and the East connected with the railhead here.

When the Western & Atlantic reached Chattanooga, a local newspaper insisted on "One Thousand cheers to the State of Georgia." For yards and terminal facilities, Georgia had acquired 20 acres just beyond the southern limits of the town (Ninth Street) and for a time used track on Railroad Avenue (Broad Street) to the river, where flatboats, rafts, and steamers bought their cargoes for transshipment. As other railroads reached Chattanooga, plans developed for a joint terminal, completed in 1859 and known as the Union depot. This site, rather than the river wharf, became the center of commercial activity; here William Crutchfield built the hotel which bore his name (site of present-day Read House).

In 1860 a census listed 2,545 residents in Chattanooga, but the community was far more important than either its size or physical appearance indicated. A Harper's magazine account commented that "Chattanooga is a new place, apparently just cut out of the woods." The journalist noted that several substantial buildings, including a few typical antebellum homes, dotted the area but so did "stumpy fields, ponds, and patches of forest timber." Public wells supplied water, a night watch cried the hour, and strict blue laws gave stress to Puritan virtues.

As an urban frontier the community attracted some who gave it something of a cosmopolitan flavor. Men and women born in ten different nations were in residence. They included Irish, who worked on the railroads, German and Swiss artisans and craftsmen; English, whose interest was iron; a music teacher from Sweden; and the Italians, De Georgis and De Voti, who ran an "ice cream and oyster salon." In addition, there were 457 blacks, including some Free Negroes, the most remarkable of whom was William Lewis, who came to Ross's Landing in 1837 as a slave. A skilled blacksmith, he was able to pur-



chase his freedom and that of his family. One daughter graduated from Oberlin College in 1865 while a son, also sent to Oberlin, left school to join the Union army.

The critical writer for Harper's magazine did not fail to note the natural beauty of the surroundings of the town. Robert Cravens, iron master, inconvenienced himself with a long journey to work in order to live on the saddle of Lookout Mountain. The railroads immediately created a tourist business that took advantage not only of the scenic splendor but also of the "hygienic resources" of the mountains. James A. Whiteside, who had acquired large holdings on Lookout Mountain, grasped the business opportunity presented by the situation. He built a turnpike up the mountain and in 1856 opened the Lookout Mountain Hotel and its cluster of cabins.

In 1860 six commission merchants and six hotels were in business. Twenty-two small manufacturing concerns operated in Hamilton County with the majority in Chattanooga. Most were processors of farm and forest products: flour millers, meat packers, distillers, tanners, lumbermen, and furniture makers. The most significant activity, because of its bearing on the future, was in iron and coal. Prominent southern capitalists joined local leaders in forming mining companies in the surrounding area and in launching an extensive iron business. A blast furnace, built near the bluffs along the Tennessee River, operated for several years; in 1860 two experimental blasts fired with coke - the first such experiments in the South - failed only because of the unsettled political issues of the day.

Mounting tension can be seen in the policies of the two newspapers of the community: one favored the southern cause: the other, the Union. With Lincoln's election and South Carolina's secession, the crisis deepened to the extent that a near-riot occurred at the Crutchfield House when Jefferson Davis stopped for a brief visit in January of 1861. However, the area was so strongly influenced by the East Tennessee reservoir of patriotic Union sentiment that Hamilton County rejected a call for a state convention to consider secession by a three to one margin. Then the firing on Fort Sumter changed many minds, and Tennessee chose the Confederacy in a second vote in June, 1861. Hamilton County still

avored the Union, 1260 to 854, but Chattanooga voted for secession, 421 to 51.

The small community established a home guard, a vigilance committee, and flew the "stars and bars" of the Confederacy. Some Union men found it wise to leave, including the Union editor and the manager of the furnace; others in the county formed amateur organizations to resist. Families were divided; Unionists tried to destroy the railroad to the east, and in November 1861 Confederate troops arrived in Chattanooga.

Everyone believed the war would shortly end and that Chattanooga would have no direct role in a military decision. By April 1862 this hope for security vanished. The Andrews' Raid, designed to damage the W & A Railroad, dramatically brought war to the junction town, for the captured raiders were lodged in the local jail. Then in the afternoon of June 7, a Federal reconnaissance force under General James S. Negley appeared on the north bank of the Tennessee River and opened fire on the town.

The Confederates made the next move. In order to draw the widely scattered Union forces from the heartland of the western Confederacy, General Braxton Bragg ordered a concentration of his forces at Chattanooga for his planned Kentucky invasion. From early July until the end of August, they arrived on foot and by rail, building up to a force of better than 27,000. The military dominated everything, commandeering public buildings and private homes. Special passes were necessary to go about and water grew scarce. The town remained headquarters when Bragg led his men northward in an abortive campaign into Kentucky that ended in his return to Middle Tennessee by year's end.

In July 1863 came Bragg's retreat back into Chattanooga; the residents who remained again were submerged by the army. Eventually the Union forces under General William S. Rosecrans followed. As Bragg withdrew his men southward, a Federal force commanded by General John T. Wilder, appeared on August 21 on the north bank of the river and fired on Chattanooga. Wilder maintained a constant observation of the town until September 9, when Illinois Mounted Infantry entered the city; "regimental colors were planted on the third story of the

Crutchfield House. . .".

The two great armies met in fierce and bloody action in the woods and fields of Chickamauga on Saturday and Sunday, September 19 and 20, 1863, leaving casualties numbering about 34,000 men, or 28% of their total strength. The Union troops had been forced from the field and retired to defenseless positions in Chattanooga. Although their army was still intact, the Union's position was most precarious. Confederate siege lines from Raccoon to Lookout mountains and on to Missionary Ridge penned the Federals into an area of approximately one square mile with their backs to the river with only a pontoon bridge and two ferries to offer escape. Only a 60 mile route over Walden Ridge and across the Sequatchie Valley to Bridgeport, Alabama, was open to transport food, forage, medicine, and ammunition. Soon the army went on quarter rations, for Confederate cavalry raids and torrential rains made the supply problem almost intolerable.

Within the besieged town area residences were turned into blockhouses, rifle pits ran indiscriminately across the area, "small dog-kennel-shaped huts" sprang up to shelter the men, and trees were felled, leaving Cameron Hill and the town denuded. The civilians caught in the vicinity lived as best they could in crowded quarters at the mercy of the army and in dread of the future.

Finally, near the end of October the Union army, now commanded by General U. S. Grant, opened a river supply route called the Cracker Line. They immediately brought in supplies preparatory to breaking the siege. Re-enforcements from Virginia and the Mississippi Valley theater arrived under Generals Hooker and Sherman. A series of engagements fought on November 23, 24, and 25, including the "Battle Above the Clouds" and Missionary Ridge, ended in total Union victory as the Confederates retired to a new position around Dalton, Georgia.

The presence of tens of thousands of troops in the region and the national reporting of the siege and the spectacular battles made Chattanooga a household word throughout the nation.

But the war was not over for Chattanooga. On

Christmas Day General George H. Thomas, who was in command here, established the National Cemetery to receive the bodies of Union dead. Refugee camps, occupied by former slaves, sprang up as the Union army prepared Chattanooga as an advance base for the next season's campaign. The city government, suspended on the arrival of Federal forces, was not reinstated, for the provost marshal continued to rule the area.

The better homes continued to be officers' headquarters and all churches served some military purpose. Huge warehouses built to receive war materials occupied all vacant spaces. Horse, cattle, and hog corrals, wagons and artillery yards appeared overnight. The sound and smell of horses was everywhere. Sutlers put up their tents or occupied any vacant buildings from which to offer their services and merchandise to soldiers and civilians. Convalescent hospitals sprang up on Lookout Mountain. In addition, the army built a reservoir on Cameron Hill to supply the town with water, established a fire department, operated a ship yard, and constructed a bridge across the Tennessee River. A government-owned rolling mill and foundry for rerolling of twisted railroad rails kept details busy.

Thousands of new troops arrived to prepare for the coming thrust into Georgia. After this campaign began, the town lived in fear of guerrilla attacks or Confederate cavalry raids. James R. Hood, the Union editor who had fled in 1861, returned to renew publication of the Chattanooga Gazette by February 29, 1864, but the once green garden village was shabby and war weary. Even after Appromattox chaotic conditions continued.

Demobilization now became the primary concern. Public auctions of the vast accumulation of war material saw the sale of buildings, steamboats, harness, tools, and every conceivable thing. The waterworks passed to private owners and the railroads were returned to former owners although badly worn. Local churches were repaired by the quartermaster and restored to their congregations. The fire fighting equipment and the military bridge were given to the town and the rolling mill leased. Civil government returned on October 7, 1865, with the election of mayor and aldermen, who had to face the problem

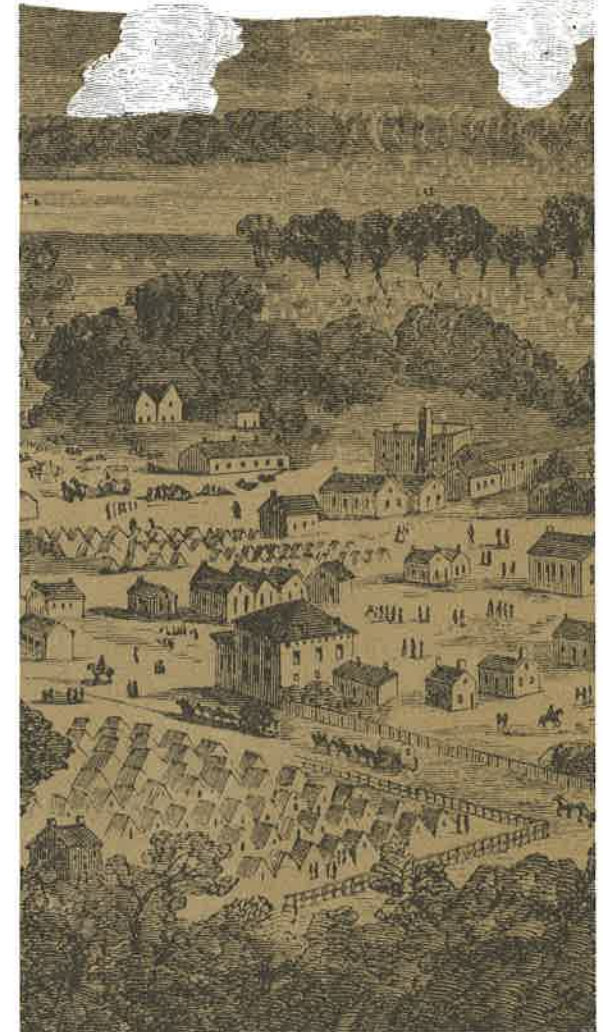
with the Freedmen's Bureau of dealing with 6,000 or more refugees.

The forts ringing Chattanooga were dismantled and more than 2,000 pieces of artillery shipped out. By April of 1865 practically all the military personnel had departed. Few if any American communities ever experienced anything like Chattanooga's war years; the town had to start a new life.

The scarred, shabby, frontier-like community with its obvious lack of capital did possess potential assets. Tennessee, the first Confederate state to return to normal relations with the United States, did not go through military occupation. The natural beauty of the area, so frequently mentioned by the soldiers campaigning here, was not generally destroyed by war, and the mineral and forest resources challenged people to establish a diversified economy. Under the leadership of the Reverend T. H. McCallie, who had stayed in the town throughout the war, and Dr. Jonathan Bachman, who in 1873 became pastor of the First Presbyterian Church, citizens attempted to find a new spirit of reunion. Outside interests - Christopher Robert and Abram Newitt - opened the Lookout Mountain Educational Institute and operated the former government rolling mill respectively, while the national government sponsored the Howard School for Negroes. As early as 1866 Negroes voted in city elections and the following year a black won a seat on the board of aldermen. In 1870 the county seat was moved to Chattanooga.

More importantly, former citizens, like David M. Key, returned after receiving assurances from former Union friends that their families would be welcomed back. Before the last Federal troops were mustered out of service, some decided to make Chattanooga their permanent home. Young men - Hiram Chamberlain, John T. Wilder, Xenophen Wheeler, W. P. Rathburn, T. B. Montague, John B. Nicklin, Thomas H. Payne, Zeboim C. Patten, Frank Weihl, and others from the North - invested their creative leadership and careers in Chattanooga. Their thoughts turned to the future and away from the tragic past.

Another man joined their ranks in 1877, so young in years that he had not had war service but was well



acquainted with the meaning of the conflict since his immigrant parents had differed in their support and loyalties. On July 2 the following year the Chattanooga Times first appeared under the publisher, Adolph S. Ochs. Ochs had acquired half interest in the feeble paper for \$250 with the opportunity to buy the remaining interest. Ochs' reputation for ethical journalism grew rapidly. He became a spokesman for the New South concept of a diversified economy and a staunch promoter of Chattanooga, giving himself wholeheartedly to all sorts of civic undertakings.

While future prospects drew the citizens together in a spirit of community, local adversity tightened their bonds. The flood of 1867, the biggest ever recorded here, which saw a steamboat on Market Street, swept away the river bridge. Fires, like the one that destroyed the Crutchfield House the same year as the flood, were common catastrophes. More critical was the yellow fever epidemic of 1878 when 366 persons died of the mysterious disease.

Public notice was given to the cooperative spirit at the gala centennial celebration when an estimated 10,000 visitors poured into town by wagon, steamboat, and train. At the speechmaking the master of ceremonies introduced veterans of the War of 1812 and the Mexican War. Then, turning to the crowd, he continued: "Permit me to introduce to you hundreds of soldiers of both armies in the late war, who are now in the audience surrounding me, and are here united in the celebration of the Centennial 4th of July, and have shaken hands across the bloody chasm. . . ." A news editor commented on "the perfect harmony" which was "particularly characteristic of Chattanooga."

A year later former Union soldiers participated in the placing of the cornerstone of the Confederate monument in the Confederate Cemetery on Memorial Day. A few weeks later ex-Confederates marched without uniforms, badges, or banners in the Decoration Day parade to the services held at the National Cemetery. The Times noted editorially this warm demonstration of harmony: "The hearts of the people of this community had no room for hypocrisy on these two glorious days. There was no time, no need for it - sincerity was the guiding star of our action."

These demonstrations of unity received national notice that same fall. President Rutherford B. Hayes, having named Chattanooga David M. Key postmaster general - the first ex-Confederate officer and Democrat to hold such a high office following the war - visited the city on the 14th anniversary of the battle of Chickamauga. His message to the community was a summary of the morning editorial, which read in part:

For a long while our faces were turned away from each other; the light of brotherly love and kindness had faded; a common sorrow, deep and dark, lay like a fragment of night between us. It is part of our mission, and the best part, to join hands with you, and take all these sad and hurtful things up by the roots and destroy forever the last vestige of reproductive power that they have. We ask you to give us your hands in this matter in all sincerity, that the early days of a united brotherhood may break once more and all hearts rejoice that the night has passed forever.

Discussions about the future growth of post war Chattanooga centered on rail and river transportation. Although the recent fighting had revolved around states' rights, within three years of peace Chattanooga along with other river communities worked for national improvement of the Tennessee River. The return of steamboat business did not slacken interest in railroads. One new road, later reorganized as the Alabama Great Southern, brought Baron Emile Erlanger, head of a group of foreign investors, into the area. His donation toward the erection of a new hospital in Chattanooga led to that institution's being christened the Baroness Erlanger Hospital. Another line, built by Cincinnati, connected that city with Chattanooga while a third, which eventually became the Central of Georgia, reached southwestwardly.

But the basis of the local economy was iron and coal. In 1870 the government-built rolling mill was acquired by the Roane Iron Company. This organization, headed by two former Union soldiers, General John T. Wilder and Captain Hiram Chamberlain, had already blown in a furnace at Rockwood, Tennessee. The scope of their operation led to loud boasting: there would soon be 500 chimneys; the town would be the Pittsburgh of the South. A local parade told

the story through floats: the first announced, "Cotton Was King," the second, "Iron Is King," and the third, "Coal Is Prime Minister." The Chattanooga and the Citico furnaces were blown in and a number of small ironmaking plants started to keep Chattanooga apace with the expanding iron business of East Tennessee.

The 1880's looked like a great decade. The first electric lights were installed, powered by a generator furnishing enough current for 39 lights, and telephone service was started with 52 numbers. Expanded street car service formerly horse-powered was partly electrified and a belt line railroad around the city was completed. Real estate ads featured Ridgedale, St. Elmo, Sherman Heights, Highland Park, Hill City, and Signal Point City. Chattanooga University opened its doors in the fall of 1886.

"Go ring your bell and fire your gun, shout glory, for the 'Boom' has come," screamed newspaper headlines. A grandiose scheme known as the "Over-the-river" company capped the frenzy. This "stupendous" scheme boasted values in terms of millions. Everyone seemed to turn real estate agent before the bubble burst, leaving only a legacy of mortgage indebtedness.

There still was hope in iron, but that market now demanded steel products. About the time the real estate boom foundered, the Roane Company produced the first Bessemer steel in the South. Enthusiasm again reigned but it was premature. Others took over the business, more capital was invested, and on March 12, 1891, a gala dinner with nationally known guests present celebrated another "red letter day". By using a new method, "basic steel" had been made. But despite a promising start it was unsuccessful. Local ores contained too many impurities and a new competitor, Birmingham, Alabama, emerged to dominate the industry. This failure in steel was a heavy blow to Chattanooga.

Losses in real estate and the failure of the dream to become a Southern Pittsburgh were closely

followed by the national panic of 1893. Fortunately a new source of hope had already appeared. The Society of the Army of the Cumberland had held reunions in Chattanooga and under the leadership of Henry V. Boynton had proposed a park to mark and preserve the battle ground at Chickamauga. Confederate and Union veterans cooperated in sponsoring the plan, which changed from a private effort to one sponsored by the national government. On August 18, 1890, Congressman H. Clay Evans carried a bill to President Benjamin Harrison, who signed the act creating the Chickamauga and Chattanooga National Military Park. It was the first and today is the largest military park in the nation.

Five years later, on the 32nd anniversary of the battle of Chickamauga the park dedication took place. Chattanooga, conscious that the park would make their city a tourist Mecca, were elated; they prepared to entertain the veterans and prominent national celebrities who poured into the community.

Two important battle sites were not included in the original park. One was Cameron Hill, which Chattanooga later made a city park named for Boynton. The other was Lookout Mountain Point and Cravens' Terrace on the mountainside below it. Although the Point at the time was in private hands, an elaborate Lookout Point Hotel and the Lookout Inn were already in business; also an incline railway from St. Elmo to the Point Hotel and a narrow gauge railroad. A second incline, the one which operates today, was placed in service in November 1895. Under the leadership of Ochs, the Point and Cravens' Terrace were acquired and transferred to the national government in 1898 and an additional 2,700 acres on the mountainsides were donated shortly after the publishers's death.

This natural open-air museum combined with the spectacular geographic features of the region became the basis of an ever growing tourist industry. Moreover, the park at Chickamauga became the site of a military base - Camp George H. Thomas - during the Spanish-American War. In December 1904 a permanent post, Fort Oglethorpe, was opened, serving until taps sounded in 1946.

By 1900 Chattanooga's population numbered 30,154, having grown but slightly more than 1,000 in the previous decade. The citizens, a heterogeneous group from many different states, included about 40% blacks. Many of the residents built substantial homes, especially on East Terrace and in the vicinity of Fort Wood. Some spent the summer months on the neighboring mountains; the golden era of Summertown on Walden Ridge, for example, spanned the decades between 1890 and 1910. Travel to this area was more dependable after the Walnut Street bridge opened in 1891; except for a brief three years when the military bridge stood, all river crossings had to be made by ferry up to that time.

In the decade of the 1890's the various short rail lines merged into trunk systems. The Nashville, Chattanooga and St. Louis leased the Western & Atlantic to Atlanta and by 1894 the organization of the Southern Railroad system made Chattanooga a major center in that network. A handsome terminal on South Market Street became a doorway to the outside world in the era of passenger travel.

In these years following the failure of the steel business Chattanooga industry began to diversify; textiles, insurance, and many small enterprises entered the commercial life of the community. One that developed into national prominence resulted from the signing of a contract in 1899 by Ben F. Thomas and Joseph B. Whiteside for the exclusive rights to bottle Coca-Cola in the United States with but few exceptions. This enterprise, soon joined by John Thomas Lupton, ran its first known advertisement on November 12 of that year in a Chattanooga newspaper.

Many businessmen complained about high freight rates and worked to see them lowered by supporting steamboat trade and river improvements. The Tennessee River Association, headed by John A. Patten, was the crystallization of this movement. The science of generating hydroelectric power was attracting national attention at this time, and multi-purpose features were written into the national legislation to authorize the building of Hales Bar



Lock and Dam in 1904. After frustrating years, this project was completed in 1913. Although Chattanooga had received electric energy just prior to this date from the Ocoee River project, the dam on the Tennessee fixed on the city the slogan, "Dynamo of Dixie." The dam drowned out the whirlpool rapids of the Canyon of the Tennessee and gave the river system its first example of a multi-purpose facility.

This same period became a time of building in Chattanooga. Some of the structures of this vintage include: the Dome Building; the beautifully designed courthouse; the first public library; the Hotel Patten; the James Building, the town's first "skyscraper" the Southern Railroad Terminal, and others.

In 1915 a Chattanooga group, under the lead of Judge Michael M. Allison, became active in the Dixie Highway Association to link the midwest and Florida by a major highway. The association's slogan, realized about a dozen years later, stated, "We all live on the same street." It was proper recognition of the growing oneness of America as the Southland in particular emerged into the mainstream of the nation's economy following World War I. The gradual development of engineered, hardsurfaced roads and the use of the automobile ushered in a whole new world as churches, schools, recreation facilities, doctors, and businesses reacted to the new mobility. The age old problems created by close proximity to a state boundary also were magnified, for "marrying squires" were only a short drive from town and the interception of bootleggers and fleeing highwaymen grew more difficult.

The booming national economy of the 1920's wove its threads directly into the city's fabric. New stores opened, the new Read House and the Chattanooga Bank buildings were completed. Chattanooga's first radio station went on the air and the Lovell Field airport was dedicated. Combustion Engineering Company acquired facilities here. In 1925 and again in 1929 populous suburban areas were annexed, thus quadrupling the city's domain.

To keep pace with this expansion, the city opened Broad Street at Ninth, forcing its way through property owned by the state of Georgia and stirring

up an old issue that had existed between the two governments since the days of the building of the W & A Railroad.

The expansion of the city limits came slowly. Described in 1865 as a "picturesquely dirty and shabby village," Chattanooga eventually pushed its eastern limits to East-end Avenue (present) Central Avenue). There was still much open space within the legal borders as is shown by the fact that Chattanooga University had acquired in 1883 some 13 acres of the present campus for only \$31,000 and as late as 1907 leased part of it, Chamberlain Field, to the Chattanooga Transfer Company to be used as a pasture for its mules and horses.

Beyond the town, "neat, thrifty" little villages grew from sparsely settled farm communities as the street car line expanded and as streets and roads were improved. These communities took on the status of suburbs and many received the special attention of realtors during the boom years of the 1880's and later were organized as taxing districts. The city fathers of Chattanooga promoted the idea of annexation of the nearest population centers, first adding Oak Grove, Ridgedale, Orange Grove, and Mission Ridge Junction. However, by 1920 the city occupied only 7.08 square miles.

Then a major thrust to annex many more areas grew during the boom years of the 1920's. East Chattanooga, Avondale, Churchville, East Lake, Cedar Hill, and Fort Cheatham residents voted to join the city in 1924 and 1925. They were followed in 1929 by Alton Park, Brainerd, Missionary Ridge, North Chattanooga, Riverview, and St. Elmo. To celebrate this latter expansion, an annexation party was held at the Memorial Auditorium. Miss Mary Turner was crowned queen of Greater Chattanooga as one newspaper commented, "the dreams of civic leaders for years is a reality." Not to be outdone, the residents of Brainerd held a street dance "on the pavement of the Brainerd Road" and received their new mayor on the hour of official annexation.

The census of 1930 reflected the resultant growth of the city. Chattanooga now claimed 119,798 residents - a gain of 61,903 over 1920. The addition

of Missionary Ridge - described as 4½ miles long and 1,100 feet wide - and North Chattanooga, formerly called Hill City, gave the city especially fine residential sites. Moreover, the base for future annexation was solidly laid.

The opening of Broad Street led directly to Lookout Mountain, the center of bold new prospects. Here Fairyland Inn was opened and its owner, Garnet Carter, built the first Tom Thumb Golf Course, thus originating the popular game of miniature golf. On a high point of the mountain a second hostelry, the Lookout Mountain Hotel, opened in 1928 with a gala affair featuring Paul Whiteman's orchestra. Meanwhile plans and work were being completed on the Rock City Gardens and Ruby Falls.

The dulling effects of the national depression found relief in the creation of the Tennessee Valley Authority. The TVA territory, shaped like a butterfly spread over the map, has its body in the Chattanooga area. Although controversy has resounded over TVA's basic philosophy from its birth in 1933, many hold this to be the case because it is consequential. One local source of intense controversy developed over a Chattanooga referendum concerning the establishment of a municipally owned power distribution system. Public power supporters won and the Chattanooga Electric Power Board was created in 1935.

