

RECEIVED 2280

FEB - 5 2016

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property

Historic name Ruffner, Peter E. Residence
Other names/site number CC14-094
Name of related multiple property listing n/a
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & Number 501 N 8th St.
City or town Plattsmouth State Nebraska County Cass
Not for publication Vicinity

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 at the following level(s) of significance: national statewide local

Applicable National Register Criteria: A B C D

Michael J. Hunt SHPO/Director 01-26-2016
Signature of certifying official/Title: Date
Nebraska State Historical Society
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of Commenting Official Date

Title State of Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register.
 determined eligible for the National Register.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain): _____

John Selby 3-22-2016
Signature of Keeper Date of Action

Ruffner, Peter E. Residence
Name of Property

Cass County, Nebraska
County and State

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 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	Buildings
<u> </u>	<u> </u>	Sites
<u> </u>	<u> </u>	Structures
<u> </u>	<u> </u>	Objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions (Enter categories from instructions.)

DOMESTIC: Single Dwelling

Current Functions (Enter categories from instructions.)

WORK IN PROGRESS

7. Description

Architectural Classification (Enter categories from instructions.)

LATE VICTORIAN: Second Empire

Materials (enter categories from instructions.)
Principal exterior materials of the property:

Foundation: BRICK
Walls: BRICK
Roof: ASPHALT Shingle

Ruffner, Peter E. Residence

Cass County, Nebraska

Name of Property

County and State

Description

Summary Paragraph (Briefly describe the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The Peter E. Ruffner Residence is a brick, Second Empire two-thirds double pile house. The brick first story is capped by a large asphalt-shingled mansard roof which houses the second story. A wrap-around front porch is located on the south and west sides of the house. The windows on the first floor have arched brick hoods with prominent keystones, while the second story windows are topped by classical pediments. The home is located on a corner lot, on a prominent rise overlooking downtown Plattsmouth. The house has high exterior integrity.

Narrative Description (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

The town of Plattsmouth is on the Missouri River in eastern Nebraska, within a small valley near the confluence of the Platte and Missouri Rivers. Rolling hills crowned with residential lots surround the commercial downtown. The 1872 Peter E. Ruffner residence is located to the north of the downtown district on one of these rolling hills at the intersection of 8th and D Streets. The sloping site is shaded by large trees. A slate and concrete retaining wall runs along the south side of the property, and wraps around the corner to the west where it blends into the hill. Another stone wall and a concrete stair are located along the west side of the property. The west wall is constructed of stacked diamond-shaped roofing slates bound by concrete; these may be the original roof slates from 1872 (photo 25-26).

Exterior

The house is two stories tall, with the second story hidden within a very prominent mansard roof. The building is constructed of brick on a brick foundation. The brick has been painted white; however the date and historicity of this is unclear, and the house may have been unpainted when initially constructed. However, many early Nebraska brick homes were painted historically as they were constructed with locally fired, soft bricks that could absorb large amounts of water, and thus the paint served to protect the brick. The paint has worn away in several spots, exposing the red brick underneath. The house is L shaped in plan, with a small brick, hipped roofed ell to the rear. All of the window and door openings on the ground floor are arched, with projecting brick window hoods and prominent keystones. All of the windows on the first and second floors of the main block of the house are tall, 2/2 wood sash windows. A brick string course runs below the eaves of the roof.

A tall mansard roof caps the ground floor. The roof has straight, steeply sloping sides with prominent flairs at the base. Originally finished with slate (now reused within the site's retaining walls), the roof was re-sheathed in asphalt shingles at an unknown date. The top of the roof is hipped with an extremely shallow slope, approximating a flat roof. All roof dormers have classical window surrounds with pediments and stylized wood pilasters topped with geometric capitals. The window's sills align with the brick string course that runs around the building, as the windows extend below the eaves of the flared mansard roof. The dormer cutouts through the eave are framed with wood scrolled brackets.

The front façade faces south (photo 1, 4). It is three bays wide, with the front entry and arched transom window in the easternmost bay (photo 5), and a tall window in the other two bays. Two dormers face south at the second floor level. The front façade is dominated by the wrap-around porch which encircles the front portion of the L-shaped block on the south and west sides. The porch is wood, has a flat roof and basic wooden square columns with very simple applied geometric capitals and applied ornament (photo 6). Brick pillars support the porch. The porch railing has been replaced by a solid wood panel knee wall on both its south and west sides. The porch is currently in poor condition, suffering from water damage due to a lack of maintenance. The original porch stairs on the south and west sides were replaced with concrete stairs at an unknown date. There is an excavated space under the entire wrap-around porch which is lined with brick (photo7). The house's basement brick walls are unpainted. A service door is located directly under the front entrance and leads into the basement. A modern, sliding casement window is located near the west corner of the basement.

