United States Department of the Interior Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form



See instructions in *How to Complete National Register Forms* Type all entries—complete applicable sections

1. Name

historic	Market Squar	e/Patten Parkway		
and/or common	Patten Parkw	ay		
2. Loca	ntion Rou	apply bounded b	y E. 8th, and	E. 9th Sts,
street & number	Patten Parkw	ay		not for publication
city, town	Chattanooga	vicinity of	congressional district	Third
state	Tennessee	code ⁴⁷ count	Hamilton	code 065
3. Clas	sification	n		
Category X district X building(s) structure site object	Ownership public private _X_ both Public Acquisitio in process being conside	X_ yes: restricted	entertainment	museum -X. park -X. private residence religious scientific transportation other:
4. Own	er of Pro	perty		
	See continua	tion sheet		
street & number				
city, town		vicinity of	state	
5. Loca	tion of L	egal Descript	lion	
courthouse, regis	try of deeds, etc.	Hamilton County Court	chouse	
street & number		Georgia Avenue		
city, town		Chattanooga	state	TN 37402
6. Repr	esentati	on in Existing	J Surveys	
Chattanoo title Landmark:	oga-Hamilton Co s Survey	•	property been determined e	legible? yes _X_ no
date 1976			federal sta	te _X_county _X_local
		ttanooga_Hamilton Cour	ity Regional Planning	Commission
depository for su	rvey records Una	clanooga-namiillon cou	ity Regional Liaming	COMMITSSTON

7. Description

Condition		Check one
<u>X</u> excellent	deteriorated	unaitered
X good	ruins	<u>X</u> altered
fair	unexposed	

Check one <u>X</u> original site moved date

Describe the present and original (if known) physical appearance

Patten Parkway is located in downtown Chattanooga adjacent to Georgia Avenue, one of downtown's main thoroughfares. The spatial arrangement of the district consists of two blocks of buildings with uniform setbacks, centered around the site of the old City Market, now a park. The street arrangement around the district is the traditional grid pattern. The northern block is composed of commercial shops, terminating on the western side with the Ross Hotel. The southern block is primarily composed of a life insurance company and its parking garage, which were constructed around two earlier structures. One of the most prominent features of the district is the terraced park in the center of the district, one of only a few public "green spaces" in the Central Business District.(1)

These nine buildings were constructed over a forty-year period during the peak of development in this area. The construction of the City Market was a catalyst for other development in this area as can be seen in the parallel development of a series of row buildings to the north of the City Market for use as small shops as an adjunct to the market. Even though the buildings have changed ownership over the years, they are still primarily used for small shops or offices. Also, Volunteer Life's office building and garage are still used for their original purposes.

The construction of these buildings reflect the traditional architectural influences of that period and are thus representative examples of late nineteenth and early twentieth century commercial architecture. The northern block has the appearance of containing several buildings, but was actually constructed as one unit. This cohesiveness can be seen in the staggered three-two-three-two-storied effect, the similar treatment of facade bays, uniform base size, uniform brick facing, and similar brick decorative features. The total effect of this arrangement is an impression of careful planning and deliberation which has resulted in an attractive and uniform block of row shops.

The western terminus of this northern block is the Ross Hotel which was constructed at approximately the same time as the commercial shops. Its added height and massing provide a needed focal point for the corner intersection, as does the even taller Volunteer Building at the corner of Ninth and Georgia, one of the major intersections in downtown Chattanooga. Constructed adjacent to the office is Volunteer's parking garage, a highly innovative structure for its day. Even so, it appears that the only uniformity in design with the offices is in the use of similar light-colored brick facing. The remaining two buildings in the district, 111-13 E. Ninth and 115-117 E. Ninth, exist as excellent examples of early twentieth century small commercial structures which were very common on East Ninth Street, but their architectural appearance is somewhat diminished by the more elaborate and massive Volunteer complex which surrounds them.

