

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name Lookout Mountain Hotel

other names/site number Carter Hall (part of Covenant College), "Castle in the Clouds"

## 2. Location

street & number 14049 Scenic Highway

N/A

not for publication

city or town Lookout Mountain

N/A

vicinity

state Georgia code GA county Dade code 083 zip code 30750

## 3. State/Federal Agency Certification

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

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

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

   national    statewide X local

Dr. David C. Crass Signature of certifying official>Title: Dr. David C. Crass/Historic Preservation Division Director/Deputy SHPO Date 17 DEC 2018

Historic Preservation Division, Georgia Dept. of Natural Resources  
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

## 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  determined eligible for the National Register

determined not eligible for the National Register  removed from the National Register

other (explain:)

Trabolin  
Signature of the Keeper

2/27/19  
Date of Action

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**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply.)

**Category of Property**  
 (Check only **one** box.)

**Number of Resources within Property**  
 (Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
1	1	buildings
0	0	sites
1	1	structures
0	0	objects
2	2	<b>Total</b>

**Name of related multiple property listing**  
 (Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

N/A

N/A

**6. Function or Use**

**Historic Functions**  
 (Enter categories from instructions.)

**Current Functions**  
 (Enter categories from instructions.)

DOMESTIC: hotel  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

EDUCATION: education-related  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

**Materials**  
 (Enter categories from instructions.)

LATE 19<sup>th</sup> & 20<sup>th</sup> CENTURY REVIVALS:  
Tudor Revival  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

foundation: STONE: Mountain Stone  
 walls: STUCCO  
 \_\_\_\_\_  
 roof: TERRA COTTA  
 other: WOOD  
 \_\_\_\_\_

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### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### **Summary Paragraph**

Lookout Mountain Hotel, built in 1927 and nicknamed the “Castle in the Clouds,” is a grand resort hotel building perched atop the western brow of Lookout Mountain in northwest Georgia, just south of Chattanooga, Tennessee. The five-story hotel is composed of a rectangular central mass with wings extending to the north, south, and west. The north wing extends at a slight angle to the east, and a ten-story tower is located where this wing and the main mass intersect. The hotel has a cast-in-place, reinforced concrete frame with exterior walls clad in a rough textured stucco. The complex hip and gable roofs feature Ludowici red terracotta tile. Windows throughout are paired, and during the recent rehabilitation, non-historic windows were replaced with replicas based on detailed historic drawings of originals. The hotel’s striking tower has chamfered corners, a crenellated balcony, and a smaller crenellated upper-tower featuring a 16-foot copper lantern. During a 1980s renovation, the lantern and tower crenellations were removed and much of the building was clad in an exterior insulation and finish system (EIFS). With the recent rehabilitation, the EIFS and modern alterations were removed and the crenellation and lantern were re-constructed from original drawings. Other original details include scallop texturing, scored stucco, parapeted gables, simulated half-timbering, natural stone randomly embedded in the stucco, and simulated solid rubble masonry. Elevated covered porches are found at the ends of the north and south wings, and the main entrance on the east elevation is marked by a porte-cochère and a wide loggia. From the loggia, four sets of double doors (three of which are now fixed-in-place) lead to the lobby and great hall, which retain historic features including stone fireplaces; heavy rusticated woodwork, such as boxed beams, brackets, and half-timbering; plaster walls and ceilings; and two altered reception desks. Wings and upper floors have double-loaded corridors, originally used as hotel rooms and now serving as college dormitory rooms and offices. A swimming pool is located at the northwest corner, but it has been substantially altered making it, as well as a non-historic pool house, noncontributing resources. “The Overlook,” a contributing structure, is a two-level, circular stone terrace providing access to eastern views and was constructed directly across the main lawn from the hotel.

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### **Narrative Description**

Lookout Mountain Hotel sits at a high point called Jackson Hill along the western ridge of Lookout Mountain. To the west, the land slopes steeply, revealing an expansive view of northwest Georgia and the Tennessee River Valley beyond. To the east, the land undulates gently downward, allowing for additional views of the wooded slopes.

The former hotel is now the central building on the Covenant College campus and houses students and administrative functions. The tannish-colored stucco building, identified as Carter Hall by the college, features several multi-story wings and a tall crenelated tower. Opposite the building, across a wide lawn and on the eastern edge of the ridge, is a stone-terraced overlook. Behind the building, on the western edge of the ridge, is a swimming pool and landscaped terraces.

#### **HOTEL EXTERIOR**

The main mass of the hotel is 12 bays wide and has a side-gabled roof with two projecting cross gables (Photo 1 and Figure 7). A loggia, open terrace, and porte-cochère mask the bulk of the first and second floors of this mass. The loggia is nine bays long, and each bay is marked by a large arched opening (Photo 12 and Figure 15). The recently rehabilitated 10-story tower is located at the north end of this central mass, and gabled wings extend to its north and south, while a hipped roof wing extends to the west. Several cross gables extend to the east and west, and a high parapeted gable with two decorative spheres is centrally located above the porte-cochère (Photo 2).

At the base of the building’s primary, east-facing facade and extending up to the floor line of the main level, tannish-colored angular Mountain Stones<sup>1</sup> with relatively flat faces are set in stucco and face hollow clay tile walls. The stones also extend up columns and complete arches along the loggia and porte-cochère. Randomly placed stones are also interspersed within the stucco field of the porte-cochère and loggia, as well as up the tower walls to just above the roof line of the building’s central mass. The remainder of the exterior is stucco, molded and scored in places to imitate half-timbering, cross-hatching, belt-courses, window sills, and other decorative elements. The areas of faux half-timbering are

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<sup>1</sup> “Mountain Stone” is the common name of the stone used in Lookout Mountain Hotel and in many other buildings and structures on Lookout Mountain. No geologic study or identification of this stone is known at this time.

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found on several upper-floor bays and gables in the hotel's central mass and in the north and south wings and are painted a dark brown to contrast with the with the rest of the exterior. Unscored sections of stucco have a scalloped texture.

Prior to the recent rehabilitation, much of the exterior was covered in an exterior insulation finishing system (EIFS) dating to about 1980. However, beginning in 2015 the EIFS was removed, revealing a largely sound and intact exterior with historic stucco. Installation of the EIFS resulted in anchors tied into the original walls, leaving a regular pattern of surface damage to the stucco. Where damage to the historic stucco had occurred, an in-kind repair was completed. Missing and damaged original stucco-covered clay tile window sills were replaced with cast stone and stucco replicas.

During the recent rehabilitation, the roof was replaced. The roofing is composed of red, terra cotta Ludowici tiles of the identical dimension and arrangement as the original Ludowici tiles, which were well beyond their expected serviceable life and had begun to deteriorate and fail.

The hotel's 10-story tower is located at the northern end of the central mass, where it intersects with the canted north wing (Photo 12 and Figure 3). The tower is square in plan and has chamfered corners. On floors two through five, there are two windows on the tower's east elevation and single windows on the chamfered corners. The upper floors of the tower have small single windows following the path of the staircase. At the top of the tower is a crenellated balcony, and a smaller crenellated upper-tower, featuring arched openings and a non-historic copper lantern. Details on the upper portions of the tower were re-created during the recent rehabilitation using original plans as a guide.

The replacement lantern at the top of the tower is a pre-fabricated copper assembly with a steel frame. It features a molded round base, a six-sided lattice-glass shaft and decorative fascia, and a round ogee curve dome with a spherical finial on top. Though quite large, at about 16 and a half feet tall and six feet in diameter, it is just visible atop the tower as seen from the valley below. However; at night, the light from the lantern can be seen clearly for miles. Currently, the lantern utilizes stationary LED light arrays rather than the rotating single-direction spotlight used from the beginning of the hotel's operation to an unknown period, when it ceased operation.

Aside from the stucco treatments, the building has few other exterior decorative features; exposed rafter tails are simple, there are no eaves or cornices. There are almost no originally exposed wood elements on the exterior, aside from the rafter tails and the currently hidden paired posts supporting the enclosed west porch (enclosed in the 1960s).

On all elevations original windows, including the pairs of 6/6 and 8/8 wood sash typical of bedroom windows, were removed several decades ago. During the recent rehabilitation, non-historic windows, which were smaller than the original windows, were replaced in the original openings with replica 6/6 and 8/8 windows returning the fenestration to its original configuration.

The building features a porch on both its north (Photo 10) and south ends (Photos 3 and 4). Prior to the recent rehabilitation, these porches had been enclosed but were restored to their original, open-air condition in 2016. The porches are accessed by concrete stairs with stone-faced side walls. During the recent rehabilitation, these porch stairs were rebuilt due to failing concrete structures and the stone veneers were reinstalled. Handrails were added to comply with code requirements, and stairs of the north porch were additionally modified with an ADA-compliant ramp that replaced stairs leading to a historic basement entrance located below the porch stairs.

The north and south elevations each have projecting gables with finial accents at their peaks, faux half-timbering, and tall narrow rectangular louvered vents. The simulated rubble masonry at the foundation continues around each porch, and square stone columns support the porch roofs. On the south elevation, stepping down from the central mass is the three-story, hipped roof south wing and then the elevated, flat-roofed porch (Photo 5). The north elevation is very similar with its elevated, flat-roofed porch; however, as noted previously this three-story wing projects from the tower and intersection with the central mass at a slight angle to the east, and north of the cross gable, this wing steps down to two stories in height (Photos 10 and 11).

The west elevation is primarily the service side of the building with a loading dock and paved vehicular area ringed by mechanical systems (Photo 6). This elevation also includes the building's west wing, which is comprised of the kitchen, former dining room and ballroom, and former wrap-around veranda. The former ballroom is now used as the campus dining hall and the former wrap-around veranda has been enclosed and incorporated as a part of the dining hall. The west elevation retains several non-historic alterations, such as the enclosed former wrap-around veranda (which has large tripartite windows, narrow lattice-glass windows, and 1/1 aluminum sash windows), an enclosed stair attached to the



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south side of the enclosed porch, and the enlarged loading dock (Photos 7 and 8). The west elevation of the main mass has two unadorned chimneys attached to the central mass. The grade drops down steeply to the west of this wing.

The large porte-cochère with reinforced cast-in-place concrete ceiling (Photo 16) was originally accessible to vehicles. It leads to a loggia that extends nine bays to the north (Photo 12). To the south is a raised terrace covered in replacement campus-standard pavers and bordered by stone-faced piers with wood rails between (Photo 17). A modern vestibule (or ante-chamber) extends into the loggia. Several historic exterior doors are still extant, including a pair of multi-lite doors on the north porch and four pairs of multi-light doors with multi-paned sidelights and multi-paned transoms on the front (east) elevation under the loggia and porte-cochère. Three of the pairs of doors on the east elevation were fixed-in-place during the recent rehabilitation (Photo 18), leaving one double-doored main entrance on the façade. The vestibule was built around this entrance, using salvaged historic doors from the site.

#### HOTEL INTERIOR

Through the vestibule, one enters into the large former lobby, which is still used as a foyer and gathering space for Covenant College's Carter Hall. The lobby features darkly stained, rusticated, boxed beams and oversized brackets, faux wrought iron light fixtures, and plaster coat of arms, all in service of the Tudor-esque theme of the building (Photos 19 through 22 and Figure 9).

To the left (or south) of the entrance to the building is a sitting area that once housed the reception desk for the hotel (Photo 21 and Figure 8). The reception desk was removed and clerk's window infilled in the 1960s. A non-historic stained-glass transom replaced an original spindled abacus. Opposite this area is the former coat-check and luggage area. The original desk of darkly stained, rusticated wood remains (Photo 22). Beyond the reception area and concierge, a corridor extends south to the elevator and offices. Opposite the entrance is a large stone fireplace (Photo 19). The fireplace is original and features a heavy wood mantel placed high above a stone surround that creates a shallow inglenook. A secondary stone surround frames the firebox which sits on a slightly raised hearth.

To the right (or north) of the entrance are the base of the tower, which was originally used as a "writing room" and is currently used as the college bookstore, and the north wing (Figure 11). Most of the original light fixtures are retained in the main public areas. The light fixtures include chandeliers and sconces constructed of black-painted metal made to look like heavy wrought-iron with candle sockets holding tapered bulbs (Photo 20). Additionally, the public spaces are adorned with several original plaster shield emblems (Photos 21, 22, and 24).

The south and north wings are roughly as long as the central mass, with the south extending inline and the north at a roughly fifteen degree angle towards the east. The west wing is roughly the same length and double the depth of the central mass and is accessed by double French doors on either side of the fireplace (Photos 19 and 24). These French doors lead to what is now known as the Craig M. Lyon Great Hall, a large one-story dining hall (Photo 25 and Figure 10). The dining hall features a double-height ceiling with clerestory windows, dark-stained boxed beams and faux half-timbering. As with other public spaces in the building, features, fixtures, and ornamentation evoke medieval motifs.

The Craig M. Lyon Great Hall served as a dining room and ballroom historically and continues to function as the college's dining hall today. South of the dining hall is a one-story kitchen. The wrap-around veranda, enclosed in the 1960s, encircled the dining hall on the north and west elevations (Photo 26). In the 1960s, this porch was incorporated into the main dining space through the removal of historic window and door assemblies that once separated the two spaces. Glazing was installed in the porch openings to complete the enclosure of the space.

