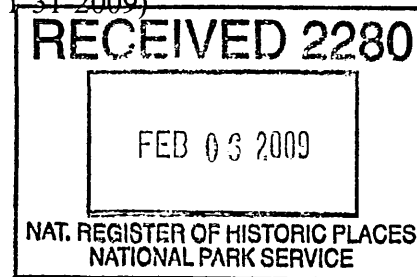


United States Department of the Interior  
National Park Service



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**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 Federal Office Building

other names/site number Federal Building; NeHBS# DO09:0123-002

2. Location

street & number 106 South 15<sup>th</sup> Street  
city or town Omaha  
state Nebraska code NE county Douglas  
zip code 68102

not for publication   
vicinity   
code 055

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  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  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

[Signature] 1.30.09  
Signature of certifying official Date

U.S. General Services Administration  
State or Federal Agency or Tribal government Date

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

[Signature] January 16, 2009  
Signature of commenting official/Title Date

State or Federal agency and bureau Date

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register  
See continuation sheet.  
 determined eligible for the National Register  
See continuation sheet.  
 determined not eligible for the National Register

*Edson R. Bell* 3.17.09

removed from the National Register

other (explain):

*Jac*  
Signature of Keeper of Action Date

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<input type="checkbox"/> buildings
<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/>	<input type="checkbox"/> objects
<u>1</u>	<u>0</u> Total

Number of contributing resources previously listed in the National Register N/A

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

N/A

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: GOVERNMENT Sub: Government Office

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: VACANT/NOT IN USE Sub: \_\_\_\_\_

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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7. Description

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Architectural Classification (Enter categories from instructions)

MODERN MOVEMENT

OTHER: Stripped Classical

Materials (Enter categories from instructions)

foundation STONE: Granite

roof STONE

walls Granite; Limestone; Brick

other METAL: Aluminum; Wood (secondary entry ramps)

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

**SEE CONTINUATION SHEETS 7.1 THROUGH 7.11.**

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8. Statement of Significance

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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.)

- 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)

ARCHITECTURE

POLITICS/GOVERNMENT

Period of Significance 1933-1958

Significant Dates 1933

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation N/A

Architect/Builder Wetmore, James A., Acting Supervising Architect  
Kimball, Thomas R, Architect  
Steele, William L., Architect  
Sandham, Josiah D., Architect  
Prinz, George B., Architect

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

**SEE CONTINUATION SHEETS 8.1 THROUGH 8.24.**

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)

- 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: Douglas County Historical Society, Omaha, Nebraska. See Continuation Sheets 9.1 through 9.5

10. Geographical Data

Acreage of Property 0.47 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone Easting Northing	Zone Easting Northing
1	<u>15 254025 4571718</u>	3 _____
2	_____	4 _____

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

**SEE CONTINUATION SHEET 10.1.**

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

**SEE CONTINUATION SHEET 10.1.**

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11. Form Prepared By

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name/title Emma K. Young, Architectural Historian

organization A.D. Marble & Company date December 15, 2008

street & number 3913 Hartzdale Drive, Suite 1302 telephone (717) 731.9588

city or town Camp Hill state PA zip code 17011

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Additional Documentation

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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)

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Property Owner

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

name U.S. General Services Administration

street & number 1500 East Bannister Road telephone (816) 926-7231

city or town Kansas City state MO zip code 64131

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.

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**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Federal Office Building, Omaha, Nebraska  
Section 7 Page 1

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The Federal Office Building at 106 South 15<sup>th</sup> Street is located on the southwest corner of the intersection of South 15<sup>th</sup> and Dodge streets in downtown Omaha, Douglas County, Nebraska. The Federal Office Building was constructed in 1933 to house offices for various federal agencies, including the U.S. Army and Navy, Internal Revenue Service (IRS), U.S. Department of Agriculture, U.S. Civil Services Commission, U.S. Customs, and the Weather Bureau. The U.S. Army Corps of Engineers was the last federal agency to occupy the building.

The Federal Office Building is a skillful example of the Stripped Classical architectural style (also known as “Modern Classic” or “Starved Classical”) with Art Deco-style influences.<sup>1</sup> The Stripped Classical architectural style, common to many public and quasi-public buildings of the 1930s and 1940s, adopted traditional classical forms of architecture while abandoning excessive ornament in favor of more subtle stylized decorative components. Since the building is constructed of high-quality materials, including granite and limestone, it remains in excellent condition with few alterations to its 1933 exterior appearance and configuration.

Exterior Description

The 1933 Federal Office Building measures thirteen stories in height with the two topmost stories set back from the face of the building forming the Art Deco-style ziggurat—a terraced pyramid with each story smaller than the one below it. The original U-shaped footprint, formed by the rectangular thirteen-story center block that faces South 15<sup>th</sup> Street to the east and the ten-story-high flanking wings to the north and south, remains intact. The flanking wings convey the appearance of central tower, a feature reflecting Art Deco influences. The structural system of the building consists of steel framework encased in concrete with cast-in-place concrete joist and slab floors and roofs. The walls are composed of veneer-clad structural clay tiles.

The building sits atop an elevated, full basement clad in polished gray- and pink-colored speckled granite panels. Buff-colored polychrome local limestone panels clad the exterior walls of the first three stories of the east (facade) and portions of the northwest and south elevations. A simple projecting limestone beltcourse, which caps a wide frieze

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<sup>1</sup> Carole Rifkind, *A Field Guide to Contemporary American Architecture* (Plume, New York, New York, 1998), 107-110.

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**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Federal Office Building, Omaha, Nebraska  
Section 7 Page 2

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band, tops the limestone panels and separates the third from the fourth story on the east, north, and south elevations. Polychrome, buff-colored brick, laid in common bond, covers the exterior walls of the fourth through thirteenth stories of the east, north, and south elevation and all of the exterior walls of the west (rear) elevation. Typical of the Art Deco style, vertical brickwork accentuates the roofline at each elevation. The building contains a flat, gravel-clad roof that is accentuated by decorative brickwork and limestone coping. An exterior steel ladder provides exterior access from the roof levels on the eleventh through thirteenth floors. Three steel flag poles are located toward the east side of the eleventh-story roof.

All of the windows and doors for the building were replaced in 1984.<sup>2</sup> The building is primarily lit by two-light awning-sash, aluminum windows, except where noted. Each window in the fourth through topmost stories sits atop a limestone sill and is topped by a lintel of vertical stretchers. The windows in the first story of the east, north, and south elevations are slightly taller than the windows in the upper stories and west elevation.

The east elevation (façade) measures twelve bays wide. Each bay, with the exception of the main entrance in the first story, consists of slightly recessed window openings separated by limestone and brick pilasters. The northernmost and southernmost bays measure ten stories in height; each tenth-story window is topped by a simple vertical, rectangular spandrel panel. The windows in the northern and southern bays are widely spaced from the ten central bays. Small vertical, rectangular one-light, fixed-sash windows are situated above the tenth-story windows in the ten centermost bays. Decorative chevron brickwork and pedimented limestone coping stones accentuate the top of the eleventh-story windows. The recessed twelfth and thirteenth floors are clad in brick and feature full-length brick pilasters that divide each bay. A single steel flag pole is mounted atop the thirteenth-story roof.

Four fluted limestone pilasters featuring carved capitals accentuate the ten centermost bays of the first three stories of the façade and frame the centrally located main entrance. The opening for the main entrance into the building is two stories in height and recessed from the face of the building. Three single-leaf, single-light glass doors are set into aluminum frames. Three, one-light fixed-sash, aluminum windows, each measuring the

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<sup>2</sup> Ratio Architects, Inc. *Building Preservation Plan: Federal Office Building, Omaha, Nebraska [NE0032ZZ]*. Prepared for the U.S. General Services Administration, February 2007, pages 3-6.



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**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Federal Office Building, Omaha, Nebraska  
Section 7 Page 3

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same height and width as each of the entry doors, sit atop the entry. Each window contains a single word, painted white, which together read "Federal Office Building." The centermost window also contains the words "106 S. 15<sup>th</sup>." The main entry retains the original decorative bronze spandrel panels situated above each window. The panels are framed by a continuous band featuring Art Deco-style chevrons. The spandrel panels are inset with federal roundels. Three additional two-light, awning-sash, aluminum windows top the spandrel panels. The entry is framed by limestone pilasters topped by geometric floral capitals. A limestone lintel featuring a carved Art Deco-style spread-eagle design, shields, and chevrons defines the top portion of the main entry surround. Engraved lettering that reads "United States of America" is centrally located in the flat limestone frieze band situated below the limestone beltcourse in the facade.

The limestone veneer and beltcourse with frieze band wraps around the eastern end of the first three stories of the south elevation. Buff-colored, polychrome brick covers the remainder of the exterior walls of the elevation. The south elevation is divided into eight bays by the vertical alignment of the window openings. The fenestration pattern creates space between the six innermost window openings and the two outermost bays. The windows above the third story and the window openings in the easternmost and westernmost bays are slightly recessed from the plane of the rest of the elevation. Small vertical rectangular one-light, fixed-sash, aluminum windows are situated above the tenth-story windows in the six centermost bays.

The division of the central block and flanking wings is the most visible on the west (rear) elevation of the building, where the configuration forms a rear light court. Granite and limestone panels cover the exterior walls of the basement and the first three stories of the west elevation of the north wing. Buff-colored, polychrome brick covers the remainder of the exterior walls of the west elevation.

The west (rear) elevation of the south wing measures three-bays wide. The two southernmost window openings in the first story have been filled in with buff-colored brick. The window openings above the third story of the south wing are slightly recessed from the face of the rest of the elevation. A paired exterior steel ventilation pipe is affixed to the northern end of the west elevation of the south wing. The north elevation of the south wing measures four-bays wide in a regular fenestration pattern. One of the window openings in the first story has been filled in with brick, and the two easternmost windows in the second story feature inset aluminum louvers.