Overall, this is one of the most active commercial areas in Chattanooga's downtown area. With few exceptions, the buildings in the district are commercially utilized. The primary exception is the Ross Hotel which is currently vacant

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Patten Parkway Owners

Inventory Number	Owner
1-5, 11	Selma Paty 17-19 Patten Parkway Chattanooga, TN 37402
10	City of Chattanooga Office of the Mayor 100 East Eleventh Street Chattanooga, TN 37402
6, 7, 9	Volunteer State Life Insurance Company Volunteer Building Georgia at Ninth Chattanooga, TN 37402
8	Alex Alper 117 East Ninth Street Chattanooga, TN 37403
8	Milton Edelstein 115 East Ninth Street Chattanooga, TN 37403

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except for a restaurant on the ground floor. The northern block is under single ownership, and in the past ten years a renovation program for the block has been conducted. While this has resulted in some inappropriate architectural changes to the first floor levels, the block does generate an atmosphere of vitality. Volunteer's offices underwent a major renovation program in the 1960s which fortunately did not alter the exterior. Both the offices and garage (also largely unaltered on the exterior) are fully utilized.

INVENTORY

- 35 Patten Parkway, 37 Patten Parkway, 39 Patten Parkway (Alan Gold's): 1887-88, Rectangular, three bay building constructed as visual unity, three stories, brick, flat roof, decorative brickway along roofline, stone window lintels, brick beltcourse above first and second floors which is repeated on the other buildings along this block.
- 33 Patten Parkway, 31 Patten Parkway: 1887-88, Rectangular, two bay building constructed as visual unity, two stories, brick, flat roof, decorative vents and brickwork near roofline, cast iron columns on first floor level, brick beltcourse above first and second story levels.
- 3. 29 Patten Parkway, 27 Patten Parkway, 25 Patten Parkway, 23 Patten Parkway, and 21 Patten Parkway: 1887-88, Rectangular, five bay building constructed as visual unity, three stories, brick, flat roof, decorative brickwork along roof line identical to that on building Inventory Number 1 (central bay has variation on this theme); brick beltcourse above first and second story levels.
- 4. 17 Patten Parkway, 19 Patten Parkway: 1887-88, Rectangular, originally brick building virtually identical to Inventory Number 2 but has been

^{1.} Primarily, the other open spaces are the 1888 Fireman's Fountain which is located on a small triangular piece of land and listed in the National Register Fountain Square Historic District; Miller Park which was developed in the mid-1970's; and Ross's Landing Park, which is also listed in the National Register.

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severely altered in recent years; 19 Patten Parkway is two stories in height, brick, still exhibits vents and brickwork as described in Inventory Number 2, a penthouse for residential use has been added.

17 Patten Parkway is one story in height; a first floor remodeling has apparently placed a facade over the older brick facade.

- 5. Ross Hotel, corner of Georgia at Patten Parkway: 1888, roughly rectangular, four stories in height, brick, flat roof, decorative brickwork along roofline, arched lintels on third floor level, five sided in order to create an angle at the street intersection.
- 6. Volunteer State Life Insurance Company: 1916, U-shaped, Neo-Classical Revival, twelve stories, brick, flat roof, concentration of Classical detailing at ground and roof levels including pilasters, oval medallions and a heavy cornice with brackets; ornate entrance on Georgia Avenue, arched entrance with keystone, ornamented spandrels, and over the door is a circular bronze tablet of Andrew Jackson (symbolizing the Volunteer State and Volunteer's motto of "Strength, Stability and Integrity"); elaborate interior lobby, enriched moldings on ceiling, and lavish use of marble; exterior and interior lobby largely unaltered.
- 7. 111-113 East Ninth Street: c. 1902, Ell Shape, two stories, brick, flat roof, decorative brick work concentrated at window level on the second floor.
- 8. 115 East Ninth Street, 117 East Ninth Street: c. 1902, Rectangular, two shops constructed as one building, two stories, brick, flat roof, decorative vents and brickwork along roofline.
- 9. Volunteer Garage, corner East Ninth Street and Lindsay Street: 1927, Rectangular, four levels, concrete, faced with flat roof, terra cotta trim at ground level especially at the garage entrance. Also a band of depressed terra cotta motifs at the roof level; exterior largely unaltered with the exception of a porcelain paneled roof added in 1965; designed by Louis H. Bull of Chattanooga.

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Open Space:

10. Patten Parkway Memorial Park: site of Chattanooga's original city market which was razed in 1943; renamed in 1944 for Mr. Z. C. Patten, a leader in Chattanooga's development who was largely responsible for the creation and development of Volunteer Life Insurance Company; in the late 1940s a movement was begun to dedicate this area to local servicemen who died in World War II; now exists as landscaped area with a granite monument dedicated to Hamilton County servicemen who died during World War II, during the Korean Conflict, and in Viet Nam.