Ruffner, Peter E. Residence

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The east elevation consists mostly of a blank wall with few openings, featuring only an arched window near the north end of the wall and a small, boarded-over rectangular basement window near the south end of the wall (photo 4). Two dormers are located off center at the mansard roof level.

The rear of the house faces north. A small, one story brick ell is centrally located at the ground floor (photo 2, 3). The shallow hipped roof peaks just below the eaves of the flared mansard roof. A single mansard dormer is located along the center of the second floor. The ell has arched fenestrations on the north and west elevations. A narrow doorway is located on the east elevation of the addition. This doorway appears to be an enlarged window opening, as an adjacent original arched doorway opening to the south has been bricked in. All of the windows are 2/2 wood double hung sash, but are shorter than those windows found on the main body of the house. A short chimney rises from the rear of the ell. The ell may have had an enclosed porch to the east, as suggested by an existing concrete pad and the ghost line of a pent roof along the north wall of the house; however, this was removed at an unknown date and was most likely not an original feature of the house, based upon a historic drawing of the home (see section 8).

The west elevation features the short projecting wing of the house's L-plan (photo 2). A wood box-shaped bay window projects from the wing. The windows are 2/2 wood, double hung sash. The window features simplified scrollwork brackets and basic geometric paneling. The flat roof is in poor condition. Two mansard dormers face west, one centered over the wing and one centered on the main body of the house. A side entry into the wing opens onto the front porch, and features a replacement multi-light glazed door under an original glazed transom. An arched window is located on the ground floor under the dormer of the main body of the house. Two of the house's three chimneys rise from the flared portion of the mansard roof on the west side, one over the wing and one over the main body of the house.

Interior

(see attached floor plans)

The main entrance to the house is via the doorway in the west wing of the house from the porch. The non-historic door opens into the former dining room, which retains its original wood floors and plaster ceiling with round plaster medallion, which had been hidden by a modern dropped ceiling (photo 8-9). A historic iron floor register is located in this room near the entry. At the west end of the room is the bay window alcove, which is located under an arch that was hidden by later alterations. To the north are a closet and a short hallway to the kitchen and basement stairs.

To the north is a kitchen located in the rear ell (photo 10). The kitchen was remodeled in the 1980s, but retains a few historic features including the plaster walls and flue cover for the original stove. Between the kitchen and the living room is a stair leading to the basement. In the southwest corner of the kitchen is a former servant's stair which would have led to the second floor but has been sealed off; the space is used as storage with the steps serving as shelving (photo 11-12).

To the east of the dining room is an original bedroom, with a narrow closet located under the front entry stair. The room preserves its wood floors, plaster walls, and trim.

Also opening onto the dining room is a bathroom located in the southeast corner (photo 13). The bathroom is a later addition and occupies a space that was formerly a hallway leading to the front entry hall (see attached plans).

To the south is the former living room or parlor (photo 14-17). A large opening between the dining and living room, which may have had pocket doors, has been filled in with a later partition wall and door to separate the two spaces. The room preserved its historic floor, ceiling, and trim. The room at one time had a dropped ceiling, which preserved a plaster ceiling medallion and historic wallpaper along the top of the walls.

To the east of the living room is the original entry hall leading to the front door on the south façade (photo 18-19). The entry hall has been extensively modified. The rear portion of the hall was enclosed to create the first floor bathroom, while the space adjacent to the stair was enclosed to create a closet space for the former parlor, which may have been used as a bedroom at a later date. An ornate wooden staircase with a large newel post and turned wood balustrades leads to the second floor.

Ruffner, Peter E. Residence

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The second floor has been extensively changed from the original configuration; most recently sometime in 2000s (photo 20-21). The space was converted into a second residential unit, with two bedrooms, a living room, kitchen, and bathroom. Non-historic paneling and floor treatments are found in all the upstairs rooms; however, historic wooden floors and plasterwork are most likely hidden under the current materials. Additionally, the doorway leading to the stairway may also be historic as it retains a transom window over the door. The servant's stair was sealed sometime earlier, based upon the materials used, and the space is now occupied by closets for the living room and north bedroom.