On Labor Day 1940 President Franklin D. Roosevelt dedicated the Chickamauga Dam with its 58.9 mile long lake and 810 miles of shoreline. He referred to the growing chain of impounded waters harnessing the once untamed Tennessee River as the Great Lakes of the South. The location of certain TVA offices in the city brought in new citizens who, with old residents, found recreation in water sports and ideal locations for homes along the wooded shores of the lake. Improved navigation was a factor in the location of such industries as Quaker Oats, Central Soya, and DuPont. Flooding conditions were minimized although still a problem for the city. The increased use of electric power, especially for home heating, gradually eliminated the black snow storms of coal dust and grime which had blanketed the area each winter.

Since World War II Chattanooga's development has largely been in the pattern of urban centers throughout the land. Growth and change have marked the "bulldozer revolution." Shopping centers and interstate highways along with the relocation of downtown railroad tracks and the expansion of health care centers have greatly altered the center of the community. The urban renewal project of 403 acres known as the Golden Gateway witnessed the removal of more than one thousand families and the razing of 1,170 buildings in one compact area. Also, the crown of Cameron Hill was sheered off. Another common feature of the change is found in the absorption of small family businesses by national corporations and the merger of the private University of Chattanooga into the state university system.

Many fine new buildings - the Hunter Museum, the Justice Building, and the Bicentennial Library are examples - have risen where old structures once stood. The problem created by this restless activity is to find some balance between the old way of life and the insistent demands of today. Some historic sites have been ruthlessly dealt with by the change while others, like the Brainerd Cemetery, have been crowded into near obscurity. Loving care for antiquities and creative imagination have been evidenced in the preservation of such places as the Cravens House, the Chattanooga Choo Choo, Ross's Landing, and the Tivoli Theater.

Chattanooga by good fortune preserved its wide downtown streets and today enjoys the efforts of the Community Foundation of Greater Chattanooga and other active planning groups. Current projects to create lawns, parks, and open spaces point toward a revitalization of the downtown area.

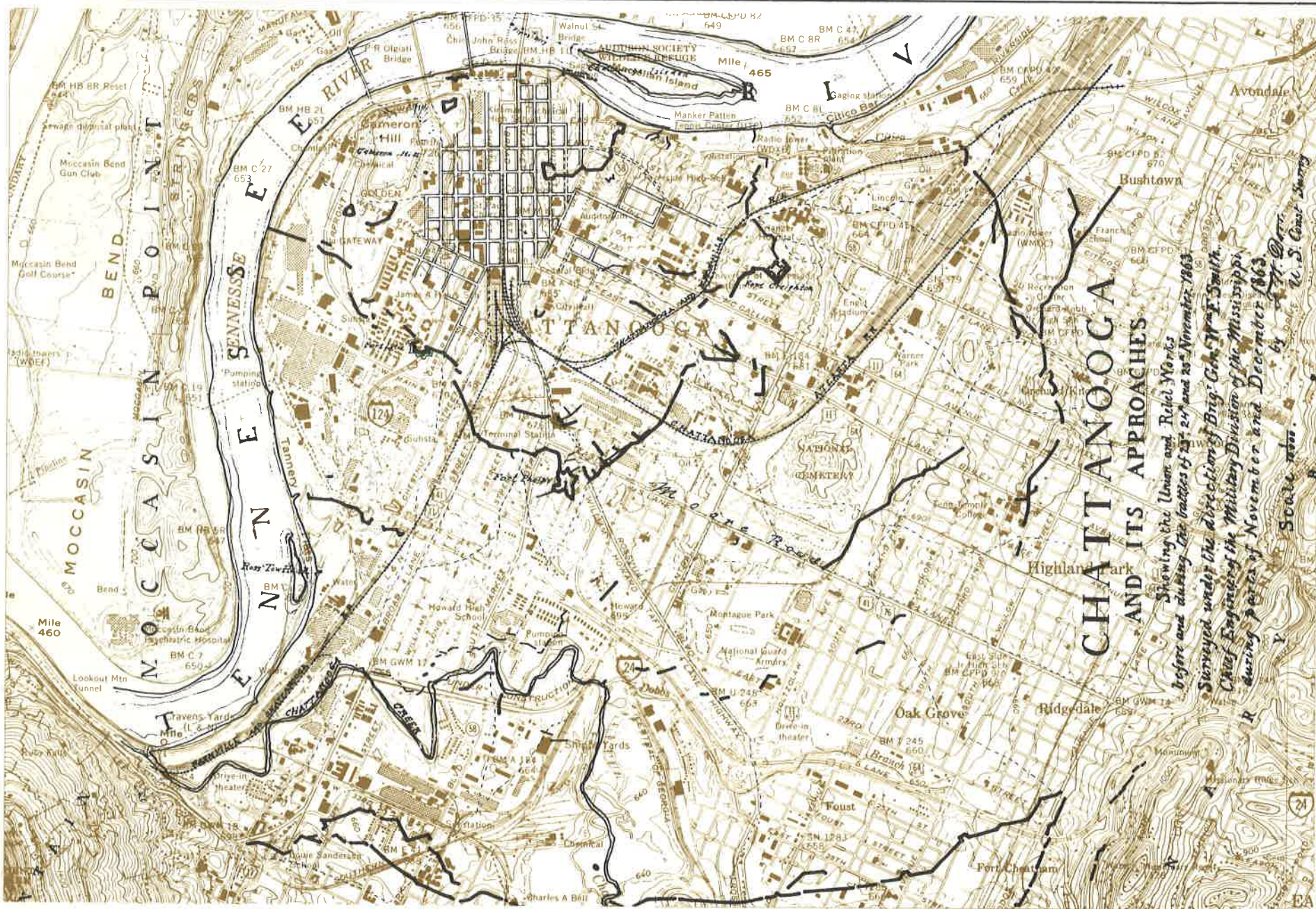
The modern city continues to be one of the most heavily industrialized urban centers in the entire Southeast. Upriver the Sequoyah nuclear plant nears completion while to the west engineers labor on the Raccoon Mountain TVA project. But close by the community are also lovely spots preserved in their natural garb: Audubon Acres, Reflection Riding, the Prentice Cooper State Forest, and the Grand Canyon of the Tennessee River. These sites, enhanced by the beauty of the rugged terrain, frame the city with a priceless resource. A view of the city from neighboring heights recalls the strong attachment of the Cherokee

for his native homeland or the numerous descriptive passages found in letters written by men in blue or gray as in the evening they turned their thoughts away from the dreary business of war.

The spirit and growth in cultural activities, education, and medical service have kept pace with this accelerated urban change while remaining anchored to the heritage of former generations. In music, for example, one recalls Oscar Seagle, Hinton Alexander, Grace Moore, and Roland Hayes. The city finds pride in its record of 54 consecutive years of meeting its United Fund goal and in the Benwood Foundation, which has so generously promoted and assisted cultural and educational institutions and philanthropic causes. Honors for professional competency and humanitarian concern have been deservedly earned by the Orange Grove School for retarded children and the Siskin Foundation with its rehabilitation programs and civic center.

The complex and ever changing social problems of a community striving to live with itself contain both seeds of tragedy and the vigor for potential strength. During the American urban crisis of the 1960's Chattanooga was well served by the leadership of William E. Brock, Jr.; he and other concerned leaders made compromise possible. While compromise can never be fully satisfactory in problem solution, its success lies in the spirit of harmony, as it emerged in post Civil War days, and in retaining the old spirit of determination and optimism that saw the community through former days of misfortune and calamity.





20 Figure (1)



Sequoyah

The Brainerd Mission, pictured above, was once situated on the south bank of the Chickamauga Creek in the early 1800's. The overlay maps on the opposite page locate the Union and Confederate fortifications, entrenchments and troop movements over a present-day map of the city.





This Civil War photograph shows troops at the base of an early Indian mound.

archaeology

AN ARCHAEOLOGICAL ASSESSMENT OF
CHATTANOOGA AND VICINITY

Jeffrey L. Brown, Ph.D.

Man is a singular creature. He has a set of gifts which make him unique among the animals; so that, unlike them, he is not a figure in the landscape - - - he is a shaper of the landscape. - J. Bronowski

Archaeology is largely the study of the man-shaped landscape. The unique character of our community is reflected in its landscape. To fully grasp the character of Chattanooga we must look beneath its surface. There is much of our buried past that we should preserve for future generations. There is much that we can excavate and interpret now. Some of our buried past will inevitably be lost to progress. These losses, however, can be tempered if scientific archaeological excavation is made a part of the planning and development process. This report is a first step in an effort to include archaeological values in the way we plan for the growth and development of Chattanooga. It cannot, unfortunately, be a comprehensive survey of all the archaeological resources of the Chattanooga area. It is, rather, a brief overview of what we have left in and around Chattanooga and what might be done to manage these resources in the public interest.

Paleo-Indian Period

The earliest Indian inhabitants of our region appear to have arrived about 12,000 years ago. These early Indians, called Paleo-Indians by archaeologists, were probably hunters of large Ice Age elephants and other mammals. Though occasional spear points from these early hunters have been found by local artifact collectors, especially around Lake Chickamauga, no Paleo-Indian sites have been scientifically investigated in the Chattanooga area.

As Paleo-Indian sites are likely to be small, and because considerable erosion and alluviation have occurred in the last 12,000 years, clearly defined Paleo-Indian sites are not likely to be found near Chattanooga, except under deep alluvial deposits or in unusual geological contexts. The accidental discovery of Ice Age animal bones, such as occurred during the construction of the First American National Bank in Nashville, should be considered an indication of a potential Paleo-Indian site. If such discoveries occur, every effort should be made to delay construction and contact an archaeologist.

Archaic Indian Period

As the Ice Age ended, the Indian inhabitants of our region adopted a way of life that emphasized the gathering of wild plant foods, fishing, the collecting of shellfish, as well as hunting. This time period, dating from roughly 8000 years ago to 800 B.C. is known as the Archaic period. Archaic Indian period sites are relatively common in our area. The best known of these sites is Russell Cave near Bridgeport, Alabama.(1)

Though Archaic period sites are frequently located in caves, many deeply buried Archaic period deposits of mussel shells, discarded stone tools, animal and fish bones are found along the flood plain of the Tennessee River. Archaic period sites have been excavated in the Nickajack Reservoir and on Moccasin Bend.(2) The accidental discovery of Archaic period remains can be expected at virtually any point along the flood plain of the Tennessee River, especially on Moccasin Bend and Williams Island.

Woodland Indian Period

By about 800 B.C. some plant domesticates were being cultivated by the Indian inhabitants of the Tennessee River Valley. Hunting, plant gathering and shellfish collecting, however, continued to provide a major portion of their diet. The period dating from 800 B.C. to 1000 A.D. is known as the Woodland period. This period is marked by such innovations as the development of pottery, the use of the bow and arrow and the construction of huts, villages and burial mounds. Because Woodland period burial mounds frequently contain exotic grave goods, they have been vigorously attacked by relic collectors. Many mounds have been, as well, levelled by cultivation, bulldozed for construction sites and inundated by flood control projects. Of the dozens of Woodland period burial mounds that once existed here only a few now remain. One prominent, but somewhat mutilated mound, is located on the east side of South Chickamauga Creek just north of Amnicola Highway. Several additional mounds are located in the vicinity of Ft. Oglethorpe and Chickmauga.

The Tunacunnhee mound complex near Trenton, Georgia was recently excavated by the University of Georgia.(3) The Tunacunnhee excavations produced a remarkable variety of exotic goods that have

*Numbers in parentheses refer to the footnotes on page 28.

enabled archaeologists to significantly increase their knowledge of the vast religious and trade networks that bound together much of Eastern North America during the Woodland period.

Woodland period village sites can be found on river and creek floodplains. Locally, Woodland period village sites have been recorded in the Moccasin Bend Williams Island area and in the vicinity of the Rivermont Country Club.

Mississippian Period

By A.D. 1000 most of the eastern Mississippi Valley drainage area and the Gulf Coast area had developed a fully agricultural lifeway. Flat-topped temple mounds and religious artifacts appear to reflect a religious life deeply influenced by the rise of post-Classic civilizations in Mexico. This era, dominated by large towns and temple mounds, is known as the Mississippian period. It lasts from A.D. 1000 to the coming of the Europeans.

A number of very large Mississippian towns were located in the Tennessee River Valley. In our region, Hiwassee Island, Dallas Island-Hixson, Citico Creek, Chattanooga Island, Williams Island, Moccasin Bend, Burns Island and Long Island are probably the best known Mississippian sites. Portions of some of these sites were excavated by the University of Tennessee prior to the flooding of Chickamauga Lake. Several publications resulted, but most remains unpublished or only in manuscript form.(4,5,6)

A small part of the Hixson site remains above the waters of Chickamauga Lake on the "island" at Hamilton County Park. The most important remnant of the Hixson site is the base of the temple mound, excavated by the University of Tennessee in the 1930's. The mound once stood thirteen feet high and had a diameter of 125 feet. Reconstruction of the mound is possible and will be further discussed in this report.

Chattanooga occupies the site of a major Mississippian town. This site, located in the Citico Creek area, was once marked by a large mound, since destroyed by Riverside Drive and other construction activity.(7) No major scientific excavation has been

undertaken at the Citico site. Many artifacts from the site are on display at the Museum of the American Indian in New York City. A number of local private collectors retain artifacts from the Citico site, and some Citico material is on display at the Lookout Mountain Museum. Portions of the Citico site undoubtedly remain under parking lots, factories and roads in the Citico Creek- Amnicola Highway area. Extreme care should be exercised by contractors excavating in the vicinity of Amnicola Highway near Citico Creek.

Very late Mississippian sites are located on Moccasin Bend and in Audubon Acres. The Audubon Acres site has been badly damaged by professional relic hunters. The Moccasin Bend site has also been damaged, but not as seriously. Both of these sites are extremely important as they provide us with a record of the impact of the European conquest on the native American population. Of special importance in this regard is the portion of Moccasin Bend presently under joint ownership of the City of Chattanooga and Hamilton County. Personal investigation of the relic hunter pits in this area indicates that much of the site may remain under a fairly deep level of fill and plowed soil. The Moccasin Bend site is probably our most important remaining Indian period site. This site should be vigorously protected from vandalism and development that would destroy or impair its scientific and historic importance.

THE CHEROKEE INTRUSION

Historical documents do not substantiate the immigration of Cherokees into the Chattanooga area prior to the Spring of 1777. At that time, various locations on South Chickamauga Creek, the old Mississippian site of Citico and other Chattanooga area sites were settled by the famous Chickamauga band of the Cherokee. Two years later, these settlements were burned by Evan Shelby. Though at least some Chattanooga area settlements were reoccupied, the main body of the Chickamauga band withdrew westward to the Nickajack region. Cherokee occupation of the Chattanooga area continued until removal in 1838. During removal, Chattanooga served as an internment camp and collecting point for the infamous

"Trail of Tears".(8)

Eighteenth century Cherokee settlements in Tennessee have been notoriously difficult to locate with archaeological techniques, because early Cherokee houses were generally of light construction and were widely dispersed. Also, the Cherokee kept their town-sites relatively free of debris and trash. Nineteenth century European type Cherokee houses, such as Brown's Tavern, are reasonably well documented. A nearly complete inventory of remaining regional late Cherokee structures and sites, therefore, could be compiled. All Cherokee sites should be treated as highly significant archaeological resources. Special care should be exercised by developers near South Chickamauga Creek, Citico Creek, Moccasin Bend and Williams Island, as documentary evidence supports the presence of early Cherokee settlements in those areas.

CUTTING AND FILLING IN THE DOWNTOWN AREA

Since the mid-nineteenth century, considerable cutting and filling has altered the landscape of downtown Chattanooga. Lowered hillside grades can be observed in Civil War period photographs.(9)

Throughout early Chattanooga history the commercial heart of the city was subject to severe periodic flooding. The raising of street grades as a flood control measure was begun on a haphazard basis sometime prior to 1886. The great flood of 1886, however, provided incentive for a major grade raising program, as evidenced by the following newspaper editorial:

"Unless the project to raise the grade on the streets included between Cherry, Ninth, Pine and the river is promptly made effective, the tendency of mercantile men to locate on higher ground will go on with an accelerated speed and in larger volume, until the flat will become a secondary consideration if not quite abandoned. . .

The danger is we shall go on as in the past. . . We have hitched up a corner here, a block there and part of a block yonder, each hitch bringing with it a lawsuit for damages. . . and all this time we have been putting the streets in the most absurd and unattractive shape, confusing builders so they

cannot tell at what height to put their first floors, and still leaving the grades too low by at least three feet on the average.”(10)

By 1890 the level of downtown streets had been raised two feet:

“Since 1890, the grade of Market Street and nearly all parallel and cross streets have been raised two feet, so that the business center of Chattanooga is better protected from any future high water than it was in 1886.”(11)

Early documents indicate the depth and extent of fill in the downtown area. The greatest depth should be found in a natural ravine that during the Civil War extended from Seventh and Broad Streets north between Broad and Chestnut to Third where it turned northeast across Broad; then northwest across Second; finally entering the Tennessee River north of Reservoir Hill.(12) Civil War period photographs show that the ravine in its northern portions may have reached a depth perhaps greater than fifteen feet.(13) An 1871 “birds-eye” view of Chattanooga shows that the ravine in the area of Second and Third Streets was crossed by trestles of the Broad Street extension of the Western Atlantic Railroad.(14) It should also be noted that during the earliest period of pioneer settlement a pond existed in the area of Market and Ninth. Some sort of early mill pond may also have been present in the same area.(15)

The archaeological potential created by deep filling in the downtown area should not be underestimated for the following reasons:

1. The fill levels provide a record of early floods and flood control measures. The filling was, probably, the earliest downtown improvement project, and as such deserves serious study and public interpretation.
2. The fill could contain quantities of nineteenth century artifacts and industrial waste. Recovery and study of these materials could lead to a better understanding of the domestic and industrial life in nineteenth century Chattanooga.
3. The buried streets probably contain early construction features such as curbs, crossings and pavement. In addition, Broad Street was by

1849, the site of an extension of the Western and Atlantic Railroad.(16) The Broad Street spur of the Western and Atlantic was abandoned prior to 1875.(17) According to local oral tradition, the Western and Atlantic trestle on lower Broad Street is still preserved beneath the present street. Recovery of any data from the trestle or railroad bed would be a major event in railroad archaeology.

4. As the street levels in the Broad and Market Street areas have been raised, it is possible that the first stories of early buildings became the basements of later buildings. Investigation of this possibility could lead to the discovery of a true “underground Chattanooga”.

RIVERINE RESOURCES

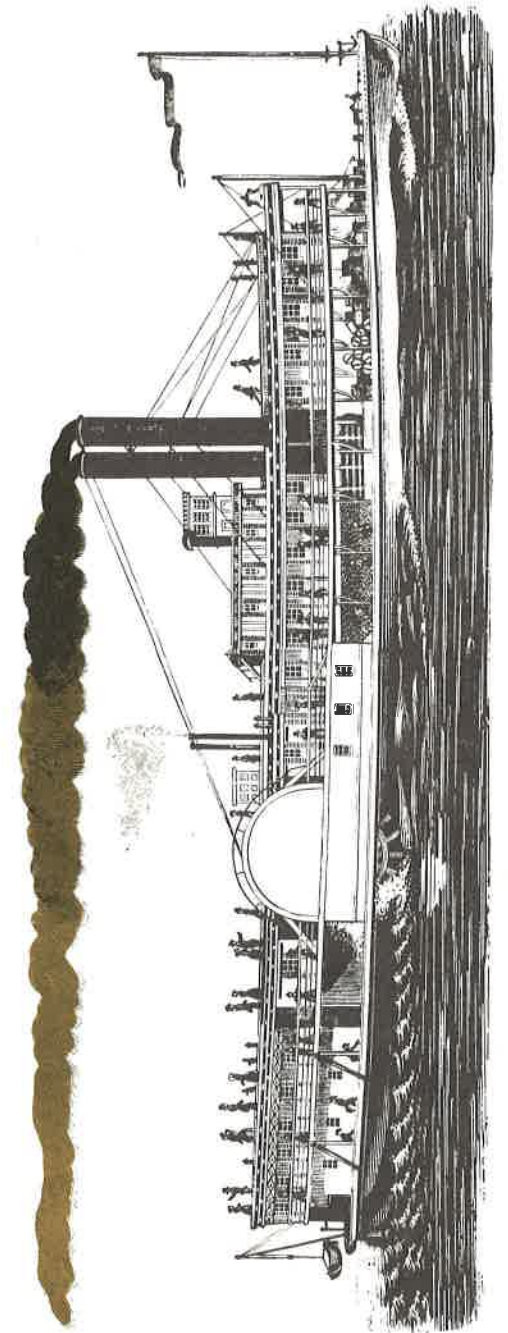
Much of the history of Chattanooga is centered on the Tennessee River. The riverbed, not surprisingly, contains a number of significant archaeological resources. Foremost among these resources are sunken steamboats and the old Union Army Military Bridge piers.

At least three sunken steamboats may still lie in the Tennessee River bed near Chattanooga. One ship, the Dunbar, was sunk during the Civil War by Union artillery fire near the south shore at the foot of Pine Street.(18) The Paint Rock, famous Union blockade runner, was accidentally sunk in 1884.

“The Paint Rock was turned over in the early Winter of 1884 to the Freedman’s Bureau and they let it get loose one night and drift down the river to a sand bar opposite to the Roane Iron Mills where it turned over. It is there now (1889) with all its machinery under it. The machinery cost \$7,000. No one seemed to know who owned it and for that reason it was never raised, and would be a valuable relic.”(19)

In addition to the Dunbar and the Paint Rock, the steamboat Chattanooga also sank in the Tennessee River. This vessel, derelict for many years, sank in the 1920’s on the north side of the river opposite the Chattanooga wharf.(20)

All of the above mentioned steamboats may not

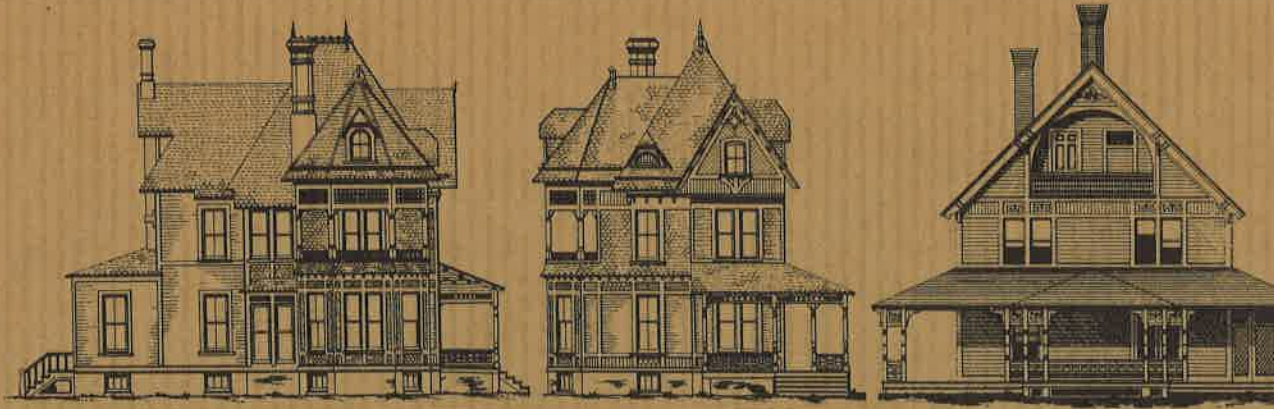


effectively meet University needs, the needs of developers attempting to comply with Federal archaeological preservation laws, and general community needs.

The loss of many local archaeological materials to the Museum of the American Indian in New York and the McClung Museum in Knoxville is the direct result of our lack of adequate museum facilities. We have in Chattanooga archaeological resources and archaeological needs adequate to sustain a viable museum. The tourist industry of Chattanooga would certainly benefit from the presence of a quality museum. The most compelling reason for developing our museum capacity, however, is to interpret the past of our community to ourselves. Our children and future generations should receive the opportunities to come into direct contact with our past.

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architectural overview

As described in the historical foreword to this study, Hamilton County was settled in a north to south pattern culminating in the site adjacent to Moccasin Bend where the advent of the mid-19th Century railroads assured the fledgling community a chance at greatness. Chattanooga ultimately grew into a substantial city while the other villages of the county remained decidedly smaller so that the County presents a sharp break in its urban-rural visual and architectural character.

The striking changes in topographic and in geological aspect further set up architectural distinctions. Mountain top towns became a development peculiar to the area as they served to provide the affluent with an alternative hot weather living area.

The impact of the Civil War further influenced the urban texture and content of Chattanooga. The early city was effectively erased by the military occupation, while battles increased the historic significance of the surrounding hilltops. The architecture of the years before 1865 was essentially eradicated except in the small towns or, occasionally, in the farmlands. Thus, Chattanooga is basically a modern city, built up largely after 1870.

The character of neighborhoods and individual buildings followed, as it did throughout the land, the prevailing American modes through the century since the aftermath of the Civil War. The larger buildings - warehouses, public buildings, churches - tended to more perfectly express the prevailing popular style. Houses and small commercial buildings generally moved in less sophisticated mannerisms and typically held to local variations of subdued national themes.

