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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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Stone Fort Land Company Historic District

other names/site number N/A

2. Location

street & number Along sections of Georgia Avenue, Lindsay Street, Market Street, E. 10th Street, and E. 11th Street not for publication N/A

city or town Chattanooga vicinity N/A

state Tennessee code TN county Hamilton code 065 zip code 37402

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 nationally statewide X locally. (See continuation sheet for additional comments.)

Signature of certifying official Herbert L. Hays Date 5/27/99

Deputy SHPO, Tennessee Historical Commission  
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register Edson H. Beall 7-1-99  
See continuation sheet.

determined eligible for the National Register  
See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other (explain):

Signature of Keeper bar Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply) Category of Property (Check only one box)

private  
 public-local  
 public-State  
 public-Federal  
  
 building(s)  
 district  
 site  
 structure  
 object

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

Contributing	Noncontributing	
<u>6</u>	<u>2</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>6</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 2

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

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

<input type="checkbox"/> DOMESTIC	<input type="checkbox"/> Hotel
<input type="checkbox"/> COMMERCE/TRADE	<input type="checkbox"/> Department Store
<input type="checkbox"/> COMMERCE/TRADE	<input type="checkbox"/> Warehouse
<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> City Hall
<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> Government Office
<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> Post Office

Current Functions (Enter categories from instructions)

<input type="checkbox"/> DOMESTIC	<input type="checkbox"/> Multiple Dwelling
<input type="checkbox"/> COMMERCE/TRADE	<input type="checkbox"/> Professional
<input type="checkbox"/> COMMERCE/TRADE	<input type="checkbox"/> Warehouse
<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> City Hall
<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> Government Office

7. Description

Architectural Classification (Enter categories from instructions)

LATE VICTORIAN/Romanesque Revival/Richardsonian Romanesque  
 LATE 19TH AND 20TH CENTURY REVIVALS/Neo-Classical Revival/Colonial Revival/Late Gothic Revival  
 MODERN MOVEMENT/Art Deco

Materials (Enter categories from instructions)

foundation STONE  
roof ASPHALT  
walls BRICK  
STONE/Limestone  
other CONCRETE  
WOOD

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Stone Fort Land Company Historic District  
Name of Property

Hamilton County, TN  
County and State

## 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.) N/A

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

### Areas of Significance

(Enter categories from instructions).

Commerce \_\_\_\_\_  
Politics/Government \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Period of Significance

1892 - 1949 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Significant Dates

1892/1908/1933 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Significant Person

(Complete if Criterion B is marked above)

N/A \_\_\_\_\_

### Cultural Affiliation

N/A \_\_\_\_\_  
\_\_\_\_\_

### Architect/Builder

Architects/Hunt, Reuben H./ \_\_\_\_\_  
Downing, W.T/Freret, William A. \_\_\_\_\_  
Builder/Trimby, Joseph \_\_\_\_\_

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

## 9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS) N/A

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

Primary Location of Additional Data

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

Name of repository: Tennessee Historical Commission \_\_\_\_\_

Stone Fort Land Company Historic District  
Name of Property

Hamilton County, TN  
County and State

## 10. Geographical Data

Acreage of Property Approx. 4 acres

### UTM References

(Place additional UTM references on a continuation sheet)

USGS Quad Map: 105 SE Chattanooga, TN

Zone Easting Northing Zone Easting Northing

1 16 654350 3879070 3

2 4

See continuation sheet.

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Philip Thomason

organization Thomason and Associates date February 5, 1999

street & number P.O. Box 121225 telephone (615) 385-4960

city or town Nashville state TN zip code 37212

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

### 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.

### Photographs

Representative black and white photographs of the property.

### Additional items

(Check with the SHPO or FPO for any additional items)

## Property Owner

(Complete this item at the request of the SHPO or FPO.)

name See Continuation Sheet

street & number telephone

city or town state zip code

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Stone Fort Land Company Historic District  
Hamilton County, Tennessee

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DESCRIPTION

The Stone Fort Land Company Historic District is located in downtown Chattanooga, Tennessee (1990 pop. 152,466). The district is bounded on the north by E. 10th Street, on the east by Newby Street, on the south by E. 11th Street, and on the west by Market Street. Within the proposed district are ten buildings, eight of which would be considered contributing to the character of the district. Two properties are presently listed on the National Register; the Old Post Office at E. 11th and Lindsay Streets (4/13/73), and the Municipal Building at 101 E. 11th Street (NR 2/29/80). Directly to the north of the district is the U.S. Post Office at 912 Georgia Avenue (NR 2/29/80), and the Market Square-Patten Parkway Historic District (NR 5/1/80). On the south, the district borders the Market Street Warehouse Historic District (NR 4/5/84).

Within the proposed Stone Fort Land Company Historic District are four government buildings, two hotel buildings, and four commercial buildings. The Old Post Office (1892) was constructed by the federal government as postal facilities and offices. The Chattanooga Municipal Building (1908), the Municipal Court Building (1933), and the Municipal Water Office (1911), were all built or remodeled into their present form by the City of Chattanooga. The eleven-story Hotel Patten was completed in 1908, and is presently used as housing for the elderly. The three-story Columbia Hotel was completed in 1909 at 118-122 E. 10th Street. Commercial buildings include the Southern Express Building built in 1894, and the Lupton Building completed in 1910 on Georgia Avenue. Non-contributing properties include the Emerson Building built in 1956 on Georgia Avenue, and a two-story brick building at 124 E. 10th Street built in 1955.

The property which comprises the district was on the outskirts of Chattanooga prior to the Civil War. Following Union occupation of the city in 1862, a stone fort was constructed on the site as part of the city's defenses. Known as Fort Jones, this immense fort covered a large area just to the southeast of the city's commercial area, and east of the railroad facilities of the Western and Atlantic Railroad. In 1886, the site was purchased by the Stone Fort Land Company which was formed to raze the fort, and develop the area into commercial building lots. Removal of the fort proved difficult and expensive, and it was only partially cleared by the 1890s. In order to encourage development of their property, the Stone Fort Land Company gave a cleared lot on E. 11th Street to the federal government for the construction of a new post office and customs house. In 1892, a new three-story limestone building was constructed on the site to house the new post office and other federal offices (Photo 1). This building was designed in the Richardsonian Romanesque style by government architect William A. Freret, and featured large Romanesque arches above the doors and windows, elliptical projecting bays on the main facade, and an arcade at the roofline.

