RESOLUTION-EXHIBIT 1
CHARLES STORZ HOUSE
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, Antionette Jones is the owner of the Charles Storz House; and,

WHEREAS, the owner on July 22, 1983, requested that the Charles Storz House be designated a Landmark under the City of Omaha's Landmark Heritage Preservation Ordinance; and,

WHEREAS, the Charles Storz House was built in 1909 by Charles Storz, brother of brewing magnate Gottlieb Storz and owner of a prominent North Omaha retail liquor store; and,

WHEREAS, the Charles Storz House is historically significant as a symbol of the development of the Kountze Place area of which it is a part by virtue of the fact that its history exemplifies and parallels that of the entire neighborhood; and,

WHEREAS, the Charles Storz House is architecturally significant as a fine example of the Arts and Crafts style of architecture popular after the turn of the century; and,

WHEREAS, the Charles Storz House was designed by prominent Omaha architects George Fisher and Harry Lawrie; and,

WHEREAS, the Charles Storz House was renovated in 1983 as a historic preservation project involving the National Trust for Historic Preservation, Landmarks, Inc., the City of Omaha and the Consumer Services Organization; and,

WHEREAS, this case application and supporting data are attached hereto as exhibits, and incorporated herein by this reference.

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

THAT, the Charles Storz House, 1901 Wirt Street, be designated as a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission
DEPARTMENT RECOMMENDATION

INSPECTION DATE
9/15/83

REQUEST               CATEGORY
  X Landmark Designation  District
  Landmark Heritage       Building
  District Designation    Structure
  Certificate of Approval Site
  to Perform Work          Object

APPLICANT
Bruce C. Jones

LOCATION OF PROPOSED DESIGNATION OR WORK
1901 Wirt Street

PRESENT USE
Single-family

CONFORMANCE WITH COMPREHENSIVE PLAN FOR HISTORIC PRESERVATION
Structure is located within the portion of the Binney, Wirt, Spencer Neighborhood identified as being a potential historic district. The plan has shown this area as having priority status.

CONFORMANCE WITH OTHER MASTER PLANS
In conformance - Master Plan Review Committee - November 17, 1983

NEIGHBORHOOD CHARACTER
Existing: Located in the heart of the Binney, Wirt, Spencer Neighborhood, an area consisting of many fine historic residences built between the late 1880's and the 1920's. This area has been identified as being a potential historic district.

Probable future effect on neighborhood if designation is granted or work is approved.
Will reinforce neighborhood conservation efforts and could lead to increased interest in historic district designation.

PLANNING DEPARTMENT RECOMMENDATION
Approval

ADDITIONAL DATA
Landmarks Heritage Preservation Commission
APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE
Historic Charles Storz Residence
and/or Common

LOCATION
Street and Number 1901 Wirt Street

CLASSIFICATION

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OWNER OF PROPERTY
Name Bruce C. Jones & Antionette C. Jones
Phone Number

Street and Number 1901 Wirt St.
Omaha, NE 68110

City, State and Zip Code

Representative LANDMARKS, INC.
c/o Stewart Russell
Phone Number 399-1303
Street and Number 8404 Indian Hills Dr.
Omaha, NE 68114
City, State and Zip Code

LEGAL DESCRIPTION

Lot 1, Block 10, Kountze Place Addition, as surveyed, platted and recorded in Douglas County, Nebraska.
REPRESENTATION IN EXISTING SURVEYS
Title A Comprehensive Program
Date for Historic Preservation in Omaha
December, 1980

REPRESENTATION IN EXISTING SURVEYS
Title Historic Omaha Building Survey, Omaha City Planning Department
Date 1980

REPRESENTATION IN EXISTING SURVEYS
Title Survey of Douglas County, Nebraska State Historical Society
Date 1978

Title: An Inventory of Historic Omaha Buildings, Landmarks, Inc.
Date: 1980

DESCRIPTION
Describe the present and original (if known) physical appearance.

Present: White, two and one-half story (35' x 39'), Arts and Crafts style detached residential building with large porch on North and East and brick foundation.

Original: Exterior appearance believed to be substantially the same as present.

STATEMENT OF SIGNIFICANCE
Architect: Fischer and Lawrie
Builder: F. Christiansen and Son. Extensive rehabilitation of exterior and interior completed in May, 1983 by Landmarks, Inc. and the Consumer Services Organization.

7-22-83
Date

Signature of Owner/Representative
Significance

The finest example of Arts and Crafts style architecture in the Kountze Place neighborhood was built in 1909 by Charles Storz at 1901 Wirt Street. It was the logical area for Storz to locate due to the proximity of his place of business, also in North Omaha. Charles Storz, the younger brother of Gottlieb Storz who founded the Storz Brewery in Omaha, owned a saloon next door to his brothers brewery at 1827 North 16th Street where he not only sold Storz beer but also stocked fine wines, cigars and served food.