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**CONTINUATION SHEET**

Federal Office Building, Omaha, Nebraska  
Section 7 Page 4

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The west (rear) elevation of the central block measures five bays wide and features an asymmetrical fenestration pattern. A group of three bays is clustered towards the southern end of the elevation, while the remaining two bays are evenly spaced towards the northern end. A series of small vertical rectangular openings in the flat masonry wall surface are scattered throughout the rest of the elevation.

Two secondary entries are situated in the southwestern corner of the central block. The southernmost entry, accessed by a six poured-concrete steps, consists of a single-leaf two-light, aluminum door. A poured-concrete ramp, enclosed by a wood railing and wood gate, leads to the northernmost entry. The northern entry is a single-leaf, steel, fire door that was widened in the 1990s to comply with the Americans with Disabilities Act (ADA). A metal fire escape, supported by a single steel pole, is attached to the southeast corner and shelters the two secondary entries. The fire escape is enclosed by a metal balustrade and a metal ladder is affixed to the elevation, directly to the north of the fire escape. A raised poured-concrete loading dock surrounded by a steel-pipe railing to the south and west is located to the west of the secondary entry access ramps.

The west (rear) elevation of the north wing measures three bays wide. Three evenly spaced rectangular fixed-sash, aluminum windows are situated in the basement level. A simple limestone-paneled beltcourse separates the third and fourth stories. The window openings above the third story are slightly recessed from the face of the rest of the elevation. The south elevation of the north wing measures four bays wide in a regular fenestration pattern. The two westernmost first-story window openings have been filled in with aluminum louvers. An additional secondary entry is situated in the easternmost bay in the first story.

The north elevation of the Federal Office Building, which faces Dodge Street, is similar to the facade. Granite panels clad the exterior wall of the basement level. Limestone panels cover the exterior walls of the first three stories of the elevation. Engraved lettering, which reads "United States of America," is centrally located in a flat limestone frieze band situated below the limestone beltcourse that divides the third and fourth stories. Buff-colored, polychrome brick covers the remainder of the exterior walls of the elevation. The six centermost bays are spaced more closely together than the two outermost bays. Full-height limestone pilasters, featuring geometric floral capitals, divide the six centermost bays of the first through third stories. Full-height brick pilasters

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Federal Office Building, Omaha, Nebraska  
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divide the window openings in the upper stories. The windows above the third story and the window openings in the easternmost and westernmost bays are slightly recessed from the plane of the rest of the elevation. Small rectangular one-light, fixed-sash, aluminum windows are situated above the tenth-story windows in the six centermost bays.

Interior Description

The interior of the Federal Office Building underwent extensive renovations throughout the late twentieth and early twenty-first centuries to accommodate the continuous use of the building and the needs of the tenants. The Federal Office Building features one primary entry in the east elevation, which provides access through a narrow vestibule into the building's main lobby. With the exception of the basement and first floor, each floor of the Federal Office Building contains the same basic configuration. The central block is characterized by a full-length central corridor that provides access in each end to the north and south wings. Small offices are located in the central block to the east of the corridor, and the stair and elevator lobby is located to the west of the corridor on each floor. Open plans divided by movable wall partitions to accommodate small office areas are situated in the north and south wings of each floor, a typical interior layout of federal office buildings erected in the 1930s. The first floor contains a former daycare center area in the northern wing. The vestibule, public lobby, and stairways retain more original details and features than any other spaces in the building.

The majority of the original interior doors have been replaced with steel fire doors. Industrial carpeting covers a large portion of the multi-colored terrazzo floor, which originally characterized the central corridor on each floor. Acoustical tile, drop ceilings featuring inset fluorescent lighting conceal the original plaster ceilings on each floor.

*Entry Vestibule*

The main entry into the building, centrally located in the façade, leads to a small entry vestibule. The interior (west) wall of the vestibule features replacement aluminum framing and glass walls. The interior floor of the vestibule contains beige-colored local marble panels, inlaid with a dark beige-colored marble border. The walls are clad in beige-colored marble panels featuring dark beige-colored marble wainscoting and surround. Decorative Art Deco-style bronze grilles cover the heating vents located in the lower north and south walls of the vestibule. A bronze-and-glass Art Deco-style bulletin board is hung on the north wall. A stepped plaster ceiling that shelters the vestibule.

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Federal Office Building, Omaha, Nebraska  
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*Lobby*

Three single-leaf one-light, aluminum doors, topped by single-light windows, provide access from the vestibule into the lobby of the Federal Office Building. The floor of the lobby is covered with beige-colored marble panels, inlaid with a dark red-colored marble border. The materials of the border also form the baseboard for the lobby. Light pink-colored marble panels serve as wainscoting for the interior walls. Beige-colored marble panels are surrounded by dark pink-colored marble strips. Rectangular brass light wells are hung atop the marble panels throughout the lobby. Smooth plaster characterizes the interior walls of the lobby above the marble panels and ends at the lobby's stepped plaster ceiling.

The interior vestibule doors lead to the lower portion of the lobby. A steel elevator door, which provides access from the lower lobby level to the first floor, is situated in the southeast corner and was added in the 1990s to comply with ADA regulations. A bronze-framed bulletin board is attached to the north wall of the lower lobby.

Six marble steps, featuring three brass-pipe railings, provide access from the lower portion of the lobby to the main lobby and central corridor. Two wood modern waist-high security desks are located at the top of the steps, to the north and south ends of the lobby. A brass and glass Art Deco-style directory board is attached to both the north and south walls of the lobby, directly above each security desk.

*First Floor Corridor*

The first-floor corridor contains the same marble floor and wall cladding as the vestibule and lobby. The stepped plaster ceiling has been concealed by dropped acoustical tiles featuring inset fluorescent lighting.

Two brass-plated elevator doors are located in the west wall of the corridor, immediately to the west of the lobby steps. A narrow strip of white-colored ceramic floor tiles is located in front of each elevator door. The elevators are framed by a dark red- and pink-colored marble surround that imitates a classical surround. A brass and bronze U.S. Mail Letterbox is attached to the north wall of the corridor, immediately to the north of the elevator.

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**CONTINUATION SHEET**

Federal Office Building, Omaha, Nebraska  
Section 7 Page 7

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Two restrooms are located on the eastern side of the corridor, slightly to the south of the elevator entrance. The restrooms contain no original features or details as they were modified in 1979 to be accessible to the disabled.<sup>3</sup> A stainless steel water fountain is situated on the eastern wall of the corridor, in between the restroom doors.

*Stairways*

The stairways, which provide access from the basement level to the eleventh floor, are situated to the north and south of the elevators, in the west wall of the corridor. The southern stairway also provides access to the twelfth and thirteenth floors. The stairways retain much of their original appearance. On each floor, the metal stair structures consist of ceramic, vinyl, or concrete treads and landings. The stairways retain the original iron balustrade topped by a polished oak handrail and featuring bronze newel caps. Florescent light fixtures hang on the walls of the stairway landings between each floor.

A small single-leaf, wood door is located in the west wall of the landing between the tenth and eleventh floors. The small door provides access to a catwalk that leads to narrow storage space located between the tenth and eleventh floor that houses additional mechanical equipment for the building.

*Restrooms*

The restrooms throughout the office building have been altered to comply with ADA regulations. The restrooms feature ceramic or vinyl floor tiles, plaster or drywall walls, and dropped acoustical tile ceilings with inset fluorescent lighting. The restrooms also feature replacement stainless steel or ceramic fixtures.

*First Floor Office Space*

A set of double-leaf, single-light, aluminum doors is located at the north end of the first-floor corridor, and a set of double-leaf, single-light, wood doors is located at the south end of the corridor. The doors feature marble surrounds similar to those around the first-floor elevator. The northernmost set leads into former office space that was converted to a daycare center in the 1990s. The daycare center comprised the entire first floor of the north wing of the building. The floors are covered in industrial carpeting. Plaster covers the walls, and the ceiling consists of dropped acoustical tiles with inset fluorescent

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<sup>3</sup> Ratio Architects, Inc., 3-6

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lighting. Wooden gymnasium equipment occupies the northern end of the open room. The daycare center housed a kitchen in the southeast wing.

The southern set of doors leads into the south wing, which contained office space that consists of an open area divided by movable and drywall partitions. Industrial carpeting covers the floor, and plaster covers the walls. The ceiling is comprised of dropped acoustical tiles with inset fluorescent lighting.

*Basement Level*

The basement is accessed by the two stairways and elevators. Green-colored asbestos tiles cover the floor of the corridor and the former storage and office space in the central block. Vinyl baseboards protect the drywall that comprises the interior walls. The ceiling is open and contains electrical wiring and plastic pipes. The southeast corner of the basement contains a sub-basement, featuring a cement floor and brick walls, that houses the mechanical equipment for the building.

A set of double-leaf wood doors located at the ends of the corridor provides access into the north and south wings of the basement. The rooms generally consist of replacement, industrial carpeting, drywall partitions, and dropped ceiling comprised of acoustical tiles. Both wings contain an open plan featuring movable waist-high wall partitions. The area in the south wing contained former library space for the federal agencies that occupied the building.

*Second through Twelfth Floors*

The Federal Office Building was erected to accommodate various federal agencies and departments. As a result of its continued use, numerous interior renovations have been completed to accommodate the needs of each tenant. Therefore, the original character and materials of each floor have largely been concealed through the application of replacement materials, such as industrial carpeting, and features, such as dropped acoustical-tile ceilings.