During the 1890s, the Stone Fort Land Company also built a small, two-story brick building at the southeast corner of E. 10th Street and Georgia Avenue. This building was razed in 1956 for the construction of the Emerson Building. Directly west of this property, a four-story brick building was constructed on a triangular lot on Market Street. Built in 1894, this building was designed in the Romanesque Revival style, and housed the Southern Express Company (Photo 2). The Stone Fort Land Company changed hands in 1903, and the new owners provided the capital necessary to remove the remaining sections of Fort Jones. The availability of this land available for development land coincided with a building boom in the city, and over the next decade over a dozen new buildings were erected on the Stone Fort Land Company property. Developed on the two blocks south of E. 11th Street, most of these buildings were constructed by the Stone Fort Land Company to house warehouses and other wholesale businesses. Many of these buildings remain extant and comprise the National Register-listed Market Street Warehouse Historic District.

In 1908, construction was completed on a new Municipal Building and the Hotel Patten. The Municipal Building was designed in the Neo-classical style by Chattanooga architect Reuben H. Hunt (Photo 3). Hunt's design for the building included monumental Corinthian pilasters and engaged columns on the main facades, and an elaborate cornice at the roofline. The Hotel Patten was

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designed to be one of the city's most ornate hotel buildings, and elements of the Gothic Revival style were utilized by architect W.T. Downing of Atlanta (Photo 4). The ground floor of the building was sheathed in stone with Gothic arching above the windows and doors, and Gothic arches were also utilized in the panels below the roofline.

In 1910, the Lupton Building was completed on Georgia Avenue and was designed with elements of the Colonial Revival style (Photo 5). This six-story brick building features limestone quoins and keystones on the first floor windows and entrance surrounds. The upper facade was designed within minimal decorative detailing except for inset stone panels near the roofline. Another office building was constructed in 1911 at 1001 Lindsay Street (Photo 6). Also designed with elements of the Colonial Revival style, this two-story building displays inset stone and concrete panels, corbelled brickwork, and a dentilled sheet metal cornice at the roofline.

By the 1920s, much of the property owned by the Stone Fort Land Company was occupied by multi-story brick and stone buildings. In addition to buildings developed by the company along Georgia Avenue and E. 10th and 11th Streets, a row of nine buildings facing Market Street was also built between 1904 and 1913. Most lots within the Stone Fort Land Company property were developed by the 1910s, and over the next several decades little new construction occurred within the area. The only major building from this period is the Municipal Court Building which was completed in 1933 to house the city's Police Department and related courts. This Art Deco style building was constructed at the rear of the Municipal Building. The two-story building has an exterior of cast concrete panels, and decorative elements such as vertical fluted pilasters, zigzag banding, and stylized floral designs above the doors and windows, and at the roofline (Photo 7).

Since the 1930s, the appearance of the historic district has not been significantly altered. The Emerson Building at 1000 Georgia Avenue was completed in 1956, and is one of only two buildings completed in the district since 1950 (Photo 8). The primary changes to buildings within the district in recent decades have been replacement of windows, and some storefronts. Overall the district continues to display a significant collection of governmental and commercial buildings.

## Individual Property Descriptions

Buildings are denoted as "C" for contributing and "NC" for non-contributing.

1. 1000 Georgia Avenue, Emerson Building, 1956: The Emerson Building is a six-story concrete and brick building constructed in 1956. In 1993, the building was remodeled on the exterior with the present windows and stainless steel banding. The building is less than fifty years of age and is non-contributing to the district. (NC)
2. 1008-1010 Georgia Avenue, Lupton Building, 1910: The Lupton Building is a six-story brick building designed with Colonial Revival influences. The building rests on a limestone foundation, and has a flat roof covered in rolled roofing material. The building's primary facade faces Georgia Avenue and is constructed of tan glazed brick laid in stretcher bond. The main storefront features a limestone skirt wall and central entrance with flanking windows. The storefront's entrance and windows are each framed by a keystone, limestone surround. The primary entrance is comprised of ca. 1970 paired, single-light, glass and aluminum doors. A large, rectangular aluminum-and-glass transom spans this entrance. Flanking storefront windows consist of ca. 1970 single-light, glass and aluminum windows with textured, plastic, upper panels. A limestone beltcourse spans the storefront between the first and second floors and serves as a sill for the building's second floor windows. The building's upper facade is divided into three vertical bays with each window bay divided by a single brick pier. Windows located on the second through fifth floors feature ca. 1970 three-light, aluminum sliding track sash design with fixed, upper plastic panels. Segmental arched windows framed within a keystone, limestone surround are located on the sixth floor. A flat parapet wall is located at the roofline and spans the building's

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facade. The building's rear elevation fronts Columbia Avenue and is similar in design to the Georgia Avenue facade. The building's interior is composed primarily of open space and offices. (C)

3. 1012-1018 Georgia Avenue, Hotel Patten, 1908: The Hotel Patten is an eleven-story steel and brick building constructed with elements of the Gothic Revival style. The building has a concrete foundation, flat roof and exterior of stretcher bond brick. The first story on all three major facades has an exterior of cast concrete. Dividing each first floor bay are cast concrete pilasters and above each bay is a concrete cornice. Each bay on the first floor has a Gothic arch and original wood panels. The original windows have been replaced with single-light or multi-light hinged windows. Over the entrances on the south and west facades are original metal awnings. Entrances are recessed within stepped arches, and have ca. 1970 aluminum and glass double doors. Upper floors have windows with original cast concrete sills, and existing windows are ca. 1970 one-over-one anodized aluminum sash. The five central bays of the south facade are set within metal bay windows. Above the 10th story windows is a concrete cornice with Gothic arching. At the roofline is an attic story with a stepped parapet. On the main (west) facade facing Georgia Avenue, the main entrance has ca. 1970 aluminum and glass double doors. A secondary entrance on this facade leads to an aluminum and glass door. This facade has eight bays divided by brick pilasters. The two central bays have metal bay windows. Above the 10th story windows is Gothic arching and a concrete cornice. The interior of the building has been remodeled into senior citizen's housing. The lobby retains original marble wainscoting and plaster columns. Ceilings have been lowered in the lobby area and linoleum tile has been added to the floors. Some partition walls have been added in the first floor along with solid wood doors. (C)