A small addition extends off of the northeast side of the Great Hall at its intersection with the north wing. Originally, this was a small portion of the veranda that provided access to the lobby, stair hall, and a ladies parlor. It was expanded and enclosed in the 1960s when the entire wrap-around veranda was enclosed. This enclosure created an additional dining area and café overlooking the pool and outdoor spaces east of the north wing. A small locker room/coat room was incorporated into the vestibule space that historically led out to the veranda.

The first floor of the north and south wings historically contained public spaces, such as shops, billiard rooms, and a beauty parlor, in addition to guest rooms (Figure 23). Today these spaces are occupied by various administrative offices and meeting rooms for the college. However, the interior wall configuration is largely unchanged from the original.

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First floor corridors and rooms have been largely modernized and do not retain much exposed original material other than the historic terrazzo flooring (Photo 23). The plaster walls are intact but are finished in modern wall coverings. The plaster ceilings are intact but hidden by a dropped ceiling system installed in the 1990s. The highly perforated dropped ceiling panels from the 1990s were replaced in 2016 with a more solid panel.

Upper floors were historically accessed by elevators located off of the hall in the south wing (Photo 23) or by stairs located opposite the tower (Photo 33), behind the elevator bank, and halfway down on the west side of the south wing hall. Original stairs are precast metal with poured-in-place concrete steps, precast metal newel posts and balusters with wood or metal pipe handrails (Photo 33). Around the year 2000, an additional stair was inserted into the northeast end of the north wing (Photo 31) and another stair was built in 2016 at the end of the south wing, replacing one room on each of the four levels the stair traverses. These two non-historic stairs are both simple metal pan and concrete egress stairs in fire-rated stair enclosures. The finishes and details are minimal and include pipe handrails.

The second floor has one continuous double-loaded corridor with rooms, historically serving as hotel rooms and now serving as dormitory rooms, on either side. Marble steps in the hall facilitate the transition of floor heights from the north and south wings to the central mass (Photo 30). The third, fourth, and fifth floors also have double-loaded corridors with dormitory rooms. The floor area for rooms is reduced at each progressive level until, at the fifth floor, rooms are only located in the central mass. Attics, used for storage and mechanical spaces, are located above the fifth floor and above the north and south extents of the fourth floor wings, accessed via the fifth floor corridors.

Rooms are similarly rectangular in size and configured with en-suite bathrooms located to the left or right of each room's entrance and with closets on the opposite side (Photos 29 and 32 and Figure 12). Some of the upper floor rooms also retain their original painted 'schoolhouse' fixtures, typically pendant or ceiling-mounted bowl-shaped, enclosed, milky-colored glass, single-bulb fixtures. On the upper floors, door openings are original, each with a transom light with glass replaced by solid, painted panels (Photo 28). Many doors are also historic, if not original, with historic mortised hardware. Many of the en-suite bathrooms retain historic fixtures, subway tiles, and tile floors (Photo 29).

Upper level floors are covered in vinyl tile or carpet. Floors on the main level are an assemblage of modern synthetic tile. Upper levels feature plaster walls in corridors and most rooms, though new partitions have gypsum board-covered stud walls. The interior side of exterior-facing plaster walls have been furred-out by four to six inches to include a lateral bracing stud system and insulation. These walls are finished in gypsum board as well. Ceilings in corridors of the upper levels are plaster with exposed conduit, ducts, and pipes. Ceilings in rooms are also plaster.

A larger room is located in each level of the tower – once divided into two rooms. Starting at the attic (sixth level) the tower has three additional levels, which are currently unused. Historically, the eighth level of the tower housed a water tank. A modern set of stairs, replacing a non-code compliant utility stair, allows access to the tower's observation deck. A set-back and crenellated level of the tower rises another story and is topped with the replicated lantern.

Basement levels exist under the south side of the central mass and all wings. These are primarily back-of-house and mechanical spaces with the exception of the student lounge located under the dining hall, a meeting room located under the north porch, and some offices located under the south wing.

#### SWIMMING POOL

Between the west and north wings is a swimming pool with several terraced areas covered with stone-pavers (Figure 14). Though modified from the original arrangement, the location of the pool and terraces is largely historic. Originally, the pool was a simple structure built into the sloping hill west of the hotel. There was a narrow tiled deck surrounding the pool and a long stone bench separating the pool from the grassed hill and stone steps and walkways leading up to the hotel. Based on available historic images, it appears that early on, though the exact date is not known, the pool deck was expanded to the west and a two-level stone terrace added to the east, above the stone bench. More recently, within approximately ten years, the pool and deck were completely resurfaced, a historic guardrail was replaced with modern fencing, and a pool house was constructed. Additionally, the terraces and walkways were partially reconfigured, some areas of stone were replaced with stone pavers, a shuffleboard court removed, and an additional walkway to the pool house was constructed. Due to these changes, the swimming pool is considered a noncontributing structure.

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The non-historic pool house sits just north of the pool and is considered a noncontributing building. It is a small wood-framed building with a gabled roof and gabled overhang above a single door.

#### THE OVERLOOK

East of the hotel, across the large lawn and still atop the ridge, is a two-level stone terrace known as "The Overlook," an original structure within the hotel grounds (Photos 13 and 14 and Figure 13). Originally, The Overlook was connected to Lookout Mountain Hotel by a rectangular lawn bordered with stone paver paths. The paths led to the extant curving stairs on either side of the upper terrace's semi-circular walls. At the upper terrace, a fountain with lion's head spout is built into the semicircular stone wall, forming a grotto. The semicircular walls frame the small round upper terrace. Several stone steps below and to the east of the upper terrace is an ovoid lower terrace. The eastern edge of the lower terrace terminates at a round stone platform half-enclosed by a stone site wall. Stairs on either side of the platform lead down to trails below.

While the Overlook appears, from comparison to historic photographs, to have been slightly altered over time, it retains sufficient integrity to be considered a contributing structure on the property. Portions of the terraces have had stone pavers added; approaches to The Overlook have been modified to accommodate adjacent new construction; and the round platform on the lower terrace is an addition. It also appears that the lion head fountain has replaced an original fountainhead, which may have had a bacchanalian figure.

#### SETTING

Several modern campus buildings are located to the east and south of the Lookout Mountain Hotel and are separated by a traditional campus grassed quad with connecting concrete paths, interspersed with ornamental plantings. There are no other historic buildings in the immediate vicinity of the hotel.

Main vehicle access to the campus is from the north, off Scenic Highway, which winds north-to-south along the ridge of the mountain, and leads to a parking area and roundabout used for loading and unloading. Secondary vehicle access enters the loading dock area from Jupiter Road to the west, which originates from Scenic Highway, south of the campus.

The area surrounding the hotel includes the incorporated town of Lookout Mountain, located slightly more than a mile northeast of Lookout Mountain Hotel, is primarily an early to late 20th-century small and medium scale residential area. Modern houses of larger scale have been built on lots with commanding views. There are several popular historic attractions in the area, many of which are National-Register listed. These include the Chickamauga and Chattanooga National Military Park (NPS Ref.# 66000274) Rock City Gardens (NPS Ref.# 14000619), Ruby Falls (also known as Lookout Mountain Caverns and Cavern Castle, NPS Ref.# 85002969), Wauhatchie Pike (NPS Ref. # 01000727), Lookout Mountain Incline Railway (NPS Ref. # 73001774), Point Park, Lookout Mountain Fairyland Club (NPS Ref. # 90000991), and the Cravens House (NPS Ref. # 90001655).

#### INTEGRITY

Lookout Mountain Hotel retains all seven aspects of integrity – Location, Design, Setting, Materials, Workmanship, Feeling, and Association. The building has not been moved and though the surrounding environment has evolved over time to become a college campus, the historic hotel building remains at its center and is the inspiration for the design of the modern campus buildings and plan. The design, materials, and workmanship of the building have been retained or restored to their original appearance. Because the building retains the physical and visual aspects of integrity, it also retains the feeling and association to its period of significance.

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**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions.)

Entertainment/Recreation

Architecture

**Period of Significance**

1928 – 1960

**Significant Dates**

1928 – hotel construction completed

1960 – end of hotel operations

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**

Hunt, Reuben Harrison (R. H.)

**Period of Significance (justification)**

The Period of Significance includes all dates associated with the creation and operation of the Lookout Mountain Hotel, from completion of construction and the hotel's grand opening in 1928 to the closing of the hotel in 1960.

**Criteria Considerations (explanation, if necessary)**

N/A

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

Lookout Mountain Hotel is locally significant under National Register Criteria A and C in the areas of architecture and entertainment/recreation as a representative example of the Tudor Revival style and the work of significant local architect Reuben Harrison (R. H.) Hunt in Dade County and as a representation of amenities developed as a result of the 1920s auto-tourism boom in the area and the trend of grand resort getaways for the wealthy. Tudor Revival was a romanticized early-20th century architectural style and often features parapeted gables; ornamental false half-timbering; stucco or masonry-veneered walls; and crenellated towers. At the hotel, the style is also reflected in the interior spaces with details such as oversized stone fireplaces, plaster coat-of-arms ornamentation, and rusticated woodwork seen in box beams, brackets, modillions, and half-timbering. R. H. Hunt, a prolific Georgia-born architect, based his practice in Chattanooga, Tennessee and reportedly designed between 400 and 500 buildings during his career. He was recognized as an outstanding craftsman in his field, and a 1980 thematic National Register nomination notes his focus on public buildings and utilization of popular architectural styles of the time. Among many others, he is credited with design of the Tivoli Theatre, Carnegie Library, and Hamilton County Courthouse in Chattanooga, TN, and the Baptist Tabernacle (now a music venue) in Atlanta. The hotel is also significant in the area of entertainment/recreation, as the mountain experienced a boom in tourism in the 1920s and the hotel, along with other attractions, such as Fairyland Inn (1925), Rock City Gardens (1932), and Ruby Falls (1930) were built to support tourism, drawing visitors from great distances. The tourism boom was primarily due to the mountain's proximity to the Dixie Highway and the 1927 paving of the mountain's roads. This new wave of tourism also brought changes to hotel design, such as larger buildings and more amenities; Lookout Mountain Hotel offered a swimming pool, tennis courts, a miniature golf course, croquet courts, horseback riding, and "dancing under the stars," weekly dances held at The Overlook, hosted by nationally-recognized band leaders supplemented with hired dance stars. Earlier hotels were designed to focus attention on the natural surroundings and offered guests privacy and solitude, rather than entertainment and social functions of the early 20th century hotels. This trend, of bringing amenities commonly associated with urban life to the country is noted in David Stradling's *Making Mountains for creating "an urban atmosphere in the mountains ... [that] did not center on the consumption of nature, let alone wilderness."* Lookout Mountain Hotel, though certainly capitalizing on the natural setting, focused much of their promotion on the 'scene' rather than the scenery. Period newspaper headlines frequently indicated the importance of society and socializing at the hotel.

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

Lookout Mountain Hotel is locally significant under Criterion C in the area of architecture as a representative example of the romanticized early-20th century architectural style known as Tudor Revival. The style, according to Gelernter's *A History of American Architecture*, is "broadly, any style derived from the court architecture of the sixteenth-century English Tudor period; characterized by Tudor arches, patterned brickwork, steep roofs, and tall, decorated chimneys."<sup>ii</sup> The style also includes front-facing gables, ornamental false half-timbering, and stucco or masonry-veneered walls.<sup>iii</sup> Gelernter goes on to note that the Tudor style, most popular during the period between World Wars, fell into a category of "Academic Eclecticism," in which architecture stressed "decorum, good taste, and restraint over exuberance and personal expression." The Tudor Revival style became the "de facto American vernacular style" and could be found in "American suburbs around the country and remains today one of the most marketable styles of all."<sup>iv</sup>

The allusion to English Tudor styles and forms found in the imitation half-timbering stucco exterior, as well as the originally crenellated tower, were also carried over to the interior spaces and include darkly-stained, rusticated wood details such as box beams, brackets, modillions, and more half-timbering. Other Tudor Revival stylistic details found in the interior include dozens of plaster coat-of-arms and two oversized stone fireplaces. The Tudor Revival style had a short-lived zeitgeist between 1920 and 1940, with the majority of buildings in this style constructed prior to the economic crash of 1929, including Lookout Mountain Hotel.<sup>v</sup>

<sup>ii</sup> Mark Gelernter, *A History of American Architecture: Buildings in Their Cultural and Technological Context* (Manchester: Manchester University Press, 2001), 328.

<sup>iii</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 358.

<sup>iv</sup> Gelernter, *A History of American Architecture*, 233-34.

<sup>v</sup> McAlester, *A Field Guide to American Houses*, 358.

Lookout Mountain Hotel

Name of Property

Dade County, GA

County and State

Lookout Mountain Hotel was designed by the locally significant and prolific architect Reuben Harrison (R. H.) Hunt. He is said to have designed between 400 and 500 buildings throughout his career, and while his work is not regarded as being particularly ground-breaking, it is considered well-built, of contemporary styles, and responsive to the needs and wants of his clients. According to "Buildings in Hamilton County [TN] Designed by R.H. Hunt," a 1980 National Register nomination for the R.H. Hunt Thematic District, "as a professional architect, his reputation was known throughout the South. His work had been recognized and honored in such national architectural journals as *The Architectural Record* and the *American Architect*."