Each floor contains the same basic configuration as the first floor with a central north-south corridor that leads to the north and south wings. Additional office space is situated in the east side of the central block. The eleventh floor consists only of the central block of the building.

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Federal Office Building, Omaha, Nebraska  
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The corridors on each floor were originally covered with multi-colored terrazzo panels, inlaid with a black-colored marble border and featuring a black-colored marble baseboard. However, the majority of floor surfaces have been covered with industrial carpeting, except where noted. Only the fifth-, sixth-, seventh-, tenth-, and twelfth-floor corridors retain the original terrazzo floors, and a narrow strip of white-colored ceramic tile covers the floor in front of the elevators located on each of these floors.

The wall finishes include plaster, drywall, or prefinished wood paneling. The original plaster ceilings and wood crown molding have been obscured by the installation of dropped acoustical-tile ceiling systems featuring inset fluorescent lighting.

The north and south ends of the second floor corridor are ramped as a result of the raised floor in the north and south wings. The raised floor was installed circa 1989 to accommodate the electrical wiring associated with the IRS computer rooms that occupied these spaces.<sup>4</sup>

The former office space in the central block and north wings of the fourth, seventh, and ninth floors contain large square evenly spaced original columns that extend from the floor through the dropped ceiling and end at the original ceiling height. Each column on the fourth floor is made of cast concrete made to look like brick, painted-white. The columns on the seventh floor are covered with stucco inset with faux tan-colored fieldstones. The ninth-floor columns are covered in plaster.

The eighth floor contains the former cafeteria for the building. The central block contains vinyl tile on the floor and drywall partitions. A food service window is situated in the west wall of the block. The single-leaf wood doors and wood trim situated in the central block appear to be the originals. The corridor that provides access to the south stairway retains the original terrazzo floor, inlaid with a black-colored marble border, and the original black-colored marble baseboard.

A walk-in safe most likely installed by the IRS in the 1940s is located in the northwest corner of the central block on the tenth floor. The safe is comprised of plaster walls and features a steel door, painted blue and containing a painted seal of the United States.

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<sup>4</sup> *Ibid.*

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**CONTINUATION SHEET**

Federal Office Building, Omaha, Nebraska  
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*Thirteenth Floor (Penthouse)*

The thirteenth floor is one open space only accessed by the south stairway. This space is used as storage for elevator equipment. The floor is clad in white-colored asbestos tiles, and veneer-clad clay tiles comprise the walls. Gypsum plaster covers the ceiling.

*Roof Level*

The roof level of the wings and the thirteenth floor contains additional mechanical equipment for the building. Red brick walls featuring decorative limestone coping comprise the parapets surrounding the roof level above the tenth floor.

Exterior Landscape Features

A paved-asphalt driveway leads from the northwest corner of the building to the loading dock located at the northwest corner of the south wing. Three parking spaces for the building are available on the west side of the driveway. A recreational area for the daycare center occupies the northern portion of the light court formed by the U-shaped footprint of the building. A poured-concrete sidewalk borders the building to the north, east, and south.

A small grass-covered Memorial Park, unassociated with the Federal Office Building, is located immediately to the west of the building. Mid- to late-twentieth-century, high-rise, federal and office buildings, including the headquarters for the Union Pacific Railroad and the U.S. Courts Building, comprise the greater area surrounding the building.

Alterations

The building retains a high degree of exterior integrity with alterations primarily to the rear (west) elevation of the building in order to comply with ADA regulations and requirements. Overall, the interior of the building is in relatively good condition; however, interior alterations have been ongoing since the building's erection in order to accommodate continuous uses. All of the original windows and doors of the building were replaced in 1984. Many of the spaces have new interior finishes that include the



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removal of original light fixtures; the concealment of the original terrazzo floors and marble baseboards by industrial carpeting and vinyl; and, the construction of movable and drywall wall partitions.

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Summary

The Federal Office Building possesses local significance as a notable example of a federal government building in Omaha, Nebraska erected under the New Deal-era federal programs designed in the 1930s to relieve the economic problems caused by the Great Depression. The erection of the building was perceived as a symbol of community pride and achievement and as a representation of the federal presence in Omaha. The federal building is also locally significant as a notable example of the Stripped Classical architectural style with Art Deco-style detailing popularized through the federal building projects of the 1930s and 1940s. The building is significant under National Register Criterion A (properties that are associated with events that have made significant contributions to the broad patterns of our history) and Criterion C (properties that embody a distinctive characteristic of a type, period, or method of construction, or that represent the work of a master).

The Federal Office Building is significant in the areas of Politics/Government and Architecture for the period from 1933 through 1958. The period of significance begins with the building's construction in 1933 and ends in 1958, fifty years from when the last federal agency occupied the building in 2008; thus its significance extends to the fifty-year age consideration.<sup>5</sup>

Historical Narrative

*History of Omaha, Douglas County, Nebraska<sup>6</sup>*

The city of Omaha is located on the western banks of the Missouri River in Douglas County, Nebraska, just west of Council Bluffs, Iowa. The territory that would eventually become the city of Omaha was acquired as part of the Louisiana Purchase completed by President Thomas Jefferson in 1803. The land was first inhabited by members of the Pawnee, Otoe, and Sioux tribes. By the early eighteenth century, the Omaha Indians, a group who shared cultural traditions with the Pawnee, moved into the vicinity of present-day Omaha. Speculation suggests that the Omaha Indians were given the name, "Omaha," which means "against the

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<sup>5</sup> National Park Service, *National Register Bulletin: How to Apply the National Register Criteria of Evaluation* (Department of the Interior, Washington, D.C., 1997).

<sup>6</sup> The following is taken from Jess Peterson, "A Short History of the Early Development of Omaha, Nebraska," available from [www.historicomaha.com/hstrypag.htm](http://www.historicomaha.com/hstrypag.htm) (14 October 2008).

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current” or “upstream people,” from their earlier, northward movements against the current of the Mississippi River.<sup>7</sup>

On July 21, 1804, Meriwether Lewis and William Clark passed through what would become Nebraska on their westward journey and noted that the territory would be an ideal area for the establishment of a trading and fortification outpost. Fur trading played a significant role in the early development of the region. In addition, the Mormons established a temporary settlement in the area that would become known as Cutler’s Park in downtown Omaha. This area served as temporary quarters for individuals as they moved west from June 1846 until the spring of 1848. However, the settlement faced many challenges, including a temperamental climate, poor living conditions, lack of adequate food, and disease.

Before the Nebraska territory was legally opened for settlement, William D. Brown, an Iowa native, operated a ferry that transported settlers from present-day Council Bluffs across the Missouri River to present-day Omaha. Brown called his enterprise the “Lone Tree Ferry” after the single tree which marked his landing on the Nebraska Territory side of the Missouri River. He later sold the company, which became the Council Bluffs and Nebraska Ferry Company.

The passage of the Kansas-Nebraska Act on May 30, 1854, officially opened the land on the west bank of the Missouri River to settlement and quickly gained the attention of developers. Land speculation was the most significant enterprise following the establishment of Omaha. Although the land was not legally surveyed until 1857, Alfred D. Jones surveyed the land for the Council Bluffs and Nebraska Ferry Company and subsequently plotted the land around present-day Capitol Avenue in 1854. The Council Bluffs and Nebraska Ferry Company called the newly plotted area west of the Missouri River, “Omaha,” after the displaced Omaha Indians. Shortly thereafter, the county of Douglas was founded with Omaha designated as both the county and territorial government seat. Omaha was officially incorporated by the territory legislature on February 2, 1857.

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<sup>7</sup> Lawrence H. Larsen, Barbara J. Cottrell, Harl A. Dalstrom, *Upstream Metropolis: An Urban Biography of Omaha and Council Bluffs* (University of Nebraska Press, Lincoln, Nebraska, 2007), x.

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The most significant event in the early development of Omaha was the passage of the Pacific Railroad Act on June 24, 1862, which provided for the construction of a transcontinental railroad. In order to avoid the difficulties of constructing a bridge across the Missouri River, President Abraham Lincoln declared, on November 17, 1863, that Omaha would serve as the eastern terminus for the new transcontinental railroad. This ensured that Omaha would become a major national transportation center throughout future years.

Omaha served as the territorial capital until the first session of the Nebraska State Legislature in 1867, when Nebraska was admitted to statehood as the thirty-seventh state. The state capital was subsequently moved to Lincoln located in the center of the state.

The development of the Omaha Stockyards and neighboring packinghouses in the 1880s further spurred the growth of the city. Consequently, the need for infrastructure soon developed. Many of the original streets in Omaha underwent significant grading to better serve the needs of business and transportation services. In addition, sewage, garbage collection, fire prevention, and water delivery services were instituted throughout the city.

During the early twentieth century, Omaha went through a prosperous period marked by rapid development, cultural growth, and a massive population increase throughout the city. With reform administrations in the 1930s and 40s, the city prospered as a meatpacking powerhouse. By the 1960s, the Omaha Stockyards had become the world's largest livestock processing center having surpassed Chicago's Union Stock Yards in the late 1950s. However, the stockyard witnessed the beginning of a decline in the 1980s as the industry underwent restructuring. Improved truck and boxcar refrigeration capabilities encouraged the slaughtering process to move closer to feedlots. Plants were moved to rural areas, and managers hired non-union labor. All centralized stockyard activity declined, and subsequently, the Omaha Stockyards were closed in 1999.

The historically ethnically diverse areas of North and South Omaha became more concentrated by economics, race, and class. Omaha workers suffered dramatic job losses during industrial restructuring that increased rapidly in the 1980s, and

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poverty became more widespread. Consequently, many residents were enticed out of the city limits by suburbanization and highway expansion through the 1970s.