4. 1000 Lindsay Street, Municipal Court Building, 1933: The Municipal Court Building is a two-story cast concrete and steel building constructed in the Art Deco style. The building has a concrete foundation, flat roof of rolled roofing material, and exterior of cast concrete panels. On the Lindsay Street facade is the main entrance which has a ca. 1975 anodized aluminum glass and wood door, sidelights, and transom. This entrance is recessed and the door surrounds have cast concrete fluting. Above the entrance are original steel panels with vertical strips and a floral medallion. In the second story of the entrance bay are original five-light steel hopper and awning windows. The lintel above the entrance is decorated with floral medallions and zigzag banding. Window bays on the main facade are divided by ashlar and fluted concrete pilasters. The window bays have original five-light steel and glass hopper and awning windows. Between the first and second floor windows are original steel spandrel panels with vertical bands and floral medallions. Above each window bay is a concrete lintel with zigzag banding. At the roofline is a cornice with vertical fluting and in the central entrance bay, the roofline displays floral medallions. The entrance on the alley facade has a ca. 1980 steel and glass door. Flanking the main entrance are original metal and glass wall fixtures. The interior of the first floor has a terrazzo floor, original plaster walls and ceilings, paneled wood doors, and an original staircase. The main lobby area has marble wainscoting and zigzag banding at the cove molding. (C)

5. 1001 Lindsay Street, Municipal Water Department, 1911: Built in 1911, this two-story brick building was designed with Colonial Revival influences. The building has a concrete foundation, flat roof of rolled roofing, and exterior of yellow glazed stretcher bond brick. Both the Lindsay and E. 10th Street facades have entrances with ca. 1975 anodized aluminum and glass doors. The Lindsay Street entrance is recessed, and has aluminum and glass sidelights and transoms. Window openings have soldier course lintels and cast concrete sills. The original windows have been removed and replaced with fixed single-light ca. 1975 aluminum and glass windows. Between the first and second floor windows are rectangular brick panels with diamond and square shaped concrete inset panels. The window bays on all three facades are divided by brick pilasters. The second floor windows have cast concrete sills, soldier course lintels, and above the windows is a cast concrete belt course. In the central bay on the Lindsay Street facade is an inset concrete panel above the second floor window. Below the roofline on all three facades is a sheet metal cornice with dentils. At the roofline is a stepped parapet with concrete coping. The interior retains original floor to ceiling heights, plaster walls and ceilings. Original chamfered concrete support columns with Doric capitals are located on the first floor. Some interior partial height

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partition walls have been added with solid wood doors. The second floor has office partitions with original single-light glass and wood doors, and transoms. This floor also retains original concrete and plaster support columns. The original wood staircase connecting both floors has been partially enclosed, but remains intact. (C)

6. 1010 Market Street, Southern Express Building, 1894: The Southern Express Building is a four-story brick building, constructed in the Romanesque Revival style of the late 19th century. The building has a flat roof, brick foundation, and exterior of stretcher bond brick. The building is triangular in shape with a four-story polygonal bay on the south facade. This facade also has a ca. 1950 extended one-story triangular wing on the first floor. Storefronts on the main (west) and north facades were remodeled ca. 1970 with wood panels, single-light display windows, and enclosed transoms. Some storefronts retain original cast iron pilasters manufactured by the Cahill Iron Works of Chattanooga. These columns have floral detailing and decorative designs. The central bay on the west facade has a ca. 1970 cast concrete surround with an arched entrance. All doors are ca. 1970-1990 aluminum and glass design. On the second and third floors, the building has window openings with stone sills and connecting stone lintels. Original windows have been replaced with ca. 1980 single-light aluminum windows with transoms. Above the third floor windows are corbelled brick panels. The fourth floor has arched window openings with ca. 1980 aluminum windows. At the roofline is an original sheet metal cornice with brackets. The interior of the building has been remodeled with dropped ceilings, added partition walls, carpeted and tile floors and solid wood doors. (C)

7. 118-122 E. 10th Street, Columbia Hotel, 1909: The Columbia Hotel is a three-story brick building with a stone foundation, flat roof of rolled roofing material and exterior of stretcher bond brick. The building is divided into three storefronts with both original and replacement detailing. The 118 storefront has ca. 1970 aluminum and glass display windows, and a ca. 1970 aluminum and glass door. Above the door is a transom with aluminum and plastic panels. The interior of this storefront has been remodeled with a dropped acoustical tile ceiling, carpeting and wall paneling. The 120 storefront is intact and has original wood bulkheads, two-light display windows, and a seven-light transom. The main entrance has a ca. 1980 single-light glass and anodized aluminum door. The interior of this storefront retains an original staircase leading to the upper floors, and dropped acoustical tile ceilings and carpeting. Connecting the interior of 120 and 122 sections are original double doors of twelve-light glass and wood design. The 122 storefront has ca. 1970 frame bulkheads, aluminum and glass display windows, and a single-light glass and wood door. Each storefront is divided by rock faced limestone pilasters with Doric motif capitals. Above each storefront is a cast concrete lintel. The upper two floors are divided into three bays by brick pilasters. Each bay has three window openings with shared cast concrete sills. Windows are ca. 1960, two-over-two, horizontal sash aluminum design. At the roofline is a corbelled brick cornice. The rear of the building faces an alley known as Custom House Place (named for the adjacent federal Post Office and Customs House). The building displays similar detailing on this facade such as limestone piers dividing the storefronts, and brick pilaster on the upper floors. On this facade the 118 storefront has original frame bulkheads, single-light glass and wood display windows, multi-light transoms, and a ca. 1980 paneled wood door. The 120-122 storefronts have ca. 1970 vertical board paneling, and single-light glass and wood doors. The interior of the building's first floor has dropped acoustical tile ceilings, carpeting, and wall paneling. (C)

8. 124 E. 10th Street, 1955: The building at this location is a two-story brick building constructed in 1955. The building was extensively remodeled ca. 1975, and has a storefront with brick bulkheads, aluminum and glass display windows and entrances. On the upper facade is vertical board siding, and single-light fixed windows. This building is less than fifty years of age, and is non-contributing to the district. (NC)

9. E. 11th and Lindsay Streets, Old Post Office, 1892: The Old Post Office is a three-story limestone, Richardsonian Romanesque style building. The building retains original windows of one-over-one wood sash design with rectangular and arched transoms. On the main (south) facade are two full-height circular bays with conical roofs. The exterior has an ashlar and rock-faced limestone



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exterior. Window arches have floral capitals, engaged columns, and some arches have stylized head figures. At the roofline are gable dormers. The Old Post Office was individually listed on the National Register in 1973. (C)