Hunt was born in Eatonton, Georgia and began practicing architecture in 1885 at just 23 years old. It is said that he was self-taught and began his own practice after working only three years as a builder and carpenter for the Adams Brothers architectural firm. Nonetheless, Hunt had his first major commission, Chattanooga's First Baptist Church, in 1886. By 1890 he was advertising churches and public buildings as his specialties, and within just ten years from the start of his architectural practice, Hunt was the preeminent Chattanooga architect, designing every major government building in the city for the next 40 years.

The 1980 R. H. Hunt Thematic District National Register nomination states, "A man of varied talents, Hunt's architectural work labels him an eclectic who was able to work in various design areas and styles. While covering more than a fifty year period, Hunt's career also spanned various architectural styles and this is reflected in his remaining buildings... While Hunt was not Chattanooga's first architect, he is probably Chattanooga's first significant architect and is crucial in Chattanooga's architectural development. Although there were other architects practicing in Chattanooga in the late nineteenth century, none have made as lasting or as significant contributions as Hunt."

He is credited with designing many notable buildings in the region, including: James County and Hamilton County courthouses in Ooltewah and Chattanooga, Tennessee, respectively; the Industrial Arts Building in Cookeville, Tennessee; the Tivoli Theater, Memorial Auditorium and Carnegie Library in Chattanooga, Tennessee; and the Baptist Tabernacle in Atlanta, Georgia.

Hunt's obituary stated that his services were in such demand that it justified "terming him as the [sic] outstanding architect in the entire South."<sup>vi</sup> An editorial, at the time of his death, called him, "the master builder of Chattanooga,"<sup>vii</sup> and another stated that as a result of Hunt's lasting monuments, his buildings, "no man's life has been more thoroughly woven into the progress of Chattanooga during the past half century than that of R.H. Hunt."<sup>viii</sup>

Hunt's work spans the gamut of popular late 19<sup>th</sup> and early 20<sup>th</sup> century revival styles. Lookout Mountain Hotel was no exception and embodies the popular Tudor-Revival style.

Lookout Mountain Hotel is also significant under Criterion A in the area of entertainment/recreation for its association with the mountain's tourism boom of the late 1920s, spurred by automobile tourism and the popularity of resort hotels. This tourism boom was primarily due to the mountain's proximity to the Dixie Highway and the 1927 paving of the mountain's roads. Local entrepreneurs capitalized on the steady stream of automobile tourists and created renewed interest in Lookout Mountain with new accommodations and attractions, such as Rock City Gardens and Ruby Falls. The Lookout Mountain Hotel existed as a hub of entertainment, drawing visitors from great distances.

Earlier hotels were designed to focus attention on the natural surroundings and offered guests privacy and solitude, rather than entertainment and social functions. Early tourism to Lookout Mountain relied on railroad travel from either Chattanooga or Atlanta and a precarious trip up the mountain by horse-drawn buggy along the winding dirt roads that led to the mountaintop. Tourists were primarily interested in visiting the sites of the Civil War's "Battle Above the Clouds," but were also drawn to the mountain's scenic and natural beauty.<sup>ix</sup> In fact, even before war tourism brought visitors to Lookout Mountain, intrepid travelers could stay at Colonel James Whiteside's 1857 hotel, the first hotel with the Lookout Mountain moniker on the mountain.

<sup>vi</sup> Obituary of R.H. Hunt, *Chattanooga Free Press*, May 28 1937.

<sup>vii</sup> Editorial, *Chattanooga Evening News*, May 28 1937.

<sup>viii</sup> Editorial, *Chattanooga Free Press*, May 29, 1937.

<sup>ix</sup> David, Moon, "Lost Chattanooga: The historic hotels on Lookout Mountain" (part one), Nooga.com, May 28, 2014, <https://noogatoday.6amcity.com/lost-chattanooga-the-historic-hotels-on-lookout-mountain-part-one> (accessed December 4, 2017).



Lookout Mountain Hotel

Name of Property

Dade County, GA

County and State

The advent and popularization of the automobile created a boom in tourism at the national level as well as a second wave of tourism for Lookout Mountain. Local entrepreneurs capitalized on the steady stream of automobile tourists traveling the Dixie Highway route and created renewed interest in Lookout Mountain.<sup>x</sup> In addition to Paul Carter's 1928 Lookout Mountain Hotel, the mountain's other new accommodations and attractions included Garnet Carter's 1925 Fairyland Inn; Ruby Falls, developed by Leo Lambert in 1930; and Rock City, developed by Garnet Carter, in 1932 (all three of which are listed in the National Register of Historic Places).

The new wave of tourism also brought forth a dramatic change in the design of hotels. To attract more tourists, hotels were built larger and with more amenities; Lookout Mountain Hotel claimed to have one of the biggest ballrooms of the time. The hotel also offered a swimming pool, tennis courts (Figure 19), a miniature golf course (one of the first ever) (Figure 18), croquet courts, horseback riding (Figure 17), and, "dancing under the stars", weekly dances held at the Overlook, hosted by nationally-recognized band leaders supplemented with hired dance stars (Figure 20).

Earlier hotels were designed to emphasize the natural surroundings and offered guests privacy and solitude, rather than the offerings of amenities, entertainment, and social functions of the early 20<sup>th</sup> century hotels.<sup>xi</sup> Notes Sandoval-Strausz in *Hotel: An American History*, "Though positioned as antiurban, [resort hotels] offered their guests a wide range of amenities and technologies...the substantial size of the resort hotel was intended to impress well-to-do patrons and attract enough guests to create a large and desirable society scene."<sup>xii</sup> This trend, of bringing amenities commonly associated with urban life to the country is also noted in Stradling's *Making Mountains* for creating "an urban atmosphere in the mountains ... [that] did not center on the consumption of nature, let alone wilderness."<sup>xiii</sup>

Previous hotels on Lookout Mountain, none of which are extant today, primarily focused on delivering guests out of the miasma of the city in the summer; the Point Hotel was built on a cliff and featured expansive porches on all levels; the Lookout Mountain Hotel of 1857 had guests staying in cabins in the woods; and, the Natural Bridge Hotel was built near and among the natural rock formations in the area. In contrast, Lookout Mountain Hotel, though certainly capitalizing on the natural setting, focused much of its promotion on the 'scene' rather than the scenery.

Period newspaper clippings include headlines such as, "Scene from Mrs. J. C. Guild's Luncheon Party," "Her Wedding of Much Interest in Chattanooga," "Famous Newspaper Woman Visitor at Lookout Hotel," and "Saturday Dinner Dances At New Hotel Popular." These headlines were typical for local newspapers at the time and indicate the importance of society and socializing at the hotel. In a sense, this was the "conspicuous leisure" of the wealthy class as described in *The Theory of the Leisure Class* (Thorstein Veblen, 1899). In *Tourism in the Mountain South: A Double-Edged Sword*, C. Brenden Martin further describes this trend in tourism as a way for Southern elites to gather and socialize outside of the confines of their low-country and coastal homes while also providing fodder for local boosters looking to capitalize on the influx of monied elites.<sup>xiv</sup>

The promotion and popularization of the Dixie Highway and its roadside attractions continued to drive tourism to Lookout Mountain – evidenced by the widely recognized "See Rock City" advertisement campaign. However, the Great Depression, then World War II, and eventually, the creation of the national highway network, which bypassed Lookout Mountain and the 'Old' Dixie Highway route, took their toll on Lookout Mountain tourism and the Lookout Mountain Hotel never became the self-sustaining grand resort its developers envisioned.

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**Developmental history/additional historic context information** (if appropriate)

Lookout Mountain has a rich and varied history that spans from the time of Native-American habitation through the arrival of settlers of European ancestry, early efforts to extract and refine iron from the mountain, a series of battles and strategic maneuvers of the Civil War, and to an era of tourism that has provided cyclical economic benefits to the area throughout the 20th and into the 21st centuries.

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<sup>x</sup> Tim Hollis, *Dixie Before Disney: 100 Years of Roadside Fun* (Jackson: University Press of Mississippi, 1999).

<sup>xi</sup> Andrew K. Sandoval-Strausz, *Hotel: An American History* (New Haven, Connecticut: Yale University Press, 2007), 91.

<sup>xii</sup> Ibid.

<sup>xiii</sup> David Stradling, *Making Mountains: New York City and the Catskills* (Seattle: University of Washington Press, 2007), 195.

<sup>xiv</sup> C. Brenden Martin, *Tourism in the Mountain South: A Double-Edged Sword* (Knoxville: University of Tennessee Press, 2007).

Lookout Mountain Hotel

Name of Property

Dade County, GA

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Following the establishment of a rail line through Chattanooga in 1850, Robert Cravens, an entrepreneur in the iron-making business, established the East Tennessee Iron Manufacturing Company to extract and process iron mined from Lookout Mountain. This is the first recorded development on the mountain. In 1852, Colonel James Whiteside, a Chattanooga land developer and businessman, constructed a road, known as Whiteside Pike, up to the top of the mountain's northern tip in Tennessee. Then, just five years later in 1857, Whiteside built the first Lookout Mountain Hotel, a three story Greek-Revival style building surrounded by two dozen cottages.<sup>xv</sup>

Pivotal Civil War battles took place on and around Lookout Mountain, including the Battle of Lookout Mountain (also known as the "Battle Above the Clouds"), which along with the Battle of Missionary Ridge constituted the Third Battle of Chattanooga. Following the Union loss at the Battle of Chickamauga in September 1863, Confederate forces led by General Braxton Bragg besieged Union forces that had retreated to Chattanooga. Following reinforcement, the Union Army led by Generals Ulysses S. Grant, William Tecumseh Sherman, and Joseph Hooker defeated Confederate forces at Lookout Mountain and Missionary Ridge in November 1863, ultimately leading to the Atlanta Campaign in 1864, Sherman's March to the Sea, and the end of the Civil War in 1865.<sup>xvi</sup> During the Civil War, the first Lookout Mountain Hotel was used as a Confederate, and later Federal, hospital, but it burned a few years after the war.

After the Civil War, tourists who had heard the stories of the battles were attracted to Lookout Mountain. As tourists continued to visit the mountain a second road to the mountain top was constructed. In 1884, the McCullough Hotel, later called the Natural Bridge Hotel, was built. In 1886-87, an incline railway, or direct rail-route up the mountain's steep incline, and an associated 1.2-mile narrow-gauge railroad around the mountaintop was constructed.<sup>xvii</sup> In 1888, a second mountaintop hotel, the Point Hotel, was completed. The Point Hotel, situated just below Point Lookout at the northern end of the mountain, was a 58-room building with four levels of wrap-around porches. By 1889, the 10-mile Chattanooga & Lookout Mountain Railway was completed. This standard-gauge line ran a train from the Chattanooga suburb of St. Elmo, at the base of the mountain, to the top of Lookout Mountain via a winding route around the mountain.<sup>xviii</sup>

In 1890, the Lookout Inn was completed. This hotel eclipsed in size all of the previously built hotels on Lookout Mountain. It had 450 rooms within four stories of a rambling Shingle-style building located just above the future location of the top station of the second incline railway.<sup>xix</sup> By 1895, a second incline (known as 'Incline #2' and still in operation) and additional stub-line were constructed to provide even more access to the mountaintop, its hotels and the newly dedicated Chickamauga and Chattanooga National Military Park.<sup>xx</sup>

Despite the dedication of the Chickamauga and Chattanooga National Military Park in 1895 and Point Park (which had previously been privately controlled) in 1899, it appears that interest in the Civil War and natural attractions had waned by the turn of the 20th century and the Lookout Mountain hotels and trains suffered as consequence. All of the hotels built on Lookout Mountain in the 19<sup>th</sup> century were destroyed by fire or demolished by the early 20th century. The Natural Bridge Hotel was abandoned about 1890; the Lookout Inn burned in 1908; the Point Hotel was demolished around 1910; and the first incline railway, the narrow-gauge railway, and standard-gauge railway were all abandoned by 1899. However, throughout the late 19<sup>th</sup> century, Lookout Mountain was gaining permanent residents, and this trend of residential development helped spur the mountain's second wave of tourism in the early 20<sup>th</sup> century.

With the more widespread popularity of automobile use and tourism following World War I, several new attractions and hotels were constructed on Lookout Mountain to bring tourists to the mountain from nearby U.S. Highway 41, part of the national network of roads known as the Dixie Highway, the major north-south route at the time that ran between Michigan's Upper Peninsula and Miami, Florida.

<sup>xv</sup> David Moon, "Lost Chattanooga: The historic hotels on Lookout Mountain" (part two), Noog.com, August 27, 2014, <https://noogatoday.6amcity.com/lost-chattanooga-the-historic-hotels-on-lookout-mountain-part-two> (accessed June 2016).

<sup>xvi</sup> Wikipedia, "Third Battle of Chattanooga," [http://en.wikipedia.org/wiki/Battle\\_Above\\_the\\_Clouds](http://en.wikipedia.org/wiki/Battle_Above_the_Clouds) (accessed June 11, 2016).

<sup>xvii</sup> Steve Storey, "Mount Lookout Railway," Georgia's Railroad History & Heritage, <http://railga.com/mtlook.html> (accessed December 11, 2016).

