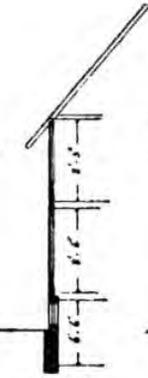








-REAR ELEVATION-



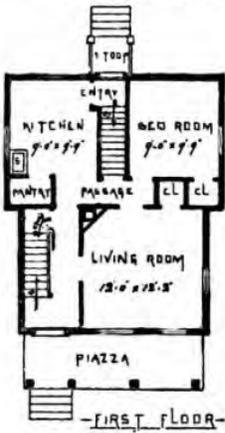
-SECTION-



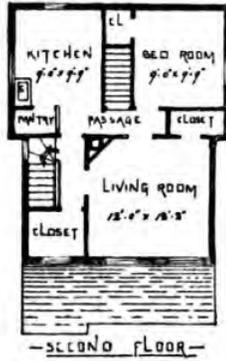
-FRONT ELEVATION-



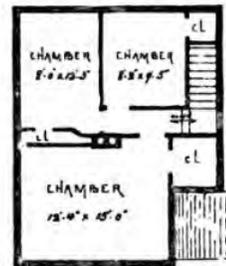
-SIDE ELEVATION-



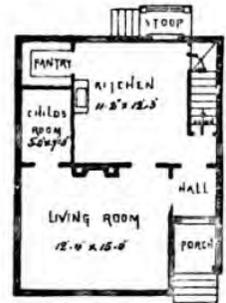
-FIRST FLOOR-



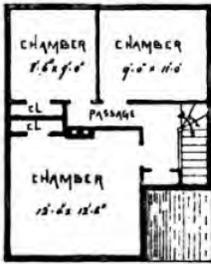
-SECOND FLOOR-



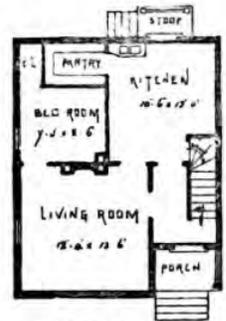
-SECOND FLOOR-



-FIRST FLOOR-



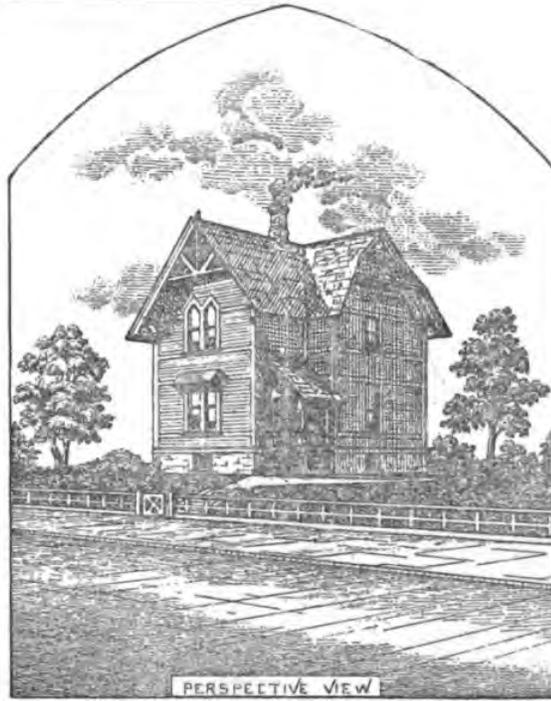
-SECOND FLOOR-



-FIRST FLOOR-



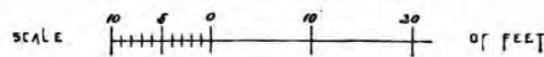
-SIDE ELEVATION-



PERSPECTIVE VIEW



-FRONT ELEVATION-





# Landmarks Heritage Preservation Commission RECOMMENDATION REPORT

## Local Landmark Designation

**Date:** June 2, 2015  
**Case Number:** 15-09-H1  
**Case Name:** Ernest P. Buffett House  
**Location:** 1015 S 30 Ave  
**Applicant:** Meredith Efken, Owner  
**Request:** Local Landmark Designation

**Inspection Date:** March 24, 2015 and March 31, 2015

**Present Use:** Private Residence

### Conformance with Master Plan:

From the OMC Section 24-22:

*The city council finds that the protection, enhancement, perpetuation and use of structures, districts and elements of historical, cultural, educational, architectural, engineering, or geographic significance located within the city are required in the interest of the prosperity, civic pride and general welfare of the people; and further finds that the economic, cultural and aesthetic standings of this city cannot be maintained or enhanced by disregarding the heritage of the city and by allowing the destruction or defacement of such cultural assets.*

### Description:

The existing neighborhood is a collection of single family and multi-family residential building types – from turn of the century homes to slip-in apartment buildings. The impact of designating this single family home as a landmark will retain the eccentric mix of residential building types by preserving the oldest pieces in its original form.