10. 101 E. 11th Street, Municipal Building, 1908: The Chattanooga Municipal Building is a three-story, steel, cast concrete, and stone building designed in the Neo-classical style. The building has a full basement, flat roof of rolled roofing, and exterior of cast concrete and limestone. On the main (E. 11th Street) facade, the building has a rusticated basement and first floor level, while the upper two floors have an ashlar finish. The projecting central section has four, full-height, Corinthian engaged columns on the second and third floors, and above the capitals is a cornice. This building was individually listed in the National Register in 1980. (C)

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Hamilton County, Tennessee

## Summary

The Stone Fort Land Company Historic District is significant under National Register Criterion A for its historical significance due to its role in local government and commerce. Within the district is the city's historic U.S. Post Office, Chattanooga Municipal Building, and related city office buildings. The 1892 Post Office was built to house the city's customs house, post office, and other federal offices. The Chattanooga Municipal Building was built in 1908 and was designed to serve as the governmental center of the city. Two adjacent buildings were also occupied by city offices for much of this century. The commercial buildings in the district are illustrative of the city's business development of the early 20th century, and the Hotel Patten was designed as one of the city's most prestigious hotels. The Hotel Patten is also significant in commerce as the headquarters of the Dixie Highway Association which promoted automobile tourism and business development in Chattanooga and the region during the early 20th century. These buildings were all developed or built on the property of the Stone Fort Land Company, a prominent Chattanooga real estate company. Collectively, these buildings constitute an important center for commerce and government in the city.

## Historical Overview

Chattanooga was founded in 1838 following the Indian Removal Act and the expulsion of the native Cherokee tribe. Over the next two decades the city recorded slow growth and did not incorporate until 1851. In 1850, the Western and Atlantic Railroad was completed from Atlanta north to Chattanooga, and this was followed in 1854 by the completion of the Nashville and Chattanooga Railroad. Additional rail lines were completed in 1857 westward to Memphis and east to Knoxville. On the eve of the Civil War, Chattanooga was already known as the "Gateway to the South" and it was one of the major railroad centers of the region. After its occupation by Union forces in 1862, a series of fortifications were built to defend the city from Confederate attack. One of these was Fort Jones which was built on top of a large stone formation to the southeast of the city's commercial and residential area.<sup>1</sup> After the Civil War, this large mass of stone continued to dominate this section of the city.

In the years following the Civil War, Chattanooga emerged as a major railroad and commercial center of the South. In addition to its existing rail connections, Chattanooga was chosen as the southern terminus of the Cincinnati and Southern railroad in 1869. By 1870, the city's population had risen to 17,000 residents as it became an industrial and manufacturing center. The iron and steel industries were the city's most prominent ventures. These industries located near the railroad lines and Tennessee River, and produced cast iron columns, lintels, sheet metal, metal shingles, and pig iron. The iron ore, coking coal, and steam coal found in abundance in the surrounding mountains fed the city's steel and iron industries. The timber industry also thrived in Chattanooga in the late 19th century as the region's stands of oak, poplar, and pine were cut and transported to the city. Textile mills also played a role in Chattanooga's economy and agricultural implement shops, flour, grain and seed mills were common.

During the late 1880s, the city experienced a real estate boom which prompted new commercial and residential growth. New neighborhoods resulted including Highland Park, St. Elmo (St. Elmo Historic District NR 4/15/82), Fort Wood (Fort Wood Historic District NR 4/18/79), Alton Park, and Hill City. Commercial investment included the excavation of the stone mass which had been used as Fort Jones during the Civil War. This development was spearheaded by John Wesley Adams who organized a group of Ohio investors in 1886 to purchase the stone fort property. This area was bounded on the north by E. 10th Street, on the west and south by Market Street, and on the east by Newby Street. Naming themselves the "Stone Fort Land Company," these

<sup>1</sup> James A. Hoobler, *Cities Under the Gun* (Nashville: Rutledge Hill Press, 1986), p. 128.

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investors proposed leveling the huge stone fort, selling the rock, and developing the leveled area for commercial purposes. The removal of the stone fort proved difficult and costly, and by the early 1890s only about half of the fort was removed. To promote development of their property, the Stone Fort Land Company "sold" an entire half-block area to the federal government for one dollar. It was the company's hope that the donation of this property would be offset by the increased value of its adjacent lands. Construction of the U.S. Post Office on E. 11th Street began in 1891, and it was formally opened in January of 1893 (Inventory # 9). Upon its completion, the building sat in the midst of unexcavated stone and rubble, with some of the old fort across the street as tall as a three-story building. The following year, the Southern Express Company built their own building one block to the west in a triangular parcel facing Market Street (Inventory # 6).

Over the next decade, the Stone Fort Land Company was financially unsuccessful in developing their property. Much of the stone fort remained unexcavated, and the only other building completed by the company in the 1890s was a two-story brick, Queen Anne style building at the southeast corner of Georgia Avenue and E. 10th Street (later replaced by the Emerson Building). In February of 1903, the Stone Fort Land Company was sold by Adams and his Ohio investors to Chattanooga businessmen Z.C. Patten and John Patten. Shortly afterwards, Z.C. Patten's son-in-law, John Lupton, purchased John Patten's stock in the company. Patten and Lupton then sought City Council approval in laying a railroad spur line through the property owned by the company. Once the Council approved this petition, a contractor was hired to level and clear the site. Patten and Lupton also directed that a swampy area of E. 11th Street located to the east of the stone fort be filled and graded.<sup>2</sup> With the removal of the stone fort in the early 1900s, much of this property was quickly developed by the company within the decade.

In 1904, the newly constituted Stone Fort Land Company constructed their first building. Located on Market Street south of E. 11th Street, the brick warehouse was described as "one of the most complete business houses ever erected in Chattanooga, with every modern facility" including "electric elevators, automatic fire extinguishers and every modern appliance that will facilitate the transaction of a great business." The building was occupied by W.H. Trotter who explained his choice of site by saying that with Market Street and railroad frontage, this location was "the legitimate location of future jobbing business."<sup>3</sup> Development of this block by the Stone Fort Land Company continued over the next several years with the construction of several other multi-story warehouses. Construction in this block was completed in 1907 when the four-story Eastern Hotel was erected (demolished 1951). The buildings within this block are now part of the Market Street Warehouse Historic District (NR 4/5/84).