<sup>xviii</sup> Steve Storey, "Chattanooga & Lookout Mountain Railway," Georgia's Railroad History & Heritage, <http://railga.com/chlook.html> (accessed December 12, 2016).

<sup>xix</sup> Steven Cox, "Rise and Fall of the Lookout Inn, Lookout Mountain's Grand Hotel," *Times Free Press*, January 4, 2009.

<sup>xx</sup> About North Georgia, "Lookout Mountain," [http://ngeorgia.com/mountains/lookout\\_mountain.html](http://ngeorgia.com/mountains/lookout_mountain.html) (accessed March 6, 2007).

Lookout Mountain Hotel

Name of Property

Dade County, GA

County and State

Paul B. Carter (b. Feb. 10, 1888 – d. Sep. 29, 1979) and his brother Garnet (b. Feb. 9, 1883 – d. July 21, 1954), were instrumental in developing Lookout Mountain in the shape and form it is today. The Carter family moved to Lookout Mountain from Chicago in 1893 when Paul and Garnet were children. Although they moved away several years later, Lookout Mountain remained a focus of their later real-estate endeavors.

Garnet is well-known for developing Rock City and his effective ‘See Rock City’ roadside advertising campaigns, as well as inventing “Tom Thumb Golf,” an early iteration of miniature golf, while Paul was the developer behind the Lookout Mountain Hotel. Between the two of them, the Carters bought and developed much of the residential land on the mountain. Garnet Carter began developing the residential area of Fairyland, which is northeast of the hotel, around 1924 and completed his Fairyland Inn, located on the mountain’s eastern brow, in 1925.<sup>xxi</sup> Garnet is said to have built the 40-room Fairyland Inn to support his residential and commercial ventures.

Paul Carter built Lookout Mountain Hotel between 1927 and 1928. The younger Carter brother had acquired property on the mountain, with the help of his father and older brother, and developed residential areas as well as planning and building the hotel. Also known as the “Castle in the Clouds,” the Lookout Mountain Hotel was designed by architect R.H. Hunt & Co. and constructed by Hal Underwood’s Underwood Contracting Corporation of New Orleans at a reported cost of \$1.5 million.<sup>xxii</sup>

R.H. Hunt (b. February 2, 1862 – d. May 28, 1937) was a prolific architect. It is estimated he designed 400-500 structures around the South in his career and by the early 1920s Hunt had offices in Chattanooga and Dallas, Texas. Born Reuben Harrison Hunt in 1862 in Elbert County, Georgia, Hunt moved to Chattanooga in 1882 and worked as a builder and carpenter with the Adams Brothers architectural firm. Hunt, self-taught in architecture, opened his own firm by 1886 and designed numerous buildings in Chattanooga, including the Chattanooga City Hall, Hamilton County Courthouse, Second Presbyterian Church, Carnegie Library, and Federal Building among others. In addition, he designed many other buildings in some fifteen states, including the Elbert County Courthouse and the Baptist Tabernacle in his native Georgia.<sup>xxiii</sup>

The five-story Lookout Mountain Hotel was constructed on a high point of Lookout Mountain called Jackson Hill. It was built with 200 rooms overlooking Lookout Valley to its west and featured a 412-foot crenellated tower topped with an electric light that rotated around the building grounds.<sup>xxiv</sup> The hotel took a little over one year to construct, with groundbreaking on June 14, 1927, and its official opening on June 28, 1928. Carling Dinkler, owner of the Dinkler Hotel Company with hotels in Atlanta, New Orleans, Jacksonville, Montgomery, Birmingham and Nashville at the time, secured the contract to operate the hotel.<sup>xxv</sup>

The hotel was only open from May to October, and typically started the season off with an opening banquet. Advertisements and news articles focused on both the hotel’s refinement and modernity as well as its surrounding natural and historic attractions, scenic beauty, and healthful environment. Many of the news clippings report on the hotel’s aristocratic clientele as much as its amenities and offerings.

A June 4, 1929 headline in the *Chattanooga News* states that “Lookout Hotel is scene of many parties” and goes on to detail a wedding, several evening and daytime parties, luncheons, riding parties, and an upcoming Junior League event. Then it lists approximately 20 guests from the hotel’s register identifying each one’s home city. Listing of the hotel’s guests and recent arrivals in the local newspaper was a standard practice and most articles about the hotel include such a list, even if the article was seemingly unrelated to the hotel’s social scene. For example, an article about a moonlight horse ride on the mountaintop, also notes about 35 recently arrived guests.<sup>xxvi</sup>

<sup>xxi</sup> Patrick Sullivan, Julie Coco, and Denise Messick, “Rock City Gardens,” National Register of Historic Places Registration Form, August 1, 2014.

<sup>xxii</sup> Roy McDonald, *Paul B. Carter; His Family, Friends, and Great Adventures* (Chattanooga: Chattanooga News-Free Press, 1977).

<sup>xxiii</sup> John Shearer, “Most of R.H. Hunt’s Exquisite Buildings Live On,” *Chattanoogan*, February 22, 2007 [http://www.chattanoogan.com/articles/article\\_102230.asp](http://www.chattanoogan.com/articles/article_102230.asp) (accessed March 13, 2017).

<sup>xxiv</sup> *Ibid.*

<sup>xxv</sup> Paul Carter, “The Story of Lookout Mountain Hotel,” 91, unpublished manuscript available at Covenant College Archives.

<sup>xxvi</sup> “Moonlight Ride at New Hotel Friday,” *Chattanooga News*, July 16, 1929. On file at Covenant College Archives, Lookout Mountain, Georgia.

Lookout Mountain Hotel

Name of Property

Dade County, GA

County and State

As the hotel's season included the hot summer months, it's no surprise that the swimming pool was very popular. Adding to the allure of the pool were special events, such as the "special exhibition in the brilliantly lighted pool" by "internationally famous swimming champion" and Olympian Helen Wainwright. The advertisement highlighting this event went on to say "You will enjoy this wonder treat, away above the heat – at the 'Paradise Above the Clouds.'"<sup>xxvii</sup>

Of all the activities at the hotel, dinner dances and parties were probably the most popular and best by covered by news outlets. Dinner dances were held on the lawn and at the overlook every Wednesday and Saturday evening (Figure 20). For \$2, guests enjoyed a plate of food and had dancing privileges until midnight. If you just wanted to dance, you could pay \$1 per couple and dance from 9:30 to midnight. Horseback riding was another favorite activity, and riders utilized trails throughout the surrounding area on horses provided by the hotel's stables (Figure 17), which are no longer extant.

More attractions were developed on the mountain, due in large part to the Carters' sustained boosterism. Ruby Falls, a waterfall within a large rock cavern, was developed by spelunker Leo Lambert in 1930 and Rock City, a whimsical rock garden highlighting the geological oddities of the mountain, developed by Garnet Carter, opened in 1932. Both continue to operate today. Garnet's Fairyland Inn was converted to a private club in 1934 after being shuttered for several years during the Great Depression.<sup>xxviii</sup>

Beginning in 1929, at the start of the Great Depression, the American Hotels Corporation took over management of the Lookout Mountain Hotel and, in the summer season of 1930, it was operating as the Lookout Club, an exclusive private club. In July of 1930, a bid to sell the struggling hotel to Pittsburg-based hotel operator, Surety Company, failed and the Lookout Mountain Hotel Company went into receivership.<sup>xxix</sup> The property went into bankruptcy and was shuttered in 1931 with several legal battles over ownership rights keeping the building closed until about 1935 when a new ownership structure was organized.<sup>xxx</sup> During the Depression, Paul Carter, along with his brother Garnet, continued to promote the natural attractions of Lookout Mountain – seeking investment from people looking to build permanent or vacation homes on land the Carters owned and had developed.

While the hotel continued its operations through World War II and into the post-war years, the hotel never sustained successful and profitable operation and closed several times throughout this period.<sup>xxxi</sup> A brochure from 1948 indicates that the hotel continued its seasonal operation, from May to October (Figure 16). Amenities and activities included horseback riding, "dancing beneath the stars," golf, swimming, and an assortment of lawn games and outdoor distractions. Hotel guests were transported to the hotel from train and bus stations at the base of the mountain by taxi. The brochure goes to great lengths to describe the natural attractions, including Ruby Falls and Rock City, as well as promoting the modern amenities they had on offer, like swimming and Tom Thumb Golf.

In the late 1950s, the hotel owner's, at this point a syndicate based in Miami, Florida, made what would be the last attempt to operate the building as a hotel. Very little is known about the hotel operations during this time; the new hotel owners no longer kept a scrapbook of newspaper clippings, and very little boosterism for the hotel occurred.

The hotel was left furnished but vacant from the fall of 1960, when the hotel closed, until 1964, when the building was purchased by Covenant College. Purchased for \$250,000 from the American National Insurance Company, Covenant College moved into the building in 1964 with 148 students. The College initially converted the hotel ballroom into the study hall, the bar into the snack shop, the sunroom into the chapel and the smoke shop into the bookstore. In addition, the building contained classrooms, professors' offices, and dormitory rooms. The tower contained a water tank on the eighth floor with a circular stairway above leading to an observation deck. The building was renamed Carter Hall to honor Paul Carter, the Chattanooga businessman who originally planned, constructed and owned the hotel.<sup>xxxii</sup>

<sup>xxvii</sup> Lookout Mt. Hotel Pool, "Helen Wainwright," advertisement, *Chattanooga Times*, May 30, 1929. On file at Covenant College Archives, Lookout Mountain, Georgia.

<sup>xxviii</sup> John Shearer. "Garnet Carter Was First-Rate Salesman, Promoter," *Chattanooga*, February 9, 2008, <http://www.chattanooga.com/2008/2/9/121710/Garnet-Carter-Was-First-Rate-Salesman.aspx> (accessed June 2016).

<sup>xxix</sup> "Lookout Hotel to be Sold Soon," *Chattanooga News*, July 2, 1930. On file at Covenant College Archives, Lookout Mountain, Georgia.

<sup>xxx</sup> "Lookout Hotel Advertised for Sale on May 1," *Chattanooga Times*, April 5, 1934. On file at Covenant College Archives, Lookout Mountain, Georgia.

<sup>xxxi</sup> Covenant College, "History of Carter Hall," <http://www.covenant.edu/visit/campus/index.php?id=carter> (accessed March 6, 2017).

<sup>xxxii</sup> *Ibid.*

Lookout Mountain Hotel

Name of Property

Dade County, GA

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Carter Hall continues to be the central building on the Covenant College campus and today houses administrative and staff offices, the dining hall, campus book store (Tuck Shoppe), Career Development Center, and campus snack bar (The Blink) on the first floor; men's and women's dormitory rooms on the second thru fifth floors; and the mailroom, laundry room, and physical plant offices on the basement level.

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## 9. Major Bibliographical References

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Lookout Mountain Hotel  
Name of Property

Dade County, GA  
County and State

**Previous documentation on file (NPS):**

preliminary determination of individual listing (36 CFR 67 has been requested)  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): N/A

**10. Geographical Data**

**Acreage of Property** 2.5 acres  
(Do not include previously listed resource acreage.)

**Latitude/Longitude Coordinates**  
**Datum if other than WGS84:** \_\_\_\_\_  
**(enter coordinates to 6 decimal places)**

1. **Latitude: 34.965378** **Longitude: -85.375052**

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

The boundary is indicated by the heavy black line on the attached map, which is drawn to scale.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary includes all remaining historic features of the Lookout Mountain Hotel property – the hotel, swimming pool, overlook, and lawn.

**11. Form Prepared By**

name/title Charles Lawrence, MSHP  
organization Lord Aeck Sargent date November 2018  
street & number 1175 Peachtree Street, NE Suite 2400 telephone 404.253.2511  
city or town Atlanta state GA zip code 30361  
e-mail clawrence@lordaecksargent.com

name/title Laura Beth Ingle, MSHP  
organization Historic Preservation Division, GA Dept. of Natural Resources date December 2018  
street & number 2610 GA Highway 155, SW telephone 770-389-7844  
city or town Stockbridge state GA zip code 30281  
e-mail laurabeth.ingle@dnr.ga.gov



Lookout Mountain Hotel  
Name of Property

Dade County, GA  
County and State

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### Additional Documentation

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

---

### Photographs:

---

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Lookout Mountain Hotel

City or Vicinity: Lookout Mountain

County: Dade State: Georgia

Photographer: Charles Lawrence

Date Photographed: February 27, 2018

Description of Photograph(s) and number:

- 01 of 33. Photographer facing west. View of the primary elevation.
- 02 of 33. Photographer facing west. View of the porte-cochère.
- 03 of 33. Photographer facing west. View of south porch.
- 04 of 33. Photographer facing west. View of the south porch and stairs.
- 05 of 33. Photographer facing north. View of the south wing.
- 06 of 33. Photographer facing northeast. View of the south wing and rear elevation.
- 07 of 33. Photographer facing northwest. View of stairwell addition off of the west end of the Dining Hall (formerly the porch, now enclosed and incorporated into the Dining Hall).
- 08 of 33. Photographer facing east. View of the west wall of the west wing.
- 09 of 33. Photographer facing southwest. View of original wood framed 6/6 windows still extant on the lower level of the Dining Hall.
- 10 of 33. Photographer facing south. View of the north porch.
- 11 of 33. Photographer facing west. View of north wing.
- 12 of 33. Photographer facing southwest. View of the loggia/veranda and porte-cochère.
- 13 of 33. Photographer facing east. View of "The Overlook."
- 14 of 33. Photographer facing west. View of the hotel from "The Overlook."
- 15 of 33. Photographer facing west. Detail of the false half-timbering and stucco in gable.
- 16 of 33. Photographer facing southwest (and up). Detail of reinforced cast-in-place concrete ceiling of porte-cochère. An original light fixture hangs from the ceiling.
- 17 of 33. Photographer facing south. View of terrace.
- 18 of 33. Photographer facing west. View of one set of original doors leading to the lobby from the loggia/veranda.
- 19 of 33. Photographer facing west. View of lobby fireplace.
- 20 of 33. Photographer facing south. Detail of original sconce light fixture.