### Review and Analysis:

In addition to requesting a local landmark designation for this building, the owner has requested that the property be added to the National Register of Historic Places under Criterion B (Person) and C (Construction Character) in the areas of significance of Commerce and Architecture. Please see attached National Register of Historic Places Registration Form. The applicant continues to work with the NeSHPO to finalize the documents as required.

The house at 1015 S 30 Avenue in Omaha was owned by Ernest P. Buffett from 1904 to 1933. Buffett was known for his leadership and innovation in the grocery industry during the first several decades of the 20<sup>th</sup> century.

The house itself retains a great deal of historic physical integrity and is a good example of folk Victorian Eastlake residential architecture in an urban, middle-class neighborhood.

From the Omaha Municipal Code, Sec. 24-52. - Standards for Designation.

A particular site, structure, or area may be designated for preservation as a landmark or landmark heritage district if it has:

- (a) Historical and cultural importance, having significant character, interest or value, as part of the development, history, heritage or cultural characteristics of the city, state or nation; or is associated with the life of a person significant in the past; or is the site of an historic event; or exemplifies the cultural, political, economic, educational, social or historic heritage of the community;
- (b) Architectural and engineering importance, portraying the historical setting or environment of a distinctive characteristic of an architectural or engineering type, period, style, or method of construction; or is the work of a master or designer whose individual work is significant in the development of the city; or contains elements of design, detail, materials or craftsmanship of distinctive quality, or which represents a significant innovation;
- (c) Geographic importance, by being part of or related to a square, park or other distinctive area, which should be developed or preserved according to a plan based on a historic, cultural or architectural motif; or owing to its unique

- location or singular physical characteristics represents an established and familiar visual feature of the neighborhood, community or city; or
- (d) Archeological importance, yielding or which may be likely to yield information important in prehistory or history.

From these standards, the applicant is requesting a local landmark designation of the property by meeting two of the qualifications - (a) Historical and Cultural Importance and (b) Architectural and Engineering Importance. Please see the attached Local Landmark Designation Report – summarized from the NRHP Registration Form.

In reviewing the material the planning department finds that the applicant has thoroughly researched the home, its architectural style and character, and the life of Ernest P. Buffett. The impact that Buffett has had on the community as a whole is significant, as well as the direct impact on his impressionable family members, and this piece of the puzzle helps to tell the larger story of the Buffett family in Omaha. The description of the home and the purposeful analogies allow us to imagine what it may have been like to live during the time of its earliest owners – the Hartsons and the Buffetts. The architecture of the house, representing a pattern book design of its era, stands for the simple yet respectable middle-class inhabitants who defined the American character of the time.

**Recommendation:**

The Planning Department recommends approval of the proposed Local Landmark Designation Report.

**Attachments:**

8 x 11 Case Packet

**INTER-OFFICE COMMUNICATION**  
**City of Omaha, Nebraska**  
**Planning Department**

**TO:** Chairman and Members of the Planning Board

**FROM:** James Thele, Planning Director

**DATE:** July 29, 2015

**SUBJECT:** Approval of a Local Landmark Designation – Ernest P. Buffett House  
1015 South 30<sup>th</sup> Avenue  
Case #C3-15-187

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At the June 10, 2015 meeting of the Landmarks Heritage Preservation Commission (LHPC), the applicant Meredith Efkin, owner of the home, requested a local landmark designation for the Ernest P. Buffett House at 1015 South 38<sup>th</sup> Avenue. The public hearing held at the meeting resulted in a recommendation for approval of the request.

According to Chapter 24, Omaha Municipal Code, Section 24-59, we hereby transmit this proposal to the City Planning Board, and request that you consider the degree of conformity or nonconformity with the Master Plan of the City of Omaha.

The Planning Department has been working with the applicant to support efforts to designate this building. It finds that the applicant has thoroughly researched the home and it's owners (most significantly Ernest P. Buffett) giving us insightful background for the designation. The architecture of the house, representing its era, helps define the character of the time it was built. The Planning Department finds that the Ernest P. Buffett House is both culturally and architecturally significant to the City of Omaha. The Planning Ddepartment staff supports a local landmark designation for the building.

The Planning Department considers this request to be in conformance with the Master Plan and recommends approval of the designation.

**DEPARTMENT RECOMMENDATION:** Approval.

**ATTACHMENTS**

LHPC Minutes  
Application for Designation