With the completion of buildings in this block, the Stone Fort Land Company turned its attention to the property located north of E. 11th Street. In 1908, the Stone Fort Land Company constructed the Hotel Patten on the northeast corner of E. 11th Street and Georgia Avenue (Inventory # 3). Hailed by the local press as "the biggest achievement in Chattanooga during the past twenty years," the paper stated "had the Hotel Patten been erected ten years ago this hotel would have caused the city to have doubled its population . . . Since the hotel threw open its doors to the public, . . . it has contributed more to advertising Chattanooga and attracting people to this city than any similar agency."<sup>4</sup> The eleven-story hotel opened on April 1, 1908, and was named in honor of Z. Carter Patten. The building was designed by noted Chattanooga architect W.T. Downing who was the architect for many

<sup>2</sup> John Wilson, *Chattanooga's Story* (Chattanooga: Chattanooga Free Press, 1980), p. 309.

<sup>3</sup> "Market Street Warehouse Historic District," National Register Nomination on file with the Tennessee Historical Commission, 1984, p. 8-1.

<sup>4</sup> Chattanooga Times, August 30, 1908.

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buildings in the city including the original campus of the University of Chattanooga. The 250-room hotel featured electric lights, private baths, and maintained its own laundry, ice, and refrigeration plants. The hotel proved so successful that it was enlarged in 1924 and the 150-room addition brought the hotel's total number of guest rooms to four hundred.

Also during the early 1900s, the Stone Fort Land Company sold to the city the entire block bounded by E. 11th, E. 10th, Lindsay, and Newby Streets. In 1907, the city proposed the sale of bonds to construct a new city hall on this site. This bond issue was approved and construction was completed in 1908. Designed by Chattanooga architect Reuben H. Hunt, this three-story stone and brick building was designed in the Neo-classical style and was named the Municipal Building (Inventory # 10). This building housed the main offices of the city including its courts, administrative offices, and legislative chambers. Reuben H. Hunt was perhaps the city's best known and most prolific architects of the early 20th century. Hunt specialized in commercial buildings, churches, colleges, and civic buildings. Hunt's importance in Chattanooga was recognized in 1980 when the buildings included in the "Reuben H. Hunt Buildings in Hamilton County Thematic Resources" were listed on the National Register. Due to its architectural significance, the Municipal Building was listed on the National Register as part of this nomination.

Another building completed by the Stone Fort Land Company during these years was the Lupton Building on Georgia Avenue (Inventory # 2). Located just to the north of the Hotel Patten, the six-story brick building was built in 1910. Upon completion, the building housed the Davenport Brothers, one of Chattanooga's oldest wholesale dry good firms. The Davenport Brothers remained in this location until 1930 when their business was liquidated. The building was then officially named for Thomas A. Lupton, manager of the Stone Fort Land Company.

Other property held by the Stone Fort Land Company was also sold in the 1900s for the construction of additional buildings. At 118-122 E. 10th Street, a three-story brick building was completed in 1909. This building was constructed for developer L.A. Hitzfield and housed businesses on the first floor, and hotel rooms on the upper floors (Inventory # 7). The building was originally known as the Columbia Hotel, and it was renamed the Colonial Hotel by the 1930s. At the southwest corner of E. 10th and Lindsay Streets, a two-story building was completed in 1911 and was the location of the Purse Printing Company (Inventory # 5). This company occupied the building until the late 1920s when it was purchased by the city of Chattanooga to house the Municipal Water Department. Since 1929, the building has continued to be used for city offices.

The development of the Stone Fort Land Company's property was almost complete by 1913. Within their eight-block property was the U.S. Post Office, Chattanooga Municipal Building, the Hotel Patten, and nineteen brick commercial buildings ranging in height from two- to eight-stories. The most significant of these was the eight-story Pound Building at 42 E. 10th Street across from the U.S. Post Office. When it was completed at a cost of \$100,000, the Pound Building was the tallest in Chattanooga and housed the office of the Chattanooga News.<sup>5</sup> Built for newspaper publisher J.B. Pound, this building was occupied by some of the city most prominent attorneys and businessmen. Among the building's tenants were the offices of architect Reuben H. Hunt, recognized as one of the leading architects in the south. The Pound Building was razed in the late 20th century and the site is now a city park.

To the east of the Pound Building at 102-104 E. 11th Street were four-story brick buildings which housed the Palmer-Sowers Wholesale Clothing Company (remodeled ca. 1970), and the brick building of the Cleveland Woolen Mills was constructed at the corner of Columbia and Newby Streets (now razed). To provide parking to their developments, the Stone Fort Land Company built a one-story parking garage across the street from the U.S. Post Office at 38 E. 10th Street (now razed), and a large surface parking

<sup>5</sup> John Wilson, *Chattanooga's Story* (Chattanooga: Chattanooga Free Press, 1980) p. 311.

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lot was created across the street from the Municipal Building. Within the row of five-story warehouses facing Market Street were ten wholesale and dry goods companies, and the four-story Eastern Hotel which provided less expensive accommodations than the nearby Hotel Patten. Almost all of these buildings were constructed by, or on the property, of the Stone Fort Land Company within a ten year period.

The development of the Stone Fort Land Company's property coincided with Chattanooga's growing prominence as a manufacturing, warehouse, and transportation center. Between 1890 and 1910, the number of industries and manufacturing concerns tripled to over 300, and employment within these businesses increased from 4,000 to 22,000. By 1910, ten different railroad lines intersected in Chattanooga, and the city became a hub for wholesale distribution companies. As a result, the demand for land available for development in the downtown area increased dramatically in the early 20th century. The location of the Stone Fort Land Company property was situated directly between two of the main railroad lines in the city, and at the intersection of the region's major automobile highways. On the block directly west of Market Street was the railroad station and yards of the Western and Atlantic Railroad, while across Newby Street was the Southern Railway Freight Depot (NR 6/16/83). Market Street became the route of U.S. Highway 41, and along E. 11th Street ran the route of U.S. Highway 11. These two highways emerged as two of the major automobile routes through the city during the early 20th century. This prime location made the removal of the stone fort economically viable, and the Stone Fort Land Company prospered along with the overall growth and development of the city.