Every city or town has its local color, the details which infuse a vernacular building with a kind of trademark of the area, its master builders or its anonymous carpenters and masons. As the average Chattanooga residence tends to be of frame construction, such details are convenient for the carpenter to employ. Decorative ventilating panels in attic gables are one such feature. Multiple-hipped roofs in ascending importance from front to rear is another, the roofs generally dormerless. And, most emphatically, the porch in any of countless arrangements became

a Chattanooga trademark. Often decorated with delicate wood tracery, the porch remains one of the city's, and surrounding areas, most delightful architectural and functional facts.

Commercial buildings and industrial structures were uniformly made of brick masonry. A deep red color was the standard with occasional stone trim as lintels and sills. Numerous smaller commercial buildings in downtown Chattanooga and along Main Street still evidence the rich tapestry of the mason's art via Victorian corbelling. Round headed (arched) windows grace many facades not yet hopelessly damaged by insensitive 20th century alterations.

The grander residences of the well-to-do, as in the Fort Wood area, brought the brick masonry and stone work up to a rich and busy articulation of forms in the eclectic styles of the 1890's to the 1920's. Along Missionary Ridge and in the Riverview area on the north side of the river the extension of large and expensive residential work was carried out in any one of the many popular 20th century style revivals: Georgian, Tudor and Spanish in particular.

Probably all the post 1870 representative architectural building styles found at least one example in Chattanooga - even the Prairie School of Frank Lloyd Wright and an early International School example.

Large public buildings were sometimes expressed in fine stone, such as Tennessee marble and in decorative forms suitable for splendid carving such as the Richardsonian Romanesque (the old post office) or the Renaissance Revival (Hamilton County Court House). The much later New Post Office employs the elegance of marble with the sharply incised bas-relief "art deco" forms of the 1930's.

Chattanooga's central business district enjoys sufficient size and bulk to exhibit the developmental story of high-rise construction from the 1890's forward to today. The glistening Blue Cross offices encased in amber reflecting glass is a nearly total abdication of the conventional building format. More conventional towers, as the dignified James and MacClellan Buildings, express their skins in the fine decorative art work of terra cotta. The Patten Hotel with its striking vertical wall patterning under a great

hovering metal cornice, is a strong reminder of the work of the great Chicago architect, Louis Sullivan.

In the smaller communities special features sometimes attend the settlement of one area or another. Certain ethnic groups, notably the Welsh in Sale Creek, erected houses with a distinctive style. In the countryside may be found numbers of log buildings, constructed as houses or barns, some in a well preserved state and testifying to the primitive periods of settlement in the American tradition where forested lands prevailed.

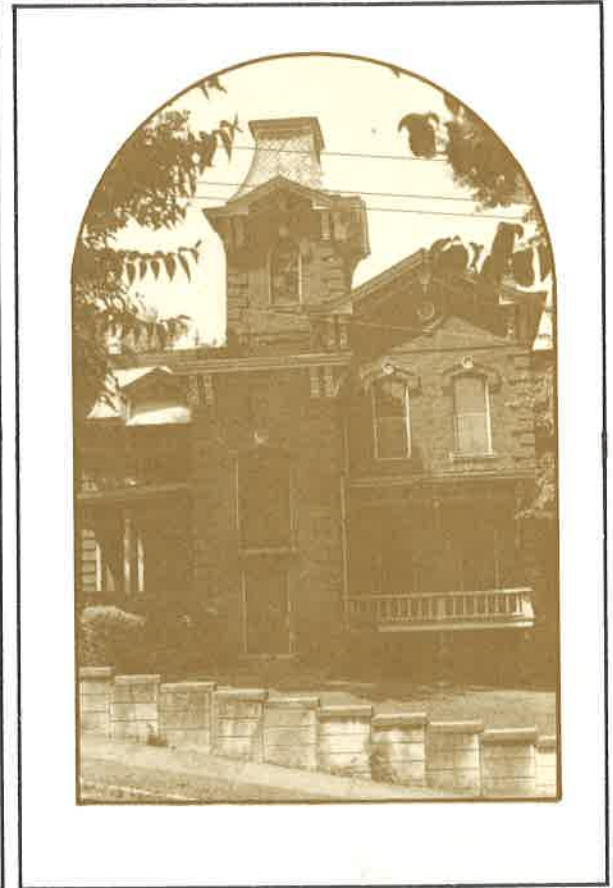
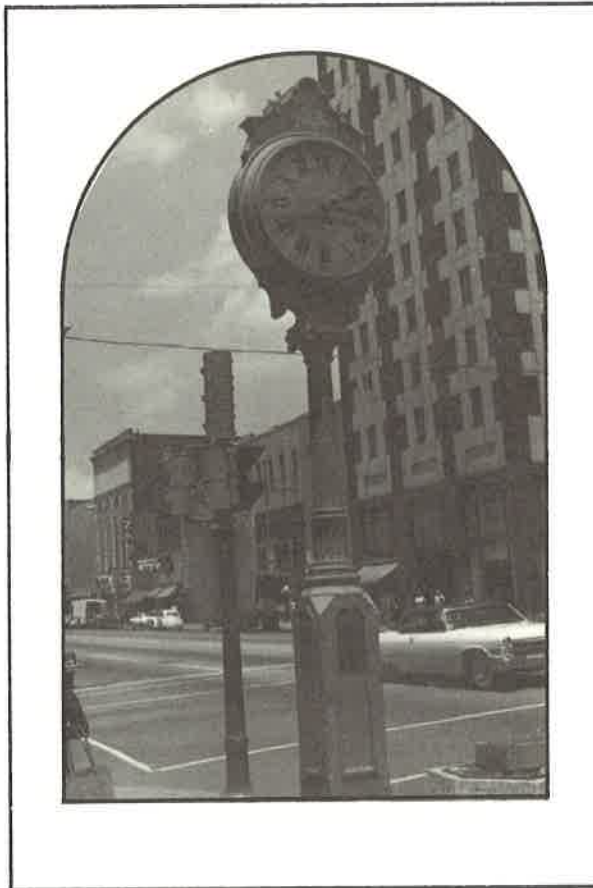
Chattanooga's patterns of expansion and growth are depicted in the diagram Map No. 1 (p. 37). As the city spread outward and as simultaneous development of Signal Mountain and Lookout Mountain as well as other satellite villages occurred, the newest wave of growth was consummated in buildings of the then current styles. Thus, neighborhoods tended to be cast in somewhat unified character, since they were substantially built in a few years. Buildings of later times are clearly additions as their age can be readily approximated by their architectural forms and details. The mix that results is sometimes pleasing as in the McCallie - Georgia Avenue area and sometimes chaotic as in many of the post World War II commercial areas.

Neighborhoods can take on a special quality of "place" and of urban delight even when somewhat in decay. This quality is achieved by empathy of the many parts including landscapes, vistas, historic sites and objects such as iron fences or retaining walls which characterize the area. This study seeks to locate and recognize such areas as well as the outstanding individual structure or historic place which may be sited within or may be located by itself.

In a series of maps and descriptions which follow the physical fabric of the city and county are shown with selections of individual landmarks and neighborhoods or grouped areas having a quality worth preserving and protecting. Each is reviewed for its special features and values.



1. Architectural and historical preservation should include important pieces of street furniture such as the Fisher-Evans Clock of 1883.
2. A simple wood cottage, this residence dates from the early settlement of Welsh miners in the Sale Creek area.

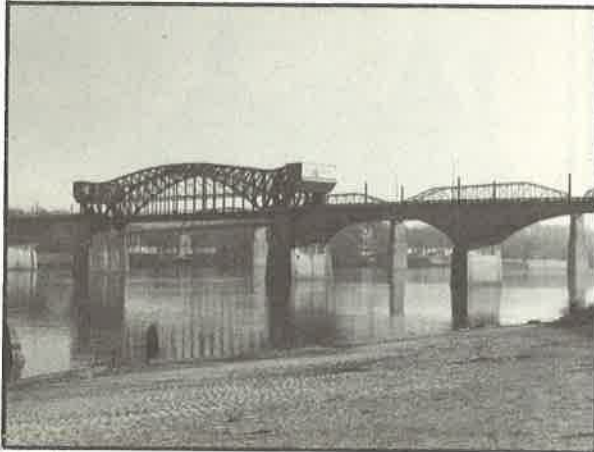


3. The Irwin House still exhibits the rich detailing and ornamentation of the mid-Victorian Era.
4. In its unrestored form, the Warner House in Fort Wood exemplifies the later Victorian Era and the importance of preserving solidly built inner city houses for new uses.

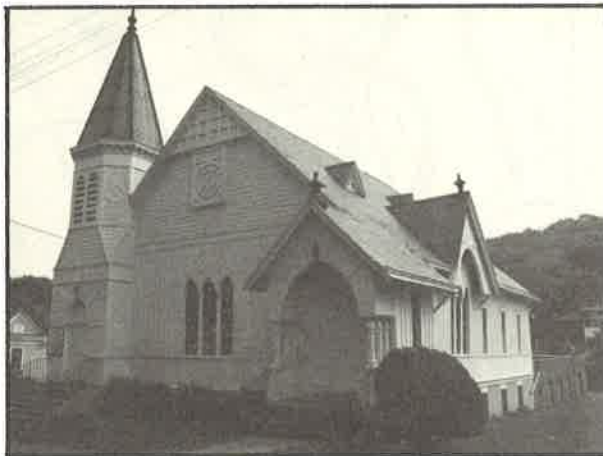
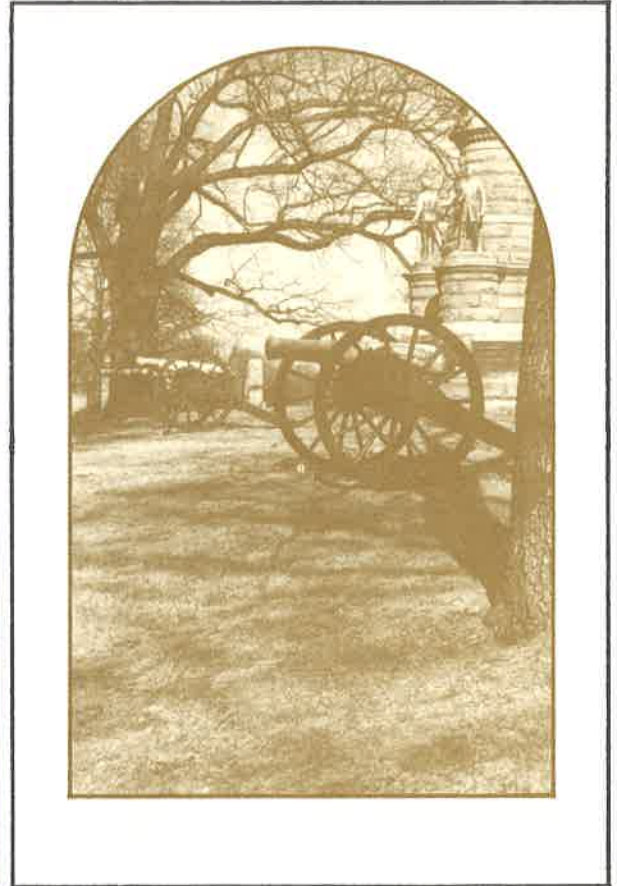


1. 2.

3. 4.



5. The railroad tunnel under *Missionary Ridge* represents both an historical and engineering achievement associated with the Civil War.
6. The bridges over the Tennessee River have esthetic and technological importance. Here the Market Street span is superimposed over the Walnut Street bridge.
7. The solid *phalanx* of warehouses along Market Street south of 11th is one of the city center's strongest architectural statements.
8. Contemporary buildings make the landmarks of tomorrow. The Blue Cross Building by the John Portman office becomes a mirror to the city via its skin of amber reflective glass.
9. Trademark of a Chattanooga or Hamilton County Residence is this cut-out panel framed into the attic for ventilation.
10. The Phoenix Group of mid-1800's masonry-faced commercial buildings displays a strong expression of very narrow windows in clusters of four or five.
11. The St. Elmo Presbyterian Church of 1887 is a delightfully detailed wooden building using abstracted gothic features.
12. This fine Victorian mansion of wood, slate and brick is located on top of *Missionary Ridge*. Its porches provide striking views of the city.
13. *Spring Frog's Cabin*, Audubon Acres, exemplifies the earliest techniques of local house building using logs, plaster infill and stone.
14. The new wing to the Hunter Museum is another noteworthy piece of contemporary design. The architects, Derthick & Henley have integrated the expanded facilities into the earlier classic revival riverside mansion.
15. A city so well endowed with historic events can be expected to feature monuments and memorabilia such as this pair of cannon at Bragg's Reservation. The park-like setting is noteworthy.
16. The Chattanooga-Hamilton County Bicentennial Library, 1976, by Derthick & Henley, expresses contemporary design in boldly organized white concrete panels.



9. 10. 11.

12. 13. 14.

15. 16.

The following pages will illustrate by way of maps, photographs and text the areas of Chattanooga and the County having architectural, historical and archaeological value in terms of groups of buildings or individual landmarks and sites of noteworthy character.

The maps are organized to permit the reader adequate scale to establish the location of the selections noted with reasonable precision, but also to relate the sites or neighborhoods to a broader background of the surrounding city. Certain areas demonstrating a strong sense of urban quality or other merit are described in approximate terms of their extent. Exact boundaries and locations of areas are intentionally not drawn inasmuch as they must be determined with much closer review and neighborhood input than is possible in this study. Further, reference to the following sections herein on "Criteria for Selection" and "Qualifying Buildings, Sites and Objects" is important in determining the choices of individual buildings or neighborhood groupings.

Typical of the Chattanooga area is this small cottage of one of one-and-a-half stories. The universal porch is invariably decorated at the columns. Hipped and gabled roofs are combined in the design.



MAP 1: Growth of the City

The accompanying map, depicts the enlargement of Chattanooga by incorporation since 1838. While not a perfect indicator of the dispersement of buildings and inhabitants, since scattered site development always occurred in areas beyond the leading edges of incorporation, the pattern of annexation is a barometer of the city's intensely developing areas for the era noted.

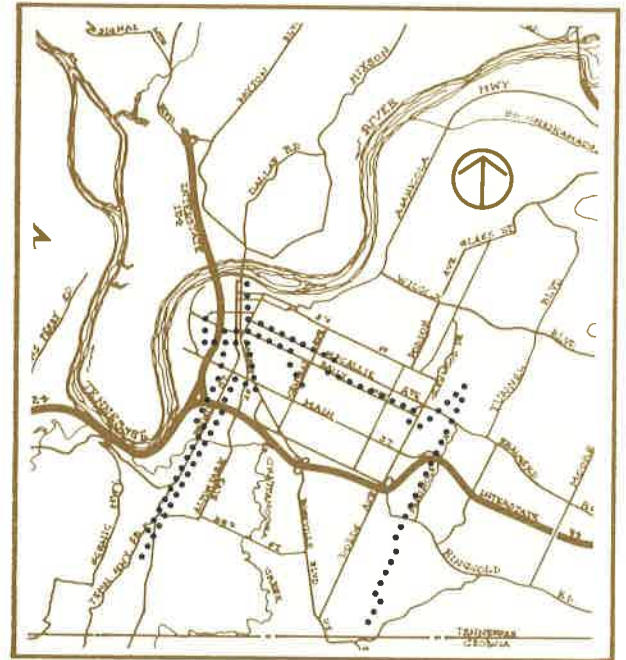
The early core of the city occupied a small tract even in 1838. By 1851 development had occurred in a much-expanded zone surrounding the early core except for its north (river) side. Development north of the river occurred after 1890 when bridge construction made a more convenient crossing.

By 1900 the city used up little more ground area than it did in the mid century. Exceptions to this were linear developments such as St. Elmo, Highland Park, Eastlake and other neighborhoods inspiring extensions to the street railway system, which in turn had supplanted the earlier horse car lines.

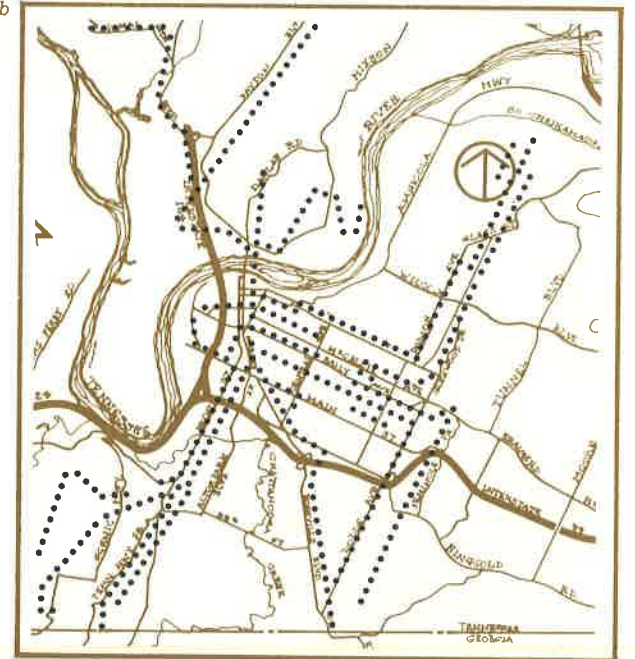
Most of the noteworthy areas suggested by this study and having above-average architectural quality lie within the development outlines pictured as 1930 or earlier. Scattered sites of distinction are generally the case elsewhere.

The city's expansion eastward was initially blocked by the unusual configuration of Missionary Ridge, southward by Lookout Mountain and the state line and northward by the river. Once over the barriers and after World War II, the outward leap has been generally and evenly distributed around the earlier built-up areas. Previously organized towns were engulfed in the process. Old isolated sites have now become neighborhood focal points.

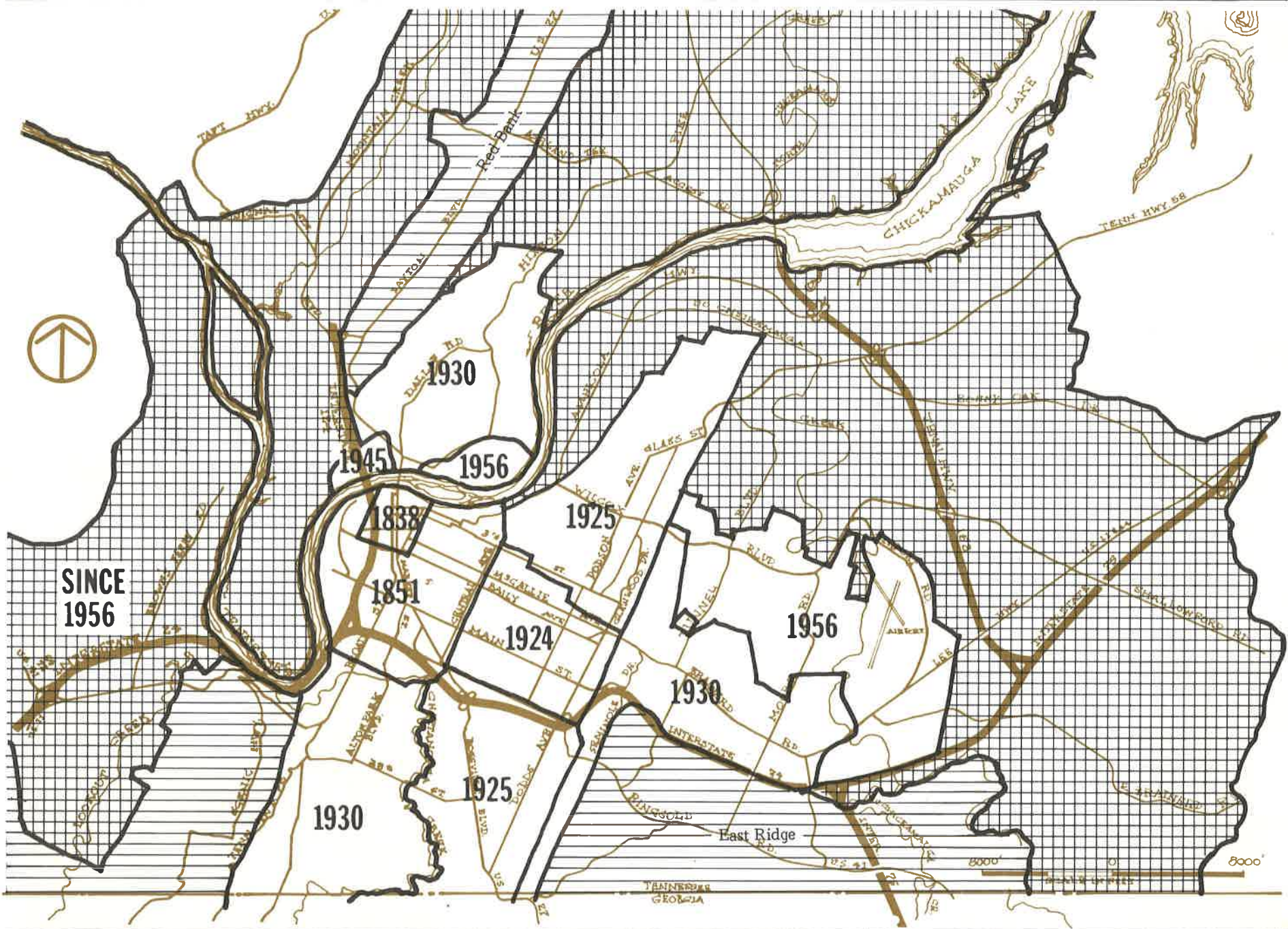
Map "1a" depicts the extent of the city's horse car lines as they appeared in the 1880's. Map "1b" pictures the larger extent of the Electric Street Railroad Company lines as of 1913.



1a



1b



SINCE
1956

MAP 2: Hamilton County/Scattered Sites & Town Districts

The map of Hamilton County indicates a selection of noteworthy sites and structures outside of the municipal area of Chattanooga. As might be expected, the outlying county areas feature several 19th century villages having clusters of period buildings at their centers. In between these communities there are several excellent farm houses and a number of original log structures evidencing the constructional arts of the early settlement years. Since the great river valley was notably important as a center of activity during the era of the initial Indian inhabitants, there are several important archaeological sites to be observed. The scenic quality of Hamilton County abounds with outlooks, rock formations and natural features worth recognition. This study only begins to consider this aspect of preservation since other state and national programs may well support this area of interest via parkland reserves.

Significant clusters of buildings constituting a worthy architectural statement of 19th century development are indicated by the following:

1. Sale Creek - Settled by Welsh miners, this community exhibits a fine 19th century carpenter's art in a group of frame houses. The Cumberland Presbyterian Church also contributes to the town character as does the frame Methodist Church.
2. Soddy-Daisy - A well preserved village with a number of frame houses of mid 19th century vintage, broad porches and stone fences. The area fronting Main Street is especially worthy of recognition.
3. Summertown-Walden - A group of mountaintop summer houses and estates in the Wilson, Key-Hulse and Brow Road area having special architectural character and charm both in building and setting.
4. Signal Mountain - An early 20th century development along Signal Mountain Blvd. extending west from Howard Taft Highway. Most of the residential buildings are early versions of the substantial cottage on the hill top. This end of Walden's Ridge developed as another streetcar

subdivision.

5. Ooltewah - A central area consisting of the old James County Court House, two 19th century brick commercial buildings and several houses of note. The frame railroad station is also cited since it is one of a rapidly diminishing building type.
6. Apison - A cluster of small, vernacular wooden houses around a central wood frame church of pleasing mid-19th century character form a group having local historical consequence.
7. Lookout Mountain - This notable residential and historical area is described further on Map 6.

Notable individual village buildings, or farm buildings or groups on one property are recommended as scattered landmarks. The designation (N.R.) indicates that this property has been listed on the National Register of Historic Places by the Department of the Interior. These are:

8. Hiram Douglas House, Snow Hill Road (N.R.) 1851 - A rather rare brick one-story farm house of 'L'-shaped plan and classic five-opening facade. Douglas was a prominent pioneer minister of the Cumberland Presbyterian Church.
9. Brown's House, Georgetown Pike (N.R.) - Another 'L'-shaped plan of one-story, this early brick house was built about 1828 by one of the wealthy leaders of the Cherokee Nation, James Brown.
10. Pleasant Mathews House, Ooltewah, Georgetown Road (N.R.) - This two-story wood house of strong classical feeling and simple expression was built between 1846-1855.
11. Eldridge and Davis Houses, Sale Creek - Two fine wooden 1½-story dwellings having wood-fenced or stone-walled settings.
12. Clift House, Clift Road, near Soddy - This two-story frame structure features two-level porches and extensive grounds with out buildings. First built in 1828, the house burned in 1886, and was rebuilt that year.
13. McCrea House, Hixon Pike near Soddy - Dating from the late 1820's this frame house features a long porch with lattice screening.
14. Snitman House, Hixon Pike at Big Ridge Road - An 1840's log residence still in use. This and the Raulston Farm are the two earliest struc-

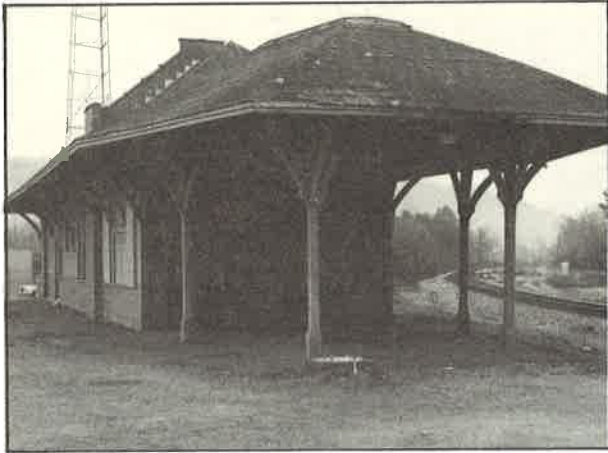
tures in the Hixson-Middle Valley area.

