

RESOLUTION – EXHIBIT A
Ernest P. Buffett House
LANDMARKS HERITAGE PRESERVATION COMMISSION

RESOLVED BY THE LANDMARKS HERITAGE PRESERVATION COMMISSION OF THE CITY OF OMAHA:

WHEREAS, Meredith Efken is the owner of the Ernest P. Buffett House; and,

WHEREAS, this owner, on April 27, 2015, requested that the Ernest P. Buffett House be designated a Landmark under the City of Omaha's Landmark Heritage Preservation Ordinance; and,

WHEREAS, the house, originally built circa 1886, was owned by Ernest P. Buffett from 1904 – 1933; and,

WHEREAS, Ernest P. Buffett gained local and national recognition for his leadership and innovation in the grocery industry during the first several decades of the 20th century; and,

WHEREAS, Ernest P. Buffett guided the development of Buffett's Store, a prominent fixture in the Dundee neighborhood; and,

WHEREAS, Ernest P. Buffett created Buy-Rite, the first cooperative advertising organization in the US grocery industry and possibly in the US as a whole; and,

WHEREAS, Ernest P. Buffett is the grandfather of Warren Buffett, a successful investor and businessman, and played an important role in the Buffett family's own narrative and widely imitated approach to business and investing; and,

WHEREAS, the Ernest P. Buffett house is a representative example of vernacular or folk Victorian residential architecture with Stick/Eastlake characteristics in an urban, middle-class neighborhood; and,

WHEREAS, the Ernest P. Buffett house shows several key features of being a modified Palliser, Palliser & Co. mail-order cottage design from 1877-78; and,

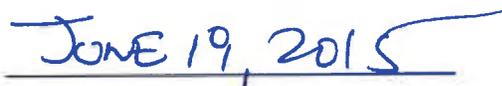
WHEREAS, this property is where Ernest P. Buffett lived when he made these contributions, as he resided there for twenty-nine years – longer than any other location during his lifetime; and,

NOW, THEREFORE, BE IT RESOLVED BY THE LANDMARKS HERITAGE PRESERVATION COMMISSION OF THE CITY OF OMAHA:

THAT, the Ernest P. Buffett House, 1015 S. 30th Avenue, be designated as a Landmark of the City of Omaha.



Chair: Landmarks Heritage Preservation Commission



Date

C3-15-187

ORDINANCE NO. 40500

AN ORDINANCE to designate the Ernest P. Buffett House located at 1015 South 30th Avenue as a landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

Section 1. That the Ernest P. Buffett House located at 1015 South 30th Avenue, which is on the following described land, to wit:

Lot 3, Block 0, Himebaugh Place,

is hereby deemed historically significant and worthy of recognition for the reasons cited in Landmark Heritage Preservation Resolution attached hereto as Exhibit "A" and made a part hereof by reference.

Section 2. That the "Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Buildings", as may be from time to time amended, are hereby adopted as the design standards to be applied in the enforcement of this ordinance and Chapter 24, Article II, of the Omaha Municipal Code.

Section 3. That the Ernest P. Buffett House is hereby designated as a landmark pursuant to Section 24-61 of the Omaha Municipal Code and hereby subject to all of the provisions of this Ordinance and Chapter 24, Article II, of the Omaha Municipal Code.

ORDINANCE NO. 40500
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Section 4. That this Ordinance shall be in full force and take effect fifteen (15) days from and after the date of its passage.

INTRODUCED BY COUNCILMEMBER

Ben J. Gray

APPROVED BY:

Jean Stothel 10/1/15
MAYOR OF THE CITY OF OMAHA DATE

PASSED SEP 29 2015 7-0

ATTEST:

Duster Brown 10/1/15
CITY CLERK OF THE CITY OF OMAHA DATE

APPROVED AS TO FORM:

[Signature] 8-22-15
CITY ATTORNEY DATE

Local Landmark or Landmark Heritage District



APPLICATION

Return To: City of Omaha Planning Department
 Landmarks Heritage Preservation Commission
 Omaha/Douglas Civic Center
 1819 Farnam Street, Suite 1100
 Omaha, Nebraska 68183

Instructions:

The application for Local Landmark or Landmark Heritage District must be approved by the Landmarks Heritage Preservation Commission. Applications must provide, in addition to this form, sufficient drawings, specifications, photographs or other materials to allow the LHPC to evaluate the qualifications of the proposed property.