During these decades the Hotel Patten was the headquarters of the Dixie Highway Association which played an important role in promoting Chattanooga and the region. Formed in 1915, the Dixie Highway Association pursued the construction of a paved north/south automobile highway through the Midwest and South. Chattanooga businessmen such as Judge Michael M. Allison and John A. Patten served as directors on the Association and worked to bring the road through the city. The route which was finally selected was designated as U.S. Highway 41, and extended through Chicago, Louisville, Nashville, Chattanooga, Atlanta, and on to Miami. One of the highway's most prominent supporters was John Lovell, manager of the Hotel Patten, who provided office space for the Association's headquarters. Lovell used his influence to see that the highway's route came down Market Street and intersected with the Lee Highway (U.S. Highway 11) in front of the Hotel Patten.<sup>6</sup> The Dixie Highway Association promoted the road's completion and paving until it was finished in 1927. As part of the "Good Roads" movement of the early 20th century, the Dixie Highway Association encouraged tourist related businesses and overall economic development along the route of the highway.

With most of their lots developed, little new construction occurred within the Stone Fort Land Company's property over the next several decades. In 1933, the parking lot behind the Municipal Building was utilized as the site for the city's new Municipal Court Building (Inventory # 4). This building was designed to house the Police Department and criminal courts. The Art Deco style building served as Chattanooga's police headquarters for several decades, and continues to be used for storage by the city.

The buildings within the Stone Fort Land Company Historic District were important centers of governmental and commercial activities during the early decades of the century. Chattanooga's governmental operations were centered in the Municipal Building, and contained the offices of the Mayor, City Council, and administrative departments. By the late 1920s, the building at 1001 Lindsay Street was occupied by the Municipal Water Department, and across the street a new building was completed in 1933 to house the Police Department and criminal courts. Adjacent to the Municipal Building was the U.S. Post Office which contained the

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<sup>6</sup> "Drivin' the Dixie: Automobile Tourism in the South." (Society for Commercial Archaeology Tour Guide, Chattanooga, Tennessee, 1998), p. A-6.

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main city post office and other federal offices until 1933 when a new post office was built one block north. After the post office functions were moved, the building housed the Chattanooga regional offices of the newly formed Tennessee Valley Authority. The government functions and activities within these buildings would have touched the lives of most Chattanooga residents of the early 20th century.

In addition to the government functions, the Hotel Patten was one of the city's most prominent hotels and a center for commercial activity. When the building was enlarged in 1924, its four hundred rooms made it the largest hotel in the city. Its lavish restaurants and meeting spaces were very popular, and in 1919, the Southern Express Building across the street was converted into a hotel to handle the overflow from the Hotel Patten. In addition to its hotel function, the building also contained thirty sample rooms for salesmen to display their wares and meet with customers. The hotel's location adjacent to the warehouses along Market Street made it a busy center for business activity.

Since the 1910s, a number of the buildings within the Stone Fort Land Company property have been adapted for new uses and functions. The Southern Express Building, located directly across the street from the Hotel Patten, was purchased in 1919 by J.B. Pound and remodeled into a hotel building.<sup>7</sup> Renamed the Patten Annex, the building provided an additional 75 guest rooms for the Hotel Patten. In 1935, the building was acquired by the Plaza Hotel Company who operated the former Annex as the Plaza Hotel. In 1978, the hotel operation closed and the building was remodeled into offices. The Hotel Patten remained one of the city's most prominent hotels until the mid-20th century. In 1954, the hotel was sold by the Stone Fort Land Company to the hotel's stockholders, and extensive renovation of the building occurred. In October of 1977, Lawler-Wood Associates Inc., a Knoxville housing development firm, acquired the Hotel Patten and converted the building into senior citizen housing. Much of the hotel's original interior detailing was removed when the building was transformed into 220 housing units. The building was renamed the Patten Towers and it remains in residential use.

Through the years the Lupton Building housed a variety of businesses. The 1935 Chattanooga City Directory lists Industrial Business Machines, the Chattanooga Automotive Sprinkler Company, Mid-South Supply, and S.M. Keith-Bookbinders at this address. The building's use as a site for small businesses and warehouse space continued until 1950 when the Tennessee Valley Authority (TVA) leased the building from the Stone Fort Land Company for use as office space. TVA made alterations to the building in the 1950s and undertook a second remodeling effort ca. 1970. TVA vacated the property in 1991, and the property was recently remodeled into a storage facility.

The postal facilities in the U.S. Post Office were moved in 1933 to the new Post Office (outside of the district) completed one block northwest on Georgia Avenue. Following the removal of postal operations, the 1892 Post Office was occupied by TVA which

<sup>7</sup> Chattanooga Times, March 3, 1969.

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leased the building as the district's headquarters. The building was purchased by TVA in 1956, and in 1988, TVA completed a \$2.6 million dollar renovation. The Old Post Office was vacated by TVA in 1991, and the building is now leased to the General Services Administration (GSA) for use by the U.S. Bankruptcy Court.

Throughout the 20th century, the Stone Fort Land Company has remained in the ownership of the Lupton family. Thomas A. Lupton managed the company in the 1910s, and became president of the firm in 1940. Lupton died in 1947, and his son, Thomas A. Lupton Jr. is the present owner. The Stone Fort Land Company no longer owns property within the historic district area, but continues to own and develop property elsewhere in Chattanooga.<sup>8</sup>

The buildings which comprise the Stone Fort Land Company property continue to be some of the most historically significant properties in Chattanooga. The company's warehouse buildings south of E. 11th Street were described in 1977 as possessing a "remarkable degree of current retention of the original facades..."<sup>9</sup> This row of buildings was listed on the National Register in 1984, and currently is known as the Warehouse Row retail outlet. Within the Stone Fort Land Company Historic District, the Old Post Office and Municipal Building were listed on the National Register for their architectural significance. These buildings have not been extensively altered and retain much of their original character. Most of the remaining buildings in the district such as the Southern Express Building, Lupton Building, Hotel Patten, and Columbia Hotel are reflective of the city's boom years of the early 20th century when much of the company's land was developed. Collectively, the buildings in the district convey a sense of time and place from the early 20th century, and contribute to the historical character of the downtown area.

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<sup>8</sup> Thomas A. Lupton Jr., Telephone Interview, February 8, 1999.

<sup>9</sup> "Market Street Warehouse Historic District," National Register nomination on file with the Tennessee Historical Commission, 1984.

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## Verbal Boundary Description

The boundary for the Stone Fort Land Company Historic District is illustrated on the accompanying map which comprises sections of Hamilton County tax maps 145-D and 145-E (scale 1" = 100'). The district includes all parcels within Block "X" of map 145-D; parcel 10 of Block "B" on map 145-E, and; the southern triangular lot on map 145-D-D. These parcels include all ten properties which are included within the district boundary.