15. Raulston Farm, Middle Valley - a complex of hewn log buildings exhibiting the builder's techniques of the 1840's and 1850's.
16. Rutherford School (now Masonic Lodge, Birchwood) - The school opened in 1871, however, this building was not built until 1884; During the late 19th and early 20th century the Rutherford School was one of the finest learning institutions in Tennessee. Adjacent is the home of the schoolmaster, Professor Robert T. Rutherford.
17. Conner Toll House, 4212 Anderson Pike, Signal Mountain - Built in 1858, this recently restored log cabin was the site of a "toll gate" at the top of the "W" road.

- Several important archaeological sites have been identified from many potential sites and are worthy of landmark designation and protection. These are:
18. Moccasin Bend Indian Sites - A variety of Indian sites ranging from early prehistoric times to the European contact period.
 19. Pavillion "Island" (Hamilton County Park) - Site of Mississippian temple mound, Cherokee farmstead and pioneer town of Dallas, first county seat of Hamilton County. Its situation in a public park provides an excellent opportunity for excavation reconstruction and interpretation.
 20. Coke Ovens, Soddy - Ruins of early coke ovens, among those which supplied coke for the iron industry in the valley in the late 19th century.

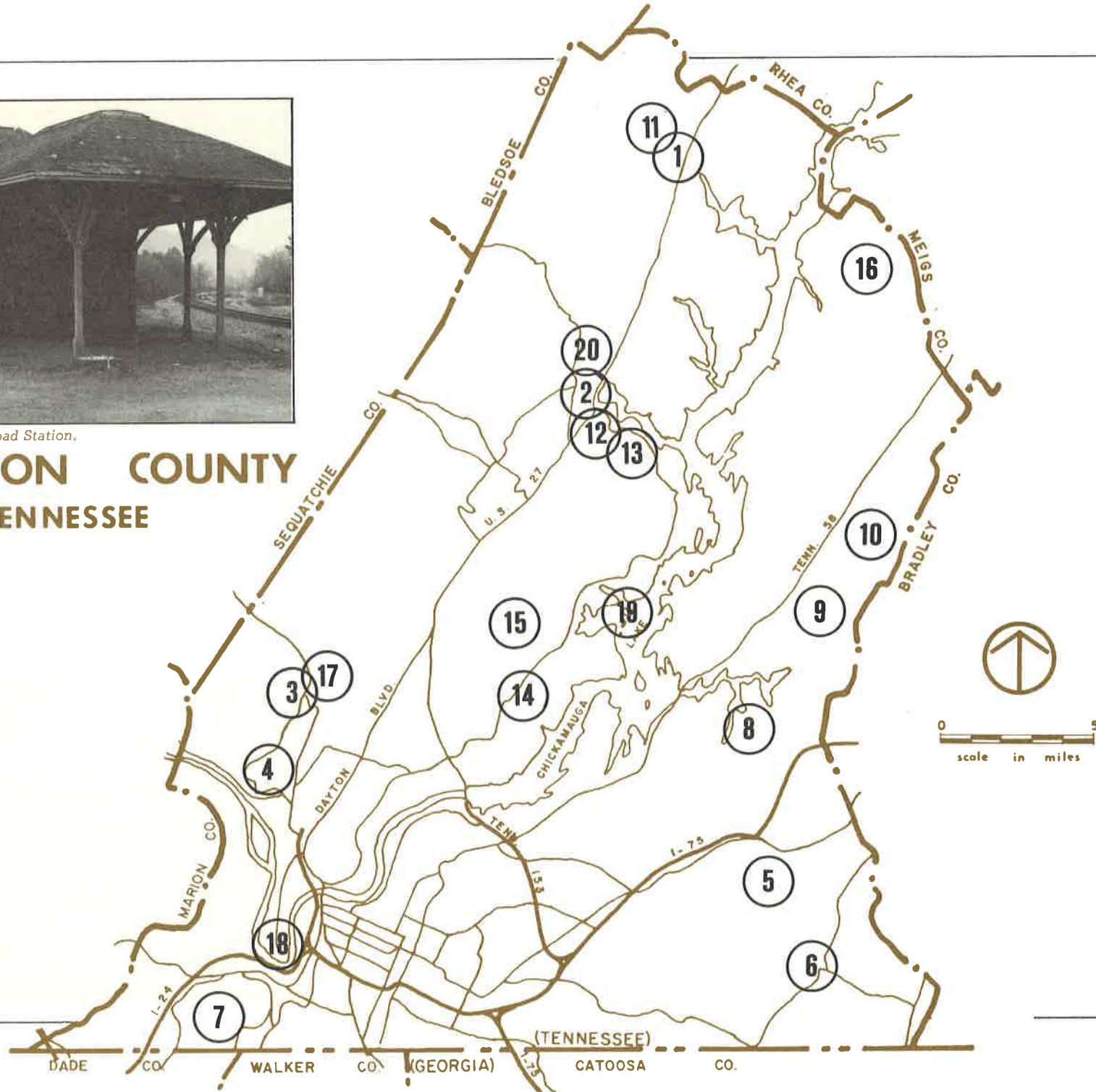


The Brown House (9) on Georgetown Pike.



The Coltawah Railroad Station.

HAMILTON COUNTY TENNESSEE



MAP 3: The City/Scattered Sites & City Districts

The adjacent map of the city of Chattanooga along with its immediate suburbs is marked by the locations of the maps which follow in larger scale portrayal in the pages ahead. These maps will include suggestions for areas which might be identified for historic districts. Scattered sites, some of which are well outside of these areas, are also shown.

A large proportion of the historic area recommendations occur in or around the city's center and the areas of 19th century growth. The sprawling suburban zones are generally too recent or too uneventful, historically or architecturally, to be recognized at this point in time. Some areas such as Riverview, contain buildings of the past 30 years. These are recommended, nonetheless, due to the exceptional quality of the architecture, the landscaping and the setting. Newer buildings may often be observed in a neighborhood of historic district quality, but they do not necessarily alter the intrinsic character of the district which usually has a homogeneous base of commercial or residential structures of a particular era.

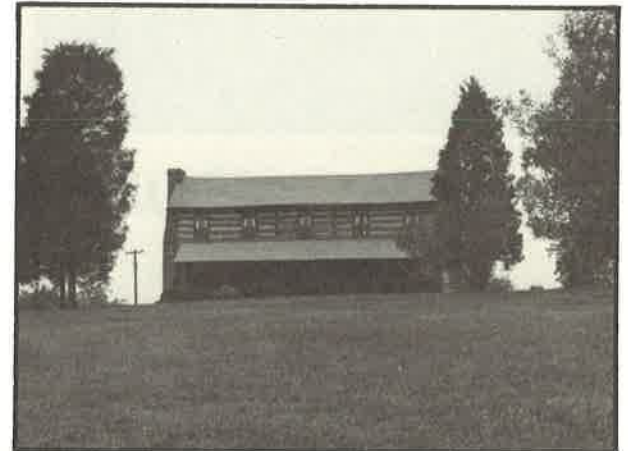
Formal creation of a historic district may take months or years, so that a newly-seated review body must determine which areas or sites it holds in greatest regard and which may be in greatest danger thus urging early attention. Some other areas of the city may ultimately be considered worthy of districting, but the areas here recommended constitute a strong core for the review of the proposed historic commission.

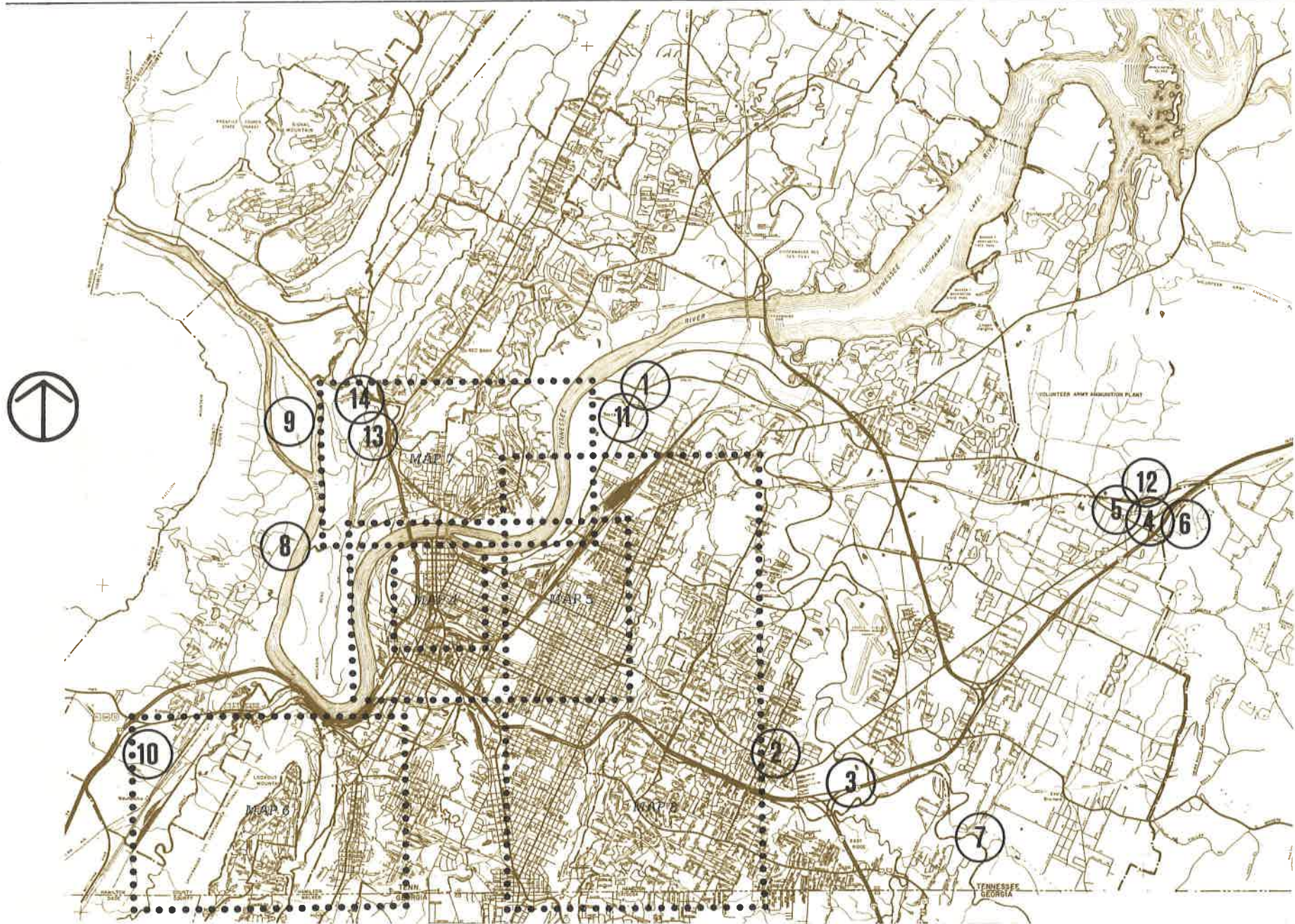
Individual sites outside the large maps but in the city are here noted:

1. Chickamauga Creek Mound - Last late Woodland burial mound in the Chattanooga area. Especially in need of preservation.
2. Darling Residence (Cardinal Realty), 4919 Brainard Road - This pre-Civil War house was altered to serve office functions. The rear yard contains an unusual male mulberry tree, reputedly largest in the world.
3. Brainard Cemetery, between Brainard Village and Eastgate Shopping Center - Once the site of the Brainard Mission (1817-1838), the cemetery remains today as a park.
4. Tyner Baptist Church, Tyner Road - This modest but well maintained example of the wood village church has a slightly gothic vernacular form.
5. Tyner Station Fortification, Tyner Road - Volunteer Army Ammunition Plant (N.R.) - These remaining earthen breastworks were constructed by the Confederate Army (1863) to protect the East Tennessee, Virginia and Georgia Railroad. It is the most complete Civil War fortification in the Chattanooga area.
6. Silverdale Cemetery, Lee Highway-- The wooden markers in this Confederate Cemetery have long since disintegrated but the noteworthy masonry entrance arch remains.
7. Audubon Acres (Little Owls Village), Sanctuary Road - At one time this area was an Indian settlement and later the location of Spring Frog's Cabin, home of noted naturalist Robert Sparks Walker. Today it is preserved as a wild life sanctuary.
8. Brown's Ferry Tavern, Brown's Ferry Road (N.R.) - This restored 1803 tavern of log construction sits elevated above the Moccasin Bend of the Tennessee River.
9. Williams Island (N.R.) - This island became a notable crossing point of the Tennessee River for both early settlers and Federal Troops during the Civil War. Prehistoric archaeological features are also present.
10. Cummings House, Cummings Highway - This particularly monumental frame residence of the grand manner of the turn-of-the-century sits on a grassy hillside west of Lookout Mountain.
11. Crutchfield House (Amnicola), Amnicola Highway - Troops under General William Sherman crossed the Tennessee River near this farmhouse, once the home of Thomas Crutchfield, early mayor of Chattanooga. The area around the house contains wildlife marshlands.
12. Bonny Oaks School, Bonny Oaks Drive - A pre-Civil War plantation built by Col. Jarret F. Dent, it became a school in 1898.
13. Gun Pits, Stringers Ridge - Named for Capt. William Stringer, a pioneer. The site is historically important for its part in the siege of Chattanooga.
14. Baylor School, Baylor School Road off Signal Mountain Blvd. - A complex of buildings started in the mid teens and carried out in a quiet

Collegiate Gothic manner. Outstanding landscaping and setting.

Brown's Ferry Tavern (8) and an engraving of Civil War fortifications during the Battle of Missionary Ridge.





MAP 4: Central Business District to E. Main

The area pictured in Map 4 comprises the central business district and its immediate neighborhoods to the east and south down to the Main Street area. Oldest and most urban, this area also encompasses large industrial tracts and railroad yards where one can expect to locate important buildings and sites of an industrial or engineering nature.

The selections are as follows:

- A. The Georgia Avenue Area. A pleasant mix of residential, institutional and commercial, this important edge area of the downtown has a decided sense of place. Extending from E. 9th to E. 4th Sts., the district focuses on the Court House and the 19th century fountain at E. 6th. Individual buildings of landmark status within the district are the Brabson House (N.R.), Wiley Memorial Methodist Church, the Hamilton County Court House, the Dome Bldg., the Carnegie Library (N.R.), the Volunteer Building, the Adams Block, and the Patten Parkway. Two more contemporary buildings add solidity to this area: the Hamilton County Justice Building and the Provident Life and Accident Insurance Company Building.
- B. The Battery Place-Bluff View Area. This small area has been physically cut off from the central business area by the new River Front Parkway. It consists of the properties fronting the river from the bluff. Several residences of architectural worth are included although it is the overall combined grouping which counts for so much of the singular feeling of a district. The Hunter Museum and the ruins of the Bluff furnace further amplify this area as significant.
- C. The McCallie Avenue - University Area. This area comprises the old campus of the University of Chattanooga plus a cluster of buildings fronting McCallie Avenue from Lindsay Street east to Baldwin. The sense of importance of this grouping is due to the monumentality of the included churches and office buildings plus the well landscaped grounds around the university buildings themselves carried out in a comfortable rendition of the English Collegiate Tudor. Individual buildings which add to this sense of importance include: the First Presbyterian Church, First Centenary Methodist Church, the Medical Arts Building, Patten Chapel, the University Library and Hooper, Race, and Founders' Halls.
- D. The Warehouse Area. Comprising only two small blocks, this significant district deserves most careful preservation due to the remarkable degree of current retention of the original facades (and rear walls) of the late 19th century warehouse structures fronting Market Street. A striking display of loft building design with excellent brick ornamentation, the group includes a somewhat altered but impressive rail freight station.
- E. The Civic Area. Six small blocks comprise this district with a distinct sense of place. Three major public buildings give it its chief character, these being the Old Post Office (now T.V.A. offices), the Chattanooga City Hall and the New Post Office, a spectacular piece of depression-era Art Deco design. Miller Park, fronting the Post Office, should be included. The Patten Hotel is a component part having noteworthy architectural distinction as an early 20th century high-rise hotel. The completion of a multi-purpose public building will link another important community facility, the Bicentennial Library, to the civic area.
- F. The Tivoli Theatre Area. Out of the several blocks constituting the core of the commercial district, this one is selected as having such solidity, architectural quality and uniqueness as to be worthy of district status. Several fine buildings make up the largest share of the block bounded by West 7th and 8th, Broad and Chestnut. These are the Tivoli Theatre (N.R.), the James and McClellan Buildings and a fine Victorian commercial block, Fowler's Store.

Photographs on the opposite page show the Old Post Office (4), Wiley Memorial Methodist Church (19) and the Brabson House (20).

Recommended scattered sites are indicated as follows:

1. Read House (N.R.). This brick structure occupies a site historically used for a hotel. Its discrete and understated exterior encloses some notable ground floor spaces done in a richness now rarely seen so well preserved. The present building was designed by Holabird and Roche of Chicago and completed in 1926.
2. Dome Building. (Ochs Building) - 1891. This delightful turn-of-the-century structure terminates one of the city's best vistas - looking east on 8th St. Its domed corner bay is a well established downtown landmark. The modern Blue Cross-Blue Shield Building, designed by John Portman, terminates the west vista on 8th St.
3. Patten Hotel (1908). Somewhat faded, this building presents an unusually strong statement of vertical shaft terminating in a giant metal cornice. A slightly gothic air haunts this nearly Sullivanesque building.
4. Old Post Office (N.R.). (1891-1895). An outstanding example of the Romanesque Revival of the Richardsonian School, this beautifully articulated building is cast in stone work of great craftsmanship.
5. Municipal Building (1907). Somewhat more ordinary, this building nonetheless has a commanding aspect and is a good piece of early 20th century civic building in a classical revival style.
6. New Post Office (1932). Large and distinctly monumental, but in the tight-skinned manner of the 30's, this important building has notable art deco work both inside and out. Its main public rooms are remarkably in their original state.
7. James Building (1907). A fine piece of 20th century office building in a vaguely classical dress, this 12-story structure contributes handsomely to the corner of Broad and W. 8th.
8. McClellan Building (1924). Immediate neighbor to the James Building, this graceful tower exhibits richness of ornamentation at its columned entrance and its mansarded roof.
9. Tivoli Theatre (N.R.) (1921). Already saved from destruction, this significant movie palace is noteworthy for its grand interiors and unique

space.

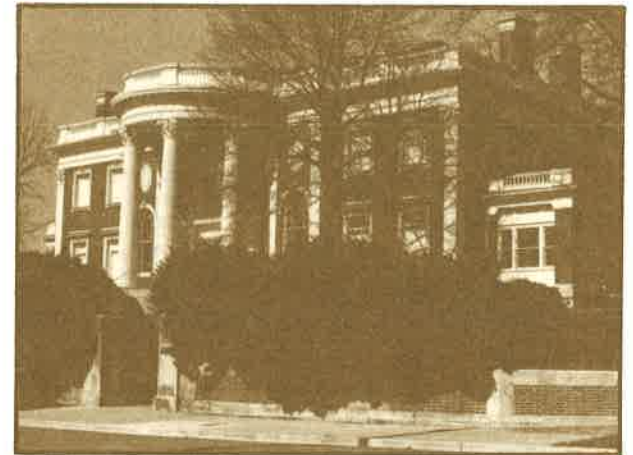
10. Fowler Brothers Company, 701 Broad St. A four bay-four story brick structure, this building has excellent facade detail facing two streets: Broad and West 7th.
11. Old Newton Chevrolet (N.R.) (1920's). (Now Chattanooga Cable TV Company). A somehow preserved remnant of the grand days of elegance in auto showrooms, its distinguished exterior in terra cotta and glass is a worthy element of the street side. The sculptured terra cotta "L's" stand for Lincoln, the first automobiles sold in the building.
12. St. Paul's Episcopal Church, Pine St. at W. 7th. (1888). Modeled after a typical English village parish church, this simple structure sits pleasantly askew on its downtown site. Connecting buildings compliment its parklike setting.
13. Second Presbyterian Church, 700 Pine Street (1890). More urban than its neighbor (12 above), this Victorian Romanesque structure occupies most of its site with well executed stone detailing.
14. Adams Block (1891-1893) A row of three-story bays in rustic stone skin and with large wood framed window groupings, this late Victorian Era commercial building delightfully flanks the hill of E. 8th St.
15. Phoenix Group, mid-block, E. 6th to E. 7th, Broad to Market Sts. Four commercial buildings of unified architectural treatment in a fine brick corbelled Victorian format, are what remains of a larger complex fronting both Broad and Market St. built around 1886.
16. Fisher-Evans Clock (1883). This curb-side, pole-mounted clock is the oldest such example in the C.B.D.
17. Hardie and Caudle (1923). This is a fine example of a now rare Art Deco facade treatment for a small commercial building. The lettering is unique.
18. Hamilton County Court House (1910). This eclectic structure typifies the American turn-of-the-century concept of public monumentality. It occupies part of a pleasant small green with impressive overview of the downtown area.
19. Wiley Memorial United Methodist Church. A vernacular masonry urban church in the gothic manner, this building adds variety to a neighborhood increasingly dedicated to surface parking. The site has been used almost continuously for worship purposes since 1838. The present structure was built 1886-1887.
20. Brabson House, 407 E. 5th St. (N.R.). (Newell Clinic). A mid-19th century town residence with a dominant two-story classical porch and rich wood detailing. The structure served both as headquarters for General Braxton Bragg and as a hospital during the Civil War and the yellow fever epidemic in 1878. First built in the 1850's, rebuilt after a fire in 1881, the columns were added in the early 20th century.
21. Carnegie Library, 200 E. 8th St. (N.R.) (1905). A small but tasteful stone-faced building now put to office uses. Its reserved classical air serves as a pleasant counterpoint to its busier neighbors. This is a fine example of historic restoration, and adaptive re-use done by a public spirited corporation for its corporate headquarters.
22. Passenger Baggage Building, behind 1310 Market St. A small structure in brick masonry. It has a potential for re-use. Its detailing suggests 1870 construction.
23. McConnell Block. Corner E. 7th St. at Market. A delightful piece of the high Victorian art of deliberately busy facades, window treatments and cornices.
24. Burchay's, 817 Market St. A small and intriguing, rustic stone-faced commercial building of Romanesque detail.
25. Hunter Museum, 10 Bluff View. (1905 & 1975). A distinguished river edge mansion of Georgian derivation with its dynamic and contemporary wrap-around wings.
26. Bluff Furnace Ruins. An important ruin of the first community manufacturing plant (East Tennessee Iron Manufacturing Co.) at the river's edge adjacent to the Walnut St. bridge, built in 1854.
27. Irwin House, 517 E. 5th St. High Victorian at its richest, this house on its hilly site, could, hopefully serve as a example for further neighborhood revitalization.
28. Ross Meehan Manufacturing Plant, Carter St. So. of Main. Considerable alteration does not fully obscure the evidences of this early industrial plant, longest in manufacturing operation in the city.



