

PH0680001

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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 RECEIVED JUL 24 1978  
 DATE ENTERED NOV 17 1978

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

Ochs Building or Times Building

AND/OR COMMON

Dome Building

**LOCATION**

STREET & NUMBER

Georgia Avenue

NOT FOR PUBLICATION

CITY, TOWN

Chattanooga

CONGRESSIONAL DISTRICT

Third

STATE

Tennessee

VICINITY OF

CODE

47

COUNTY

Hamilton

CODE

065

**CLASSIFICATION**

**CATEGORY**

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

**OWNERSHIP**

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

**STATUS**

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

**PRESENT USE**

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

**OWNER OF PROPERTY**

NAME

North American Royalties, Inc.

STREET & NUMBER

200 East Eighth Street

CITY, TOWN

Chattanooga

VICINITY OF

STATE

Tennessee

**LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Hamilton County Courthouse

STREET & NUMBER

Georgia Avenue

CITY, TOWN

Chattanooga

STATE

Tennessee

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Chattanooga-Hamilton County Historical and Architectural Survey

DATE

1977

FEDERAL STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Chattanooga-Hamilton County Regional Planning Commission

CITY, TOWN

Chattanooga

STATE

Tennessee

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Dome Building's richly decorated exterior is an imposing example of Italian Renaissance Revival architecture. This six-story office building (plus basement and cupola) gives an overall sense of verticality through two techniques: vertical lines that lead the eye upward, and floors that become progressively more decorative as they near the top. All of this leads the eye to the roof with its domed cupola--the most distinctive feature of the building, and hence the name.

The building is oblong in shape with its two rear sides consisting of solid brick walls painted sienna brown with no decorative features and windows on one rear side. To compensate, the remaining two walls and external projecting six-story circular bay are highly decorated.

The west side ground floor has five large, full-length windows divided by stone piers supporting a plain, stone entablature above which is the brick portion of the building. At this ground level there are two entrances--one on the west side and one in the southwest corner bay. The west side entrance, intended to be the main entrance, is recessed and has pilasters of the Tuscan order resting on plain bases inside this recessed area. The unadorned lines of this order are repeated in the entablature above the entrance. The vertical impression is enhanced by this doorway and its portico which is two stories and has a fan window between the second story antae. This window has a keystone arch, and both spandrel areas have identical foliated decorative motifs.

The west side second level has short brick pilasters separating paired windows with each set of windows separated by a wider brick pilaster. Each of these has a simply decorated capital.

The next three stories are built to present a visual unity. These stories are directly above an entablature composed of a plain architrave, a decorative circular stone patterned frieze and a denticulated cornice. The lower two stories are virtually identical: paired windows with each pair separated by a two-story pilaster with horizontal brick detailing. The pilasters are topped with decorative brick work, and each has three circular stone beads. Each set of windows has a denticulated sill.

The third floor of this unit (and fifth floor of the building) is composed of five fan-shaped windows whose arches, which are composed of radiating brick voussoirs, spring from the pilasters of the two lower floors. In the spandrels between these arches are decorative features in an inverted triangular pattern. Above this and serving as the base for the sixth and top floor is an ornate cornice composed of six levels projecting farther outward with each level, whose features include a wide band of patterned stonework and a row of dentils.

The sixth floor is composed of five groupings or sets of three smaller windows each topped with an arch composed of radiating bricks. Each set is divided by a wide brick pillar which uses a row of squares with pyramid-shaped motifs as decorative features. Above this is a heavy ornate entablature which includes a frieze decorated with alternating paterae and fleurs-de-lis. The large projecting cornice includes both modillions and dentils. The roof line is punctuated by simple antefixae.

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All these patterns are repeated on the south side which is only one bay in width. Although the elevation is narrower, the details are identical.