## Verbal Boundary Justification

The Stone Fort Land Company Historic District is located in downtown Chattanooga and is bounded on the south and north by National Register-listed properties. On the south, the district adjoins the Market Street Warehouse Historic District which was listed on the National Register in 1984. To the north of the district is the U.S. Post Office which was listed on the National Register in 1980. The boundaries of the district are further defined to omit buildings and parking lots which are less than fifty years of age. In addition to the U.S. Post Office, the boundary on the north is drawn to omit buildings constructed or remodeled after 1950, and a large parking lot. To the east of the district are parking lots and post-1950 buildings. The northeast corner of the lot occupied by the Municipal Building is occupied by a two-story brick building constructed in 1951. This property is less than fifty years of age and is omitted from the district. To the west of the district boundary across Market Street are also post-1950 buildings. The Stone Fort Land Company Historic District contains all or parts of four city blocks which contain contiguous pre-1950 buildings. The district boundary is also drawn to coincide with property acquired and developed by the Stone Fort Land Company in the 19th and early 20th centuries and exclude land not associated with the company.

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Stone Fort Land Company Historic District  
Chattanooga, Hamilton County, Tennessee  
Date: July, 1998  
Photographs by: Thomason and Associates  
Location of Negatives: Tennessee Historical Commission

- Photo No. 1: Old Post Office, view towards the northwest from E. 11th Street.
- Photo No. 2: Southern Express Building, view towards the north from Market Street.
- Photo No. 3: Municipal Building, view towards the northeast from Market Street.
- Photo No. 4: Hotel Patten, view to the east from Market Street.
- Photo No. 5: Lupton Building, view to the northeast from Georgia Avenue.
- Photo No. 6: Municipal Water Building and streetscape of the 100 block of E. 10th Street, view towards the west.
- Photo No. 7: Municipal Court building, view towards the southeast.
- Photo No. 8: Emerson Building and streetscape of Georgia Avenue, view towards the south.
- Photo No. 9: Columbia Hotel, view towards the southwest.
- Photo No. 10: Streetscape of E. 11th Street, view towards the northwest.

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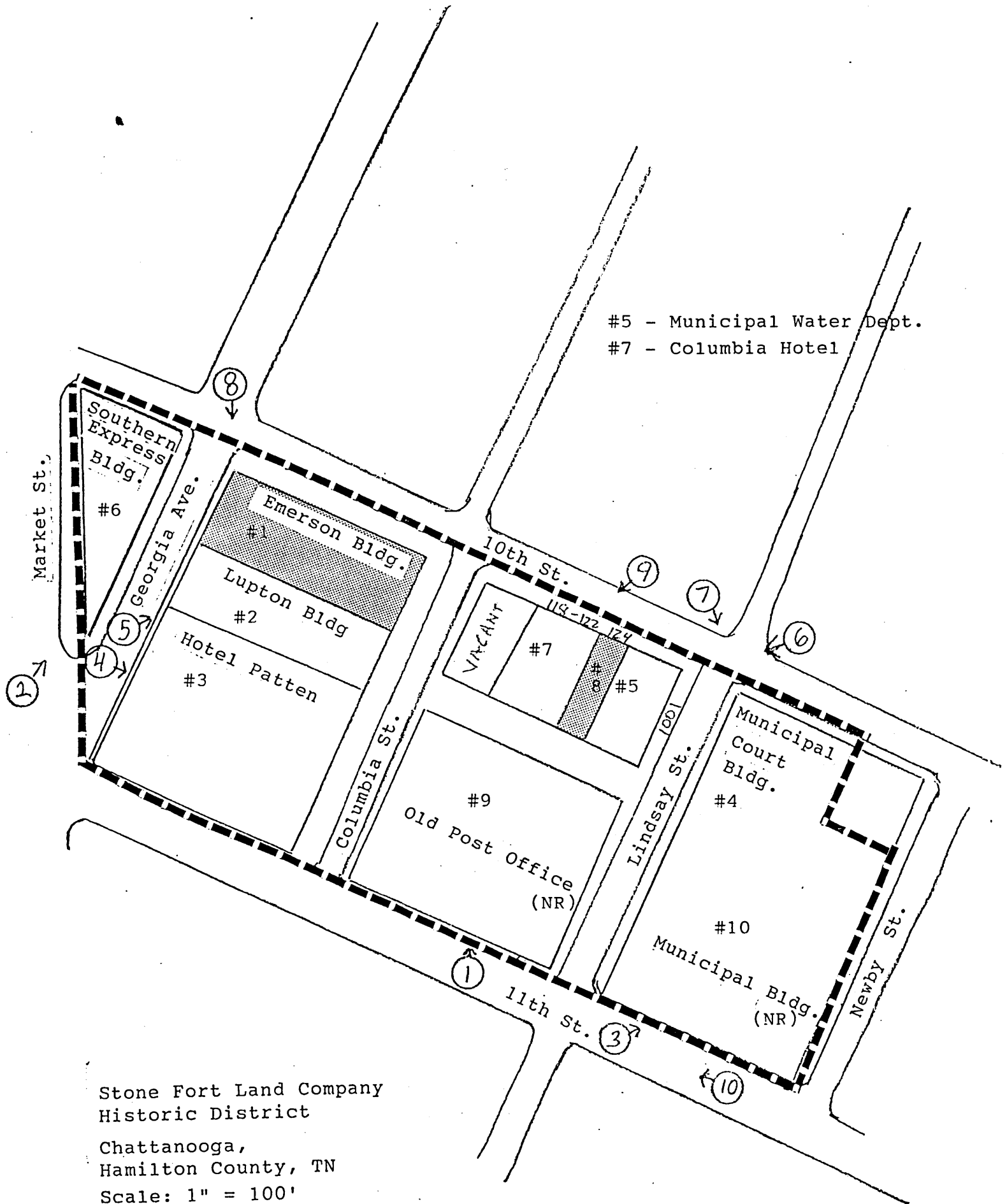
Section number      owners      Page      15  
\_\_\_\_\_