29. Harriman Manufacturing Co., Chestnut at W. 17th St. A picturesque version of an industrial building with stepped gable ends and finials at the corners. Originally a steam power plant, it later was converted to a municipal fire station and later to a diesel repair garage.
30. First Methodist Church Tower. (1882-1885). Tower of the former Old Stone Church, McCallie at Georgia - The surviving element of the once pretigious structure serves as a unique vertical accent to the streetscape of the Georgia Ave. area as well as a testimonial to the original design achievement of its architect, John Wesley Adams. Some of the original stone is being worked into the screening of the parking area on this site to complement the tower.
31. Fireman's Fountain, Fountain Square. An opulent sculptural piece of cast metal work evidencing the arts of public landscaping of the late 19th century. Built originally in 1888 to honor the firemen who died fighting a fire in 1887. It was broken in 1960 and was partially replaced with an aluminum reproduction in 1962.
32. Bnai-Zion Synagogue, 520 Vine St. A 20th century brick and terra cotta building of vaguely arabian character, this edifice is an important element in the streetscape and culture of the inner city.
33. Ross' Landing, Foot of Market St. at the river, (N.R.). The point at the river's edge where the settlement leading to the beginnings of the city of Chattanooga first occurred (c. 1815).
34. 523 Battery Place. An unusual example of a gambrel-roofed residence with a shingle skin.. Banded windows and stone base add to the textured character.
35. Car Barns, West 3rd St., Broad to Market. A group of car barns, dating back to the 1890's and the horse car era. This type of structure is adaptable to other contemporary uses.
36. First Baptist (Shiloh) Church, 506 E. 8th St. (1885). A highly personalized neo-gothic building with tower and elaborate wheel window. Focal point for the black community for many years.
37. Terminal Station, 1434 Market St. (N.R.). (1906-1908). A fine example of the large city railroad terminal with monumental facade in over-size brick construction featuring a great arched entry opening. The design for this building had won the 1900 award from the Ecole des Beaux Arts in Paris. The spacious interiors were designed after the interior of the National Park Bank in New York City. The massive central domed space has been adapted to dining use as part of the Chattanooga Choo-Choo development.
38. First Presbyterian Church, 554 McCallie Avenue. (1908-1910). An octagonal plan structure of elaborate brick detail and copper roof with cupola. It features excellent stain glass windows and well preserved interiors. McKim, Meade, and White supplied the design, although it was adapted by Chattanooga Charles E. Bearden.
39. St. Peter and Paul Catholic Church, 214 E. 8th Street. (1889). Victorian Gothic brick and stone trimmed structure of well preserved condition. Its vaulted interior nave features rich wood and plaster detailing.
40. Volunteer Building, Georgia Ave. at E. 9th St. (1916). A strong statement of the early 20th century office building, sharply delineated base, shaft and cornice, here well expressed in brick and ornamental terra cotta.
41. Southern R.R. Freight Depot, 1140 Newby St. Once the site of the Webster Foundry, this large brick structure typifies the character of the early railroad building era. The southern portion of this building was the machine shop of the foundry and was built in 1871.
42. Chattanooga Bank Building, E. 8th St. a considerable wall relieved by repetitive incised windows and elaborated terra cotta cornice.
43. Court House Annex, E. 7th at Walnut St. (1891). The highly articulated wall surfaces on this corner structure are emphasized by shallow bays of wood and glass between brick piers. Ground floor columns have foliated capitals. This was once the home of the Benevolent Protective Order of the Elks.
44. Title, Guaranty & Trust, 617 Walnut St. (1925). A local example of the once popular mode of casting financial institutions in formal Roman Temple dress, this brick and stone building fronts the Court House park.
45. Hogshead Apartment, Georgia Ave. at Vine St. This early 20th century residential building of

- seven stories has a prominence on the street and character of architectural detail worthy of note.
46. 1st Tennessee National Bank, Main Office, E. 7th St. at Market. Previously the Hamilton National Bank, it was constructed as the city's first tall steel-framed tower c. 1910 and was long the city's tallest building. It was sheathed in a contemporary metal curtain-wall in recent years.

Pictured below are the Hunter Museum (25) and a Shingle Style house at 523 Battery Place (34).



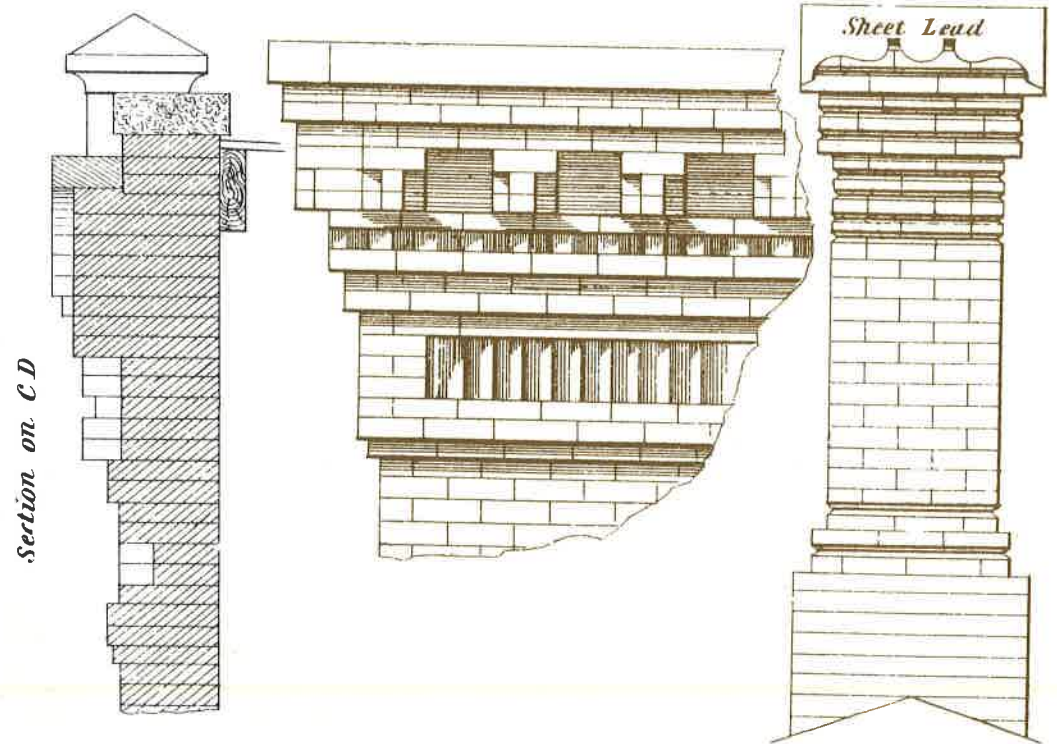
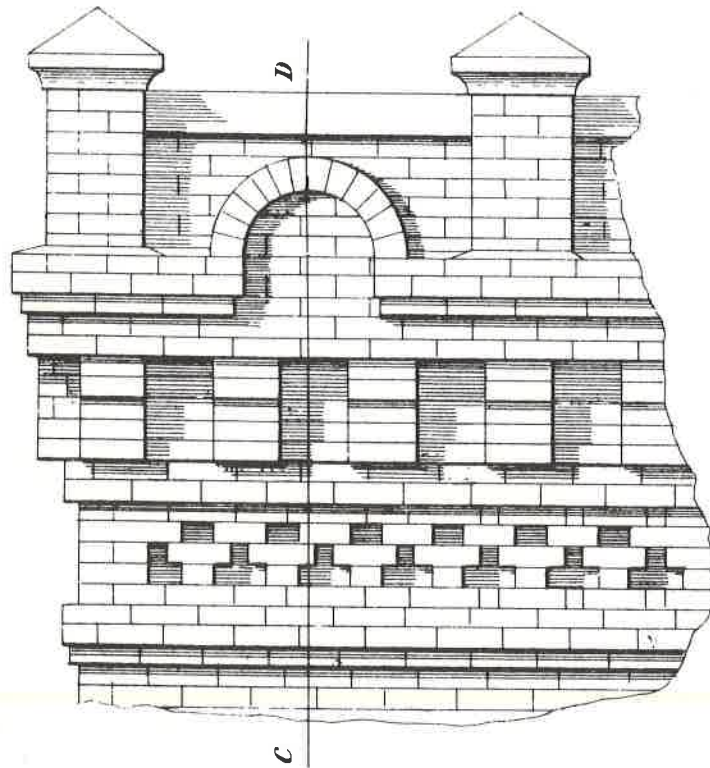
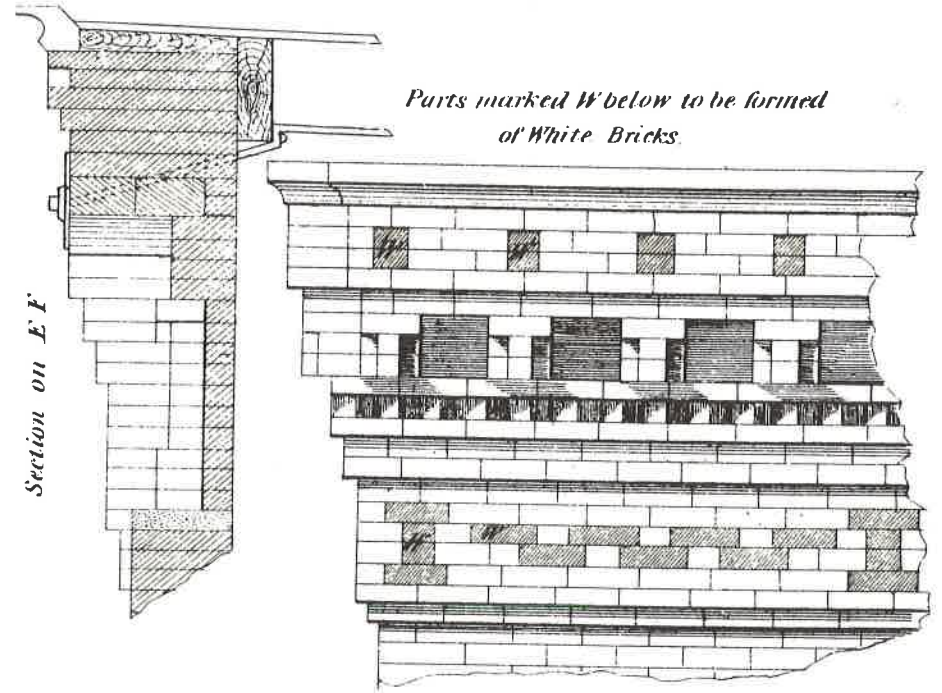
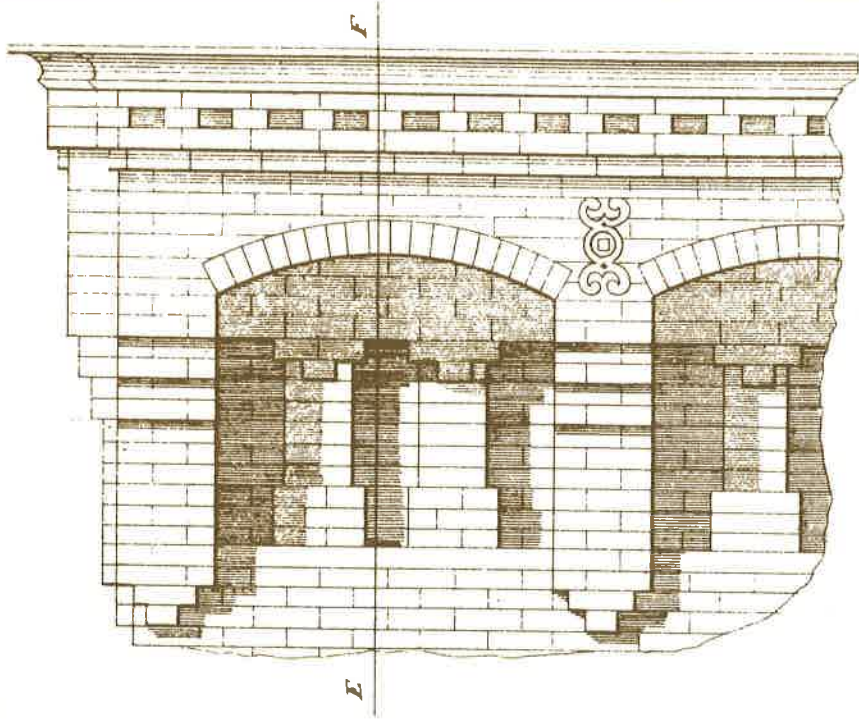
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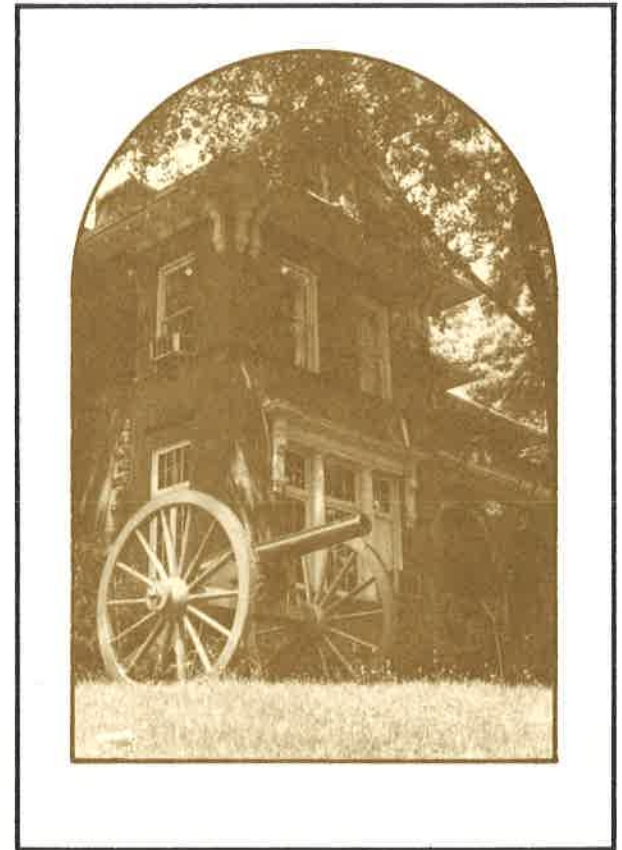
Three examples depicting the wide range of styles and building types to be found in the city are (left to right and top to bottom) the Gateway Tower, part of the Golden Gateway Urban Removal Area, the New Post Office (6) with one of its fine Art Deco eagles and the McClellan Building (8) boasting a highly ornamented entrance way.

MAP 5: E. Central Area & Individual Sites

- A. **The Fort Wood Area.** A distinguished inner city district bounded approximately by E. 3rd, Central, McCallie and Palmetto, this neighborhood consists of some of the grandest houses of the city astride an historic hill top. Under severe strain, the area's future depends heavily upon a preservation program. Four noteworthy cemeteries expand the district's edges visually and historically.
- B. **The Rossville Avenue-Read-Mitchell Area.** A small area of late 19th century residences of a variety of architectural motifs characteristic of the era and having a lively appearance. Well built, the neighborhood warrants preservation action.

Individual sites of landmark quality would include the following:

1. **Lyerly House.** (1892-1893). Now the music building for the University of Tennessee at Chattanooga, this once great city residence designed by Samuel Patton, early local architect, still exhibits excellence of rich details and a fine parklike setting.
2. **Warner House.** This high Victorian building of 1891, adds greatly to the district's sense of grandeur, especially in the context of its immediate neighbors. Landmarks Chattanooga, Inc. has restored this house in an effort to revitalize the neighborhood.
3. **Richmond House.** (1889). In excellent condition, if altered a bit to meet mortuary needs, this richly ornamented city house anchors its block with gusto.
4. **Jo Conn Guild House,** 950 Vine St. Built 1899, this Palladian Revival town mansion was the home of Jo Conn Guild, engineer for Hales Bar Dam, first hydroelectric dam on the Tennessee River and one of the developers of the Incline at Lookout Mountain.
5. **Benjamin F. Thomas House,** corner McCallie Ave. and Central Ave. Home of the first bottler of Coca Cola, this Queen Anne style residence features a domed tower. It is now in use as a dental office.
6. **827 McCallie Avenue.** A playful wood house of the later Victorian Era exhibiting notable architectural detailing, a unique Art Nouveau entry door and rich interior work.
7. **Firehouse,** Park at E. 8th St. A romantic expression in brick and stone with corner tower having the characteristic of a church building. The oldest firehouse in the city.
8. **Kosmos Women's Club,** 901 Vine St. Built in 1910 by J.P. Smartt, this handsome federal revival building has been the home of this civic service club since 1952.
9. **Senter School,** 900 Vine St. Built just after the turn of the century, this brick house was originally the home of Samuel R. Read, one of the owners of the Read House.
10. **Citizen's Cemetery,** E. 4th St. East of Lansing (across from U.T.C.) The first burial place of the community, consisted of family owned lots and city owned ground. The initial grave dates 1837.
11. **Confederate Cemetery.** Part of the early Garden-shire farm, this served as a gathering place for the Cherokees in 1838 prior to their removal. Confederate dead from the Civil War were placed here. Adjacent to the Citizens' Cemetery.
12. **Hebrew Cemetery.** Noted for the graves of distinguished Jewish citizens including the parents of Adolph Ochs, publisher of *The Chattanooga Times* and *The New York Times*. Adjacent to the Confederate Cemetery.
13. **National Military Cemetery.** A large 116.5 acre tract, this (originally) Union Cemetery initiated in December 1863, is of prime national as well as local importance. Its hilltop site has been a focus of visitors for decades. Included on its grounds is the historic monument to the Andrews Raiders, first Congressional Medal of Honor recipients. At the old entrance way stands a stone monumental arch.
14. **National Guard Armory,** Holtzclaw Avenue. Built just prior to W. W. II, as a cavalry post, it was never so used. Of stone construction, it was built by the Works Projects Administration.



The Lyerly House (1) is shown in the photographs here along with a small cottage from the Rossville Avenue-Read-Mitchell Area.

MAP 6: Lookout Mtn./St. Elmo Area & Individual Sites

- A. The St. Elmo Area. Developed as a streetcar suburb from the center city, this district has been well maintained and demonstrates a strong sense of urbanity. Located at the foot of Lookout Mountain, the St. Elmo neighborhood combines pleasant rectangular wooden houses with a green setting. The Chattanooga principle of a porch as part of every residence is no where better exhibited than in St. Elmo.
- B. The Lookout Mountain Area - East and West Brow Roads. Atop the famed geological phenomena, especially focussing on the East and West Brow Roads, certain edge properties command long views and comprise a mixed group of houses deserving special protection against careless alterations. The town developed as a summer community particularly after the construction of the inclines and the narrow gauge railroad around the top of the mountain in the 1880's and 1890's. Many of the railroad rights of way are still visible.

Individual sites recommended for landmark status would include the following:

1. Incline, foot at St. Elmo Avenue (N.R.). The second such device, this was constructed in 1895 and has been in service ever since. The world's steepest incline is not only a major tourist attraction, but an integral part of the area transit system.
2. Cravens House, Cravens Terrace. A first house on this site built by Robert Cravens in 1854, was burned in the Battle of Lookout Mountain in 1863. A second house was built on the site but also burned. The present house which follows the original foundations, was restored by the Association for the Preservation of Tennessee Antiquities in 1956.
3. Meehan House, 102 Richardson St. Now the Giles Apartments, this large porticoed frame residence was built in the popular classical revival manner of the very early 20th century. A fine stone wall parallels the street.
4. Govan House, 400 Laurel Lane. A small wood cottage, built as a summer home c. 1890 has a delicately detailed porch across the front elevation.
5. Hailey House, Mitchell Drive. A large frame Victorian residence with commanding porch, soaring brick chimneys and occasional Queen Anne detailing.
6. Forest Hills Cemetery. A typical, large urban cemetery in the early 20th century landscape manner, this spacious green area with its many vernacular monuments is a major feature of the city's south side. It opened in the mid-1880's.
7. Chickamauga and Chattanooga National Military Park (N.R.). A portion of this, the largest and oldest established (1890) military park, wraps around the base of Lookout Mountain and contains numerous historic and scenic aspects. Almost 2800 acres of this land was donated to the park through the effort of Adolph S. Ochs. It features Point Park, the Ochs Memorial Museum, the Whiteside Turnpike and Civil War rifle pits.
8. St. Elmo Presbyterian Church, 4400 St. Elmo Avenue. (1887). A centerpiece to the elongated St. Elmo neighborhood, this delightful wood Victorian Gothic structure demonstrates the carpenter's art of the era 1880-1900 as well as any.
9. Patten Memorial A.M.E. Church, 3823 Church, off of Old Wauhatchie Pike. (1886). A small brick edifice with stone base. Gothic detailing and buttressed walls are a distinguishing feature.
10. Thankful Memorial Episcopal Church, Thankful Place at Alabama Avenue. (1904-1907). A small stone building of gothic detailing and excellent stain glass windowing, some of which came from a nearby residence lost to fire.
11. Scholze Tannery, 3100 St. Elmo Avenue. A fine industrial building in brick masonry with the simple repetitive windowing so typical of the functional tradition of the 19th century. A line shaft method of power distribution is still in use.
12. Natural Bridge Area. This area includes the site of the Civil War battle of Summertown, a pre-Civil War hotel site, the terminus of the late nineteenth century narrow gauge railroad, and the "Spiritualist Campground". In addition, the natural bridge is one of the most unusual geological formations in the region.



Photographs above show the Incline Railway (1), the Southern Saddlery Company and a beautifully detailed cottage from the St. Elmo Area.

MAP 7: Forest Ave./Riverview Area & Individual Sites

Although there are several concentrations of quality housing in North Chattanooga, these areas are cited for their distinctive characteristics.

- A. **Forest Avenue Area.** A narrow district consisting largely of the residences lining Forest Avenue for the street's whole length (approximately seven blocks). This area is suggested for the generally high architectural level of the houses, their often spacious settings and the feeling of a neighborhood once more grand than now, but still well preserved.
- B. **Riverview Area.** A broad neighborhood of 20th century residences constituting the largest group of residences of the affluent within the city's borders. All the favorite revival styles are represented - Tudor, Georgian, Colonial, French, Mediterranean. Many are the work of architects versus the anonymous nature of the builder of much of this or any other city. Landscaping of the spacious sites is often magnificent. The district may be supplemented by its adjacent golf clubs - also worthy sites.

The following individual sites represent particularly noteworthy structures in the map area:

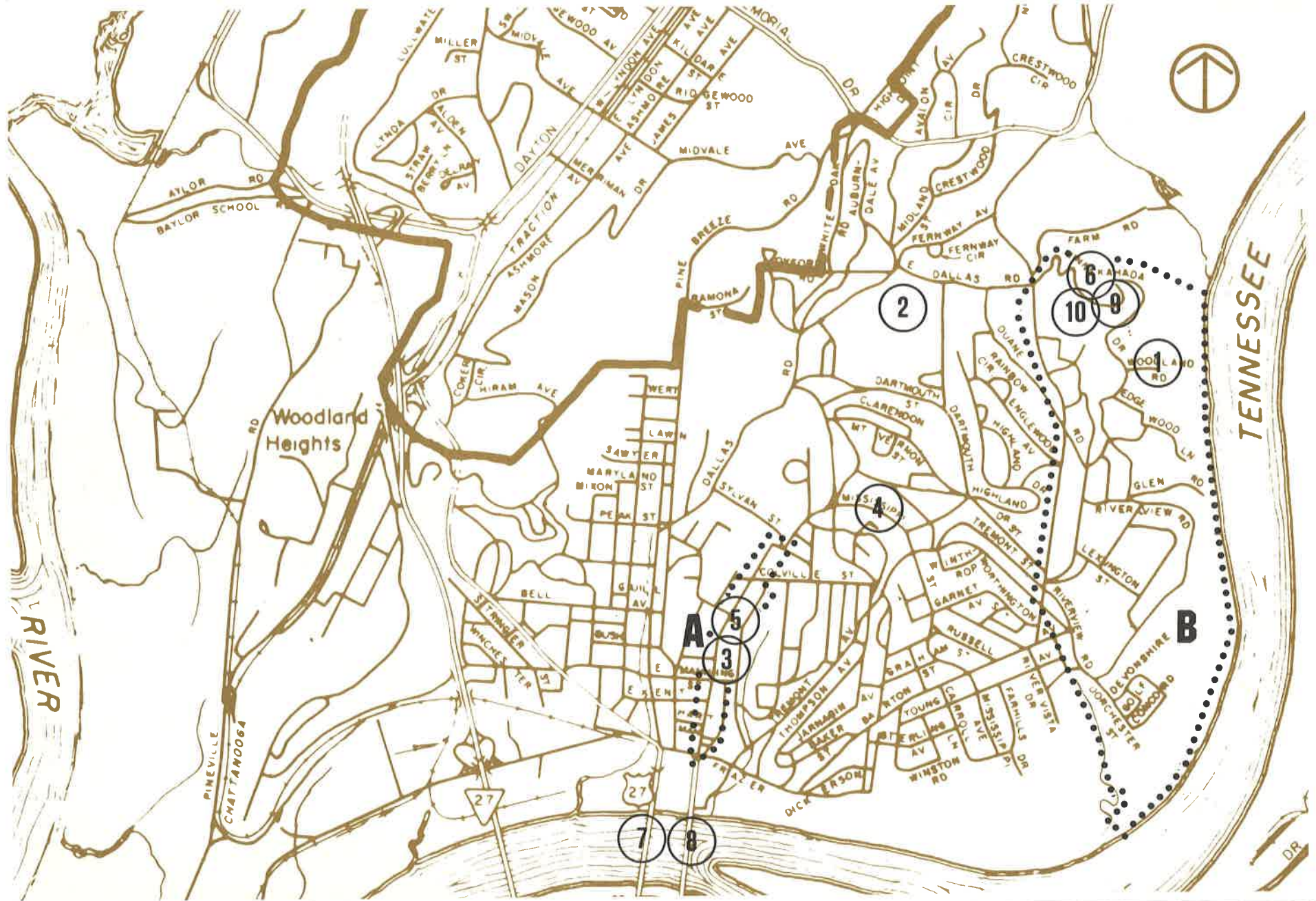
1. **Luptonia, 1615 Woodland Road.** A great mansion set in an estate and expressed in Georgian Revival dress. For scale, landscaping and local historic interest, a notable place.
2. **Mansion Hill Apartments Clubhouse, Mansion Circle.** A porticoed Neo-Georgian house of considerable distinction, now a part of an apartment complex. Once the J.B. Williams Estate.
3. **Schoolfield House, 502 Forest Avenue.** A late Victorian residence of rambling form, numerous porches and bracketed eaves. Its setting on a hill top is especially impressive.
4. **St. Mark's United Methodist Church, 701 Mississippi Avenue. (1912-1921).** A personalized version of village gothic, this towered edifice is one of the more impressive non-residential buildings in the area.
5. **E.M. Noll House, 601 Forest Avenue.** Low in scale, rustic in detail and playful in plan, this free-wheeling late Victorian house is one of the

most charming on Forest Avenue.