Over the past 150 years, Omaha, Nebraska, has grown from a small trading and temporary settlement post to one of the largest economical centers in the Mid-West. The city of Omaha still operates as the Douglas County seat, and the city retains its function as a regional center for federal agencies. The downtown area experienced resurgence in the late 1990s and early 2000s, with several billion dollars of new construction. The new developments include the Qwest Center Omaha Arena and Convention Center Complex, the Holland Performing Arts Center, the Gallup University Campus, the National Park Service's Midwest Region Headquarters, and new high-rise headquarters for the First National Bank of Omaha and the Union Pacific Railroad. In 2008, the city's population numbers approximately 432,921, making it the largest city in Nebraska, and includes a variety of civic, commercial, residential, and government buildings.<sup>8</sup>

Federal Office Building 1929-1932

The impetus behind the construction of the Federal Office Building began in 1929 when the U.S. Treasury Department requested an appropriation of \$248 million for the construction of new federal buildings throughout the United States. In 1929, the growing post office demands in Omaha, the need for more courtroom space, and increasing annual rents due to landowners who housed various federal agencies throughout the city contributed to the selection of Omaha as a site for a new federal building.<sup>9</sup>

By March 14, 1929, \$565,000 out of the total \$200 million secured by the U.S. Treasury Department had been appropriated by Congress for the erection of a new federal building in Omaha. In addition, the federal government had determined that the proposed new building should be used to house the numerous federal bureaus scattered throughout Omaha under one roof. Due to the crowded conditions in the existing 1898 federal building and U.S. Post Office at 16<sup>th</sup> and Dodge streets,

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<sup>8</sup> Douglas County, Nebraska Website, available from <http://www.co.douglas.ne.us/about> (14 October 2008).

<sup>9</sup> Author Unknown, "U.S. Building for Omaha to Cost \$565,000," *World-Herald* (Omaha, Nebraska), 28 February 1929.

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numerous agencies were housed in various parts of the city with a yearly rental expenditure of almost \$34,000. The agencies that would be located in the new Federal Office Building would include the naval recruiting station, marine corps, packers' and stockyards administration, biological survey, market and crop estimates, public roads, veteran's bureau, and the IRS.<sup>10</sup>

Over a year later, in December 1930, the federal government had selected the site of the Army Building at the corner of South 15<sup>th</sup> and Dodge streets as the ideal location for the new federal building. The Army Building, completed in 1874, had initially functioned as Omaha's first U.S. Post Office and Courthouse until it was later given over to the U.S. Army in the early twentieth century to house various military offices.<sup>11</sup> The War Department at first did not want to part with the building, centering their objections on the inconvenience of transferring army affairs to a temporary post while the old building was razed and the new building was constructed. Nebraska Senator Robert B. Howell, who lobbied Congress for the new federal building in Omaha, assured the War Department that nearly double the present space would be available for the department in the new building. Upon this guarantee, the War Department interposed no further objections and subsequently turned the building back over to the U.S. Treasury Department in 1931.<sup>12</sup>

On February 24, 1931, Congress appropriated \$740,000 for the razing of the existing Army Building and the construction of a new Federal Office Building at the corner of South 15<sup>th</sup> and Dodge streets in downtown Omaha.<sup>13</sup> With a site chosen and the appropriate funds allotted, James A. Wetmore, serving as Acting Supervising Architect of the U.S. Treasury Department, employed associate architects Kimball, Steele, & Sandham and local Omaha architect George B. Prinz to design the new federal building that would house offices for the various federal agencies throughout Omaha. Shortly thereafter, the headquarters of the U.S. Army

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10 Author Unknown, "Will Continue to Fight for Federal Building," *World-Herald* (Omaha, Nebraska), 14 March 1929.

11 Army Building Vertical File, Douglas County Historical Society, Omaha, Nebraska.

12 Author Unknown, "Army Site Available for Federal Building," *World-Herald* (Omaha, Nebraska) 18 December 1930.

13 Author Unknown, "Hoover Approves Federal Building to Cost \$740,000," *World-Herald* (Omaha, Nebraska) 22 February 1931.

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were moved to a temporary location, and local crews began tearing down the Army Building to make way for the new Federal Office Building by January 1932.<sup>14</sup>

*Acting Supervising Architect James A. Wetmore 1912-1913 and 1915-1934*

In 1915, James A. Wetmore succeeded Oscar Wenderoth as the acting head of the Office of the Supervising Architect of the U.S. Treasury Department (herein referred to as Supervising Architect). Wetmore, who was not trained as an architect, helmed the federal architecture program for almost twenty years. From 1896 until 1911, Wetmore served as the head of the U.S. Treasury Department's Law and Records Division, after which he became executive officer to Supervising Architect James Knox Taylor. This position gave Wetmore control over all non-technical operations of the Office of the Supervising Architect. Wetmore continued this role under Wenderoth. When Wenderoth resigned in 1915, Wetmore became Acting Supervising Architect, a position he purportedly relished but never presumed to be named "permanent" supervising architect because of his respect for the work of trained architects.<sup>15</sup> Wetmore held the position until 1934 with a short break in between 1913 and 1915.

James A. Wetmore was born in Bath, New York, in 1863. He began his career as a law and court reporter in Albany, New York. In 1885, he moved to Washington, D.C. to study law at Georgetown University and took a job in the U.S. Treasury Department as a stenographer.<sup>16</sup> By 1896, he was associated with the Office of the Supervising Architect as the chief of the law and records office. That same year he gained his bachelor of law degree from Georgetown University.<sup>17</sup>

During his tenure as the Acting Supervising Architect, Wetmore was responsible for the passage of the 1926 Public Buildings Act that prompted the construction of the \$300 million Federal Triangle project in Washington, D.C. and various other

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14 Author Unknown, "Name Associate Architects for Federal Building," *World-Herald* (Omaha, Nebraska) 1 May 1931.

15 Antoinette J. Lee, *Architects to the Nation* (Oxford University Press, New York, New York and Oxford, England, 2000), 222.

16 Henry F. and Elsie Withey, *Biographical Dictionary of American Architects (Deceased)* (Hennessey & Ingalls, Inc., Los Angeles, California, 1970), 647.

17 U.S. General Services Administration Historic Federal Buildings Website, available from [http://w3.gsa.gov/web/p/interaia\\_save.nsf/cf0d4c7c0de34938852563d3004975f3/b3d08df2cf0ca059852565d90053a190?OpenDocument](http://w3.gsa.gov/web/p/interaia_save.nsf/cf0d4c7c0de34938852563d3004975f3/b3d08df2cf0ca059852565d90053a190?OpenDocument) (15 October 2008).

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important federal buildings across the country. Wetmore is credited with overseeing the construction of more than two-thousand public buildings nationwide.

Wetmore favored classical styles of architecture, although many of the federal buildings were greatly influenced by the new interest in modernism. Wetmore, influenced by architect Louis A. Simon, who would succeed Wetmore as supervising architect, predominately utilized a simplified classical style (known as the Stripped Classical style) that blended modern and classical elements, characterized by symmetrical massing and relatively plain surfaces.<sup>18</sup>

In addition to the Federal Office Building, Wetmore influenced and oversaw the design of numerous federal buildings throughout the United States during the course of his tenure, including the U.S. Courthouse in Corpus Christi, Texas (1918), the Harold Donahue Federal Building and Courthouse in Worcester, Massachusetts (1930-1931), the U.S. Post Office and Courthouse in Dubuque, Iowa (1932), and the U.S. Post Office, Courthouse, and Customs House in Key West, Florida (1933).<sup>19</sup> Upon Wetmore's retirement in 1934 at the age of seventy-one, the *Federal Architect* praised his leadership and insistence on quality designs:

His [Wetmore's] knowledge of the workings of his organization and his shrewd understandings of the mental processes of the gentlemen before whom he talked made his testimonies masterpieces of clarity and tact. The legislators admired and respected him.<sup>20</sup>

After nineteen years as Acting Supervising Architect, James A. Wetmore, whose "whole life was devoted to accomplishment rather than publicity," had become an institution in the U.S. Treasury Department and Congress.<sup>21</sup> Wetmore died in 1940 at the age of seventy-seven after only six years in retirement.

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18 Lee, 260

19 U.S. General Services Administration Historic Federal Buildings Website, available from [http://w3.gsa.gov/web/p/interaia\\_save.nsf/3.%20Historical%20buildings%20/%20Buildings%20by%20Architect?OpenView&Start=21.6.23&Count=30&Expand=21.9#21.9](http://w3.gsa.gov/web/p/interaia_save.nsf/3.%20Historical%20buildings%20/%20Buildings%20by%20Architect?OpenView&Start=21.6.23&Count=30&Expand=21.9#21.9) (15 October 2008).

20 As quoted in Lee, 222

21 Lee, 258



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*Architect Thomas R. Kimball*<sup>22</sup>

On May 1, 1931, Acting Supervising Architect James A. Wetmore selected the Omaha-based firm of Kimball, Steele, & Sandham and Omaha-based architect George B. Prinz to assist in the design of the new Federal Office Building at the corner of South 15<sup>th</sup> and Dodge streets. Thomas R. Kimball, the head of the architectural firm, was born in Linwood, near Cincinnati, Ohio on April 19, 1862. After spending two years at the University of Nebraska, Kimball enrolled at the Massachusetts Institute of Technology (MIT) in 1885 where he studied architecture. After he completed the three-year course, he continued his studies in art and drawing in Boston and Paris, France. In 1889, Kimball opened an office in Boston and was shortly joined in partnership by C. Howard Walker and Herbert D. Best.