Lookout Mountain Hotel

Name of Property

Dade County, GA

County and State

- 21 of 33. Photographer facing southeast. Former location of hotel reception desk. A non-historic stained-glass transom replaced an original spindled abacus.
- 22 of 33. Photographer facing south. View of passage to south wing corridor from the lobby. Original baggage clerk area on right.
- 23 of 33. Photographer facing south. View of south wing corridor. Note the original terrazzo floor.
- 24 of 33. Photographer facing northwest. View of multi-light doors leading to the coat room of the Dining Hall.
- 25 of 33. Photographer facing northwest. View of the Dining Hall.
- 26 of 33. Photographer facing north. View of the Dining Hall. This was once part of the open veranda that wrapped around the Dining Hall.
- 27 of 33. Photographer facing east. View of the Dining Hall fireplace.
- 28 of 33. Photographer facing west. View of typical door in upper-floor guest/dormitory rooms.
- 29 of 33. Photographer facing north. View of typical bathroom in upper-floor guest/dormitory rooms.
- 30 of 33. Photographer facing south. View of typical upper-floor corridor. Note floor height transition.
- 31 of 33. Photographer facing east. View of modern stairs.
- 32 of 33. Photographer facing west. View of typical guest/dormitory room.
- 33 of 33. Photographer facing west. View of historic stairs.

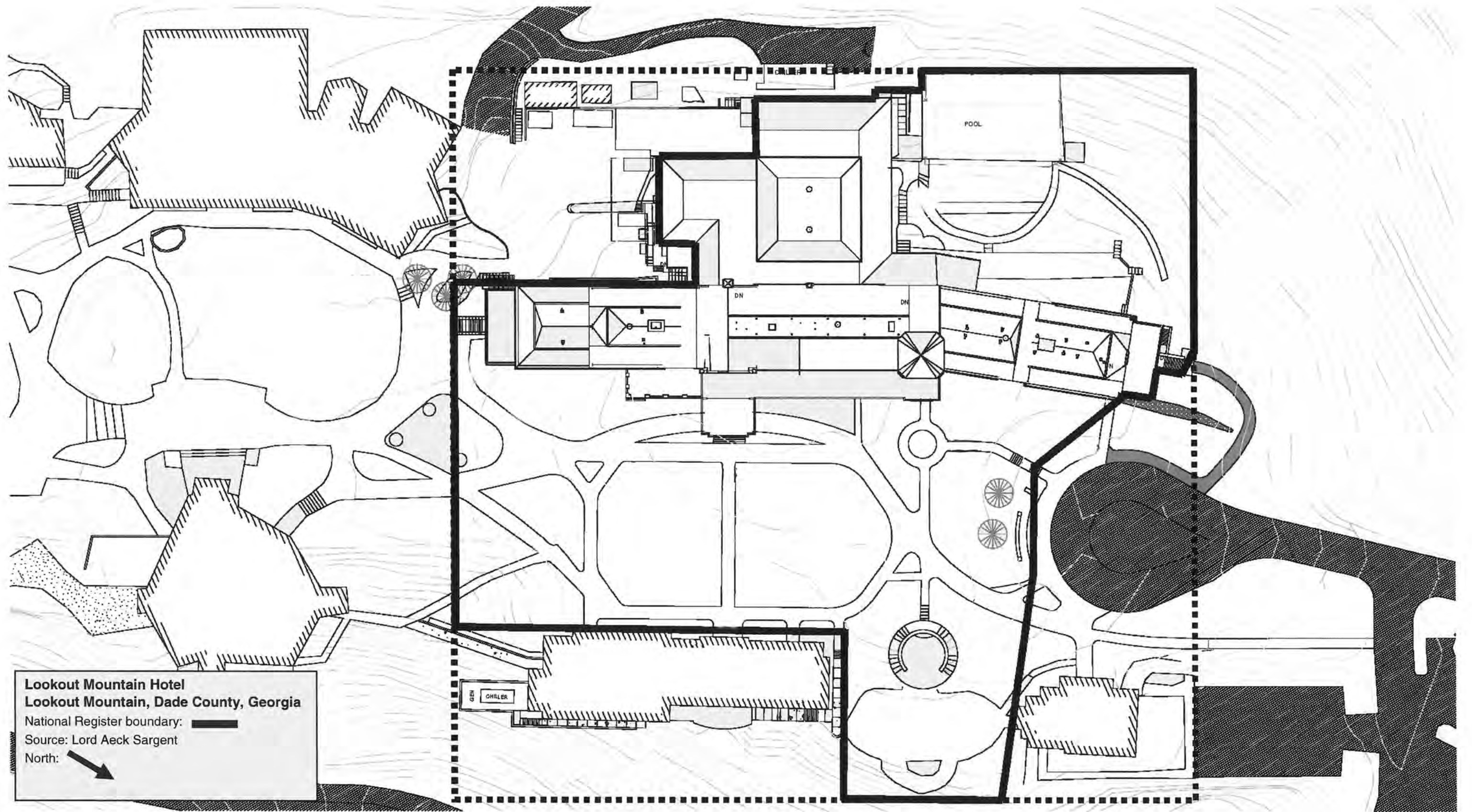


**Lookout Mountain Hotel**

14049 Scenic Highway  
Lookout Mountain, Dade County, Georgia

Source: Bing Maps, 2018


Latitude: 34.965378, Longitude: -85.375052



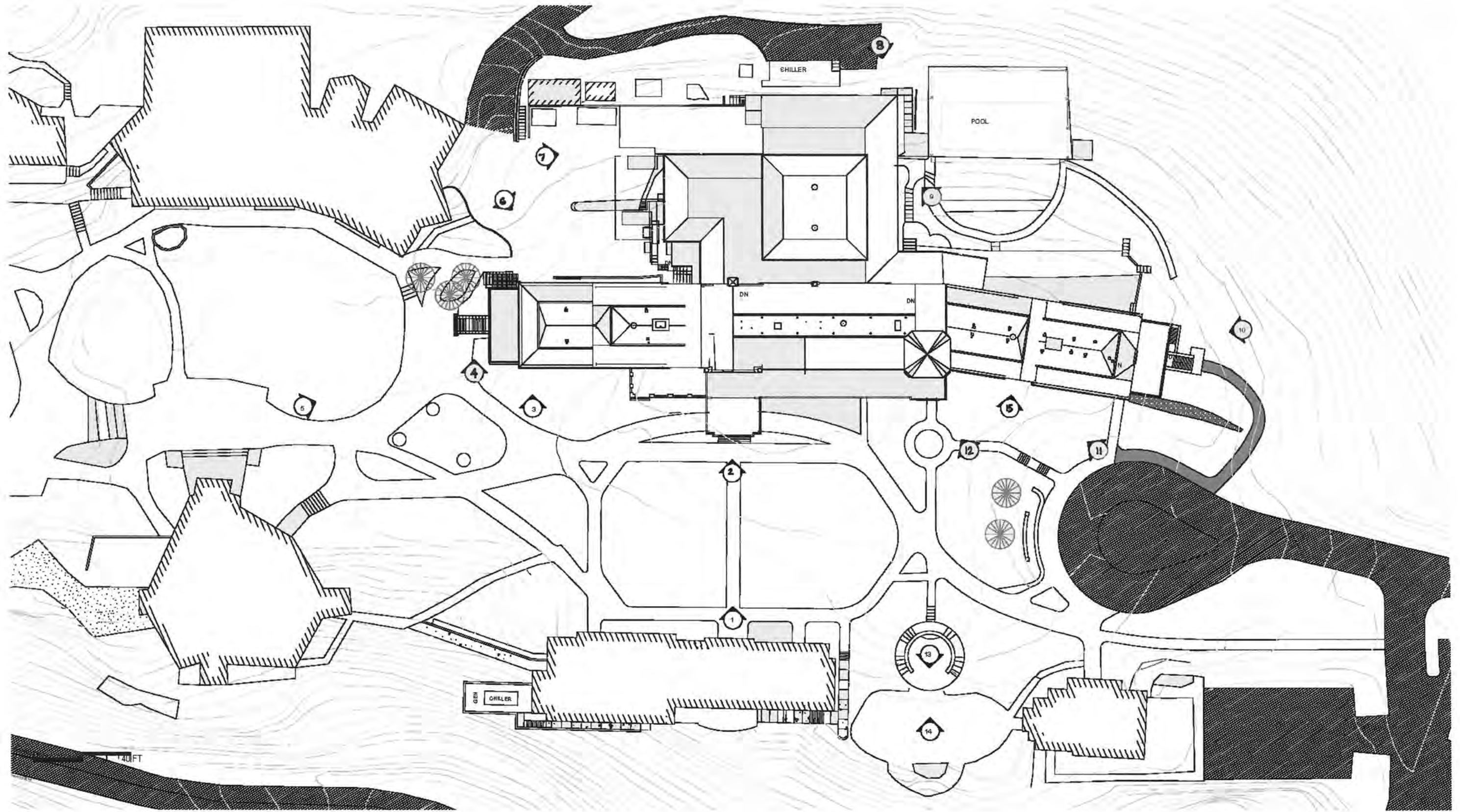
**Lookout Mountain Hotel**  
**Lookout Mountain, Dade County, Georgia**

National Register boundary: **—————**

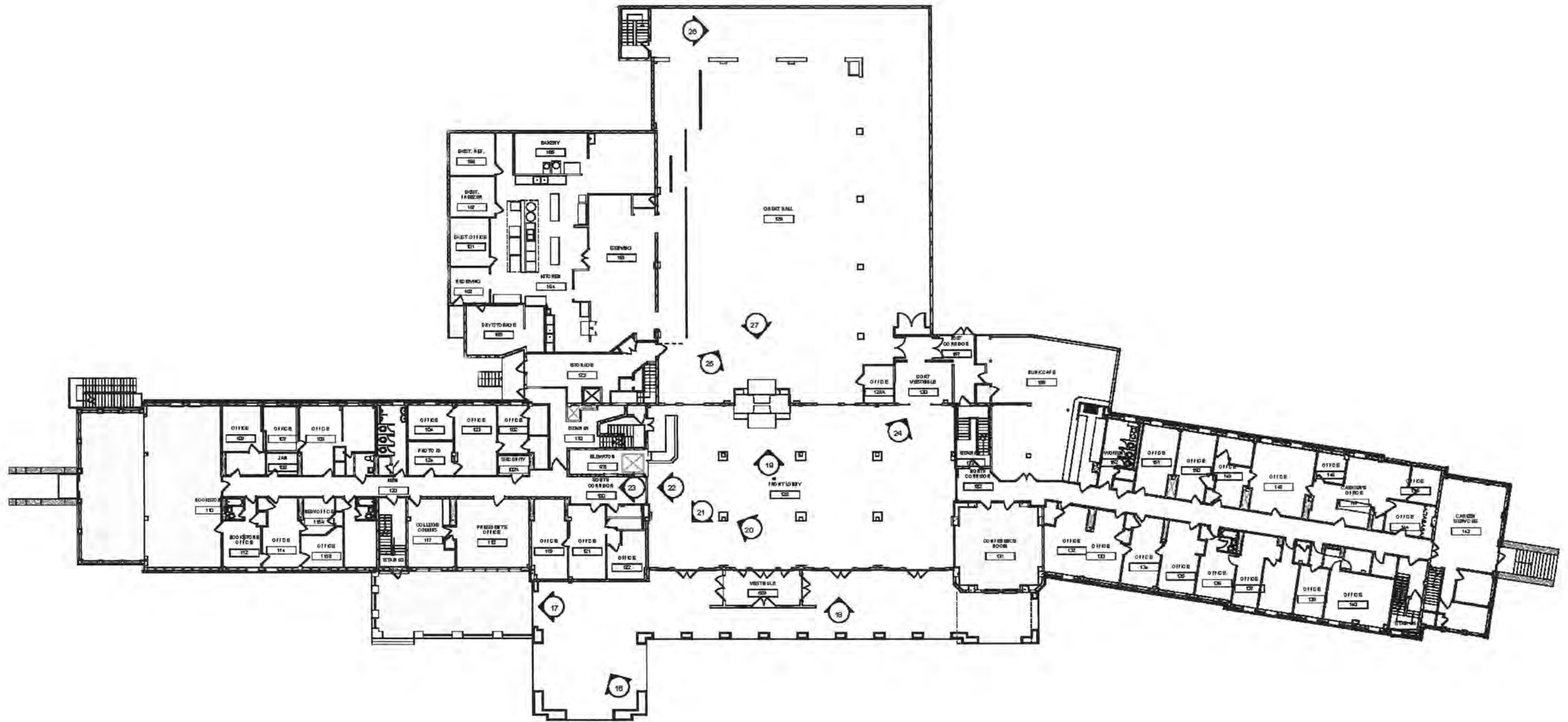
Source: Lord Aeck Sargent



North: 