6. **Minnehahda, Top of Minnehahda Place.** Originally the John Patten Estate, now converted to apartments. This great classic revival mansion preceded the development of the Riverview area.
7. **Market St. Bridge.** Constructed in 1917, this bascule-type structure carried the major traffic across the river until the installation of the Olgiati (Interstate I 24) crossing.
8. **Walnut St. Bridge.** Begun in 1889, this bridge opened the development of the city's north side. Tall limestone piers hold four graceful steel trussed arches above the river.
9. **Livingston House, 1718 Minnehahda Place. (1955).** The work of the internationally-known architect, Richard Neutra, this low profile and highly glazed residence is typical of the later International School expression.
10. **Gorden P. Street, Jr. House, 1649 Minnehahda Place.** This complex of brick collegiate Tudor style buildings features a main house with limestone quoins, slate roof and half timbering.



These photographs show some of Chattanooga's finest homes; Luptonia (1), the Schoolfield House (3) and a Mediterranean Revival house from the Riverview Area.



MAP 8: Missionary Ridge Area/Selected Areas & Sites

- A. **The Orchard Knob Area.** A turn-of-the-century residential area north of McCallie and centering on the historic Orchard Knob Reservation. Parallel streets of Oak, Vine and Ivy demonstrate numerous distinctive houses of the period each with its version of wood ornamentation and ample use of porches. The Orchard Knob Reservation is part of the Chickamauga-Chattanooga National Military Park and contains significant archaeological sites.
- B. **The Highland Park Area.** Immediately south and abutting Orchard Knob, this similar area of approximately eleven by four blocks is another well built residential quarter of frequent architectural charm and deserving of a strong conservation effort to offset signs of deterioration already present.
- C. **Ferger Place.** A small enclave development of the very early 20th century, this island of residences both larger and finer than those nearby, has the special physical arrangements which suggest a district.
- D. **The Glenwood Area.** Somewhat later in development, this medium-sized residential quarter of quality houses just east of Dodds Avenue between E. 3rd and McCallie is built upon a street layout of the more ambling type associated with the romantic suburban era. This area demonstrates a strong sense of locality.
- E. **The East Chattanooga Area: Glass-Wilder Streets.** An older northeast district developed as the terminus of an extension of the street railway lines, this area contains residences of several architectural characteristics.
- F. **The Eastlake Area.** Developed to the southeast about the same time as East Chattanooga, this area portrays the ideal of the suburban neighborhood oriented to a small lake. Still well preserved wood houses in late Victorian flower pepper the area.
- G. **Missionary Ridge.** Outstanding geographically, historically and architecturally, this unique district must constitute one of the nation's most remarkable built-up areas. Nearly every architectural mode of the past hundred years

appears on the Ridge. Battle stations and overlooks frequent the slopes looking westward to the city.

- H. **The East Slope Area.** A small residential area on the east slope of Missionary Ridge, this neighborhood presents a well preserved group of 20th century houses of the prevailing eclectic styles.
1. **Glendon Place.** Similar to its neighbor, the Seminole Drive area, this exclusive residential neighborhood of modest vernacular houses is characterized by typically irregular street layout and a forested setting.

Individual buildings and sites having special architectural or historical merit here follows:

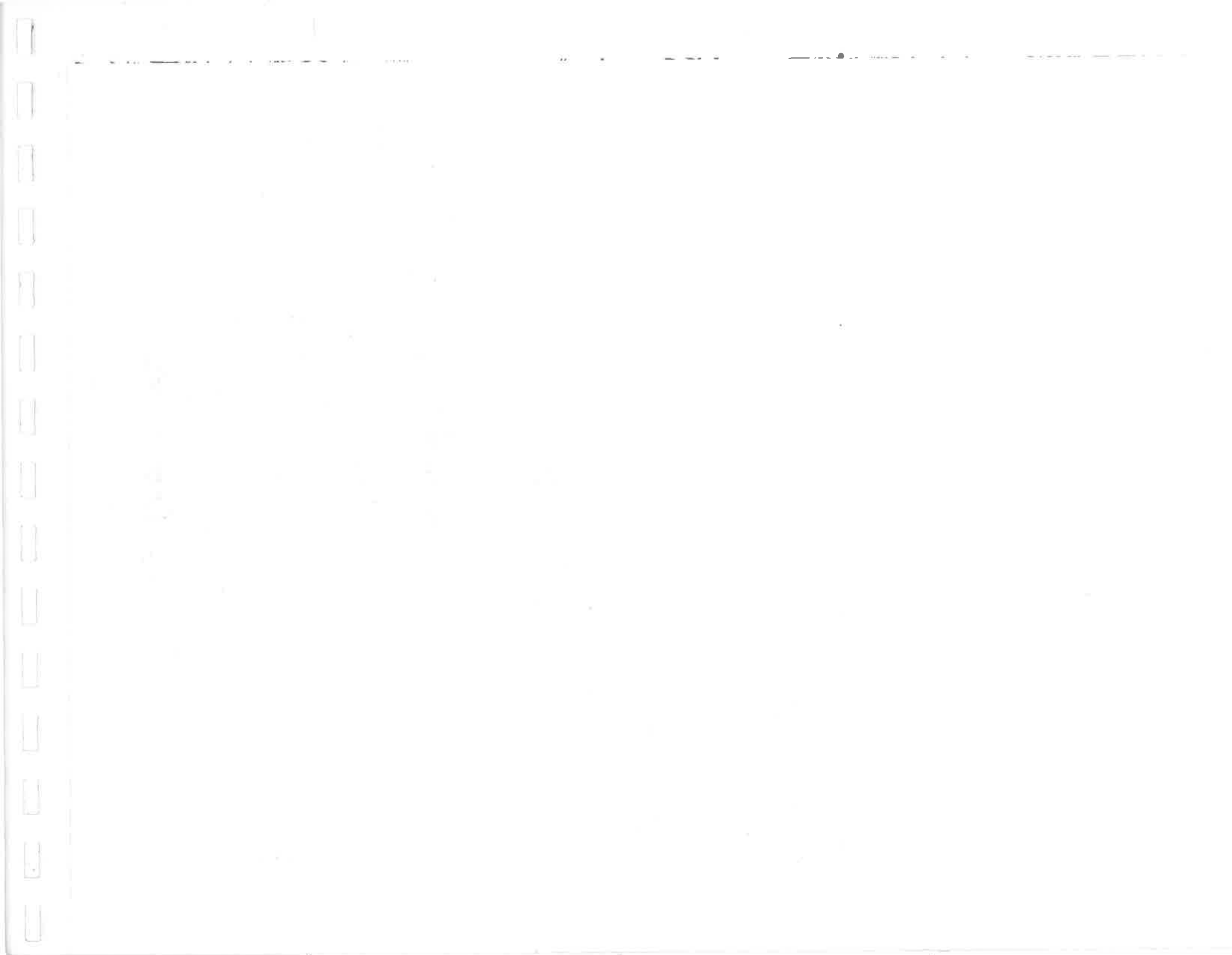
1. **Robinson House, Carson at No. Hawthorne St.** A rare example of the brief era (1928-1950) of the International Style. Its excellent condition urges continued preservation.
2. **Jeremiah Stansell House 2101 Duncan Avenue.** A large late Victorian residence with somewhat Eastlake detailing, this dominant house warrants careful attention.
3. **William D. Kelley House, 1903 McCallie Avenue.** One of the inner city's largest residences, this building maintains a lightness of scale and a commanding setting above the street.
4. **Converse House, 2905 Bennett Avenue.** A typical late 19th century wooden house of large, rambling form and generous porches.
5. **90 North Crest.** An unusually richly detailed late Victorian residence with innovative and articulated shapes and forms expressed in well crafted masonry, wood and slate.
6. **East Tennessee, Virginia and Georgia R.R. Tunnel.** Constructed in 1856 under Missionary Ridge and rebuilt in 1887, this fine horse-shoe sectioned tunnel still is in use by the Tennessee Valley Railroad Museum. The tunnel served importantly in the Battle for Missionary Ridge. The museum has an open observation car from which the interior of the tunnel can be viewed.
7. **Seamour Shaven House, 334 No. Crest Road.** Designed by the famed Frank Lloyd Wright and built in 1952, it is the only house by this master architect in Tennessee.
8. **Braggs Reservation, So. Crest Road.** This site atop Missionary Ridge was the headquarters of

General Braxton Bragg, Commander of the Confederate forces.

9. **Hutcheson House, 360 So. Crest Road. (1894).** Designed by Samuel Patton in the grand manner of the late Victorian mode and replete with numerous architectural features including towers, peaked roofs, dormers and porches. In a fine state of preservation, the house and grounds include a delightful carriage house of similar style and detail.
10. **Hexagon Place, 536 So. Crest Road. (1883).** Designed by Walter French on the principle of favoring many views and taking advantage of sun light in all rooms. An unusual plan concept in a good state of preservation.

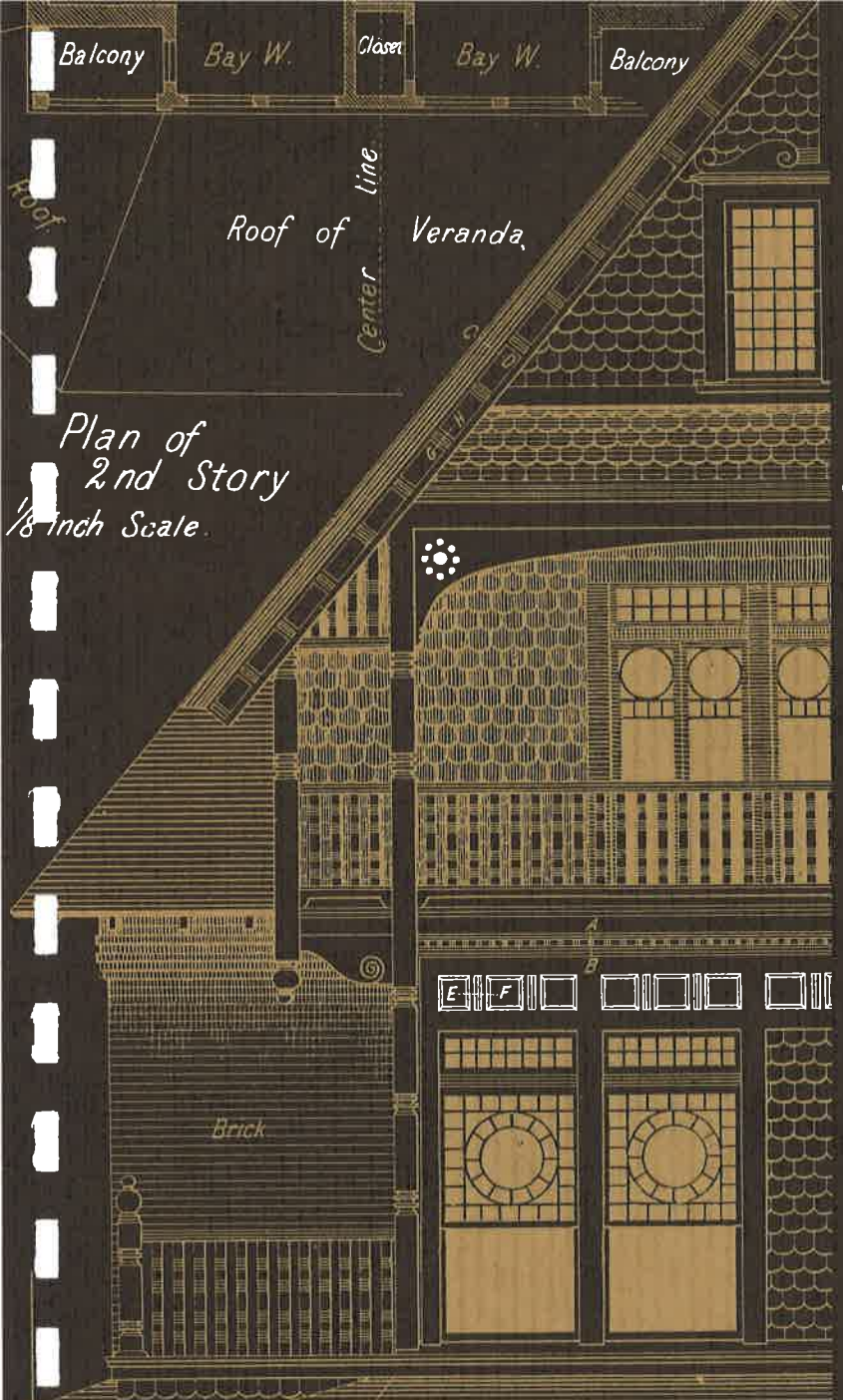


The two houses shown above are typical of the many fine homes in the Highland Park and Missionary Ridge Areas.

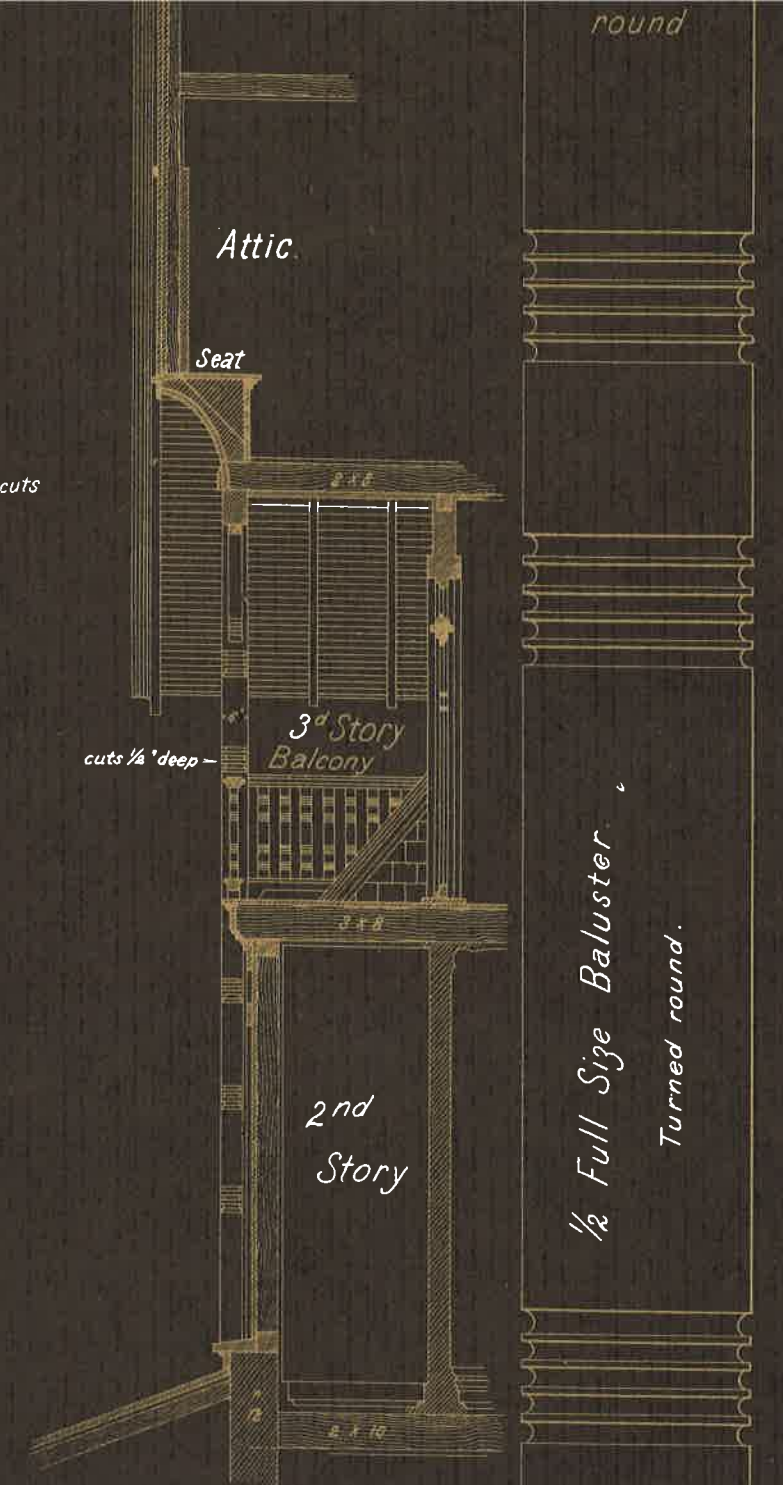




Chattanooga porches have infinite variety. They deserve finite preservation.



Plan of 2nd Story
1/8 inch Scale.



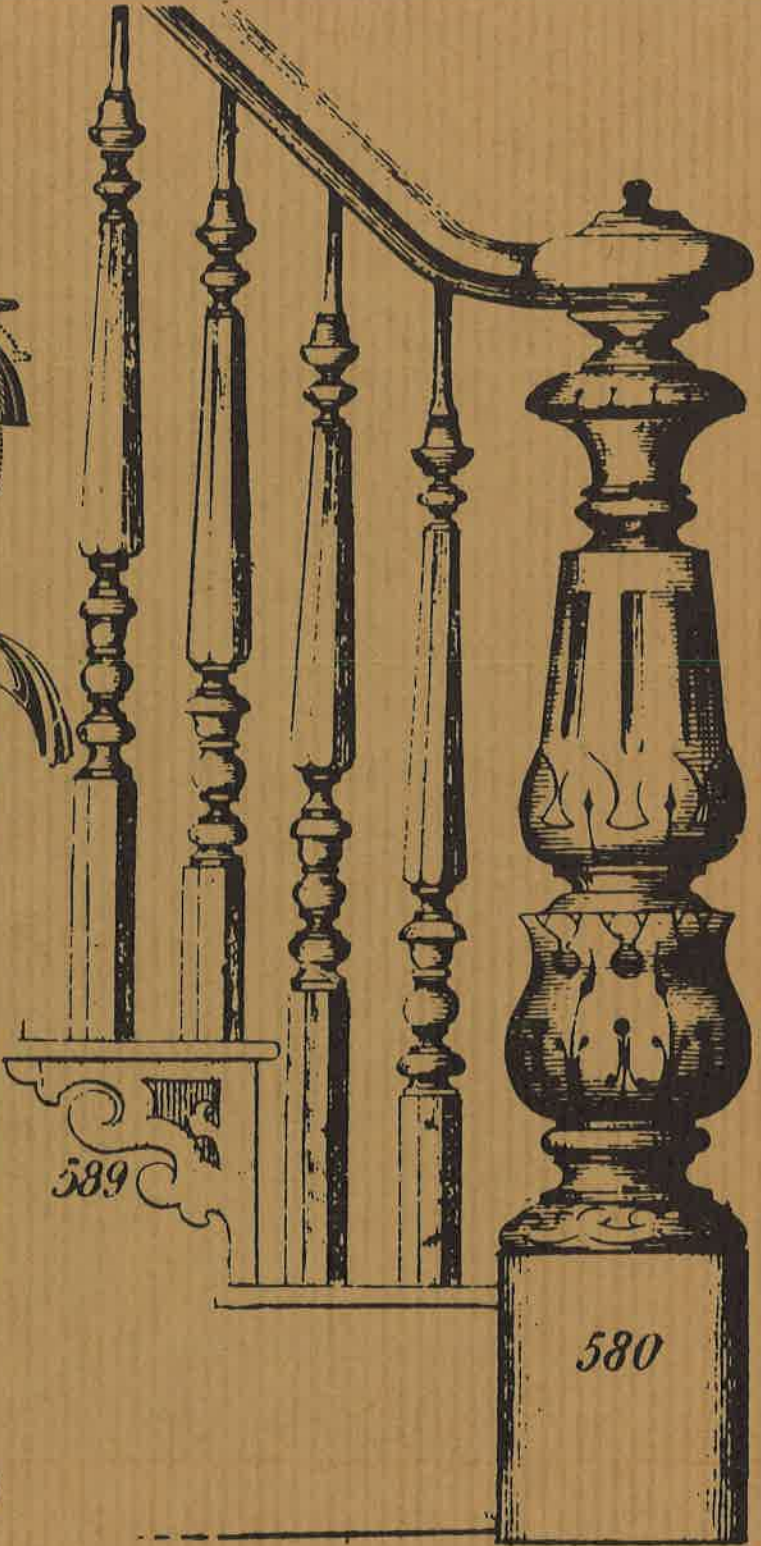
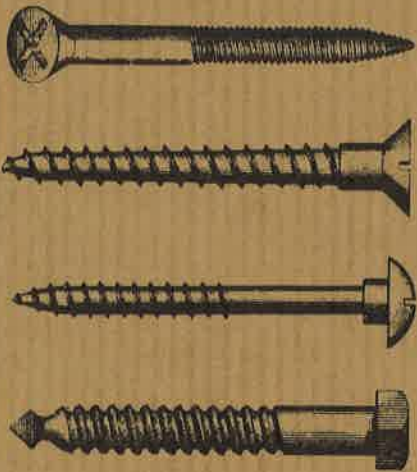
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cuts 1/4" deep

1/2 Full Size Baluster
Turned round.

1/2 Elevation and Section
on center line
1/4 inch Scale

Section "E F"



Towns Preservation Plans

PREMISES OF HISTORIC PRESERVATION

The landmark survey of Chattanooga and Hamilton county was undertaken with multiple goals in mind. First, it carries out the first evaluation of these areas in terms of the quality of the man-made environment - the buildings, sites and objects remaining as evidence of the early and contemporary settlement and development of Chattanooga and its county-wide satellites. Second, it provides a permanent record of the status of the physical surroundings as of a moment in time. Third, it provides the county and city government with the basis for an historic preservation plan, the outlines of which are suggested in this study.

The historic preservation plan is a concept initiated by the federal Historic Preservation Act of 1966 and supported by matching legislation in each of the fifty states. Responsibility for implementation rests with the National Park Service's Office of Archaeology and Historic Preservation in the Department of Interior. Each state has a collaborating agency which oversees nominations to the National Register of Historic Places as well as funnels assistance funding to localities for approved preservation programs and projects. The National Register is the federal listing of outstanding architectural and historical sites. It is an independent effort from this study and the landmark survey, but its selections are significant in terms of adding weight and prestige to local designations and making such designations capable of receiving federal assistance from the Department of Interior. Assistance funding may come from other sources as well, notably the Department of Housing and Urban Development.

Thus, the landmark survey ultimately leads to a program of urban conservation whereby still useful and worthy buildings and sites may be saved not only for extended fuctions or be adapted to new ones, but may be part of a general community enhancement. Available guidelines and assistance of many sorts may revive a street from premature decay or restore vitality and respect to a neighborhood. These are goals shared by countless communities and counties all over the United States. Such goals are being sought by a variety of efforts involving all levels of the community, particularly neighborhood councils, local urban and social affairs groups and

foundations. Public monies are blended with private in a myriad of projects nationwide to help avoid the stagnation of the older built-up areas, of central cities, of small towns, of industrial quarters and the like through the revitalizing strength of historic preservation. The social, economic and cultured gains are widely heralded from places where the process is well advanced. Savannah, Charleston and Salem represent work in entire central cities; German Village in Columbus, Ohio, the famed Vieux Carre of New Orleans and the Mohawk District of Schenectady serve as neighborhood examples of great success.

It is no longer possible to pursue the wasteful process of early abandonment and the throw-away syndrome of city development which peaked in the 1950's and 1960's. Neither our economy nor our satisfaction with the all too plastic substitutes can bear this process. Our cultural heritage has been great, but we have already squandered much of it with a combination of poor management, rampant alterations and defacings and downright indifference to the inherent quality of the building, site, or streetscape. This disregard for our creative past is historic preservation's key concern in the social-cultural arena. A community must maintain evidences of its developing years to capture a lasting charm and to demonstrate the tapestry of time and human endeavor. Constantly erased or abused, a community has no visible roots.

This study and the landmarks survey are in no way intended to cast a spell of antiquity over the community. New construction must be welcomed where it is clearly not disruptive of valued earlier work. Contemporary architecture, well executed, is a perpetually unfolding evidence of man's creative ability. It must be a part of a mix of the old and the new. Only then will a dynamic townscape evolve - a place to enjoy and of which to be proud.

CRITERIA FOR THE SELECTION OF BUILDINGS, SITES AND OBJECTS

An overall visual survey of Chattanooga and Hamilton County was conducted by staff of the landmarks survey group in the summer and fall of 1976 and winter of 1976-1977. Urban areas were viewed block by block, county areas and towns

scanned, known historical and archaeological places sought out and thousands of photographs made of the existing material which gave some evidence of meeting one or more of the following criteria for importance and thus might qualify as a worthy landmark site or area.