The firm, represented by Kimball was appointed architects-in-charge of the Trans-Mississippi Exposition in Omaha, upon which they opened an office in the city in 1894. Kimball withdrew from the firm four years later and proceeded to basically work alone for the next two decades. In 1928, Kimball was joined by William L. Steele and Josiah D. Sandham in organizing the architectural firm for which he remained the head until his death.

Kimball was a prominent member of the Nebraska Chapter, American Institute of Architects (AIA) for over thirty-four years. He served as president from 1918 until 1920 and continued on the national Board of Directors for subsequent years. In addition, he frequently served as advisor in architectural competitions, including the Nebraska State Capitol, Kansas City War Memorial, and the Indianapolis War Memorial. In addition to his architectural skills, Thomas Kimball was also a skilled artist and painter and was appointed by President Theodore Roosevelt in 1909 to membership in the U.S. Federation of Fine Arts.

Throughout his career, Kimball was identified with the design of many prominent public buildings throughout the Mid-West. He was co-architect with C. Howard Walker on the old Burlington Railroad Terminal (built in 1897, later remodeled) in Omaha; the Electric Building at the Exposition of 1903-1904 in St. Louis; the Omaha Public Library, St. Cecilia's Cathedral, St. Philomen's Church, Hotel Fontanelle, and the World-Herald Newspaper building, all of which are located in

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<sup>22</sup> The following is excerpted from Withey, 344-345, except where noted.

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Omaha; the County Courthouse in Grand Island, Nebraska; the Church of Christ Scientist in Minneapolis, Minnesota; and the Hotel Paddock in Beatrice, Nebraska. He also contributed to the design of numerous schools, commercial buildings, and residences throughout the Mid-West. In 1931, he was chosen as head of the architectural firm of Kimball, Steele, & Sandham to design the newly appropriated Federal Office Building at 105 South 15<sup>th</sup> Street. Thomas Kimball died on September 7, 1934, seven months after the building's dedication.

*Architect William L. Steele*<sup>23</sup>

William L. Steele, a partner in the prominent Omaha architectural firm, was born in Springfield, Illinois on May 2, 1875. He studied architecture at the University of Illinois and subsequently spent five years as a draftsman in offices in Chicago and Pittsburgh. In 1903, Steele traveled to Sioux City, Iowa and opened an office in association with W.W. Beach. Steele left the practice and continued working alone until 1920 when he joined with Thomas R. Kimball.

In 1928, Steele, along with partners Thomas R. Kimball and Josiah D. Sandham, organized the Omaha-based firm of Kimball, Steele, & Sandham. During his years of professional practice, Steele designed and contributed to the design of numerous public buildings in Iowa, Nebraska, and North and South Dakota. His buildings included churches, schools, libraries, hospitals, city, county, and federal buildings, commercial and industrial buildings, stores, and residences. In 1931, he was chosen as part of the architectural firm of Kimball, Steele, & Sandham to design the newly appropriated Federal Office Building at 105 South 15<sup>th</sup> Street.

In 1946, shortly before William L. Steele was forced to retire from practice due to illness, his son, William J. Steele, became a member of the firm, and the name was changed to Steele, Sandham, & Steele after Thomas R. Kimball's death in 1934.

Steele was a member and president of the Nebraska Chapter, AIA and also served as State Architectural Advisor to the Historic Americans Building Survey for Nebraska and to the Home Owners' Loan Corporation for the state. William L. Steele died on March 4, 1949 at the age of seventy four.

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<sup>23</sup> The following is excerpted from Withey, 569-570, except where noted.

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*Architect Josiah D. Sandham*

Josiah Sandham was the last partner in the architectural firm of Kimball, Steele, & Sandham. Born on November 11, 1880 in Davenport, Iowa, Sandham attended the Rose Polytechnic School in Terre Haute, Indiana. From 1902 until 1903, he was employed as a general draftsman for architect F.E. Wetherall in Oskaloosa, Indiana. From 1903 until 1905, he worked for architect Oliver Smith in Des Moines, Iowa until he was hired by Thomas Kimball in 1905 as a general draftsman and office manager. In 1909, Sandham was promoted to assistant supervisor of all activities and projects. In 1921, Thomas Kimball made Sandham a partner in his firm and seven years later, in 1928, Sandham was promoted to senior partner in the firm of Kimball, Steele, & Sandham.

Sandham was also involved with various organizations throughout Omaha. He was a member of the Omaha Engineers Club as well as the AIA, for which he served as president of the Nebraska Chapter for two years and secretary for six years.<sup>24</sup> In 1969, Josiah Dow Sandham died at the age of eighty-nine.

*Architect George B. Prinz*

Omaha architect George B. Prinz is credited with the design of numerous buildings in Omaha, as well as buildings in Des Moines, Iowa. In 1912, Prinz designed the Flat Iron Building, a three-sided structure on a triangular block in downtown Omaha. The Georgian Revival-style of the building and the suitability of the building's triangular shape to the dimensions of the building lot led to the recognition and high regard of Prinz as a credible architect.<sup>25</sup>

In 1931, Prinz was chosen by the federal government to assist the architectural firm of Kimball, Steele, & Sandham in designing the newly appropriated Federal Office Building at 105 South 15<sup>th</sup> Street. The Federal Office Building is the only known federal building accredited to the design of George B. Prinz.<sup>26</sup>

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24 Ancestry.Com Website, "Whose Who in Nebraska, 1940," available from <http://www.rootsweb.ancestry.com/~nedougl/html/douglasf.htm> (accessed 15 October 2008).

25 Nebraska Historical Society Website, "Nebraska National Register Sites," available from [www.nebraskahistory.org/histpres/nebraska/douglas.htm](http://www.nebraskahistory.org/histpres/nebraska/douglas.htm) (accessed 15 October 2008).

26 *Ibid.*

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Federal Office Building 1932 – 2008

By February 1932, the associate architects announced their plans for an eleven-story building “characterized by a modernism unusual, and until recently taboo, in government architecture.”<sup>27</sup> The Omaha *World-Herald* described, in length, the style and function of the building, which was:

To have all of the dash and spirit of a commercial structure, with somewhat more dignity. The old forms of Renaissance and Romanesque architecture, and the French versions of classical forms, so long the invariable custom of government buildings, are left behind for a structure more closely akin to the Redick tower, Union State Bank building, and the Union Station than to the post office or courthouse. The lower three stories will be faced with limestone and granite, the upper stories with brick. Construction will be “fireproof” having a steel frame encased in concrete with reinforced concrete floors. Use of local materials will be encouraged as much as possible... corridors will have terrazzo floors. The main lobby will be finished with American marble. Office floors will be covered in battleship linoleum.<sup>28</sup>

The original appropriation of \$740,000 for the new building was reduced by ten percent under the Federal Economy Act instituted during the Great Depression. By October 1932, the construction firm of J.P. Cullen & Sons, Inc. of Janesville, Wisconsin, who submitted the lowest bid of \$476,884 for the construction of Kimball, Steele, & Sandham’s and George B. Prinz’s design, was chosen to carry out the erection of the new building.<sup>29</sup> Supported by Acting Supervising Architect James A. Wetmore, the construction firm also agreed to buy the dolomite (stone

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27 Author Unknown, “11-Story Federal Building to Arise at 15<sup>th</sup> and Dodge,” *World-Herald* (Omaha, Nebraska) 25 February 1932.

28 *Ibid.*

29 Author Unknown, “Wisconsin Firm Low on Federal Building,” *World-Herald* (Omaha, Nebraska) 1 October 1932.

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building material) in Omaha.<sup>30</sup> On November 29, 1932, a building permit was issued to J.P Cullen & Sons, Inc. to commence construction of the new Federal Office Building at South 15<sup>th</sup> and Dodge streets.<sup>31</sup>

The actual construction of the new building meant employment for over 150 men as well as an additional 450 men for the preparation of materials during a time when jobs were scarce.<sup>32</sup> Therefore, not only was the new building a source of pride for the city of Omaha, it was also a source of employment and financial relief for those affected by the hardships of the Great Depression.

The cornerstone for Omaha's new federal building was laid on July 7, 1933, in a ceremony presided over by W.F. Baxter, president of the Omaha Chamber of Commerce. The ceremony was held on the street-level concrete flooring, while "Mayor Roy N. Towl wielded a trowel [and] stirring music was by the Seventeenth Infantry band from Fort Crook."<sup>33</sup> A copper box containing current editions of the local Omaha newspapers, an aerial photograph of Omaha, a map of Nebraska, historical facts about the city and state, statistical figures from the official records of the city and county, promotional literature published by the Chamber of Commerce, a local telephone directory, yearbooks of the Spanish-American war veterans and war mothers, names of city commissioners and members of the last state legislature, and various other mementos were placed inside the hollow cornerstone.<sup>34</sup> Chamber of Commerce President Baxter gave a brief speech emphasizing the importance to the community of the new federal building, and Mayor Towl asserted that the "structure will live as a monument to the progress of Omaha, and to the government and the army in building for the future."<sup>35</sup>

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30 Author Unknown, "Contractor Agrees to Buy Stone Here for U.S. Building," *World-Herald* (Omaha, Nebraska) 29 October 1932.

31 Ratio Architects, Inc., 2

32 Author Unknown, "Wisconsin Firm Low on Federal Building," *World-Herald* (Omaha, Nebraska) 1 October 1932.

33 Author Unknown, "Cornerstone is Laid for Federal Building," *World-Herald* (Omaha, Nebraska) 8 July 1933.

34 *Ibid.* Research and site investigations did not reveal the location of the cornerstone on the exterior of the building.