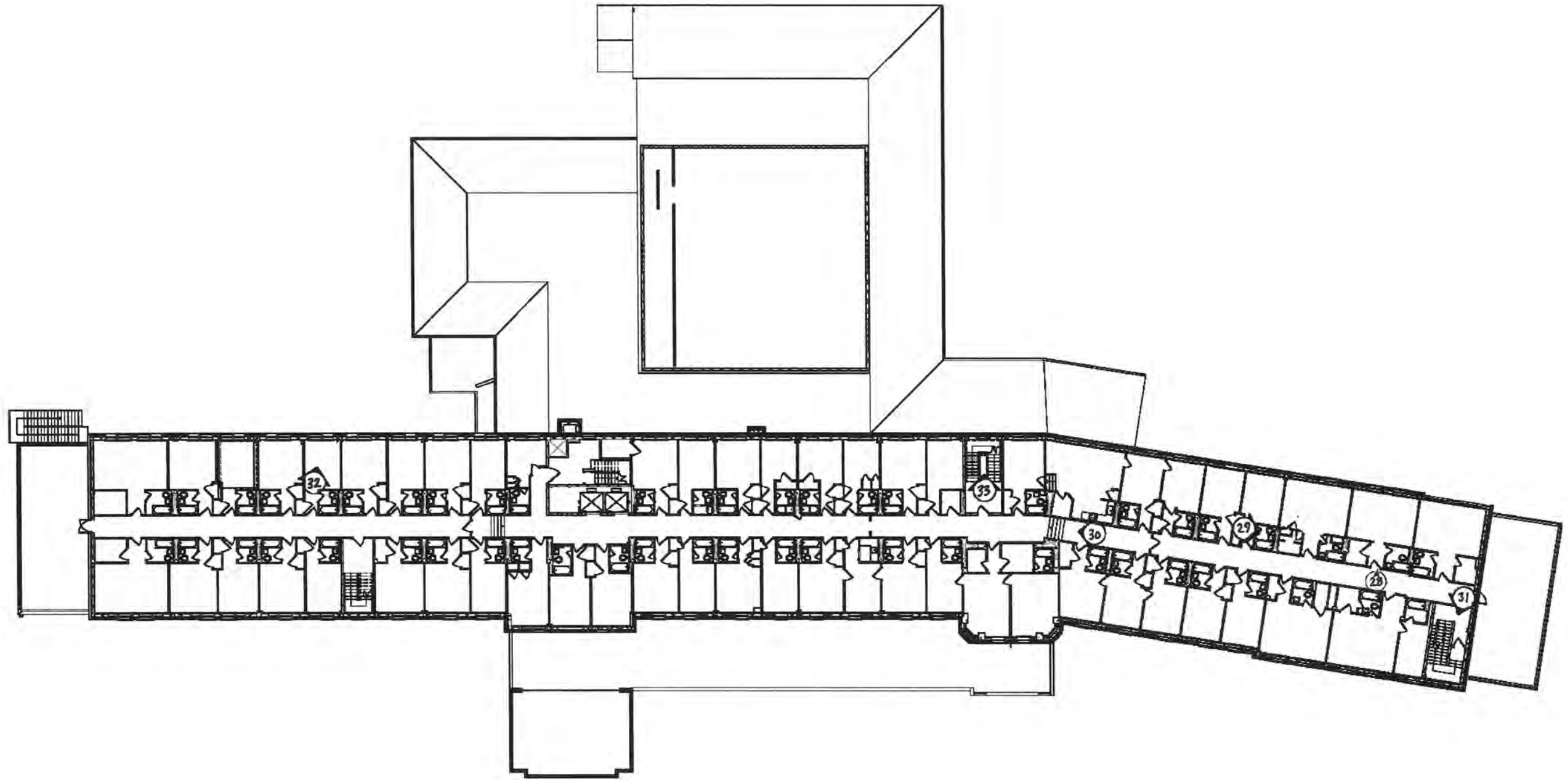




**Lookout Mountain Hotel**  
**Lookout Mountain, Dade County, Georgia**  
 Site – plan and exterior photo key  
 Photograph # and direction of view: #  
 North:

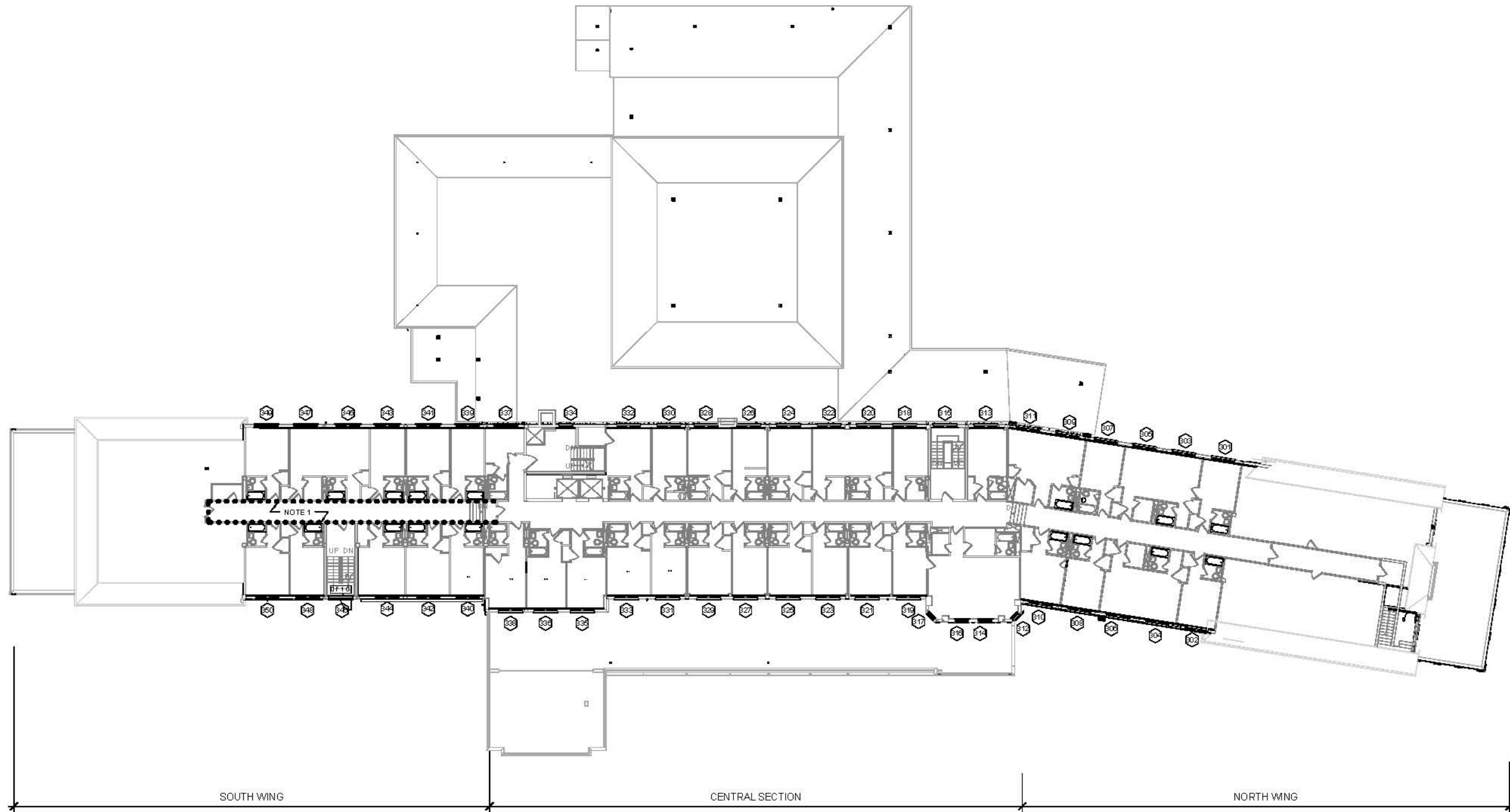



**Lookout Mountain Hotel**  
**Lookout Mountain, Dade County, Georgia**  
 First floor – plan and photo key  
 Photograph # and direction of view:   
 North: 

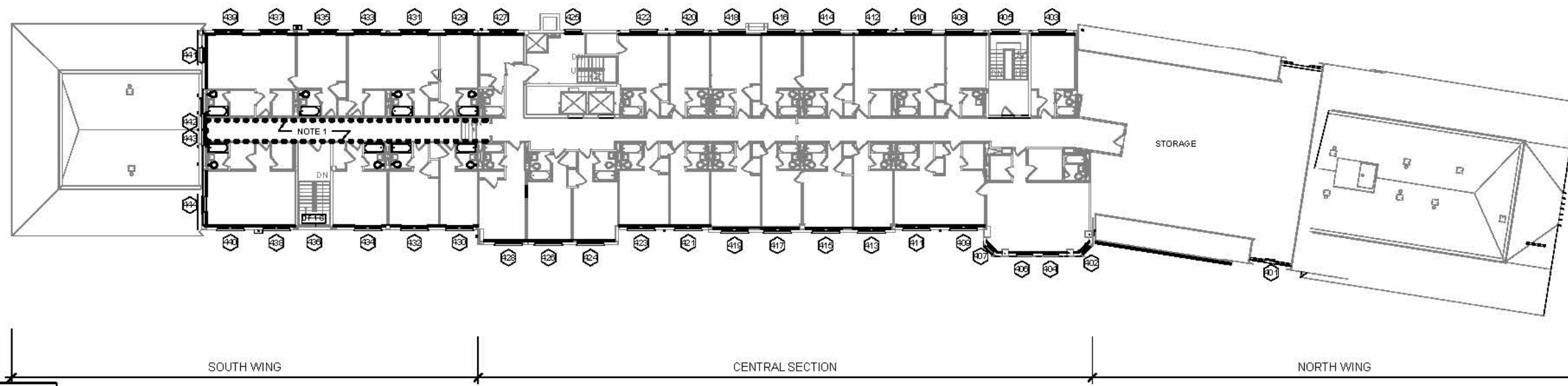
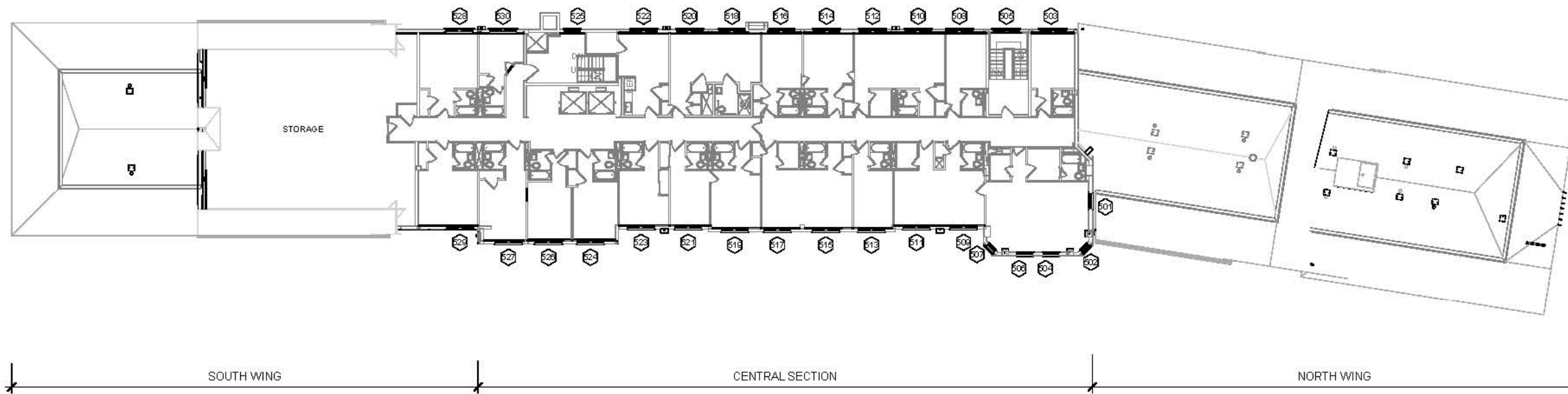