The basement consists of four rooms accessed by a stair located between the kitchen and dining room (photo 22). A large, herringbone brick paved room is located under the rear ell (photo 23). A boarded over rectangular window is located in the northwest corner of the space. The use of this room is unclear, and may have served as a working space due to the paving. A larger room stretches across the width of the house to the south of the stair. This room houses the furnace. A space under the bay window may have served as a space for coal or other fuel, which would have been brought in through a rectangular opening directly under the bay window. Two other rooms are located under the front portion of the house, one on the west and one on the east. Both rooms are semi-finished spaces, with wallpaper, cabinets, and dirt floors (photo 24). The eastern room has access to the under-porch space through a door in the southeast corner. The basement spaces may have been used as storage or working spaces by the family servants.

Integrity

The house has high exterior integrity, preserving its location, setting, materials, workmanship, design, association and feeling. Exterior changes, such as a new roof material and replacement porch stairs do not detract from the building's overall integrity. The house retains the essential characteristic features of the Second Empire Style.

The house's interior integrity is fair. Historic materials are preserved underneath later additions, including wood floors underneath modern carpet, plaster walls behind modern paneling or wallpaper, and historic ceilings above modern drop ceilings. However, elements such as historic doors on all floors have been removed and replaced. The house's bathrooms and kitchens possess the lowest level of integrity, with extensive replacement of historic materials.

The property owner is seeking to rehabilitate the property, and will be working to remove non-historic materials and preserve the surviving interior features, such as the staircases and ceilings.

Ruffner, Peter E. Residence
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8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- 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.
A reconstructed building, object, or structure.
- E** A commemorative property.
- F** Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1872

Significant Dates

1872

Significant Person

(Complete if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Peter E. Ruffner Residence is eligible for the National Register under Criterion C: Architecture as a significant example of the Second Empire architectural style, and it is the only example of its type in Plattsmouth, which possesses a large number of contemporaneous Italianate buildings. The home was constructed for Peter E. Ruffner, a Plattsmouth businessman who initially specialized in dry goods before selling agricultural implements, and finally working for the Burlington and Missouri River Railroad. His house embodies many of the key characteristics of the Second Empire style including a prominent mansard roof, window decorations, and elaborate wood work. The house was constructed in 1872, which corresponds to its period of significance.

Ruffner, Peter E. Residence

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Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The Peter E. Ruffner residence is the only example of Second Empire residential architecture in the city of Plattsmouth. One of Nebraska's original river towns, the city was founded in 1854 when streets and lots were platted on the site of a trading post established in 1852.¹ The town boomed from traffic along the Missouri River and as a jumping off point for one of the branches of the Ox-Bow Trail that connected the Missouri River with Fort Kearney in Central Nebraska.² The city was an early center of settlement, and is home to a large collection of residential and commercial Italianate buildings that were constructed from the 1860s until the 1880s.

Peter Ruffner arrived in Plattsmouth in 1863 at the age of 16. Four years later he was a partner in a local dry goods business, presumably marketing his goods to the growing local population as well as travelers heading further west. It appears as he was successful at the mercantile trade, as the earliest record of his house places construction in 1872. By 1877, with the increasing settlement of Cass County as a result of the Homestead Act, Ruffner entered into a new partnership with E. W. Black focusing on the sale of agricultural implements.³ Ruffner would later work of the Burlington and Missouri River Valley Railroad as a machinist, and served as city assessor for Plattsmouth circa 1913.⁴

Criterion C: Architecture

The Ruffner Residence is the only residence constructed in the Second Empire Style in Plattsmouth, and is only one of a few dozen surviving examples in the state. The Second Empire Style was considered a modern movement in the 1870s, and drew inspiration from the radical redesign of Paris under Emperor Napoleon III and his Prefect, Georges-Eugene Haussmann.⁵ Named after the Second French Empire, the style's distinctive feature was the use of the mansard roof as both a decorative and functional element. The roof, named after seventeenth century French architect Francois Mansard, is a two-pitched hipped design that uses a steep lower slope to maximize usable floor space in the attic, and a shallow hipped upper slope.⁶ Dormers along the lower slope allowed for large windows and transformed the attic into living space. Other characteristics of the Second Empire style include elaborate window surrounds and hoods, the use of decorative wood scrollwork similar to the Italianate style along cornices and porches, and the use of bay windows.

The Ruffner Residence in Plattsmouth is a very good example of the Second Empire style. The house's large mansard roof with elaborate window dormers on all sides is characteristic of the style. Additional key features are the brick window hoods and the wood bay window on the west façade. However, the house lacks an elaborate cornice along the roofline, and the front wrap-around porch lacks extensive ornamentation. This may speak to the scale of Peter E. Ruffner's business success, which allowed him to construct a substantial brick residence but did not allow for a flamboyant expression of the architectural style. The house appears much as it did when it was constructed—a view of the residence from an 1880 birds-eye view of Plattsmouth by Augustus Koch shows the L-shaped house, with its front porch, mansard roof and rear ell. This closely matches the house's current appearance and configuration.