35 *Ibid.*

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Less than a year later, on February 27, 1934, the building's formal dedication took place in Room 609 of the newly completed federal building.<sup>36</sup> Invited guests included architects George Prinz and William Steele; contractor J.P. Cullen; W.D. Hosford, member of the federal buildings committee; H. Ray Kingsley, federal building engineer; and Clem L. West, custodian; as well as the heads of all of the departments that were to be housed in the new building; leaders of various civic organizations; and National Guard representatives from eight states.<sup>37</sup> George W. Malley, collector of internal revenue and ranking representative of the U.S. Treasury Department in Omaha, dedicated the new Federal Office Building to "honesty, higher efficiency, and greater service."<sup>38</sup> Acting Mayor Dan B. Butler and other speakers congratulated the architects and builders for their speed in construction and remarked on the beauty of the Stripped Classical-style building. In addition, Chairman Harry S. Byrne gave the architects credit for erecting the building for \$565,000 when the appropriation first made was \$740,000.<sup>39</sup> The public was invited to openly view the building three days later.

Agencies had occupied their allotted space by the following week in early March 1934. The IRS occupied the first floor and shared portions of the second floor with the Agricultural Economics Bureau. The third floor housed offices of the Inland Waterways Corporation, Intelligence Unit, Immigration and Labor Employment Bureaus, Locomotive Bailer Inspection, Naval Reserves, and the U.S. Marine Corps. The fourth floor was shared by the Department of Agriculture's Bureau of Roads and the Customs Collection Offices. The fifth floor housed the Civil Service examination rooms, Secret Service, and the Federal Grain Inspection Bureau, while the U.S. Army Headquarters of the Seventh Corps occupied the sixth through the tenth floors.<sup>40</sup>

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36 Author Unknown, "Dedication of Federal Building: Small Group only at Ceremony Tuesday; Public Friday," *World-Herald* (Omaha, Nebraska) 25 February 1934. Due to late-twentieth-century interior renovations, the site investigation did not reveal which room was used as "Room 609" for the 1934 dedication ceremony.

37 *Ibid.*

38 Author Unknown, "New Federal Office Building Dedicated," *World-Herald* (Omaha, Nebraska) 28 February 1934.

39 *Ibid.*

40 Author Unknown, "Cornerstone is Laid for Federal Building," *World-Herald* (Omaha, Nebraska) 8 July 1933.

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The 1933 interior finishes included terrazzo floors with inlaid marble borders, brass radiator grilles, decorative brass bulletin and directory boards, a brass and bronze letter box, brass elevator doors, and various marble detailing throughout each floor, including marble baseboards and wainscoting.

The 1933 Federal Office Building was Omaha's last major public edifice to be constructed in the city prior to World War II. In 1947, the tenth floor of the building was remodeled to accommodate offices for the Federal Bureau of Investigation (FBI).<sup>41</sup> In 1955, the U.S. Army vacated the building, and, as a result, the seventh, eighth, and ninth floors were renovated to accommodate additional offices for the IRS.<sup>42</sup> In 1958, over \$600,000 was spent on the Federal Office Building for improvements including the installation of air conditioning and fluorescent lighting. In 1967, an eighteen-inch-high parapet was constructed around the roof above the tenth story in order to prevent snow and ice from falling on the sidewalks below. In 1979, the restrooms throughout the building were upgraded in order to be accessible to the disabled.<sup>43</sup>

In 1960, construction began on a new federal building located along the 200 block of North 17th Street. The nine-story federal courts building, later renamed the Zorinsky Federal Building, opened in 1966 and accommodated over 1,500 employees versus the 350 employees housed in the 1933 Federal Office Building. Furthermore, as a result of the completion of the Zorinsky Federal Building in 1966, the 1878 U.S. Post Office and federal building at the corner of 16<sup>th</sup> and Dodge streets was razed. The First National Bank of Omaha bought the lot and erected a large office tower and adjoining hotel complex, which is still located at the site in 2008.<sup>44</sup>

In 1977, the FBI vacated the Federal Office Building for the new Zorinsky Federal Building. Their former space on the tenth floor was renovated in order to house the Immigration and Naturalization Service. Further improvements amounting to \$440,000 included the application of sealant to the exterior and the installation of

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41 Author Unknown, "U.S. Building Use Increases," *Omaha Bee* (Omaha, Nebraska) 26 January 1947.

42 Omaha Federal Building Vertical File, Douglas County Historical Society, Omaha, Nebraska.

43 *Ibid.*

44 *Ibid.*

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new doors and windows in 1985. In 1989, demolition work on the second and eighth floor was undertaken to allow the installation of computer equipment for the IRS on the second floor and an expanded cafeteria area on the eighth floor.<sup>45</sup> In 1989, the IRS occupied the entire first through fifth floors as well as portions of the sixth through ninth floors. Other occupants included the Bureau of Alcohol, Tobacco, and Firearms, Federal Mediation Service, U.S. Fish and Wildlife Service, Interstate Commerce Commission, U.S. Department of Labor, U.S. Saving Bonds Office, U.S. Secret Service, U.S. Department of Labor, Railroad Retirement Office, and the U.S Customs Service.<sup>46</sup>

Less than ten years later, in 1998, the federal government announced plans to move all federal agencies out of the 1933 Federal Office Building within the next decade. A five-year plan for federal space in Omaha reflected the federal government's "desire to modernize its space, make it more secure, and expand its square footage."<sup>47</sup> The federal government deemed that the then-sixty-four-year-old building was "somewhat obsolete as far as contemporary federal usage" due to its comparatively small floor space, security concerns, and the estimated \$8 to \$12 million cost of renovation.<sup>48</sup>

The plan also included the completion of the Hruska U.S. Courthouse located at 17<sup>th</sup> and Dodge streets in 1999 and a \$40 million renovation of the 1960 Zorinsky Federal Building. By 2000, the various agencies who occupied the Federal Office Building began vacating for other locations throughout the city. From 2000 until late 2006, the building served as temporary office space for the U.S. Army Corps of Engineers (Army Corps) while renovations were undertaken in the Zorinsky Federal Building. In summer 2008, the Army Corps moved their offices to the Zorinsky Federal Building; thereby leaving the 1933 Federal Office Building completely vacant.<sup>49</sup>

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<sup>45</sup> *Ibid.*

<sup>46</sup> David Thompson, "Judge: Federal Offices Lack Space," *World-Herald* (Omaha, Nebraska) 27 August 1989.

<sup>47</sup> Rick Ruggles, "Uncle Sam to Vacate Office Site," *World-Herald* (Omaha, Nebraska) 12 February 1998.

<sup>48</sup> *Ibid.*

<sup>49</sup> Joseph Morton, "Tenants Anyone?" *World-Herald* (Omaha, Nebraska) 25 March 2006.



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Due to the decreasing space needs of the federal government in Omaha and the need to keep the Zorinsky Federal Building occupied, GSA offered the Federal Office Building to state or local governments for public use; however, in 2006, the Douglas County officials declined the offer.<sup>50</sup> The search for a tenant to occupy the building continues to the present.

Art Deco

The Federal Office Building exhibits Art Deco-style detailing common in public and commercial buildings in the 1920s through the 1940s. Many scholars consider Art Deco to be a style of ornament above form and that the style should be applied to the surface ornament of a building. The ornament is primarily rectilinear employing chevrons, frets, zigzags and other geometric detailing. Verticality is the emphasis.

The style received its first major impetus in 1922 when the Chicago Tribune held a world-wide competition for a headquarters building in Chicago. The second prize went to an Art Deco design by young Finnish architect, Eliel Saarinen, whose design was widely publicized and Art Deco features and designs were embraced by architects throughout the United States for use in subsequent commercial and public buildings.

Character-defining features of the Art Deco style include smooth wall surfaces; the use of zigzags, chevrons, and other stylized and geometric motifs as decorative elements on the facade; and towers and other vertical projections above the roof line that give vertical emphasis.<sup>51</sup>

Two of the most notable American public buildings erected in the Art Deco style are the seventy-seven-story Chrysler Building (1930) and the 102-story Empire State Building (1931), both located in New York City. Like the Federal Office Building, the Chrysler Building and the Empire State Building feature fenestration

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<sup>50</sup> Todd Cooper, "Federal Building No Solution," *World-Herald* (Omaha, Nebraska) 9 June 2006.

<sup>51</sup> Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles* (MIT Press, Cambridge, Massachusetts, 1993), 235-239; Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (Alfred A. Knopf, New York, New York, 2002), 464-467.

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patterns that emphasize verticality, recessed entries, a ziggurat roofline, and decorative ornaments such as zigzags, chevrons, and geometric floral motifs.<sup>52</sup>

The Art Deco style and ornament popularized in the 1920s and 1930s overlapped with the evolution of the restrained Stripped Classical architectural style. As a result, many Stripped Classical-style public and commercial buildings of the period feature Art Deco-style ornament and detailing as evident on the Federal Office Building.

Stripped Classical Architectural Style

The Federal Office Building exhibits features characteristic of the Stripped Classical architectural style. Under the second tenure of Acting Supervising Architect James A. Wetmore (1931-1934), during which the Federal Office Building was erected, the Stripped Classical style generally prevailed as the most common federal building style.

There has been no study of the distribution of major federal office building styles in the United States, nor is it clear if there was a deliberate policy on the part of the Supervising Architect to choose designs to match regional tastes of construction types. Stripped Classical was the style common to many public and quasi-public buildings of the 1930s and 1940s.<sup>53</sup> The strong effect of mass achieved a sense of monumentality, presence, and permanence, while simplified detailing satisfied the burgeoning taste for sleekness and frugality, as witnessed by the subsequent growth of Modern Architecture. The Stripped Classical style contains a symmetrical composure, with a repetitive rhythm of columns or column-like elements and a reliance on carefully considered proportions. Very simplified cornices and pilasters or square piers are common elements found on Stripped Classical architecture.