- 1. 1000 Georgia Avenue, Emerson Building  
Emerson Associates C.P.  
100 E. 10th Street  
Suite 600  
Chattanooga, TN 37402
- 2. 1008-1010 Georgia Avenue, Lupton Building  
Harry Phillips  
c/o. Prostorage  
1010 Georgia Avenue  
Chattanooga, TN 37402
- 3. 1012-1018 Georgia Avenue, Hotel Patten  
Patten Towers LP2  
c/o Fellers, Schewe, Scott, and Roberts  
P.O. Box 450233  
Atlanta, GA 31145-0233
- 4. 1000 Lindsay Street, Municipal Court Building  
City of Chattanooga, City Hall  
101 E. 11th Street  
Chattanooga, TN 37403
- 5. 1001 Lindsay Street, Municipal Water Department  
City of Chattanooga, City Hall  
101 E. 11th Street  
Chattanooga, TN 37403
- 6. 1010 Market Street, Southern Express Building  
L & R Properties  
1010 Market Street  
Chattanooga, TN 37402
- 7. 118-122 E. 10th Street, Columbia Hotel  
Mary H. Braly  
2834 Ozark Road  
Chattanooga, TN 37415-5908
- 8. 124 E. 10th Street  
Irene H. Erickson, Tr.  
200 Ocean Cove Dr.  
Key Biscayne, FL 33149

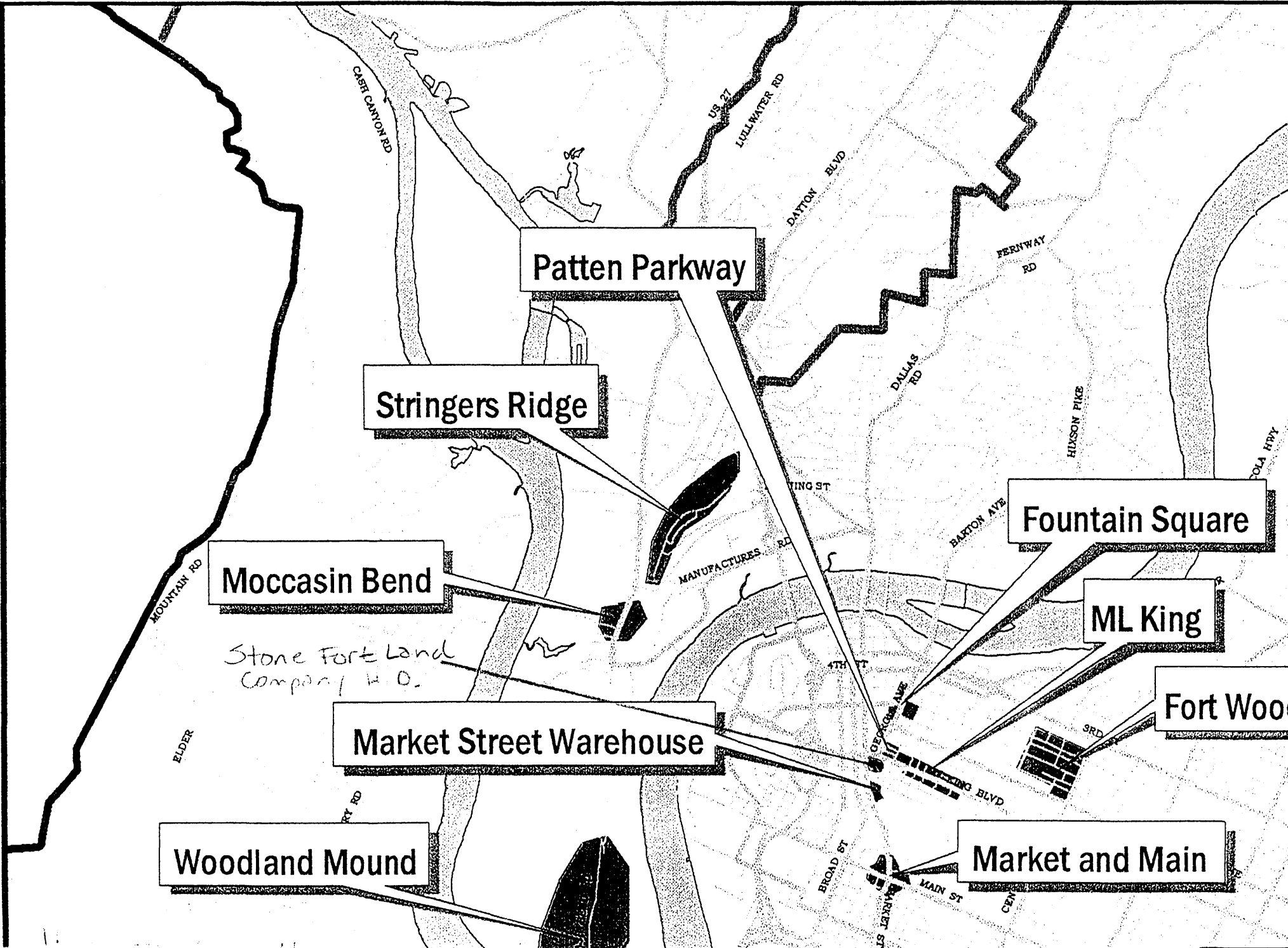
- Vacant Lot, Block X, Parcel 2  
Times Printing Co.  
100 E. 10th Street  
Chattanooga, TN 37402
- 9. E. 11th and Lindsay Streets, Old Post Office  
U.S. Government  
TVA Realty Administration  
1101 Market Street  
Chattanooga, TN 37402-2801  
  
Norman A. Zigrossi  
Federal Preservation Officer  
Tennessee Valley Authority  
Resource Group  
400 West Summit Drive  
Knoxville, TN 37902-1499
- Pat Bernard Ezell  
Historian  
Tennessee Valley Authority  
Natural Resources Building  
17 Ridgeway  
Norris, Tennessee 37828
- 10. 101 E. 11th Street, Municipal Building  
City of Chattanooga, City Hall  
101 E. 11th Street  
Chattanooga, TN 37403



#5 - Municipal Water Dept.  
#7 - Columbia Hotel



Stone Fort Land Company  
Historic District  
Chattanooga,  
Hamilton County, TN  
Scale: 1" = 100'  
^N



Patten Parkway

Stringers Ridge

Moccasin Bend

Stone Fort Land Company H.O.

Market Street Warehouse

Woodland Mound

Fountain Square

ML King

Fort Wood

Market and Main

MOUNTAIN RD

ELDER

RY RD

CAST CANYON RD

US 27

LULLWATER RD

DAYTON BLVD

FERNWAY RD

DALLAS RD

HIXSON PIKE

POLA HWY

ING ST

MANUFACTURING RD

BARTON AVE

4TH ST

MARKET ST

BROAD ST

MAIN ST

CEN

SRD