Other:

11. 11-13 Patten Parkway: Surface parking lot.

8. Significance

Period prehistoric 1400–1499 1500–1599 1600–1699 1700–1799 X 1800–1899 X 1900–	Areas of Significance—C archeology-prehistoric archeology-historic agriculture X architecture art X commerce communications	heck and justify below community planning conservation economics education engineering exploration/settlement X industry invention	Iandscape architecture law literature military music philosophy politics/government	e religion science sculpture social/ humanitarian theater _X_ transportation other (specify)
Specific dates	1887-88, 1902, 1916, 1927	Builder/Architect		

Statement of Significance (in one paragraph)

The nine buildings included in the Patten Parkway Historic District were constructed over a forty year period centering around the City Market area. Architecturally, the area reflects both traditional architectural and stylistic elements of the late nineteenth century as well as the more refined Classical detailing of the early twentieth century. This two block area has been associated with several historical factors in Chattanooga's commercial development and thus figures prominately in Chattanooga's commercial history. As a commercial area, Patten Parkway was also the home of the world's first Coca-Cola bottling plant, thus yielding industrial significance to the area. A final area of significance which applies to Patten Parkway is the field of transportation history. Constructed in 1927 to house 371 cars, Volunteer's Parking Garage is an early example of a modern parking garage and therefore reflects the increasing need in the 1920s to cope with the growing influences of the automobile industry. Each of these areas of significance will be discussed in detail below.

Historical Development

In 1886, a period of intense real estate activity in Chattanooga, several citizens promoted the idea of a concentrated shopping area around a city market. Amid much competition by several groups of businessmen, a group of citizens led by Adolph Ochs (owner and editor of the <u>Chattanooga Times</u> and later the <u>New York Times</u>) organized a fund raising drive which resulted in a pledge of \$20,000 to the City in order to have the site of the city market located on a site of their choice. Their choice was on land deeded for education purposes and known as the "Georgia Avenue School Lot."(1) The Ochs faction succeeded in its efforts, and the city market was built in a central location on the block with narrow roads later built directly to the north and south. The remaining portions of the city market block were privately owned and were soon purchased by an investment firm from Cincinnati led by Ochs.

Even with private contributions and city ordinances controlling other meat and vegetables sales, the city market was not a successful business venture for the City. By 1894 the City of Chattanooga had decided that the market was not economically feasible to maintain and ceased its operation. Shortly afterwards, the City converted the building into a city hall.(2) In 1908 when a new City Hall was constructed, the building again was used as a city market. This operation was somewhat more successful and continued in operation until the 1940s when new facilities were constructed elsewhere. Even so, by the 1920s many citizens were promoting the idea of razing the market to create a small city park. This was actually accomplished in 1943.

9. Major Bibliographical References

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Yet. in the late 1880s development seemed promising and financial gains Thus, the group of Cincinnati businessmen led by Adolph Ochs probable. purchased the land surrounding the school parcel and built small shops both to the north and to the south to take advantage of the anticipated crowds that they believed would be generated by the city market. Although these occupants usually remained for only a few years, the types of offices or businesses were very similar. A sample listing in 1890 included offices for an architect, a lawyer, two religious publications, a newspaper, and facilities for a laundry.(3) Other years typical occupants included a baker, a face cream manufacturer, a cigar company, a dressmaker, and a husband-wife team of physicians.(4) This atmosphere of small shops and retail facilities has continued to the present as sample occupants today are lawyers. an interior designer, a clothing store, an investment firm, and a restaurant. (5) Also constructed at approximately the same time at the corner of Georgia and North Market Street is the Delmonico (Ross) Hotel. Little more than the fact that The Delmonico Hotel opened around 1888 on property then owned by the Cincinnati development company and that it operated as a hotel and/or boarding house is known. In 1925 the hotel was reopened as the Ross Hotel and was hailed as "Chattanooga's newest and most elegantly appointed Hotelry." (6) Newspaper accounts of the opening described the luxurious accomodations and the brilliant reception in the ballroom. Probably the most famous visitor to the Ross Hotel was William Jennings Bryan, Scopes Trial prosecutor in nearby Dayton, Tennessee, and three-time presidential candidate. Bryan spent the last night of his life, 25 July 1925, at the Ross Hotel. The next day Bryan died in Dayton. (7) Currently the hotel is vacant with the exception of the ground-floor restaurant.