The style was so named because the basic form and symmetry of Classicism was retained, but the ornamentation and motifs were reduced or removed. Particularly during the Great Depression era, the Office of the Supervising Architect of the U.S. Treasury Department embraced the concept of the Stripped Classical style because

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<sup>52</sup> John S. Berman, *The Empire State Building* (Barnes and Noble, New York, New York, 2003), 8-19.

<sup>53</sup> Rifkind, 107-110

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the form was still classical and dignified, which conveyed the stability of the federal government during an uncertain time. Simultaneously, the lack of ornamentation characteristic to the Stripped Classical style appeared parsimonious at a time when exuberant details would have been out of place.

The Office of the Supervising Architect of the U.S. Treasury Department and the Public Works Administration (PWA)

The Office of the Supervising Architect of the U.S. Treasury Department (Supervising Architect) was responsible for the construction of federal buildings throughout the late nineteenth and early twentieth centuries. From 1895 to 1933, the office reported to the U.S. Treasury Department. In the 1920s, the Office of the Supervising Architect was divided into a Technical Branch and an Administrative Branch. The Technical Branch included a division responsible for project costs and accounting; a drafting division, including a superintendent who greatly influenced design practices; a structural division; a mechanical engineering division; and a repairs division.

In 1933, the U.S. Treasury Department was reorganized and the Office of the Supervising Architect was shifted to the Procurement Branch of the Division of Public Works of the Treasury. In July 1939, the public buildings program was removed from the U.S. Treasury Department and merged into the Federal Works Agency, Public Buildings Administration. In 1949, Congress established the U.S. General Services Administration (GSA), and the new agency assumed responsibility for public buildings.<sup>54</sup>

*World War I and the Public Buildings Act of 1926*

World War I brought the work of the Supervising Architect's Office to a halt due to the financial, industrial, and transportation resources strain that it placed on the country. The only buildings constructed during this period were those required for wartime use and those already under construction. New building construction commenced by 1922; however, the postponement of many projects authorized by the Public Buildings Act of 1913 and a backlog of new building requests

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<sup>54</sup> Lois A. Craig, et al., *The Federal Presence* (MIT Press, Cambridge, Massachusetts 1978), 327.

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necessitated the development of a major public building program. This resulted in the passage of a new Public Buildings Act on May 25, 1926.<sup>55</sup>

The Public Buildings Act of 1926 contained three principal provisions. The first provision pertained to post office construction based upon need rather than the preceding trend of political influence. Secondly, the supervising architect's office was permitted to consult private architects in "special cases." The staff of the supervising architect had previously handled all projects, since James Knox Taylor decided in 1904 to effectively bar private architects from federal construction projects. Finally, the act provided for the continuation of building-design standardization.<sup>56</sup>

President Herbert Hoover worked with Congress to increase allocations for the building program in both 1930 and 1931 as the nation suffered the impacts of the Great Depression. However, the Administration of President Franklin D. Roosevelt substantially expanded the program.<sup>57</sup>

*The Great Depression and the Reorganization of the U.S. Treasury Department*  
The building industry began to suffer from the stock market crash of 1929 and the onset of the Great Depression in the early 1930s. Using provisions of the Public Buildings Act of 1926, officials promoted employment within the building trades. Congress passed an amendment to the 1926 act, known as the Keyes-Elliott Bill, in 1930 to provide "increased authority to the secretary of the treasury to enter into contracts with private architects for full professional services."<sup>58</sup>

Despite this directive, the Office of the Supervising Architect, under the direction of Acting Supervising Architect James Wetmore, only considered hiring private architects for large projects due to concerns related to efficiency. The American Institute of Architects (AIA) objected to the Treasury Department's implementation of the amendment to the 1926 act and petitioned for the reorganization of the Supervising Architect's Office. The AIA hoped that the office would serve only a

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55 Lee, 231-232, 239.

56 Lee, 238-240

57 Lee, 252-253

58 Lee, 249

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supervisory function, allowing wider employment of private architects and resulting in greater diversity, vitality, and regional appropriateness in federal architecture.

The President's Emergency Committee for Employment and members of Congress echoed the AIA's concerns, particularly regarding the need to employ local private architects. H.R. 6197, known as the Green Bill, was introduced in Congress in 1932 in an attempt to place all federal building design in the hands of private architects; however, the legislation did not pass. The AIA continued its campaign following the election of Franklin D. Roosevelt and the appointment of new officials to the U.S. Treasury Department, including Treasury Secretary William H. Woodin.<sup>59</sup>

Roosevelt's Executive Order 6166, which reorganized the federal building program and promised unemployment relief, was announced in June 1933. The order resulted in the creation of the Procurement Division within the U.S. Treasury Department, the transfer of the Supervising Architect's Office to the Procurement Division, and the change in name of the Supervising Architect's Office to the Public Works Branch. W.E. Reynolds, Assistant Director of the Procurement Division, was put in charge of five units headed by the supervising engineer, the supervising architect, the office manager, the chairman of the board of award, and the chief of the legal section.<sup>60</sup>

New relief funding programs were initiated to allocate and supplement funding for public works simultaneously with the U.S. Treasury Department reorganization. Harold L. Ickes, the federal emergency administrator of public works, allocated funds to the U.S. Treasury Department for the construction of federal buildings under the provisions of the National Industrial Recovery Act of 1933, including two allotments in August 1933 in the amounts of \$6,971,648 and \$13,799,550, as well as additional funds for emergency construction projects throughout the country.<sup>61</sup>

*Public Works Administration, 1933-1939*

Although public works spending as a means to aiding recovery from the Great Depression began under the Hoover Administration, President Roosevelt's New

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59 Lee, 248-252  
60 Lee, 253  
61 Lee, 254

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Deal is credited with using the federal building program to achieve relief. These efforts were formalized in 1933, when the Public Works Administration (PWA) was organized to give structure to the recovery effort.

The PWA oversaw the planning and construction of federal and non-federal public works projects. To stimulate the economic recovery, the government rapidly expanded its public works program. This provided work for the unemployed, many of whom were in the building trades. The Bureau of Labor Statistics maintained statistics on employment, wages, cost of materials, and other PWA project data. During the 1930s, the number of public buildings constructed increased dramatically.

Because of the planning already completed under the 1926 legislation, these projects were able to start up quickly. A total of 3,174 PWA construction projects were built between 1933 and 1939 utilizing a number of New Deal programs for funding. In addition, funds for federal building construction came from the relief program authorized by the Emergency Relief and Construction Act of July 21, 1932; the Emergency Construction Program under the Appropriation Act of June 1934; and the Building Program for the District of Columbia, authorized by the Act of 1926. The U.S. Treasury Department retained responsibility for federal construction funding until 1939, utilizing a number of different programs and authorizations to fund the program.<sup>62</sup>

These federal buildings were among the most familiar government buildings to the general public. Despite the desire to complete projects rapidly, the PWA also stressed the importance of high quality in order to ensure "public works of an enduring character and lasting benefits."<sup>63</sup> The program's goals were to construct buildings as quickly as possible and to employ as many people as possible at efficient costs. The standardized design practice of 1915 was well-suited to this high-speed, efficient process. Any drawing that did not have to be produced moved a project faster. Avoiding construction problems caused by design changes or incorrect plans also helped. Simplified ornamentation meant less drawing time. While facade variations were allowed, standardized interior plans were well

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<sup>62</sup> Ellis Armstrong, *History of the Public Works of the United States, 1776-1945* (Chicago, Illinois, American Public Works Association, 1976), 327.

<sup>63</sup> Craig et. al., 281-283

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established and utilized. A publication entitled "Instructions to Private Architects Engaged on Public Building Work under the Jurisdiction of the Treasury Department" listed these standards. The most commonly used styles were the Colonial-Revival style or Stripped Classical, a simplified classical style mixing modern and classical elements. All of the styles can be characterized by symmetrical massing and plain surfaces.<sup>64</sup>

From PWA to GSA, 1939-1954

Federal building construction under PWA programs continued until 1942 when the American entry into World War II virtually halted all building activity. The few buildings finished in the years 1942-1943 were completions of old projects. The styles of architecture remained the same, as did the Supervising Architect's commitment to standardized design.

After World War II, federal architectural activities were well diffused throughout military and civilian agencies. In 1949, the United States General Services Administration (GSA) subsumed the Federal Works Agency, including its public building design function. With the Public Buildings Act of 1949, the Office of the Supervising Architect increasingly relied on private architectural firms to carry out public building designs.

In 1954, all exclusively post office projects were removed from the GSA and transferred to the United States Post Office Department. In 2008, the GSA retains holdings over non-military federal buildings, including those that house various federal agencies within one building, such as the Federal Office Building.<sup>65</sup>

Significance Evaluation

The Federal Office Building, located at 105 South 15<sup>th</sup> Street, Omaha, Nebraska, is significant under Criterion A in the area of politics/government for its local significance as a symbol of the federal presence in the city. The building embodies the ideals of the federal building campaign initiated by the President Hoover and

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<sup>64</sup> Craig et. al., 281-283, 306

<sup>65</sup> Lee, 285-290

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President Roosevelt administrations under the direction of Acting Supervising Architect James A. Wetmore (1912-1913; 1915-1934). The building is eligible under Criterion C as a local exemplification of the Stripped Classical architectural style popular to federal buildings constructed during the Great Depression-era tenure of the Acting Supervising Architect James A. Wetmore (1912-1913; 1915-1934). The period of significance for the federal building begins at the date of its construction in 1933 and extends to 1958. The building retained its original historic function for more than fifty years; thus, its significance begins with the date of construction and extends to fifty years before the present, allowing for the historic period of federal presence in Omaha.