The six-story engaged tower with the cupola and dome directly above is in the southwest corner facing three different streets and is the focal point of the building. Although the designs are slightly different from the facade, the horizontal lines are similar and present unbroken patterns. The entrance treatment follows the contours of the tower. Pilasters flanking this doorway lead vertically into consoles supporting a balcony. The second story has radiating stone voussoirs above the windows. The three-story unit (floors three, four, and five) is enhanced by a decorative festoon pattern below windows on two floors, and on the fourth floor the festoons ornament the intermediate frieze. A bull's eye window, without glazing bars and with four keystones, appears on the fifth story. The top story of this bay is decorated similarly to the other walls.

The cupola is circular, constructed of wood, painted white and surmounts the engaged tower. It has a railing of turned balusters with eight Ionic columns. Above these columns the frieze features alternating triglyphs and paterae-decorated metopes between the sixteen metopes. Each of the triglyphs is topped with a scroll-like console. The ridge trim has a lion's head above each alternating console. In the rear are stairs leading into the cupola. The most distinctive feature is the dome of the cupola which has been painted gold and has a huge finial ornament which serves as a flagpole.

There is a three-story addition on the east side facing Eighth Street. Also of buff brick, it was built in 1917. There is a small plain entrance way on the east side. The main portion of this annex is largely unadorned with the only outstanding features being stone window arches of alternating radiating voussoirs. The cornice is decorative and similar to the one on the main building, using the same treatment of dentils, modillions, and antefixae. The only difference in the cornice treatment of the main building and the annex is that the annex has its cornice terminated at each end with a variation of a bull's eye motif.

# 8 SIGNIFICANCE

## PERIOD

## AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input checked="" type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

1888-92

BUILDER/ARCHITECT

Delomos and Cordes

## STATEMENT OF SIGNIFICANCE

Built in 1888-1892, the Dome Building is one of the city's outstanding landmarks. Not only was the building's architecture significant with its rich and varied exterior detailing and its uniquely distinctive dome, but it also had the visual advantages of being built on a small hill and being the tallest building in the city--six stories plus the cupola topped by a dome. It was for many years the most imposing building in Chattanooga, and although no longer the tallest building, it remains as one of the city's architectural landmarks. The New York architectural firm of Delomos and Cordes designed the building.

An elegant example of Italian Renaissance architecture, it is located downtown in a section with many of Chattanooga's older office buildings, many of architectural and historical significance. The Dome Building itself was originally used as the publishing plant for The Chattanooga Times, a newspaper owned by Adolph S. Ochs. It served The Times until 1942 when the newspaper moved to new quarters.

Adolph Ochs came to Chattanooga in 1877 at the age of 19. As the oldest of six children, Ochs had started to work at age nine to supplement the family income. For several years he had done various jobs in newspaper offices. In 1877 Ochs and two friends started their own newspaper, the Chattanooga Dispatch. Ochs was business solicitor. In an age when newspapers flourished and died quickly, the Dispatch closed after a few months. Ochs remained in Chattanooga and with another printer published a city directory in order to pay debts acquired from the short-lived Dispatch.

In 1878 the nine-year-old Chattanooga Times was on the verge of closing after numerous owners had failed in their attempts to develop a successful newspaper. Ochs borrowed money to buy half the paper, with an option to buy the remaining half at a later date. The Times succeeded as a newspaper, and Ochs bought the second half four years later. During this period of prosperity Ochs had the "Times Building" constructed.

As did many other people, Ochs invested heavily in the 1880's land craze. Deeply in debt from worthless land investments, Ochs chose to make a new investment. In 1896 he bought The New York Times, a failing newspaper with a small circulation, large debt, and stiff competition in a field of fifteen New York newspapers. To a group of businessmen Ochs proposed a refinancing giving him an interest in the paper with an option to acquire a majority interest when the paper cleared a profit, which it did in less than four years. At that time he bought a majority of the shares or controlling interest.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Chattanooga Times, 8 December 1937; 1 May 1959; 11 October 1969; 8 January 1977.  
Chattanooga News-Free Press, 3 September 1964; 16 October 1977.  
Dome Building. Brochure by North American Royalties, 1977.  
 Govan, Gilbert E. and Livingood, James W., The Chattanooga Country. New York: E. P. Dutton and Company, Inc., 1952.  
 Herndon, Joseph L. "Architects in Tennessee until 1930: A Dictionary," Master of Science Thesis, Columbia University, New York, May 1975.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .33

QUADRANGLE NAME Chattanooga QUADRANGLE SCALE 1:24000

UTM REFERENCES			QUADRANGLE SCALE		
ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING
A	16	654400	3	879400	
B					
C					
E					
G					

## VERBAL BOUNDARY DESCRIPTION

The nominated property is roughly 100'x 140' in size. It is located on the northeast corner of East Eighth Street and Georgia Avenue in the downtown Chattanooga area.

## LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE M. A. Carver (for North American Royalties)

ORGANIZATION Chattanooga-Hamilton County Regional Planning Commission DATE

STREET & NUMBER 200 City Hall Annex TELEPHONE (615) 757-5216

CITY OR TOWN Chattanooga STATE Tennessee

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL  STATE  LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Herbert E. Hays DATE 7/18/78

TITLE Executive Director, Tennessee Historical Commission

**FOR NPS USE ONLY**

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

ATTEST: Charles A. Hays DATE 11.17.78  
 KEEPER OF THE NATIONAL REGISTER

Jann H. Gilmore DATE 11/16/78  
 CLERK OF REGISTRATION

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Although a resident of New York, Ochs maintained close ties with Chattanooga and The Chattanooga Times, which he continued to own. Always claiming Chattanooga as his home, Ochs was involved in many local activities. In 1904 he paid half the cost of a temple for a Jewish congregation in Chattanooga. When the congregation outgrew the facility, Ochs offered in 1924 to pay the entire cost of a new temple, rabbi's residence, and community house which was named for a dedicated to his parents.

Ochs was instrumental in acquiring additional acreage for the Chickamauga-Chattanooga National Military Park. Ochs had been chairman of both the Chamber of Commerce Dedication Committee and the Citizens Committee, and served as Chattanooga's leader in organizing the dedication of the park in 1895.

Largely through Ochs' efforts Cravens Terrace and Lookout Point were transferred to the national government. His efforts in the 1920s and early 1930s led to the donation of an additional 2,700 acres in 1935 after his death. Ochs also advanced \$150,000 to Hamilton County to rebuild the St. Elmo Turnpike which had been closed. This was in cooperation with other efforts being made in regard to the Lookout Mountain Scenic Highway to bring tourists to Chattanooga. Repairs were begun on the turnpike in 1930. When completed the following year, it was named in honor of Adolph S. Ochs and his brother, Milton Ochs. Ochs stipulated that the \$150,000 loan be repaid, not to him, but to the Chattanooga Lookout Mountain Park Association.

Adolph S. Ochs was honored by a 13-cent commemorative stamp issued September 18, 1976, in New York City, honoring the observance of the 125th anniversary of The New York Times. The stamp featured a drawing of Ochs with the words "Adolph S. Ochs Publisher."

The Times Building was sold in the early 1940s and the new owners began calling it the Dome Building. After changing ownership numerous times, the building was largely vacant by 1969. Several business and occupants had "modernized" the lower story's exterior by adding signs and advertisements. Also, at some point, the first-story stone facade had been covered with black material.

In 1970, North American Royalties purchased the building. Economic studies had indicated that the need for another downtown professional office building did not justify the expenses of rehabilitation. Although repairs were made to stabilize the building, plans were to restore only the building's exterior and seal the interior against further decay. These were altered in 1977. The interior was stripped of everything except floors and bearing columns and renovation began on the building to be used for offices, two floors by North American Royalties, and the others, by tenants.

Careful interior renovation and restoration of the exterior to its approximate original appearance have provided Chattanooga with a lasting architectural landmark and a constant reminder of Adolph S. Ochs' influence on the newspaper industry and the city.

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Holmberg, Ruth Sulzberger. "Adolph S. Ochs--A Granddaughter's Perspective."  
Remarks presented to Rotary Club, Chattanooga, Tennessee, 16 September 1976.

"One Hundred Years...Plus Ten." Brochure by North American Royalties, 1976.

Wilson, John. Lookout--The Story of An Amazing Mountain. Chattanooga, TN: By the author, 1977.