As was the north block, a major portion of the southern section of Patten Parkway was developed by the Cincinnati firm. Historically this development overlapped with the development of Ninth Street, a predominately black commercial and residential area. When Volunteer Life Insurance Company constructed in 1916 its home offices on this block, some of these structures were demolished. When the parking garage was added in 1927, all of these smaller commercial structures on this block were removed with the exception of a former black theater and an office building. These two structures still remain on East Ninth Street between Volunteer's offices and parking garage.

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Currently, the area included in the Patten Parkway Historic District is in good physical condition with a heavy concentration of commercial activity occurring there creating a viable business district. The row of commercial buildings to the north of the park area have been renovated within the past decade, the Volunteer's office building was renovated in the early 1960's. None of the buildings in the district are unused with the exception of the Ross Hotel whose owners are planning a renovation program.

In summary, the historical development of this area was initiated by the construction of the old city market which then became a focal point of downtown life: it was after the demolition of the market that the area was renamed for Z. C. Patten, the founder of Volunteer Life Insurance Company. The buildings surrounding the market reflect the passage of time in usage, and in Volunteer's situation, the redevelopment of the land as the character of the area changed. In effect, this two block area offers a concise picture of the re-development of a downtown area as commercial needs changed and evolved by representing the development from a downtown where residential and commercial needs reflected a society where fresh agrarian products were paramount to a more financially business oriented area.

Architecture

Patten Parkway's architectural collection is composed of representative late nineteenth and early twentieth century commercial structures. Those structures north of the city park present a cohesive appearance due to the unified architectural development of the area in 1887-88. The row of shops exhibit several similiar features such as decorative brickwork and a brick stringcourse. These late nineteenth century structures reflect the standard architectural influences of that day and are thus representative of that time period. Although the first floor levels have been altered, the upper levels present an excellent streetscape of functional Victorian commercial architecture.

On a more elaborate scale is the Volunteer complex. The office building is an excellent example of the then popular Neo-Classical style. The largely unaltered exterior exhibits classical features such as pilasters, medallions, a bracketed cornice, and a decorated arched entrance area. The lobby features elaborate marble decorations and a molded ceiling. As typical of this style, the overall exterior gives an appearance of monumentality and elegance with the majority of the decorative features being

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concentrated at the ground and roofline levels. Built approximately ten years later, Volunteer's garage reflects some similiar classical motifs but uses terra cotta trimming, a material popular in that decade. This impressive terra cotta trimming is virtually unparalled on any other 1920s building in the downtown.

As stated in the historical sketch, the northern portion of the district was built by a group of developers as a visual unit. Thus several unifying architectural features were used such as uniform setbacks, systematically staggered rooflines, brick construction, and similiar brick decorative features. This development and design features have produced a sense of historical and architectural cohesiveness for the northern block.

The southern block of buildings represent the redevelopment of the area as a natural progression of the changing downtown cityscape and is therefore representative of a later building period. The Volunteer complex which dominates this block uses many classical features popular in the early twentieth century producing a more elaborate and massive block representing the more expanded commercial building techniques of the twentieth century.

Together, these two architecturally significant, but dissimiliar, blocks are closely linked historically as they represent both the beginning and the end of the Old City Market. The northern block exists as a reminder of the hopes and expectations of the City as the market was built. Since by the time the Volunteer complex was constructed, tentative plans to demolish the Old City Market had long been formulated, the demolition of the older shops and construction of the Volunteer building represents the changing needs of the downtown and its businessmen, and the commercial evolution of the downtown.

Commercial

As can be seen in the narrative history of Patten Parkway, this area has served as a focal point of commercial activity in downtown Chattanooga for many years. Far more than simply downtown stores, it was hoped that as the site of a city market Patten Parkway would attract hundreds of people who would then trade in the immediate downtown area. The fact

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that this was less than a successful venture for the City of Chattanooga does not diminish its importance as a major effort to develop a strong downtown business area. Therefore, the eventual construction of the Volunteer complex to the south of the City Market was a natural evolution of a downtown's commercial development. Overall, Patten Parkway remains as an historical link to a major event in Chattanooga's commercial development.