¹ "Plattsmouth: Cass County" *Nebraska... Our Towns*. University of Nebraska-Lincoln. www.casde.unl.edu/history/counties/cass/plattsmouth/index.php

² "The Ox Bow Trail" *Digging In: The Historic Trails of Nebraska*. cdrh.unl.edu/diggingin/trailsummaries/di.sum.0003.html

³ "Biographical Sketches, Cass County" *Andreas' History of Nebraska*. 1882. http://www.kancoll.org/books/andreas_ne/cass/cass-p7.html#cassbios3

⁴ Jennifer Honnebrink, et. al., *Intensive Level Survey for Plattsmouth Phase 1*. (Nebraska State Historical Society, 2011). 30-31

⁵ Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013). 318.

⁶ McAlester, 317-318.

Ruffner, Peter E. Residence
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Peter E. Ruffner Residence, corner of 8th St. and Avenue D.
Augustus Koch, *Birds-eye View of Plattsmouth*, 1880.

The Peter E. Ruffner residence, constructed in 1872, is among the earlier examples of this style still extant in Nebraska. The style was not widespread in the state; approximately 41 residences have been identified in historic building surveys. Of these properties, the majority were constructed in the late 1870s and 1880s, and some as late as 1890. This coincided with the increasing prosperity of Nebraska's agricultural communities as railroads expanded areas for settlement and allowed for the transportation of farm products to market. These homes were often more elaborate, incorporating ornamental iron work or extensive decorative wood work. The Ruffner residence is unique in its age and as the only example of the style in the predominately Italianate river town of Plattsmouth.

Ruffner, Peter E. Residence
Name of Property

Cass County, Nebraska
County and State

9. Major Bibliographic References

Bibliography (Insert bibliography here – cite the books, articles and other sources used in preparing this form.)

Honnebrink, Jennifer, et. al. *Intensive Level Survey for Plattsmouth Phase 1*. Nebraska State Historical Society, 2011.

“Plattsmouth: Cass County” *Nebraska... Our Towns*. University of Nebraska-Lincoln.
www.casde.unl.edu/history/counties/cass/plattsmouth/index.php

“The Ox Bow Trail” Digging In: The Historic Trails of Nebraska. cdrh.unl.edu/diggingin/trailsummaries/di.sum.0003.html

“Biographical Sketches, Cass County” Andreas’ History of Nebraska. 1882.
http://www.kancoll.org/books/andreas_ne/cass/cass-p7.html#cassbios3

McAlester, Virginia. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2013

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 #
- recorded by Historic American Landscape Survey #

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other (Name of repository)
Cass County Museum, Plattsmouth

Historic Resources Survey Number (if assigned): CC14-094

10. Geographical Data

Acreage of property Less than 1 USGS Quadrangle Plattsmouth

(Use either the UTM system or latitude/longitude coordinates. Delete the other.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

- | | | | | |
|----|----------|------------------|-----------|-------------------|
| 1. | Latitude | <u>41.015563</u> | Longitude | <u>-95.888370</u> |
| 2. | Latitude | _____ | Longitude | _____ |
| 3. | Latitude | _____ | Longitude | _____ |
| 4. | Latitude | _____ | Longitude | _____ |

Verbal Boundary Description (Describe the boundaries of the property.)

Plattsmouth Original Town, Block 96, Lots 7 and 8.

Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses all the property historically associated with the construction of the house by Peter E. Ruffner in 1872.

Ruffner, Peter E. Residence _____ Cass County, Nebraska _____
Name of Property **County and State**

11. Form Prepared By

name/title Ruben A. Acosta, NR and CLG Coordinator
organization Nebraska State Historical Society date 01/20/2016
street & number 1500 R St. telephone 402-471-4775
city or town Lincoln state NE zip code 68501
email ruben.acosta@nebraska.gov

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.
- **Additional items:** (Check with the SHPO for any additional items.)

Ruffner, Peter E. Residence
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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property Ruffner, Peter E. Residence

City or Vicinity Plattsmouth County Cass State Nebraska

Photographer Ruben A. Acosta Date Photographed August 14, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera.