1. Address of Subject Property 1015 S. 30th Ave.
 2. Name of Structure Ernest P. Buffett House
 3. Applicant
 Name Meredith Efken
 Street 1015 S. 30th Ave. City Omaha
 State NE Zip 68105 Phone 402-445-2529 Email meredith.efken@gmail.com

4. Owner's Signature  Date 4/27/2015

5. **Legal Description**
Lot 3, Himebaugh Place, in Bartlett's Addition

6. **Classification**

Category:	Ownership:	Status:	Present Use:
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<input type="checkbox"/> public acquisition		<input type="checkbox"/> entertainment
<input type="checkbox"/> object			<input type="checkbox"/> government
			<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> vacant
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other (explain)

7. **Historic Description and Significance**
 Please provide as thorough a description as possible. This should include, but is not limited to, architectural styles and features; site elements, landscaping/urban design elements; architects, builders, and owners. Copies of architectural drawings, photos and similar documents are encouraged. Include a statement explaining why the item/property/district is historically significant. The LHPC staff will assist you in filling out this portion if necessary. Attach supporting documents.

LHPC Use Only		
Case File Number <u>15-09-H1</u>	City Council 1 <u>2015-09-15</u>	
Hearing Dates _____	City Council 2 <u>2015-09-22</u>	
LHPC <u>2015-06-10</u>	City Council 3 <u>2015-09-29</u>	
Planning Board <u>2015-08-05</u>	Ordinance Number <u>40500</u>	

Ernest Buffett House
Local Landmark Designation Report
June 4, 2015

The following are excerpts from the NRHP Registration Form Summary Paragraphs:

Description

The Ernest Buffett house is a two-story, front-gabled frame home located in the Himebaugh Place subdivision in midtown Omaha, NE. It is a vernacular or folk Victorian built circa 1886 with Stick/Eastlake characteristics and featuring a two-story cross-gable and a one-story wrap-around porch. On the east side is a 1.5 story gabled addition likely dating from the 1890s to 1900 and a small porch on the south. It has a good amount of historic integrity with original wood clapboard siding and scallops in the gables. Most of the windows are original while a few date from the 1930s. The porches are not original but do follow the footprints of the original porches and are in keeping with the historic character of the house. The roof is shingled in non-historical architectural asphalt shingles in a wide stripe pattern modeled after historical illustrations of similar period homes. The interior of the house retains historic integrity with original woodwork, doors, hardware, most of the original plaster walls, and most of the original wood flooring. The house faces west toward 30th Avenue, with a small front yard and a gently-sloping back yard on a 140' by 49' lot. A contributing detached garage dating from before 1901 sits on the east property line and is accessible from 30th Street on the east, and from a door on the west into the back yard. The garage has original clapboard siding, a rubberized shed roof, brick and concrete block foundation, and a dirt floor, in addition to two non-historical roll-up garage doors. The property contains the following non-contributing features: a cement driveway on the south, a wood privacy fence on the south and east, a decorative aluminum fence along the front yard and north side, and a patio in the back yard incorporating bricks and patterned concrete pavers belonging to the house and dating from about the 1920s, in addition to several trees and gardens with paths. The property is located in an urban neighborhood of historic homes and apartments in midtown Omaha, not far from historic Field Club and Hanscom Park. The property is in fair condition, given its age and history, and retains many of its historic characteristics.

Statement of Significance

Though internationally, the name "Buffett" is associated with Warren Buffet, successful investor and businessman, his grandfather, Ernest P. Buffett gained local and national renown for his leadership and innovation in the grocery industry during the first several decades of the 20th century. He guided the development of Buffett's Store, including the opening of a new location in the prominent Dundee subdivision in 1915, for forty-four years. By the time Buffett's closed in 1969, it had existed for an entire century and seen three generations of Buffetts at its helm.

Ernest Buffet's home at 1015 S. 30th Avenue in Omaha, a modest two-story Victorian, meets National Register Criteria B in Commerce for its direct association with Ernest Buffett at the local and state level because of Ernest Buffett's key role in the family store, which was intimately connected to the daily life and social fabric of the neighborhoods it served. In addition, Ernest Buffett was a creative and bold leader not just in the grocery community, but also in the broader retail and commerce community. He created Buy-Rite, the first cooperative advertising organization in the US grocery industry and possibly in the US as a whole. He played an important part in Warren Buffett's own narrative and widely imitated approach to business and investing. Ernest's children, including Warren Buffett's father, Howard Buffett (U.S. Representative from Nebraska, four terms) and Fred Buffett (who partnered with Ernest to run the grocery store), grew up in this house as well.