A basic community or area-wide survey is essential for all considerations for landmark designation and priority classifications. While the survey area was large, covering the entire county, it was most intense in the densely built-up areas. Beginning with the most obvious and familiar structures, usually monumental in character and following with a windshield review of less traveled zones of the city and county, the surveyors gradually added photographs and collected general descriptive information on each of the buildings and sites suggesting further review. The result is a valuable photographic and informational cross-section of the community as at a particular moment in time. A similar effort done at intervals of a decade, would have provided all with an extraordinary resource depicting environmental change. Such has not been the case in our nation. Although Chattanooga has had several competent books, replete with early photographs, to evidence growth and change, no regular system of photo-record was made. This study's survey could be the start of such a pattern. The collected survey material was further mapped and consolidated into albums, this becoming basic information for the consultants.

We all tend to live in our communities without really seeing them. Often worthy buildings and important sites are ignored until a survey requires us to take full stock of the built-up environment, or imminent peril to a building forces us to see it for the first time. In the search for distinction the ultimate hope is to single out both individual structures and sites warranting preservation in the community as well as to determine which groups of residential, commercial or industrial buildings constitute a neighborhood of environmental quality capable of sustained respect and livability or of renewed life given adequate protection and assistance.

The following are criteria to be used in the evaluation of the fabric of the community for preservation concerns:

CRITERIA:

1. Preservation for Historic-Archaeological Content
 - a. A building or site housing a notable historic event
 - b. A one-time residence of a notable person
 - c. An earth works, ruin or remains of an early culture
 - d. A site or building which offers the possibility of inferring past lifeways from existing remains
2. Preservation for Architectural Content
 - a. A building of great monumental character, often inferring an important social purpose.
 - b. An outstanding example of an architectural movement, style or period, especially if a rarely observed type
 - c. A work by a distinguished architect
 - d. A vernacular (typical or the era) building where few such remain
3. Preservation for Technological-Engineering Content
 - a. A structure or site evidencing important structural or engineering innovation.
 - b. The work of a noted engineer
 - c. A prototype of a particular engineering concept
 - d. A building or site housing an early industrial process
 - e. A structure or object of vernacular character but now rarely preserved
4. Preservation for Unique Neighborhood Environmental Quality
 - a. A remaining public building group
 - b. A surviving group of early commercial structure having at least 50% original material intact
 - c. An industrial zone with early structures and objects preserved
 - d. A residential area having a preservation potential via excellence of original buildings and streets, well preserved green areas, landscape features, and such, constituting a sense of neighborhood or "place"
 - e. A mix of any of the above where the juxtaposition is illustrative of an era of the community's development
5. Preservation for Esthetic Accent
 - a. An object, feature, view, item of street furniture or the like, constituting a currently vital

- b. A feature representing a rare or little preserved detail or object
6. Preservation for Landscape-Scenic Quality
 - a. A site or area characterized by outstanding natural features, scale of flora, outlooks
 - b. A site portraying noteworthy agricultural usage or innovative agricultural events.
 - c. A site or area characterized by specimen flora
 - d. An urban open space having distinctive quality in the context of its surroundings
 - e. An outstanding example of landscape architectural design
7. Preservation for Functional-Economic Support
 - a. A building having limited qualifications but considerable adaptability to re-use and important service
 - b. A site, area or neighborhood, not meeting other criteria, but capable of long-term recycling and useful community value

CONDITIONS MODIFYING SITE SELECTION

Many factors affect the possible success of preservation efforts regarding a particular building, site, or district. Any of the following conditions could modify the potential for preservation:

- a. Physical Deterioration
Subject building, object or site may be damaged or deteriorated beyond reasonable expectation of rescue and restoration.
- b. Adverse Surroundings
Subject may be located in such a setting or position to seriously injure its present and future landmark quality. Where moving the subject to a new site is feasible, the adversity may be considered less important.
- c. Scheduled Site Re-Use
Subject may be an integral part of an area or site scheduled for or undergoing a major environmental change rendering preservation unlikely or possible only through moving the subject to a new site.
- d. Functional Obsolescence
Subject may be such that its original function is not likely to be readily adapted to new uses sustaining either the restoration or maintenance necessary to preserve it.

e. Economic Non-Feasibility

Subject may be otherwise preservable but be so located or of such size or scale that the feasibility of an economic re-use is very unlikely. The success of preservation efforts often hinges on the ability to develop another use for the building or site.

f. Social Resistance/Encouragement

Subject may be such as to impact its users or neighbors adversely by way of landmark or district controls through attendant dislocation or relocation. Conversely, subjects may be such as to generate a revitalization of the site or neighborhood upon landmark action.



Chattanooga enjoys an interesting mix of architectural styles as pictured here (top to bottom and left to right) with a row of worker's cottages from the Rossville-Read-Mitchell Area, the Shavin House on Missionary Ridge, a house from the Eastlake Area, Cumberland Presbyterian Church at Sale Creek, and the Pleasant Mathews House in Ooltewah.

QUALIFYING BUILDINGS AND SITES – SCALE AND SCOPE

The actual task of choosing which buildings or sites are to be designated for preservation should be left to a qualified body, such as the proposed landmarks commission. However, they cannot recognize every prospective landmark. If its efforts are to succeed, caution must be used in selections. The following commentary should help to determine the type and the extent of any proposed landmarks.

A. Individual Buildings, sites and objects

1. Size

Landmark designation is not a matter of size but rather of quality. The subject may range from the scale of a railway terminal down to commemorative rock or to a small fountain as long as the criteria established herein are satisfied.

2. Placement

Location, as such, is not critical unless all reasonable hope for the subject's survival is absent due to adverse surroundings. Individual buildings of distinction may occur in remote areas or be surrounded by a very average fabric of the city. When the subject combines with its immediate surroundings to produce a sense of place or a grouping of special character, a small historic district may be a proper consideration.

3. Age

Treasured buildings and valued neighborhoods are more than objects to be viewed as cultural monuments. They are and must be functional and useful as part of the living fabric of the city, village, or countryside. While a subject built before 1900 may comfortably be felt to be "old" thus deserving of special care and respect, many valuable buildings and sites and certain neighborhoods are the work of 20th century constructors. A cut-off date is a somewhat hazardous proposition since even new buildings of great distinction are soon subject to alteration. A period of at least twenty years might be appropriate to allow for the perspective to develop by which we can better judge the intrinsic quality of a construction and its capacity to age comfortably. In a few instances, this trailing time-gap could be abridged when

the subject is of great distinction by one or another of the criteria noted.

4. Types

Designation covers the whole spectrum of human settlement, town-building and shaping of the natural terrain. Notable industrial constructions are no less meaningful than public buildings. A bridge may be as equally important as an historic cemetery. The town hall may be quite on a par with a group of Victorian commercial buildings partly covered with vicarious 20th century veneers. The stone retaining walls of a certain neighborhood may qualify or contribute to a "district's" total architectural substance. So may be a spectacular natural phenomenon as a rock outcropping or a stand of splendid tree forms. The ruins of an ancient tribal settlement must be as vigorously recognized and protected as a downtown park with its monument.

B. Groups, Areas or Districts

1. Functional Use

Historic preservation and landmark designation are dedicated to maintaining a livable and workable community with reasonable expenses in basic maintenance. Conservation of the existing building stock can not only provide the sense of time and texture so desirable for our life-style, but reduce materially the cost of clearance and reconstruction - a process we can ill-afford at times. Thus the landmarks survey will focus in on groups of commercial, industrial or residential buildings which bear a very strong likelihood of remaining functional and appealing for extended use. With the protection and possible financial aids for upgrading inherent in the preservation process, such areas can be maintained as vital to the community for decades to come.

2. Extent/Edges

Districting naturally infers edges. Where does the ambience or the vitality of the historic area end? This question troubles all communities getting into the subject of local districts. The bibliography lists aids to this end, but the ultimate judgement must rest with the local landmarks authority which should be confronted by these concerns:

- a. Neighborhood temperament for districting;

supporters and detractors. Possibility for a neighborhood association to assist.

- b. Extent of area the authority is prepared to manage, both in preparation of the initial paperwork and later, in the review of the district's changes.

- c. Natural edges such as major thoroughfares, ravines, railroads, change of building types all as serving to bound a district less arbitrarily.

- d. Isolated landmarks within a district (which in a way are doubly protected) as useful in serving as anchors for the area.

- e. Political implications such as districts extending over municipal lines. The local commissioner will need to be a district supporter.

- f. Assistance from city hall inasmuch as district monitoring involves nearly all municipal (or county) departmental bodies. Thus, "street and trees" must be as district conscious as "building code and housing inspection".

CONCEPT FOR CHATTANOOGA PRESERVATION

At this point in the study, we have reviewed the archaeology and history of Chattanooga and of Hamilton County. We have conducted an architectural overview of the buildings and sites, having special character. The county and various sections of the city have been scanned for neighborhoods or clusters of valuable older buildings with historic districting in mind. The premises and criteria affecting the preservation of valued buildings and sites have been explored. Numerous representative photographs have been offered both to explain and to enjoy. We may then rest and consider that an architectural-historical pictorialization of the urban area and the county has been fulfilled. But, this leaves us as defenseless as ever to the continuing, often heartless erosion of our built environment, of buildings, landscapes and features too worthy to be destroyed or callously defaced.

The remaining pages are directed, then, to ways and means to do something about the problems of needless early demise for buildings, even neighborhoods, worth much longer life, of creativity worth much wider recognition. The means to accomplish this are available. The public sector is alert to this purpose, thus this study has been initiated by the

City's Community Development Program. The private sector is expressing a fresh interest in the subject through the preservation action of Landmarks Chattanooga, Inc. in the Fort Wood district, of Gordon Street and North American Royalties in the East 8th Street area, the Chattanooga Choo-Choo Corporation in the Terminal Station and Provident Insurance Company in the Read House. A new preservation commission serving city and county concerns is achievable. It will need maximum support from all organizations and individuals dedicated to a community growth process blending the new into the matrix of the old. The prospects for a future far more conservation-oriented than our past will only add vindication to this new concept. The earlier concepts of zoning, building and, occasionally, architectural controls have been well established in countless places. Preservation controls are a reasonable counterpart to the others. As with the others the powers lie with the locality, its citizens make up the commission, its county councilmen or city commissioners have ultimate control. Its courts serve as proper relief.

STATE ENABLING ACT

The State of Tennessee has made it officially possible through the law to establish via the "local legislative body" an historic district commission* which may exercise the basic roles of:

1. Recommending to the "chief legislative body" that certain sites or areas be designated "historic zones or districts."
2. Enforcing the protection of said districts for purposes of preservation via the building permit control method.

The exact wording of T.C.A. 13-716 is herewith noted:

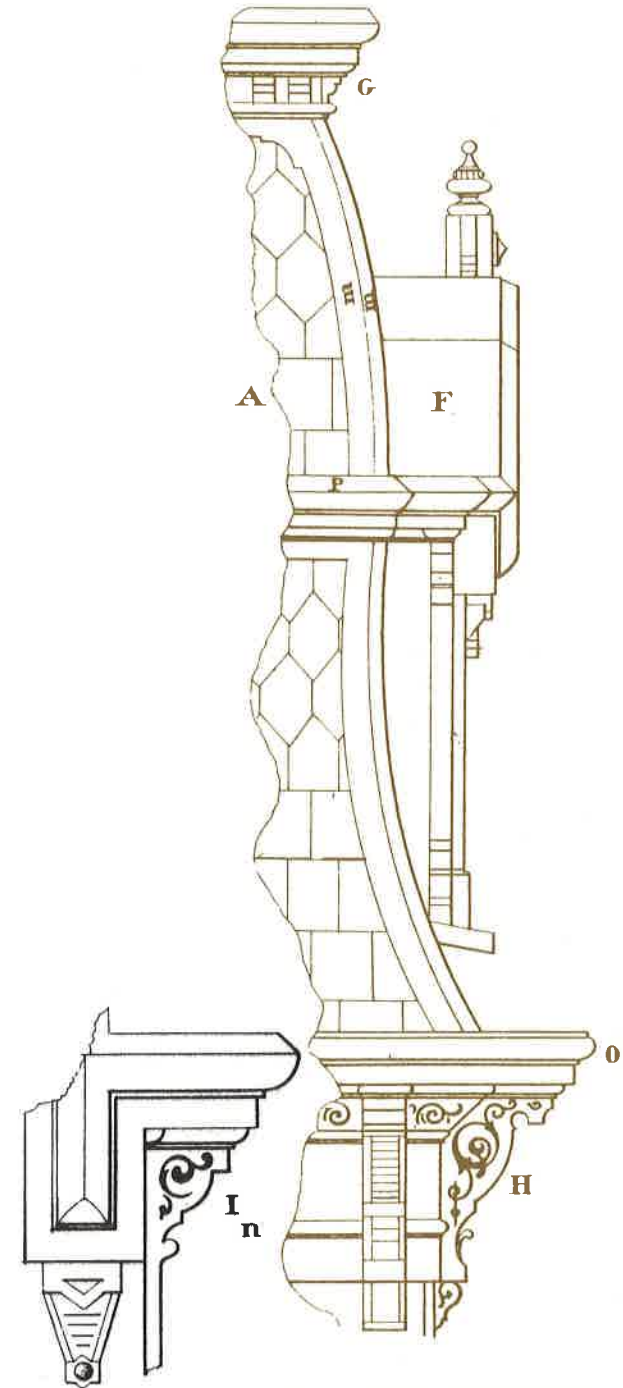
13-716 (Municipal) 13-416 (County) Historic structures-Historic zones established. In order to preserve structures of historic value to the state of Tennessee, special historic districts or zones may be included or superimposed on zoning maps covering historic sites and buildings.

- (a) Historic zones or districts may be established by the chief legislative body, either as a part of a new zoning ordinance or as an amendment to existing ordinances.
- (b) For the enforcement of any statute of historic zoning, the local legislative body shall create a five-member historic zoning commission which

shall consist of a representative of a local patriotic or historical organization; and architect, if available; a member of the local planning commission, at the time of his appointment; and the remainder shall come from the community in general*. The historic zoning commission shall be appointed by the chief executive, subject to confirmation by the legislative body. The appointments to membership on the commission shall be so arranged that the term of one (1) member will expire each year, and their successors shall be appointed in like manner for terms of five (5) years. All members shall serve without compensation. The commission may adopt rules and regulations not inconsistent with the provisions of this section.

- (c) All applications for building permits for construction, alteration, repair, moving, or demolition to be carried on within the historic zones or districts, shall be referred by the building inspector to the historic zoning commission who shall have broad powers to request detailed construction plans and related data pertinent to thorough review of the proposal. The historic zoning commission shall, within thirty (30) days following the availability of sufficient data, direct the granting of a building permit with or without attached conditions or direct the refusal of the building permit, and the grounds of refusal stated in writing. Upon review of the application for the building permit, the historic zoning commission shall give prime consideration to: (1) historical and/or architectural value of the present structure; (2) the relationship of the exterior architectural features of such structure to the rest of the structure and to the surrounding area, (3) the general compatibility of exterior design, arrangement, texture, and materials proposed to be used; and (4) to any other factor, including aesthetic, which it deems to be pertinent.

- (d) Exclusive jurisdiction relating to historical matters is placed in the five-member historic zoning commission*. Anyone who may be aggrieved by any final order or judgement of this commission may have said order or judgement reviewed by the courts by the procedure of statutory certiorari as is provided for in § 27-902 and § 27-903. (Acts 1965, ch. 222, §§ 1, 2.)



*underlining by the consultants for this study.

SETTING UP AND OPERATING A COMMISSION

The community has established that it has something worth saving. It has been aided in this cause by a state enabling act. Now, the community must determine whether to use the legislative prerogative it enjoys to establish an historic district commission (landmarks commission) and to make it an operative element in city and county environmental control systems.

The commission's size (five persons) and make-up is stated in the law. Of the five members, one at least must be an architect, another a planner. One is to be an historian, the other two drawn from the "Community in general". Since the qualifications of the commission members will extensively affect the performance of the new body, all members might well be appointed (by the chief executive) from a nomination list provided by several appropriate local societies - the local chapter of the American Institute of Architects, the Historical Society, the Bar Association, the Council on the Arts, the Realtors Society, for example. The final appointments might, thereby, contain an attorney, banker, realtor, educator, civic leader, neighborhood council leader, engineer or other person known to have a keen interest in the man-made environment.

The law allows that "exclusive jurisdiction relating to historical matters" is placed in the board. But the board may undertake a wide range of postures - aggressive and encompassing or quiet and persuasive. It will have to establish its goals based upon its reading of the local legislative body's charges, the input of leading citizens and its own evaluation of how important to the future of Chattanooga and Hamilton County is the environmental and cultural preservation issue.

EXAMPLES OF OTHER COMMISSIONS

The number and range of duties of commissions elsewhere which are assigned a preservation role increases constantly. Better than 500 at this time are engaged in individual site, building, street, district or entire community overview. Powers range from advisory only to a strict rendition of preservation goals via a hold on the building or demolition permit.

A selection of other commissions and their characteristics follows:

Cleveland, Ohio, pop. 700,000, The Cleveland Landmarks Commission, established by ordinance 1971, operates under a comprehensive program involving inventorying, designating and protecting individual landmarks (80) and districts (3). An eleven member body, it has a status equal to other municipal commissions. It serves the 76 sq. miles of Cleveland with a 1977-78 budget of \$49,000 and staff of five.

Indianapolis-Marion County, Ind., pop. 780,000, Indianapolis Historic Preservation Commission, was formed in 1967 and reconstituted in 1975. It has seven members appointed by the Mayor and operates under the Dept. of Metropolitan Development. It administers one historic district with the power to control proposed changes. It serves the city-county area in numerous other informational and coordinating ways, using C.D. and C.E.T.A. funding.

Metropolitan Nashville-Davidson County, Tenn., pop. 475,000, Metropolitan Nashville-Davidson County Historical Commission, founded in 1973, is a fifteen member body, funded via the municipality's general fund. Its duties allow historic district review, but so far none have been established, nor have any individual sites been designated as landmarks. It is currently working with Historic Edgefield, Inc. to revitalize that area, with property owners to develop the Second Avenue commercial district and with the city to restore the old Federal Customs House using E.D.A. funding. It has completed a survey and preservation plan for publishing in May 1977. The Commission also conducts an annual architectural awards program.

Annapolis, Md., pop. 30,000, The Historic District Commission, monitors the physical changes to the historic district, an area of the central city incorporating the State House and most of the central business district. Its approval is necessary for physical change to the area. It also conducts research, a plaque program, national register nominations and numerous public educational efforts.

South Bend, Indiana, pop. 135,000, Historic Preservation Commission, established in 1974, this

body serves both the city and St. Joseph County in a variety of ways. Its initial task was a county-wide survey of noteworthy sites conducted in 1975-76 using funding from the county. An eight member commission, it is provided space in the City-County Administration Bldg. to function. It works closely with citizens groups in selecting scattered sites for landmark status. Several districts are under study as are standards for issuance of a certificate of appropriateness. A city survey is underway for 1977.

IMPLEMENTING THE PROGRAM

A landmarks commission, once seated, will likely begin its service with little previous experience in the field of reviewing, judging and protecting the historic and architectural subjects of its realm. Past experience on a public body concerned with environmental issues will afford some members a leading role. This study, in turn, will help by way of guideline instructions and by having conducted the initial survey of buildings and sites. Input by local planning agencies will be essential. Even so, the new commission will pick its way carefully for a time.

The suggested sites and districts of this study should provide the commission with considerable material for review and action. Hopefully, the new body will come into being free of an immediate crisis, since it needs time to develop work procedures. Likewise, official action on designation of parts of the city as protected areas (historic districts) puts a heavy load on the new commission in terms of effective overview, public hearings, applications for change, etc. From the starting point the commission will need to win maximum cooperation and support from the public and the governments which created it. Minimizing confrontations at the outset will aid in the establishing of roots.

A new Commission will be faced with many opening decisions:

Whether to proceed with scattered site designations, historic districting, individual site restoration, historic easement application, and such, and with combinations of these. Awards programs, assistance in preservation funding and coordinating neighborhood conservation activities are additional areas of endeavor. Directing in-depth studies of specific

subjects is a choice which could become a continuing program.

In any case the new commission must match innovation with caution. Biting off too many sites or districts at the outset may overburden the commission's energies. A step-by-step procedure, building slowly upon previous achievement, is in order. Priorities for action will be necessary to guide this procedure, starting with the sites most liable to loss, the buildings most adaptable to new use, the subjects most likely to find broad community support

A budget will be necessary in time if the commission is to have more than superficial purposes of passing on advice. Funding may be derived from multiple sources: grants from federal and state sources, direct funding by the county or city and private grants such as from a local foundation or other body created essentially to aid the landmark preservation concept.

Clerical support will be essential, as well, to the initial success of a new commission since accurate minutes and record-keeping are most important from the outset. Often assistance to cover these needs is provided by another well-established city or county office or department - at least for the early months until independence is funded. Another option would be to function using Regional Planning Commission staff support indefinitely thereby assuring effective coordination and communication.

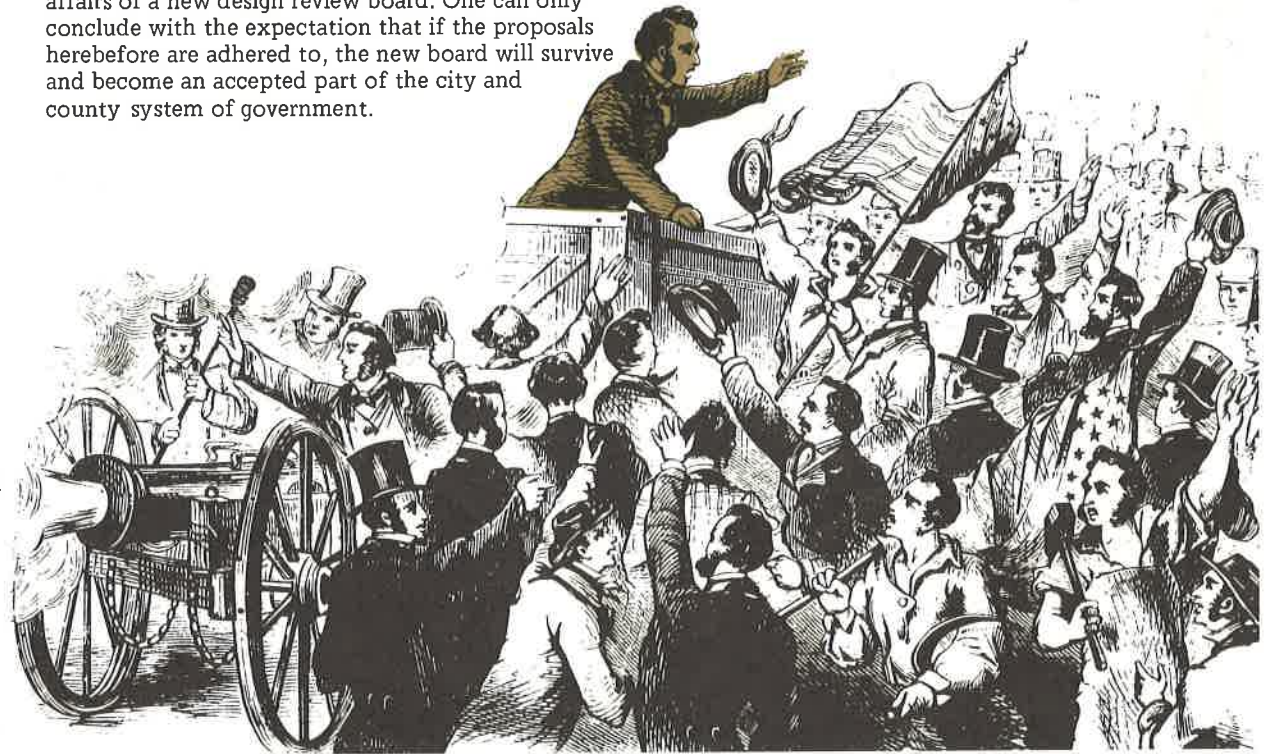
A board's obligations must not be wholly reactive. It has the goal as well of instructing the community in the fine arts of environmental quality. By so doing the board resolves countless problems before they ever take place. Gradually it creates a common line of purpose with its constituents, which in time should readily prove to be mutually advantageous.