1. Front façade. View N.
2. West façade. View SE.
3. Rear ¾. View SW.
4. Front ¾. View NW.
5. Entry door, exterior. View N.
6. Porch. View W.
7. Under-porch space. View E.
8. Dining room and bay window alcove with arch. View W.
9. Dining room. View E.
10. Kitchen with servant stair entrance. View SW.
11. Servant stair. View S.
12. Floor sealing servant stair. View E.
13. First floor bathroom. View E.
14. Former pocket door. View S.
15. Living room. View NE.
16. Living room. View S.
17. Living room ceiling detail. View E.
18. Entry doorway interior. View S.
19. Main stair. View N.
20. 2nd floor kitchen space. View S.
21. 2nd floor living room space. View W.
22. Basement stair. View W.
23. Basement under kitchen. View NW.
24. SE Basement Room. View to NE.
25. Stone retaining wall detail showing stacked slate. View E.
26. Detail, slate shingle.

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.





















































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Ruffner, Peter E., House

MULTIPLE NAME:

STATE & COUNTY: NEBRASKA, Cass

DATE RECEIVED: 2/05/16 DATE OF PENDING LIST: 3/15/16
DATE OF 16TH DAY: 3/30/16 DATE OF 45TH DAY: 3/22/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000105

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 3-22-2016 DATE

ABSTRACT/SUMMARY COMMENTS:

Automatic Listing due to delayed FR notice.

*Concise nomination. Adequate at best. Rare example of 2nd Empire; if need
a modest example*

RECOM./CRITERIA Accept C

REVIEWER J. Habbert DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/~~N~~ see attached SLR Y/~~N~~

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

City of Plattsmouth Historic Preservation Board
Meeting Minutes

Monday, September 11, 2015, 4:30 p.m.
City Hall, 136 N. 5th Street

1. Member Doug Duey called the meeting to order at 4:37 p.m.
2. Notice of the meeting was posted at City Hall, Cass County Courthouse and Plattsmouth Library on September 16, 2015. A copy of the Open Meetings Act is visible at the rear of the meeting room. A copy of the agenda and all documents to be discussed was available for the public.
3. Members present for Roll Call were Wilcox, Seyfer, Gappa, and Duey. McKinley, Ostaseski, and Roby were not present.
4. Seyfer moved to approve the Minutes of the August 17, 2015 Historic Preservation Board Meeting. Wilcox seconded the motion. Following Roll Call, the motion passed with unanimous consent.
5. No one appeared for Citizen Delegation.
6. Ruben A. Acosta, NR and CLG Coordinator of the Nebraska State Historical Society, spoke about the National Register of Historic Places Registration Form for the Peter E. Ruffner Residence at 501 N. 8th Street, Plattsmouth. He also spoke about funding programs, application criteria, the significance of the structure, and the integrity of the property. Following discussion, Seyfer moved, pursuant to Plattsmouth Municipal Code, Section 9-305, Landmark Heritage Preservation, paragraph 6 (d), to recommend approval to the Chief Elected Official (Mayor) and the State Historic Preservation Office of a National Register nomination for the property at 501 North 8th Street, Plattsmouth, a/k/a The Peter E. Ruffner Residence. Gappa seconded the motion. There was no additional discussion. Following Roll Call, the motion passed with unanimous consent.
7. Next Meeting Date is scheduled for Monday, October 19, 2015 at 4:30 p.m. Agenda is to include a Local Landmark Status Request for the Jerome and Mary Reinholt residence at 414 Avenue B, Plattsmouth.
8. Wilcox motioned to adjourn, the motion seconded by Gappa. Following Roll Call, the meeting was adjourned at 5:10 p.m.

Minutes prepared by:



Kevin Larson

September 22, 2015



RECEIVED 2280
FEB - 5 2016
Nat. Register of Historic Places
National Park Service

January 26, 2016

J. Paul Loether
National Register—National Historic Landmarks Programs
National Park Service
1201 "I" Street NW, 8th Floor
Washington, DC 20005

RE: Ruffner, Peter E. Residence
501 N 8th St., Plattsmouth, Cass County, Nebraska

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the above referenced property to the National Register of Historic Places. This form has met all notification and other requirements as established in 36 CFR 60.

If you have any questions concerning this nomination, please let me know.

Sincerely,

A handwritten signature in blue ink that reads "Ruben A. Acosta". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Ruben A. Acosta
National Register and CLG Coordinator
Nebraska State Historical Society

Enclosure

1500 R Street
PO Box 82554
Lincoln, NE 68501-2554
p: (800) 833-6747
(402) 471-3270
f: (402) 471-3100
www.nebraskahistory.org