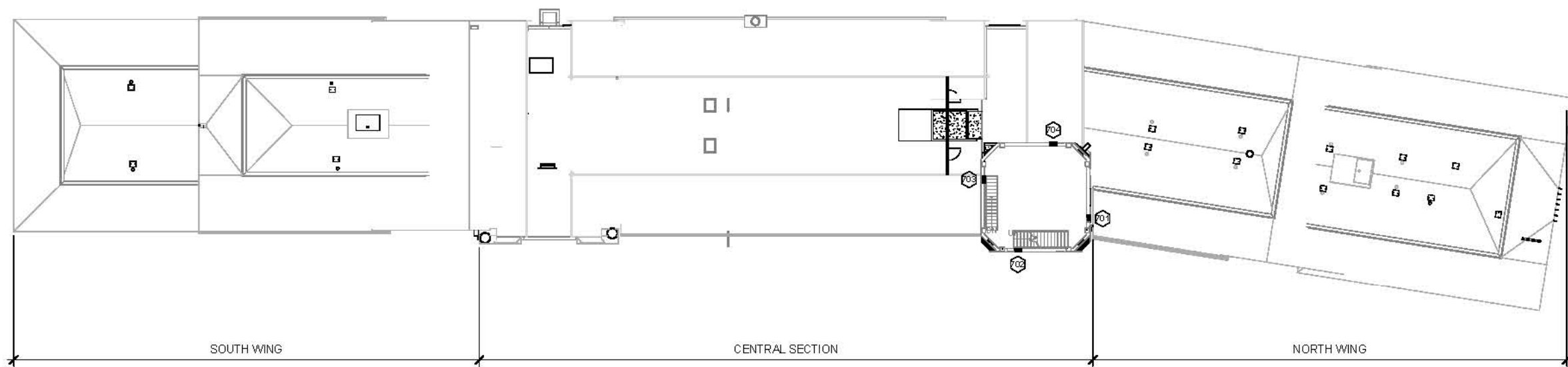
**Lookout Mountain Hotel**  
**Lookout Mountain, Dade County, Georgia**  
Second floor – plan and photo key  
Photograph # and direction of view:   
North: 



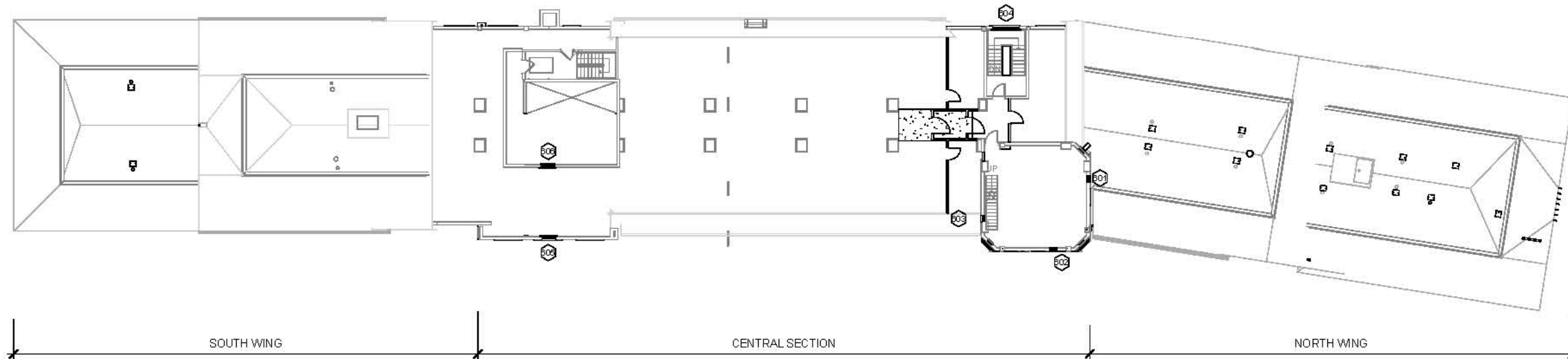
**Lookout Mountain Hotel**  
**Lookout Mountain, Dade County, Georgia**  
 Third floor – plan  
 North: 



**Lookout Mountain Hotel**  
**Lookout Mountain, Dade County, Georgia**  
 Fourth and Fifth floors – plan  
 North:

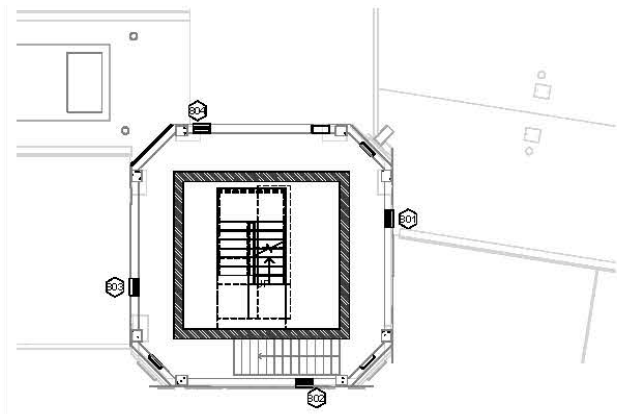


7th FLOOR  
 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

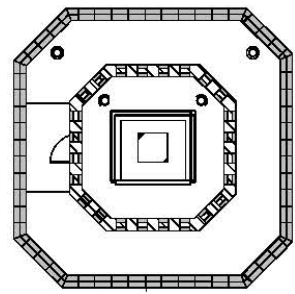


6th FLOOR

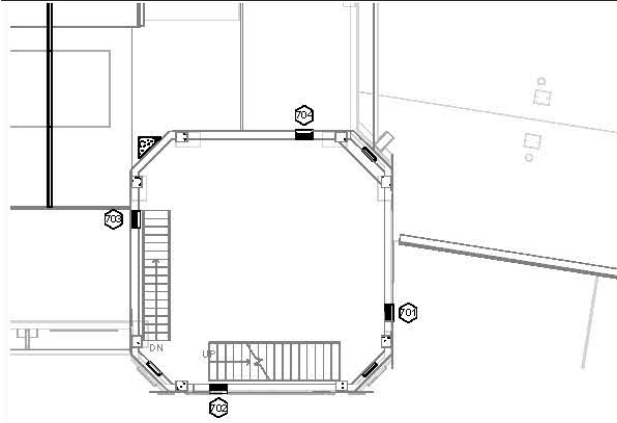
**Lookout Mountain Hotel**  
**Lookout Mountain, Dade County, Georgia**  
 Sixth and Seventh floors – plan  
 North:



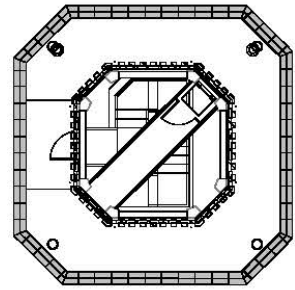
H1 8TH FLOOR TOWER PLAN  
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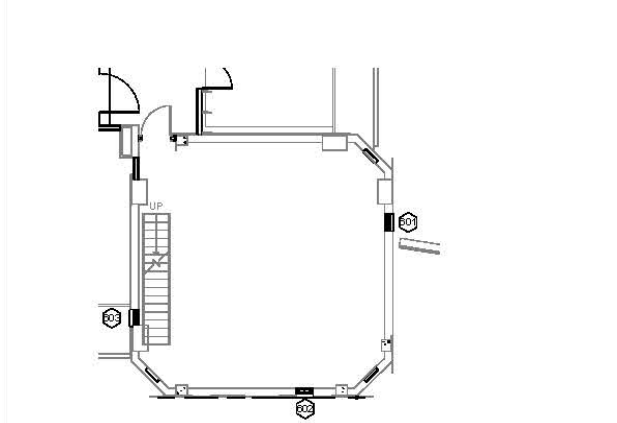
H5 10TH FLOOR TOWER PLAN  
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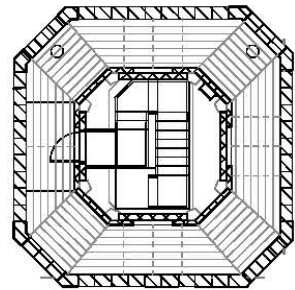
D1 7TH FLOOR TOWER PLAN  
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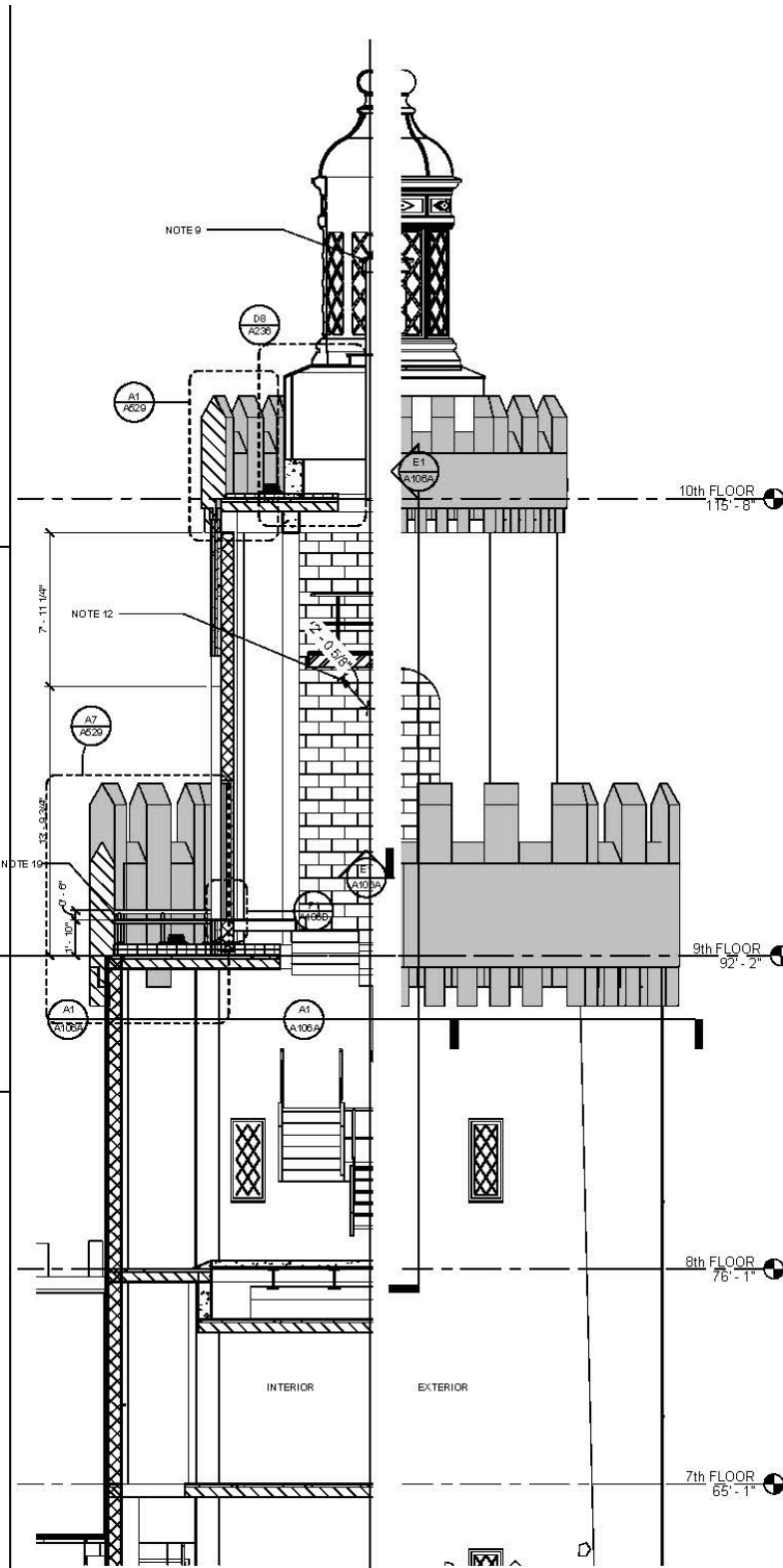
D5 CATWALK BELOW 10TH FLOOR  
 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 FT



A1 6TH FLOOR TOWER PLAN  
 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 FT



A5 9TH FLOOR TOWER PLAN  
 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 FT



A9 TOWER SECTION  
 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 FT

A11 TOWER ELEVATION  
 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 FT

**Lookout Mountain Hotel**  
**Lookout Mountain, Dade County, Georgia**  
 Tower floors – plans, elevation, and section  
 North:

Lookout Mountain Hotel  
Dade County, Georgia  
Additional documentation: historic images



Figure 1. Lookout Mountain Hotel under construction in 1927.



Figure 2. Lookout Mountain Hotel under construction in 1927.