Industrial

As a commercial center, Patten Parkway was the home for a variety of enterprises. One of these shops played a major role in the eventual development of Coca-Cola into one of the world's most well known trademarks. In the late 1800's Coca-Cola was only one of many soda drinks available to the public. In 1899 a Chattanooga lawyer named Benjamin F. Thomas approached Asa G. Candler, owner of the Coca-Cola drink, with the idea of bottling Coca-Cola. The idea was not well received, but Candler was eventually persuaded to grant Thomas and his partners at no cost the virtually exclusive bottling rights for Coca-Cola.(8) Candler did stipulate that Thomas's company must buy the Coca-Cola syrup from him. Thus, later that year the first franchised Coca-Cola bottling plant in the world was opened on Patten Parkway.(9) This plant remained on Patten Parkway from 1899 until 1902 when it was moved to larger facilities.(10)

Lacking sufficient funds to develop Coca-Cola plants themselves, Thomas and his partners actually operated only a few plants but sold the privilege to do so to other groups resulting in the world's second bottling plant being opened in Atlanta in 1900. As a result of Thomas's foresight, this venture insured the success of Coca-Cola when many other soda drinks of that period rapidly vanished and, incidentally, made Thomas and his partners millionaires.

Thus as the home of the world's first Coca-Cola bottling plant, Patten Parkway is uniquely significant in Chattanooga's industrial development as today the Coca-Cola industry is one of the mainstay's of Chattanooga's economy.

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Transportation

The Volunteer Parking Garage represents a unique development in the history of transportation facilities. As the 1920s progressed, the increased use of automobiles quickly necessitated better roads and traffic conditions as well as parking facilities in the downtown area. The Volunteer Garage is a result of these needs. Constructed in 1927, the building displaying cut stone and terra cotta trim, was four stories in height and provided for the storage of 371 automobiles.(11) The floor plan was based on the De Humy ramp system which was patented by the United States government. De Humy's invention was based on a system of staggered floor levels reached by short ramps of easy grade. This was the first parking garage built in Chattanooga using this system, now a standard feature of many modern parking garages. As such, this early example of the large scale modern parking garage is very significant in the development of modern transportation facilities and remains as a unique reminder of the technological advancements of the early twentieth century.

Non-Contributing Sites

The only non-contributing site in the district is a surface parking lot. While it is unfortunate that the visual cohesiveness of the northern block was somewhat diminished by the removal of the building which occupied this site, the remaining buildings in the block still create a sense of row commercial buildings which was the intended architectural impression.

Boundary Justifications

The boundaries for this district were selected to harmonize with the historical development of the old City Market area. Originally, the Market Square area was built to be centered around the prominent City Market just as the Patten Parkway Historic District today centers around this site (currently a park). Since the street arrangement in this area, which is based on the traditional grid pattern, reinforces these historical boundaries, these streets were used as boundaries for the district: to the north, the alley behind the row commercial shops; to the west, Georgia Avenue, a major four lane arterial; to the south, Ninth Street, a major

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four lane arterial; and to the east, Lindsay Avenue, a two lane arterial. Even though many other commercial activities exist around the district and thus carry through the theme of the market area, the district boundaries were chosen to include those buildings more directly associated with the historical development of the market area. The selection of these buildings was then reinforced by the natural boundaries created by the street patterns.

- 1. Chattanooga Times, 27 October 1939.
- 2. Ibid.
- 3. Chattanooga City Directory, 1890.
- 4. Chattanooga City Directories 1887-1900.
- 5. Chattanooga City Directory, 1979.
- 6. Chattanooga Times, 4 February 1925.
- 7. Chattanooga Times, 3 September 1978

8. Their bottling rights did not include six New England states, Mississippi, and for a temporary period, Texas.

9. Coca-Cola was actually first bottled in 1894 in Vicksburg, Mississippi, on a limited basis restricted to the Vicksburg area. Also in 1898-99, Thomas and his partners did some experimental bottling in Louisiana to prove that their theory would work. Yet, this is the first site where Coca-Cola was bottled on a large scale and was the first plant in existence.

10. City Directories from that period list the location at 17 Patten Parkway, but newspaper clippings as early as the 1920s state the plant was at 23 Patten Parkway. The historical plaque erected in 1947 is located at 17-19 Patten Parkway.

11. Chattanooga Times, 18 June 1927.