*Politics/Government*

The Federal Office Building embodies the perceived growth of Omaha in the early twentieth century and demonstrates elements of the federal building campaign carried forth under the Public Works Administration and into the Great Depression. The building was designed and constructed as part of the federal construction programs that were enacted to reduce unemployment during the Depression. The building is partially faced with local limestone, which emphasized the monumentality of the federal government during uncertain times. The lack of ornamentation stresses the government's frugality at a time when ostentatious displays would have been inappropriate. The incorporation of classical elements also expresses the sense of a federal permanence and presence in the community and continuity of tradition. Finally, the federal building was perceived as a symbol of civic pride, and its placement on the prominent thoroughfare of South 15<sup>th</sup> and Dodge streets supports this sentiment. The Federal Office Building is the only pre-1958 building erected by the federal government for federal purposes to remain extant in downtown Omaha.

*Architecture*

The Federal Office Building is significant under Criterion C as a notable example of the Stripped Classical architectural style with Art Deco influences, the preferred style that characterizes the federal building's erected during the late tenure of Acting Supervising Architect James A. Wetmore. Characteristic of the Stripped Classical style, the Federal Office Building displays a strong sense of mass and permanence with simplified detailing. The building features Art Deco-style detailing including an emphasis on verticality; a ziggurat; recessed, detailed entry;



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chevrons and zigzag ornamentation. The restrained Art Deco-style detailing at the roofline and facade, the emphatic signage and pilasters, and the detailed entry and window surrounds convey the building's public purpose while simultaneously emphasizing the sleekness and parsimony of Depression-era federal government through the lack of extraneous and ornamental detail.

*Integrity*

The Federal Office Building retains a high degree of exterior integrity. The building has only minor alterations to the exterior, the majority of which are located on the west (rear) elevation to accommodate an additional secured entry and fire-safety regulations. The windows and doors were replaced in 1984; however the replacement doors and windows do not detract from the overall retention of materials and design. At the interior, the building retains the original marble wainscoting, pilasters, and terrazzo floor on the vestibule and first floor, all finishes that were typical to the public buildings of that period and style. The continued use of the building throughout the twentieth century necessitated the need for interior alterations. The application of new interior finishes such as industrial carpeting, acoustic-tile drop ceilings, and inset fluorescent lighting do not detract from the integrity of the building as the original features remain beneath the more recent materials.

Despite interior alterations to accommodate the changing and continuous use of the building, the Federal Office Building retains its overall integrity of design, materials, and workmanship. In addition, the building retains its original location. As is typical of many downtown areas, however, the blocks surrounding the building have been developed to various degrees and now contain large mid- to late-twentieth-century, multi-story commercial edifices as well as buildings that predate the construction of the Federal Office Building. Therefore, the federal building has lost some integrity of setting.

The Federal Office Building retains its overall monumentality as a governmental entity, all of which contribute to integrity of association. The building's retention of integrity of design, materials, workmanship, location, and association results in the building's retention of feeling as an early twentieth-century federal building erected in the Stripped Classical architectural style.

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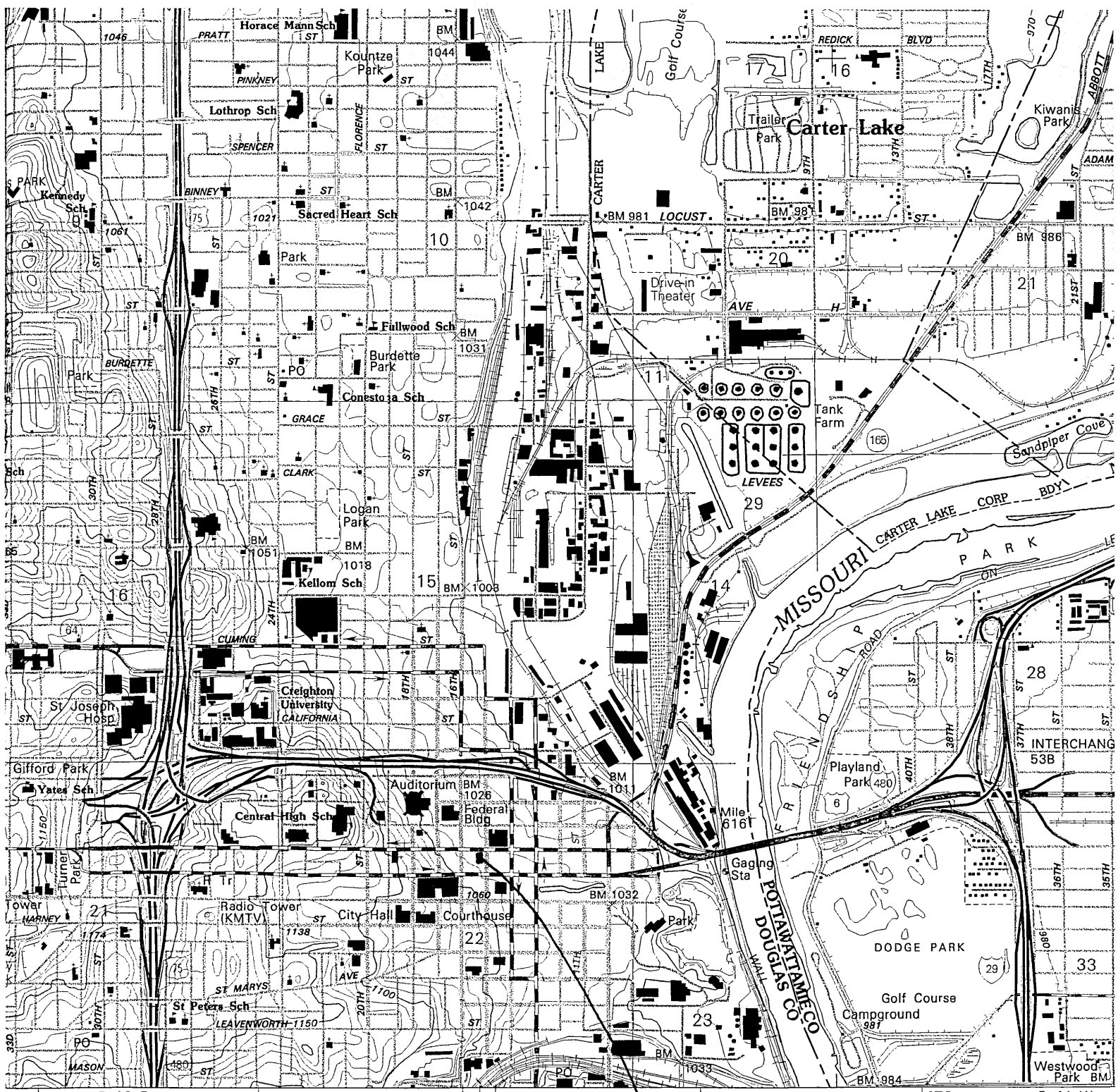
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**Boundary Description**

The boundary includes the approximately 0.47-acre tax parcel upon which the Federal Office Building is located. Dodge Street forms the northern boundary of the property. The southern boundary is delineated by a sidewalk that runs parallel to the building. The eastern boundary is delineated by South 15<sup>th</sup> Street, and the western boundary is delineated by the narrow sidewalk and former parking area that lines the western side of the building.

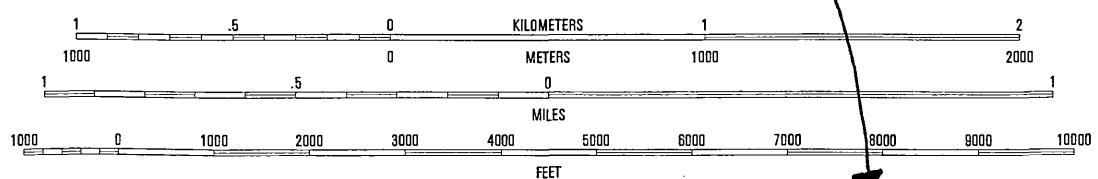
**Boundary Justification**

The National Register boundary for the Federal Office Building includes the entire portion of the 0.47-acre tax parcel that is historically associated with the building during its period of significance (1933-1958). This boundary follows the tax parcel lines and includes the federal building that has occupied the lot since its construction in 1933. The boundary encompasses all of the significant resources and features that comprise the property.



57° 30" R 13 E      253      254      255      55' 00"      256      R 44 W

SCALE 1:24000



CONTOUR INTERVAL 10 FEET  
 DOTTED LINES REPRESENT 5-FOOT CONTOURS  
 NATIONAL GEODETIC VERTICAL DATUM OF 1929

**FEDERAL OFFICE BUILDING**  
**OMAHA, NEBRASKA**

UTM: 15/254025/4571718

QUADRANGLE LOCATION

1	2	3	1 Fort Calhoun
4		5	2 Loveland
6	7	8	3 Honey Creek
			4 Irvington
			5 Council Bluffs
			6 Ralston
			7 Omaha South
			8 Council Bluffs

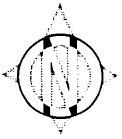
ADJOINING 7.5' QUADRANGLE NAMES

COMPLIES WITH U.S. GEOLOGICAL SURVEY STANDARDS FOR SPATIAL ACCURACY - CLASS 2  
 FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
 AND IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240

A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

RTH  
 ET





Federal Office Building  
Omaha, Douglas County, Nebraska  
UTM: 15/254025E/4571718N

Capitol Ave.

S. 15th St.

Dodge St.

S. 17th St.

Douglas St.

S. 16th St.

S. 14th St.

Farnam St.