This property was where Ernest Buffett lived when he made these contributions, and he resided there for twenty-nine years—longer than at any other location during his lifetime. This makes it the residence most closely associated with his life and career, which is why "Ernest Buffett House" is the preferred historic name for the house. The Harte Block building where his Dundee store was located during the most productive years of his career still exists but does not have sufficient interior historic integrity to represent Buffett's work and accomplishments. The house also has the distinction of being the oldest remaining structure in Omaha associated with the Buffett family, since Ernest's father's home and original grocery store building no longer exist.

The house meets National Register Criterion C in Architecture at the local level because it is a representative example of folk Victorian Eastlake residential architecture in an urban, middle-class setting. Built circa 1886, the design of the house shows several key features of being a modified Palliser, Palliser & Co. mail-order cottage design from 1877-78. Despite over seventy years of use as an apartment building, the house retains a great deal of historical integrity inside and out.



1898 Hartson Family Photo

S. 29TH 186 ST.

184

S. 30TH ST.

S. 30TH ST.

S. 30TH AV.

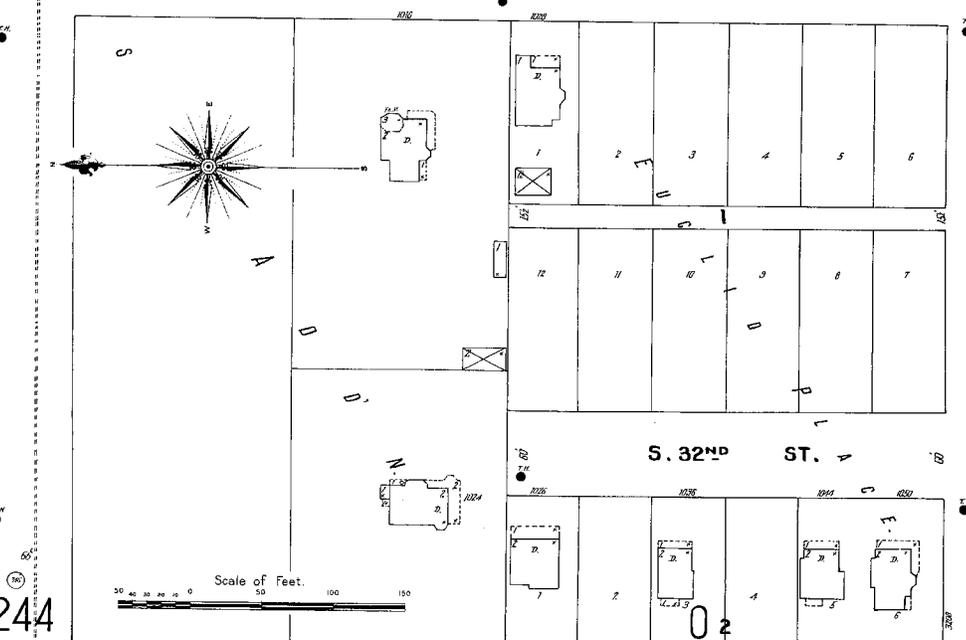
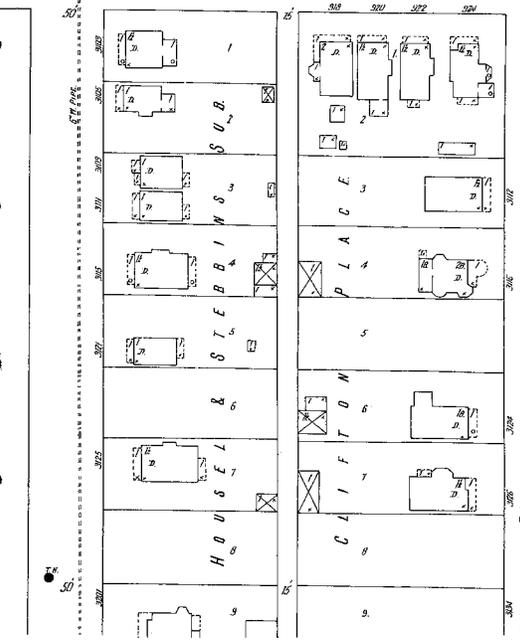
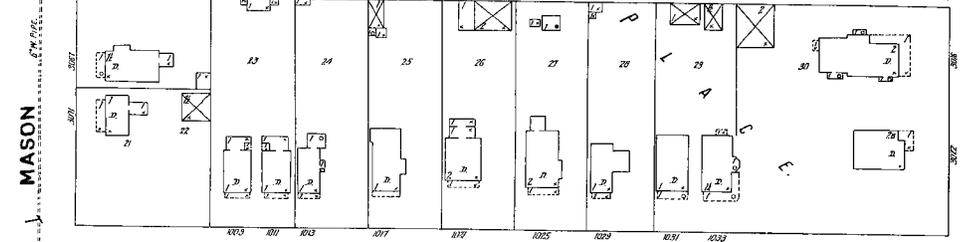
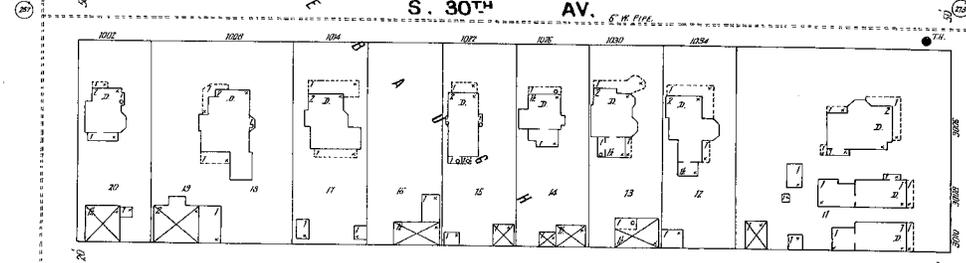
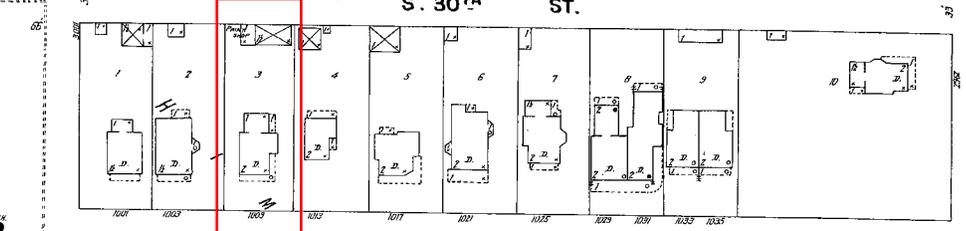
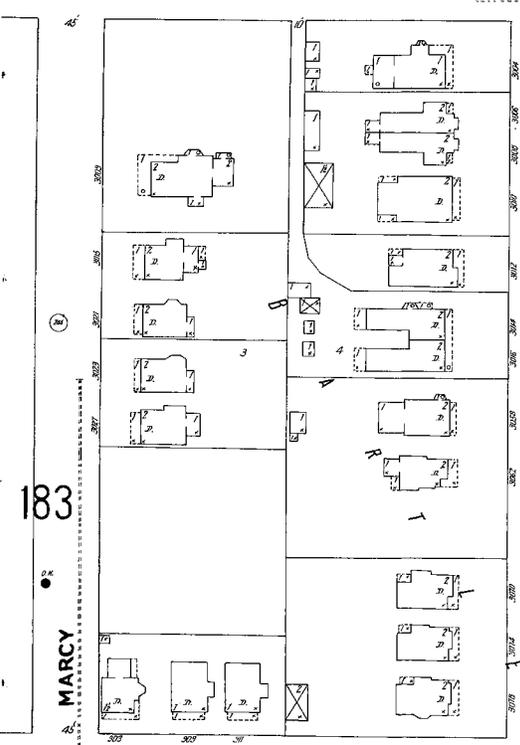
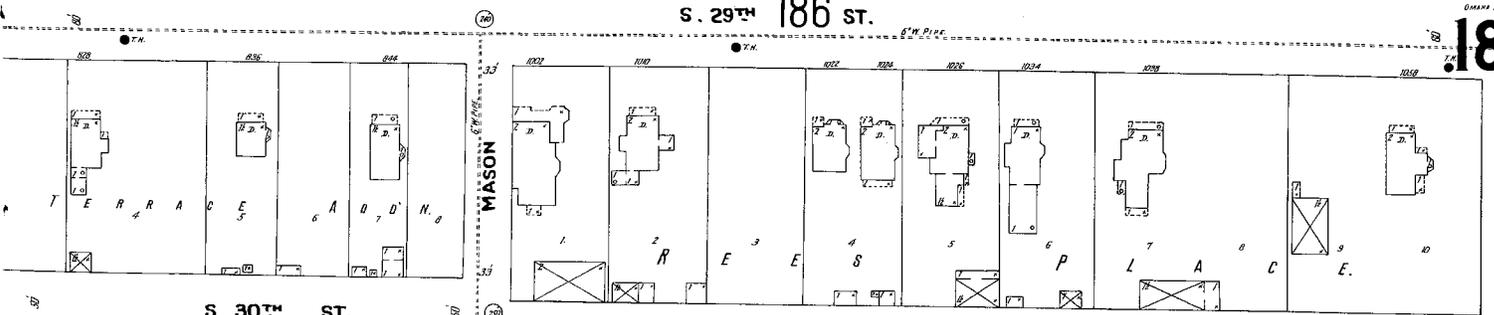
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S. 31ST ST.