Lookout Mountain Hotel  
Dade County, Georgia  
Additional documentation: historic images

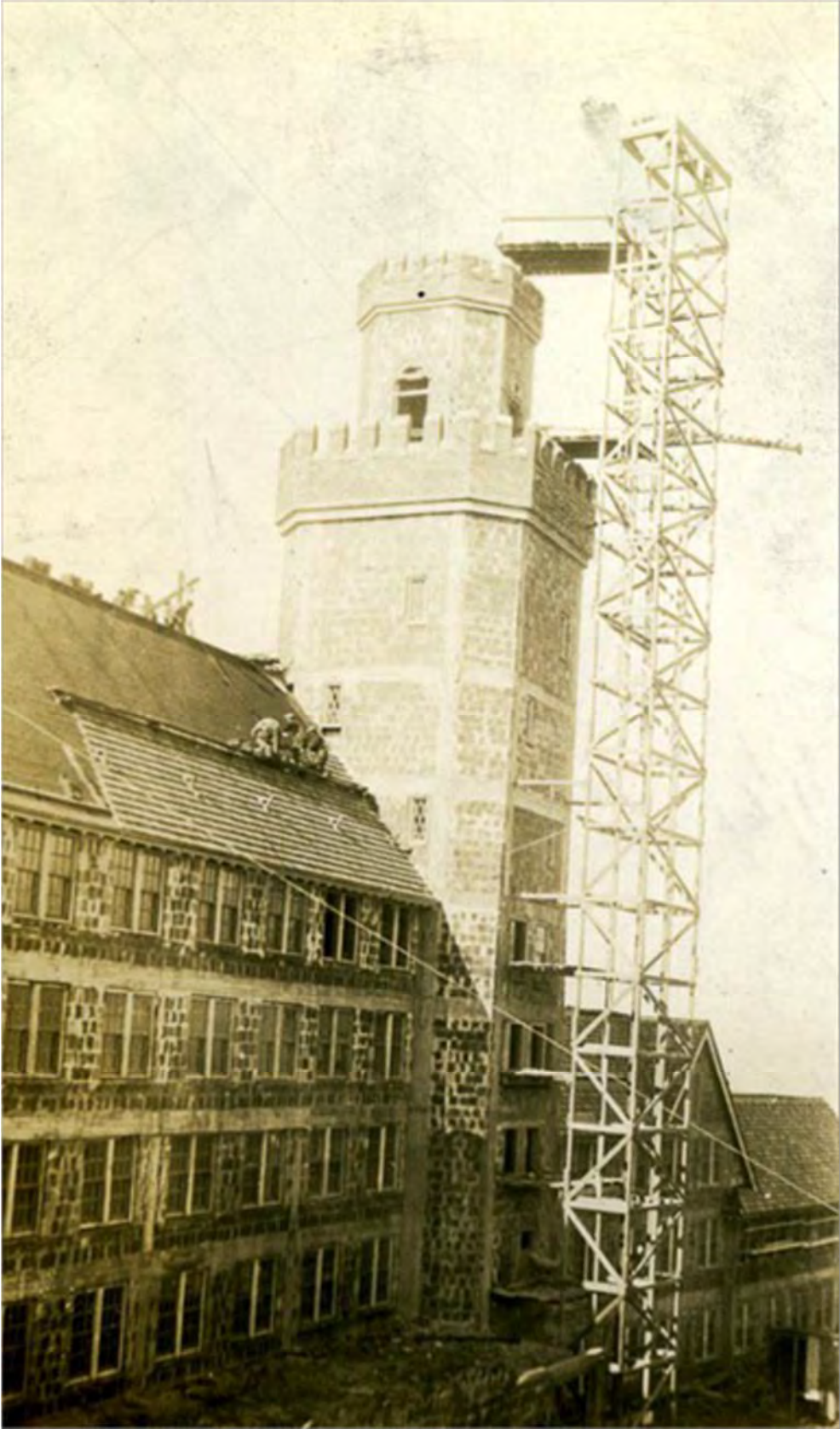


Figure 3. Lookout Mountain Hotel under construction in 1927.

Lookout Mountain Hotel  
Dade County, Georgia  
Additional documentation: historic images



*Figure 4. Lookout Mountain Hotel was nicknamed "Castle in the Clouds." In this aerial photograph, the nickname's validity is seen.*



*Figure 5. The rotating beacon spotlight broadcasted the hotel's presence on the mountaintop.*



Lookout Mountain Hotel  
Dade County, Georgia  
Additional documentation: historic images



Figure 6. Historically, the rotating beacon spotlight broadcasted the hotel's presence on the mountaintop.



Figure 7. Aerial view of hotel. Note The Overlook in the lower right corner of photo.

Lookout Mountain Hotel  
Dade County, Georgia  
Additional documentation: historic images



*Figure 8. The hotel's lobby and reception desk shortly after hotel's opening.*



*Figure 9. The hotel's lobby shortly after opening. Note rusticated woodwork, boxed beams, plaster ceiling and walls, and wall sconces, all of which are remain intact.*



Lookout Mountain Hotel  
Dade County, Georgia  
Additional documentation: historic images



*Figure 10. The large dining hall, which historically served as both a 500-seat dining room and a ballroom, remains intact today.*



*Figure 11. The hotel's first-floor tower room. This room historically served as a "writing room" and currently functions as the college bookstore.*

Lookout Mountain Hotel  
Dade County, Georgia  
Additional documentation: historic images



Figure 12. A typical guest room in the hotel's upper floors.



Figure 13. The Overlook with hotel in the background.



Lookout Mountain Hotel  
Dade County, Georgia  
Additional documentation: historic images



Figure 14. The hotel's swimming pool, which has been substantially altered over time.



Figure 15. The verandah/loggia from the porte-cochere where guests once made their grand entrances to the hotel.

Lookout Mountain Hotel  
 Dade County, Georgia  
 Additional documentation: historic images



OPEN  
 MAY TO OCTOBER

COOLED BY NATURE

(MAKE RESERVATIONS NOW)

NOTICE: In selecting accommodations and making reservations kindly advise time of arrival and exact length of stay. Please give us ten days to two weeks' notice. A deposit is requested on all advance reservations.

## RATES 1948

AMERICAN PLAN ONLY (Including Room, Meals, and Swimming Pool Privileges)

	Early Season Rates to July 1st Daily	Rates From July 1st, Daily
One Person (Single)	\$10-\$12-\$14	\$12-\$14-\$16
Two Persons (Double Bed)	\$18-\$20	\$20-\$22
Two Persons (Twin Beds)	\$20-\$22	\$22-\$24
Two Persons (Large Super Twins, Corners and Towers)	\$24-\$26	\$26-\$28-\$30
Third Person in Room	\$ 8	\$ 9
Children Six to Ten, in Room with Parents	\$ 7	\$ 8
Children under Six in Room with Parents	\$ 5	\$ 6
Children: Regular Rates Apply if Separate Room is Occupied.		
Chauffeurs and Maids (in rooms designated by Hotel)	\$ 6	\$ 8

THE DIFFERENCE IN RATE IS DUE TO SIZE AND LOCATION OF ROOMS

All Rooms Have Private Bath

Suites, Parlor Bedroom and Bath, and modified rates on application.

- Weekly Rates same as Daily Rates. Extra Meal prices for non-resident guest: Breakfast, \$1.50; Luncheon \$3.00, Dinner, \$4.00

Table d'hote Service

Dinner Music and Dancing, Beneath the Stars ★ ★ ★ ★ ★

"The Patio" (World's most beautiful Dancing Garden) open at 10 to 12:30 P.M.—

Music by Famous Canadian Orchestra

18-Hole Golf Course, Near Hotel

Splendid Saddle Horses, \$2.00 Per Hour

Swimming Pool

and Cabana Club

Hiking Trails

Ping Pong  
 9-Hole Putting Golf  
 Course on Grounds

Archery  
 Horse Racing  
 (Pari-Mutuel)

Badminton  
 Roscoes  
 "Bingo"

Shuffle Board  
 Croquet Course  
 Club Rooms

Sunset Terrace Wine Room  
 (Always Popular)



Fred Astaire School of Dancing

Transportation: Yellow & Blue and Radio Cabs meet all trains and busses. Reasonable price for one, two, three or four people. Also special reservations are met by Hotel's private cars.

S. JOHN LITTLEGREEN,  
 Managing Director

Figure 16. A 1948 advertisement for the hotel, noting room rates and the many recreation activities available for guests.



Lookout Mountain Hotel  
Dade County, Georgia  
Additional documentation: historic images



Figure 17. Guests utilizing the hotel's horses for leisurely horseback ride on the ground's trails.



Figure 18. Guests playing a round of miniature golf on the grounds of the hotel.



*Figure 19. A tennis match on the grounds of the hotel.*



*Figure 20. Guests enjoying one of the bi-weekly dinner dances on the hotel's lawn*



Lookout Mountain Hotel  
Dade County, Georgia  
Additional documentation: historic images



*Figure 21. A band at one of the hotel's many social events. Note that the band is set up in front of the dining room/ballroom fireplace*



*Figure 22. Young guests enjoying the hotel's playground.*

Lookout Mountain Hotel  
Dade County, Georgia  
Additional documentation: historic images

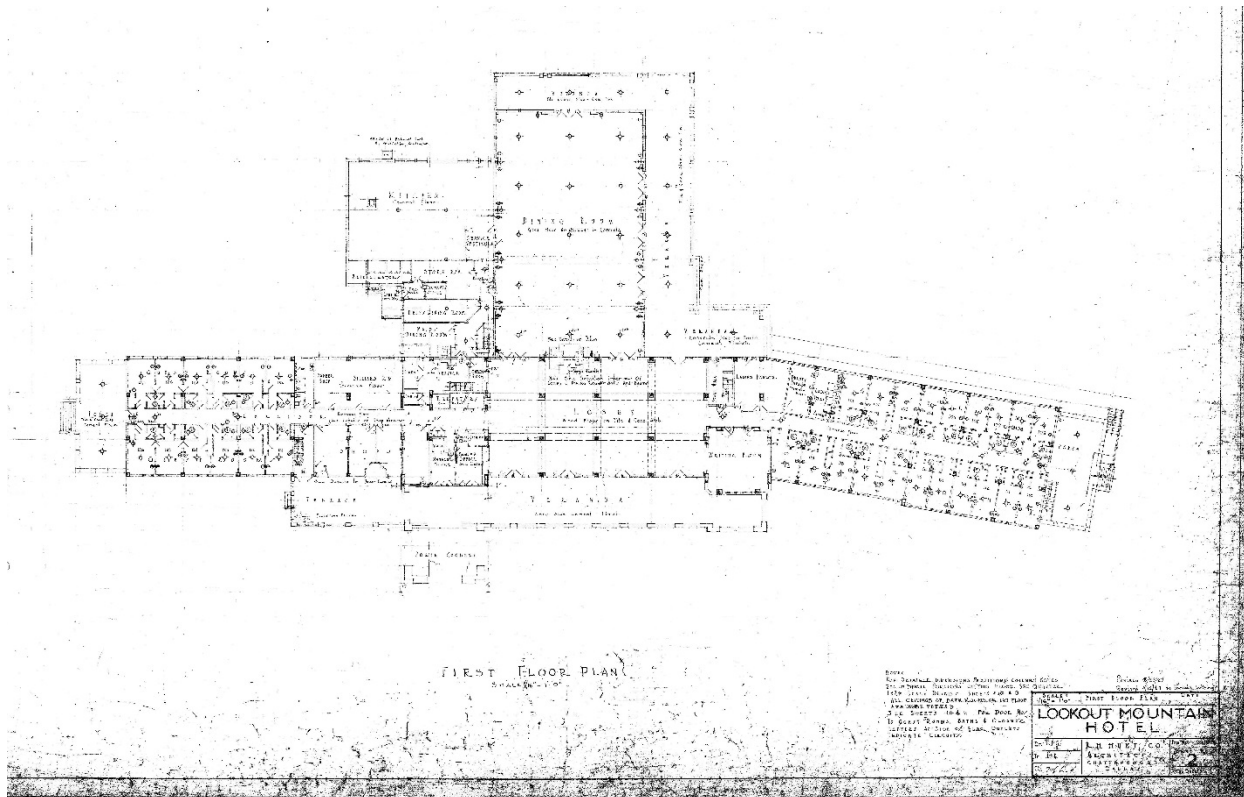


Figure 23. Historic first floor plan of Lookout Mountain Hotel. Plans dated June 22, 1927.





















































































COVENANT















Craig M. Lyon Great Hall



















210























EXIT



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Lookout Mountain Hotel

Multiple Name:

State & County: GEORGIA, Dade

Date Received: 1/28/2019    Date of Pending List: 2/12/2019    Date of 16th Day: 2/27/2019    Date of 45th Day: 3/14/2019    Date of Weekly List:

Reference number: SG100003423

Nominator: SHPO

Reason For Review:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Appeal                  | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue    |
| <input checked="" type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo              |
| <input type="checkbox"/> Waiver                  | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary       |
| <input type="checkbox"/> Resubmission            | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period             |
| <input type="checkbox"/> Other                   | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years |
|  | <input type="checkbox"/> CLG             |   |

Accept     Return     Reject    2/27/2019 Date

Abstract/Summary Comments: Significance at the local level under architecture as a representative example of Tudor Revival style and under entertainment/recreation as a hotel built to accommodate the booming mountain tourism in the 1920s. Period of significance is 1928-1960.

Recommendation/ Criteria: National Register Criteria A & C.

Reviewer: Lisa Deline

Discipline: Historian

Telephone: (202)354-2239

Date: 2/27/19

DOCUMENTATION: see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.





HISTORIC PRESERVATION DIVISION

MARK WILLIAMS  
COMMISSIONER

DR. DAVID CRASS  
DIVISION DIRECTOR

December 17, 2018

Paul Loether  
National Park Service  
National Register of Historic Places  
1849 C St, NW, Mail Stop 7228  
Washington, D.C. 20240

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for **Lookout Mountain Hotel in Dade, Georgia** to the National Register of Historic Places.

- Disk of National Register of Historic Places nomination form and maps as a pdf
- Disk with digital photo images
- Physical signature page
- Original USGS topographic map(s)
- Sketch map(s)/attachment(s)
- Correspondence
- Other:

COMMENTS:

- Please ensure that this nomination is reviewed
- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do \_\_\_\_\_ do not \_\_\_\_\_ constitute a majority of property owners.
- Special considerations:

Sincerely,

Olivia Head  
National Register Specialist