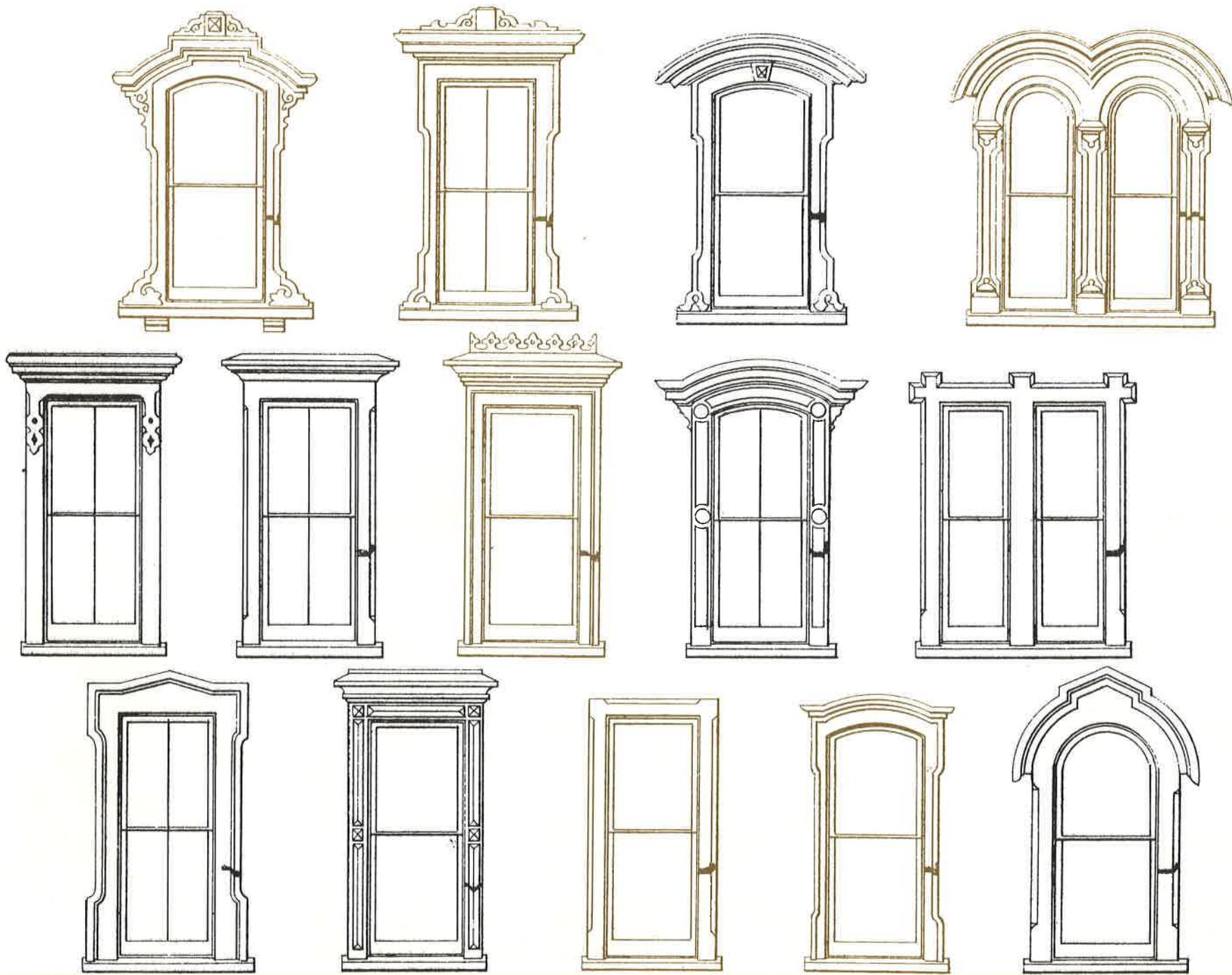
If one were to simply state a few operational standards by which a board might well govern itself, these would be:

1. Establish confidence with the public by being knowledgeable, by fairness and openness and by swiftness in action.
2. Maintain a cooperative attitude always - avoid a self imposed supremacy stance.

3. Develop local resources out of existing professional groups, social organizations and service clubs. Promote a "Friends of the Board" supporting association.
4. Develop excellent record-keeping via a methodical and dependable system of information retrieval from minutes of the meetings to on-site conferences.
5. Pursue educational programs. Celebrate great local architecture via publications, exhibits, seminars. Generate local pride and respect for the craftsmanship of another era, the restoration of an original, the recognition of merit in building.
6. Maintain a balanced viewpoint between those who would preserve everything, however impractical and those who would preserve nothing, however worthy.

All this only begins to unravel the complicated affairs of a new design review board. One can only conclude with the expectation that if the proposals heretofore are adhered to, the new board will survive and become an accepted part of the city and county system of government.





glendon place RIVERVIEW

forest avenue

A P I S O N

S A L E C R E E K

S I O N A R Y R I D G E

h i g h l a n d p a r k

O r c h a r d K n o b



C H A T T A N O O G A

w a l d e n



F O R T W O O D

a v e n u e

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H A M I L T O N C O

O l t e w a h



S U M M E R T O W N

C R E E K

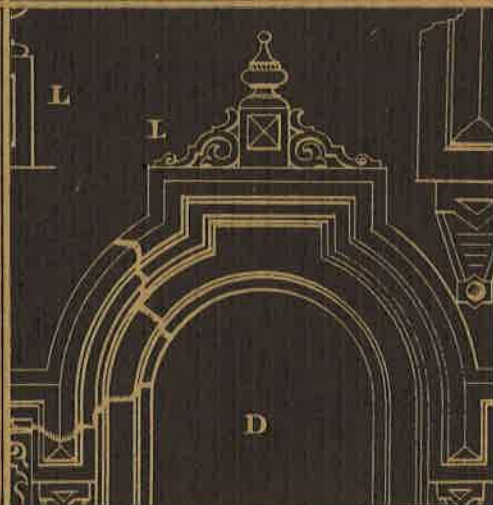
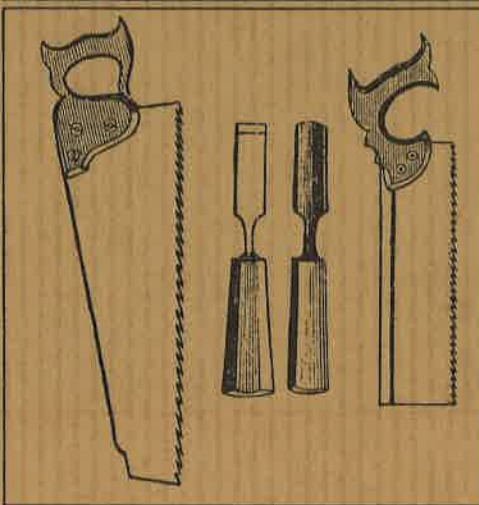
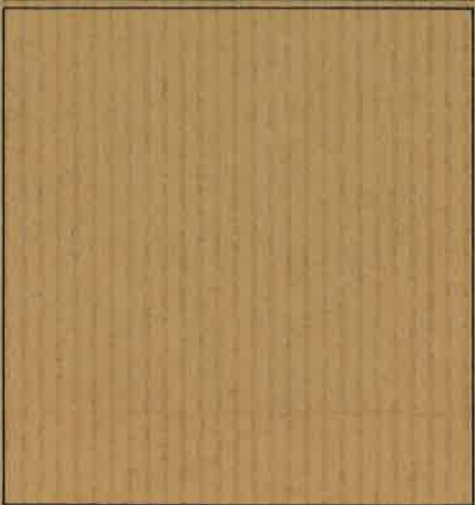
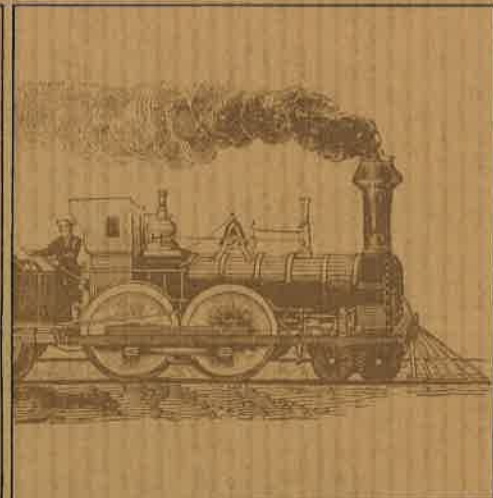
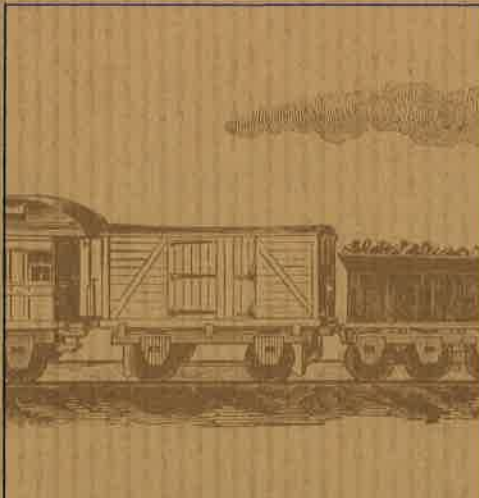
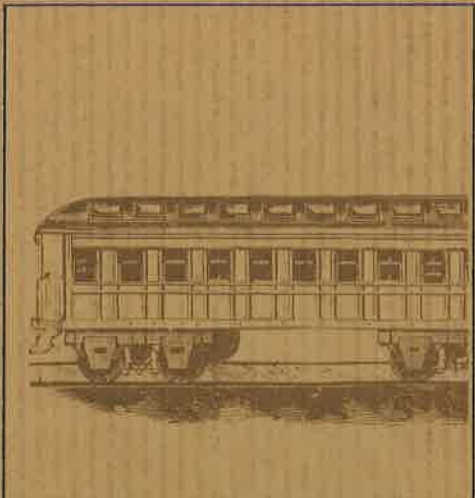
S A L E

R I C H

S o d d y D a i s y

S T. E L M O

R E A D - M I T C H



In the conventional course of events the buildings of a city have been earnestly cast up and dispassionately swept aside whenever the public or private owners placed a higher value on "progress" or fashion or when premature decay was permitted to set in. Quick concessions to urban renewal action, changing neighborhood cultures, and an uncertain economic base have all encouraged the bulldozer era to operate with little resistance.

As we look back over the past fifty to seventy years we must resort all too often to the photographs of another time. Our subjects have been consumed by our post-pioneering conviction that anything that was static was of doubtful merit. Change for change sake reached its apogee in the 1960's and early 1970's when countless buildings throughout the land were destroyed. Others were defaced when plastic veneer became a new skin, covering fine brick, stone or terra cotta originally executed in dignified details.

The temper of many citizens began to change in the 1970's. The effects of change on our towns, cities, and countryside created a gathering of dismay throughout the country. Encouraged by the Bicentennial to reappraise our values, we came to the sudden realization that as an affluent nation, we were flagrantly expending our resources. The conservation of lands, water, and clean air had its equivalent in the man-made urban environment. Conservation of buildings, artifacts, parks, historical sites, vistas and such became a vital role of individuals and their governments. Expressed as a preservation of our cultural achievements or as a cost-saving recycling of our buildings, the proposition to save what is salvageable, re-use what is useful and to retain familiar and cherished elements of our towns became a national endeavor.

The federal government responded by providing aids to these ends through several departmental programs, notably via H.U.D. and the Interior Department. States and foundations have come alive to the issue assisting local efforts through grants and enabling legislation. City governments have brought the preservation idea into focus through the creation of ordinances to provide citizen involvement and persuasion. The era of the indiscriminate bulldozer is not over but its excesses are clearly diminished.

Preservation is not a complete answer to urban

development and refinement. It is a new tool to achieve the ultimate goal of the enhancement of the quality of the built-environment. Only a few of the buildings of most cities will constitute the core of most-valued structures. Many more marginal buildings will ultimately be razed or altered for something, hopefully, better. Even in special historic areas, certain buildings contribute little or nothing. The challenge is to weed out that which diminishes the economic, esthetic and functional quality of the place after thoughtful consideration of the potential development capability and social goals of the area involved.

Chattanooga and Hamilton County have seen much history pass by in the relatively short period of occupancy by its citizens. An unusual number of historic places exist due to the unique location of the county and the funneling of transport and, ultimately, armies through its valley passage between the mountains. Since rail lines followed level terrain, they sought out Chattanooga as a connecting point. Industry followed, encouraged by local mineral resources. From industry and commerce came the need for the buildings to house these activities and the fortunes to build them in substantial terms. Thus, since the all-but-destroyed city of 1864 began anew, a great assortment of buildings and sites of architectural and historical, visual and technological importance have ensued. This aggregation of architecture is the physical embodiment of Chattanooga, its heritage and its springboard to tomorrow. There is much that is worthy, much that is delightful, much that is uniquely born of this place. The standard sequence of national styles in architecture and the building arts are here. But, the arrangement and final touches are Chattanooga's own.

To sustain this important heritage is the idea behind this study. We began with an historic and archaeological review, moved through a general architectural survey, then to a closer look at specific sites, buildings and areas. We closed with a discussion on how an historic district or landmark commission might function.

In this sequence we hope to have provided the inspiration for a fresh awareness of the built environment, a revived appreciation for the presence of

quality in the landscapes and streetscapes that make up the rural settlements or city. A keen alertness to one's city and all its visual qualities is prerequisite to the desire and the ability to remodel it meaningfully. Citizens who know and respect the fabric of Chattanooga and the many settlements about the county will ultimately take conscious steps to safeguard its best features. They will seek to conserve its still-restorable residences, stores, public buildings and industrial plants. The prospects of a well-ordered mix of old and new, unchanged and adapted structures and sites is a worthy goal. The time is none-too-soon to undertake this task.

Priorities are always a little dangerous when set by outsiders, although they may be better evaluated than by those too close to the scene. Yet, some listing of items of special concern, as discerned by the consultants to this study, may serve the users of this report in their early judgements and planning. However, with no effort to establish a rating of importance, the following may be considered as of prime significance:

1. Since so much downtown building has been lost or altered, a concerted effort should be made to preserve the excellent brick, stone and terra cotta facades and ornamental details of the buildings noted in this study, and in the detailed studies in the updated downtown Chattanooga plan. The gross accumulation of cheap facade veneers should be arrested and every urging be made to remove them and restore or renovate the affected buildings to a compatible scheme as developed in the streetscape studies.
2. The older neighborhoods of housing of substantial quality will begin to realize new value, functionally and, surely, economically. Areas like Fort Wood, St. Elmo, Forest Avenue, Read-Mitchell, Orchard Knob, et cetera need every sort of assistance from every source, public and private. Local funding programs and tax relief are vital instruments toward revival of these once delightful and still preservable neighborhoods. Incursions by commercial or institutional development needs to be curbed. Property owners need to be assured of financial aid through special loan programs plus strict city implementation of building and housing codes. These areas are irreplaceable

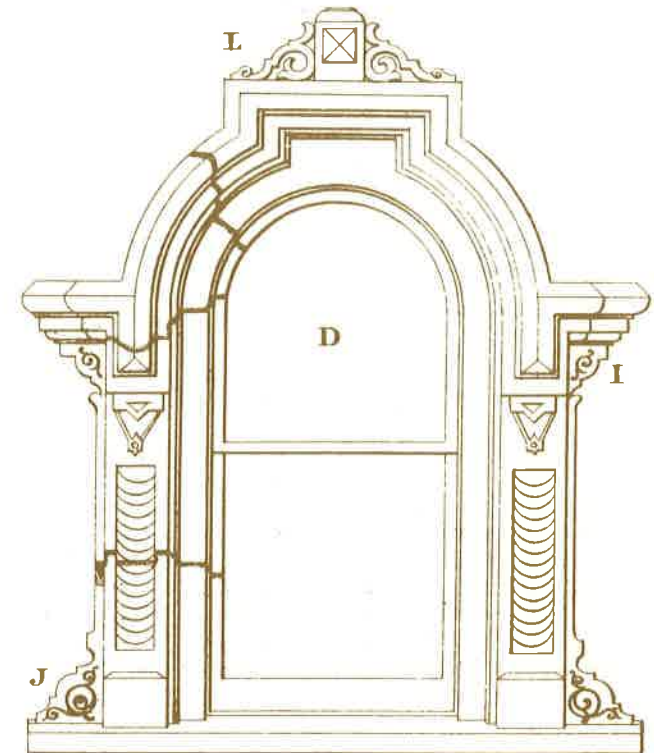
as a concentration of urban townscape.

3. The vigorous building types that make up the old industrial warehouse areas need deliberate protection. These areas too often fall outside the conventional spectrum of interest and concern of civic leaders. There is often present in old railroad buildings, factories, grain elevators, et cetera, both a continued usefulness and a striking architectural merit. Creative adaptive uses for these kinds of structures need to be sought when their present uses are no longer economically viable.
4. Downtown "ambiance" or delight in the character of the place needs to be enhanced. Areas like Georgia Avenue, E. 8th St., McCallie Avenue, need more than protection. They warrant the additional investment of public improvements in the rights-of-way such as proposed in the downtown Chattanooga plan of 1976 by Seay and Ridenour, Inc. Compatible new buildings are needed to fill the gaps left by hurried demolition. The green spaces and older building textures need loving care. Here preservation, planning and capital improvements can work purposefully together.
5. The small rural settlements and scattered rural sites, which are historic, archaeological or merely architectural in interest are often threatened by decay, vandalism or the indifference of an owner. Strong effort is needed to publicize the praiseworthy values of the quiet street of lacy Victorian houses, of the significant locale of Indian culture, of the importance of a mid 19th century railroad bridge. The smaller communities are not always as able as the large to cope with the impact of highways, mobile home development, strip commercial development, and other land uses which are basically injurious to the environment. Preservation of rural quality and the beauty of the land is no less important than its urban counterpart.
6. As much of the historical past of Chattanooga lies underground, every effort must be made to identify areas of archaeological significance and coordinate subsurface construction activities with archaeological investigations.

These proposals are not final statements. They are recommendations which should serve to direct pro-

tective efforts, not blind the community to other opportunities for preservation. Omission of a building or site from this report does not imply that it does not merit protection. The concept of preservation may be expanded later to include interior spaces, or less outstanding buildings as the advantages of recycled buildings become more well-known. Furthermore, some of the buildings included may be sacrificed in view of other equally worthwhile priorities of the community.

The objectives of this survey and plan were to identify significant areas, buildings, sites, structures and objects, and to recommend techniques to preserve them. However, recording what remains is easier than re-using it. Chattanooga must face this challenge with imagination and planning. The community has shown its desire to protect its architectural and historic legacy; that desire must now be supported by action.





As pictured here (top to bottom and left to right), buildings, objects and sites can be as diverse as the Southern Railroad Bridge, a beautiful stone detail from the Old Post Office, a fine old home along Battery Place, an interesting commercial building on West Main Street, a splendid porch in the Eastlake Area and a thoughtfully detailed cottage in the St. Elmo Area.

REFERENCES & ADDRESSES

Landmarks Chattanooga, Inc.

622 Georgia Avenue
Chattanooga, TN 37402
(Current President, Madison Finlay; Executive Director, Ellen Baker)

Association for Preservation of Tennessee Antiquities

Belle Meade Mansion
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Chattanooga Area Historical Association

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Tennessee Arts Commission

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Norman Worrell, Executive Director

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RESOURCES/ORGANIZATIONS

1. Chattanooga - Hamilton County Regional Planning Commission, Thordis D. Harden, Exec. Director. 200 City Hall Annex, Chattanooga, TN 37402
2. Chattanooga Chapter, American Institute of Architects, Ted Smith. AIA President. 1001 Carter St., Chattanooga, TN 37402
3. Tennessee Historical Commission, Herbert L. Harper. Exec. Director and State Historic Preservation Officer, 170 Second Ave. No., Nashville, TN 37201
4. Tennessee Arts Commission, 222 Capitol Hill Building, Nashville, TN. 37219. Norman Worrell. Exec. Director.

5. Dept. of Economic and Community Development, 1007 Andrew Jackson Boulevard, Nashville, TN. 37219. Tom Benson. Commissioner.
6. Office of Archaeology and Historic Preservation. Dept. of Interior. National Park Service, Washington, D.C. 20240
7. National Trust for Historic Preservation, 740-748 Jackson Place, Washington, D.C. 20006
8. National Endowment for the Arts. Architectural and Environmental Arts, 2401 "E" St., N.W., Washington, D.C. 20506
9. Advisory Council on Historic Preservation, 1522 K St., N.W. Suite 430, Washington, D.C. 20410
10. The American Institute of Architects, Committee on Historic Resources. 1735 New York Ave., N.W., Washington, D.C. 20006
11. American Association for State and Local History. 1400 Eighth Ave., South, Nashville, TN. 37203
12. American Society of Planning Officials. 1313 E. Sixtieth St., Chicago, Ill., 60637
13. Landmarks Chattanooga, Inc., 622 Georgia Avenue, Chattanooga, TN 37402
Madison Finlay. President. Ellen Baker. Exec. Director.
14. The Association for Preservation of Tennessee Antiquities. Belle Meade Mansion, Harding Road, Nashville, TN 37211.
15. The Victorian Society in America, The Athanaeum, Philadelphia, PA 19106
16. Chattanooga Area Historical Association, P.O. Box 1663, Chattanooga, TN 37401.
Dr. William H. Masterson, President.
17. Allied Arts Fund. 16 Patten Parkway, Chattanooga, TN 37401.

FUNDING SOURCES

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Published by The National Trust for Historic Preservation (see 7 above).
2. Neighborhood Preservation. A Catalog of Local Programs. Sup't of Documents, U.S. Government Printing Office, Washington, D.C. 20402

3. Federal Programs for Neighborhood Conservation, Advisory Council on Historic Preservation (see 9).

LOCAL RESOURCE CENTERS

1. University of Tennessee of Chattanooga, Library. Special Collections. Several strong collections of Civil War materials dealing with both Union & Confederate themes are housed here, in addition to general books and maps on local history.
2. Chattanooga-Hamilton County Bicentennial Library, Local History Section. The maps, files, books, photographs and microfilm collected here cover the history of Chattanooga, Hamilton County & Southeast Tennessee to the present.
3. Tennessee State Library and Archives. Nashville. This is the official storehouse of the state records and houses many original documents, including books, maps, drawings and photographs.
4. University of Tennessee at Chattanooga, Institute of Archaeology. This research and instructional museum maintains a site survey and archaeological collections, and provides archaeological excavation and survey services.
5. Chickamauga and Chattanooga National Military Park Headquarters. Fort Oglethorpe, Georgia. The park maintains a library of historical resources stressing both Georgia and Tennessee portions of the park.
6. Tennessee Valley Authority, Map Service. This unusual, but exceptionally effective service provides historic map reproductions and access to outdated maps and aerial photographs.
7. Chattanooga-Hamilton County Regional Planning Commission, Advanced Planning Division. The complete results of the 1976 historical and architectural survey for Chattanooga and Hamilton County are filed here. The files are organized by census tract and all sites are mapped. Researched information on many sites is included.

LOCAL AND STATE HISTORY

Any attempt to compile a complete bibliography of the materials available on Chattanooga, Hamilton County, and Tennessee must be left to another study. Listed below are a few frequently cited works.

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Fig. 5

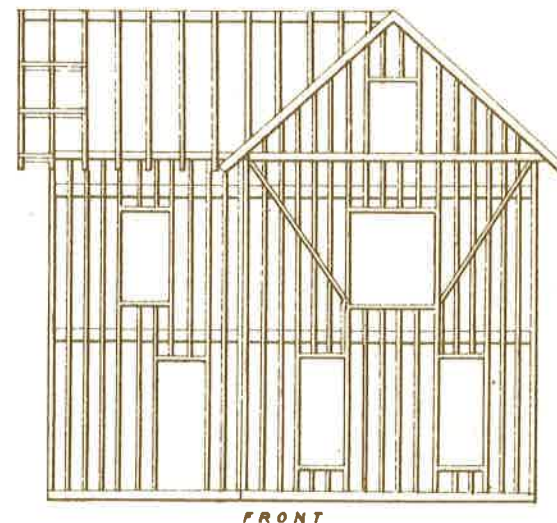


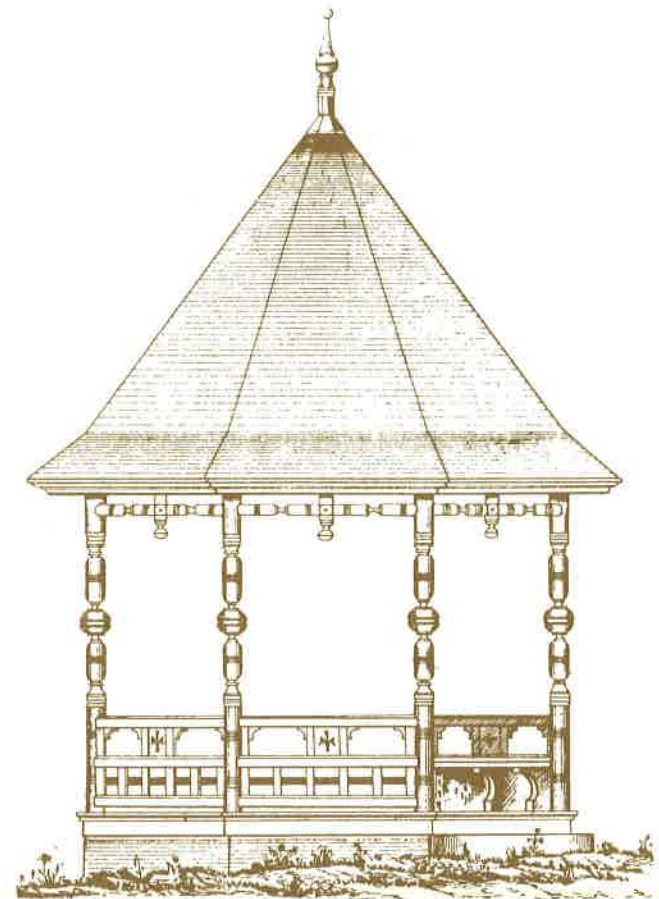
Fig. 1.



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