S. 32ND ST.

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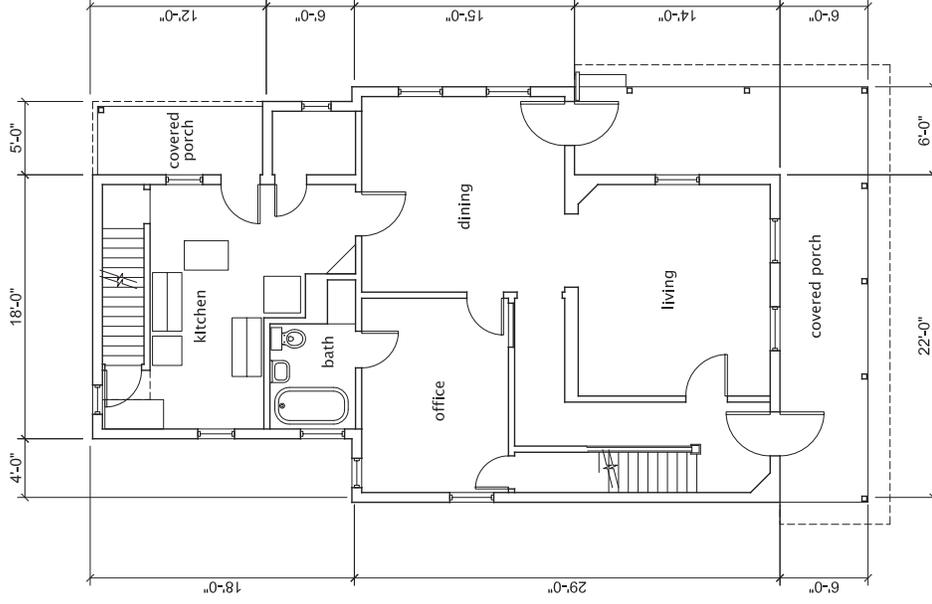
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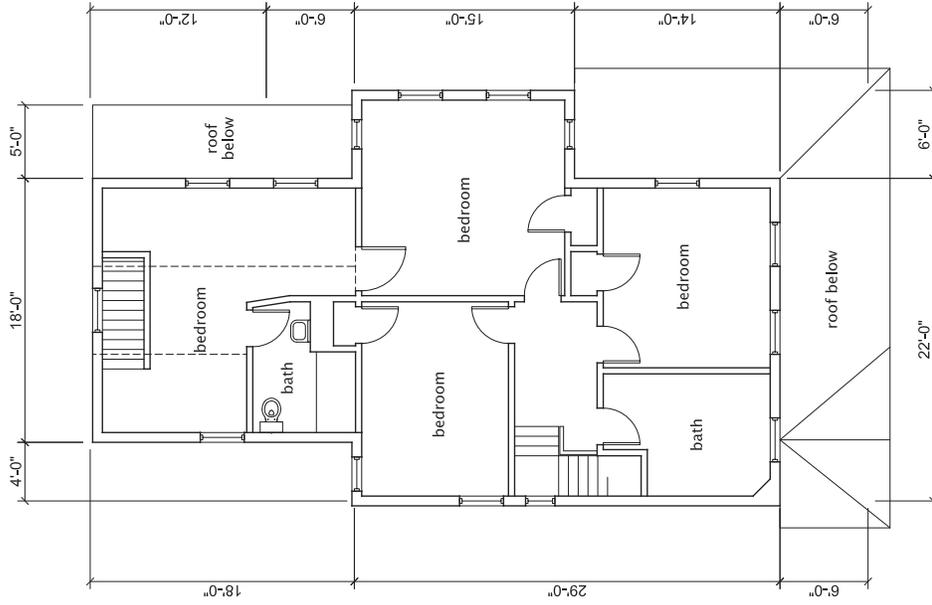




NORTH

EXISTING MAIN FLOOR PLAN

Scale: 1/8" = 1'-0"



NORTH

EXISTING SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"