"Papa" Charles Storz, was born in 1859 in Benningen on the Neckar in Wurtemberg, Germany, and learned the brewing trade there. As a young man he came to America, arriving in Omaha in May, 1882, just six years after his brother Gottlieb came here. For the first few years in Omaha he was employed as a carpenter, but in the late 1880's he went into business for himself when he opened a retail liquor store and saloon at 1401 North 24th Street where he also lived. About 1909, after expanding and moving the business several times, Storz located at 1827 Sherman Avenue (North 16th Street) next to the Storz Brewery where he remained in business until his death in 1932, which occurred as a result of injuries suffered when he was struck by an automobile.

Mr. Storz, like his close brother, was a very industrious man who was always on duty whether at home or at work. The many people that associated with him knew him as a friend who not only ran a very popular business establishment but also demonstrated his never ending compassion by feeding countless numbers of poor and even hungry dogs and cats. In its obituary of Storz, the Omaha World Herald noted that:

Like his brother Gottlieb, president of the Storz Beverage and Ice Company, formerly the Storz Brewing Company, he did not smoke. He took great pride in the quality of the beverage dispensed from the place of business he operated at 1827 North 16th Street for more than 35 years. In the pre-Volstead days the patronage was large - in the days since, by comparison, it was something of a "wonder". On summer nights cars by the score lined both sides of the street and crowded the "Park" to the north. Heavily laden trays moved to them from three doorways.

Following the death of Charles Storz, the house was occupied by Mrs. Bertha Storz Hart, daughter of Charles, until 1935 when the family of Wayne McPherson moved in. McPherson was a successful accountant and founding partner in the CPA firm of Moeller McPherson & Judd which is still in existence today. He remained at the residence until 1940 when Claude W. Switzer, owner of the Switzer Furnace Company, occupied the house. After Mr. Switzer died in 1945, his wife and children remained in the home until 1948.

From 1949 to 1959 the Charles Storz house changed hands many times. During this period five different individuals or families resided at 1901 Wirt. The occupations of these residents included bartender, maintenance man, inspector, and used car lot employee. In 1959 the residence was purchased by Robert A. Williams who lived there until
1981 when the house became vacant.

In 1983 the Charles Storz house was rehabilitated as a historic preservation project involving the National Trust for Historic Preservation, Landmarks, Inc., the City of Omaha and the Consumer Services Organization. The renovation work was completed in May of 1983 and the house was subsequently sold to its present residents, Bruce and Antionette Jones.

In many ways the history of the Storz house parallels and exemplifies the history of the entire Kountze Place neighborhood. Both the structure and the neighborhood started as the home for successful and aspiring business people and then experienced periods of rapidly changing ownership. However, unlike many of the other homes in the neighborhood which changed from primarily single-family to multi-family occupancy, the Storz house remained a single-family dwelling through the years and has just recently become a cornerstone for rehabilitation in the neighborhood due to renewed interest by both the public and private sectors. For these reasons the Charles Storz house is historically significant not only as a symbol of the development of the greater neighborhood of which it is a part, but also as the home of the prominent and much respected businessman, Charles Storz.

Architecturally, the Charles Storz house is one of the finest examples of the Arts & Crafts Style in North Omaha. Designed by the prominent local architectural firm of Fisher and Lawrie, the house exemplifies a typical characteristic of their work - blending disparate elements into a harmonious whole, often unified by a common material. In the Storz house the architects focused on wood craftsmanship and the expression of wood structure. They explored this theme in a variety of forms taken from a wide range of styles. Primarily, these were styles influenced by the Arts & Crafts movement, but some came out of the Victorian and even the classical traditions.

On the walls above the first story of the Storz house, Fisher & Lawrie overlaid vertical boards, developing this vernacular decoration in a manner reminiscent of the Eastern Stick style, which promoted "truthfulness" in wooden construction as early as the 1850's. From the Victorian period the architects borrowed a small projecting bay window for the second story. The horizontal band of attic windows comes from the Shingle style that formed a bridge between the Queen Anne and the Prairie School. And a Prairie School spirit is expressed in the extended porch, which acts as a long, low intersecting volume. The projecting eaves, with rafter ends and purlins projecting further still, are typical of the Western Stick style popular in California around the turn of the century. And the wood craftsmanship of the Western Stick style is evident in the decoratively notched ends of the bargeboards, and rafters.

Even classical forms are rendered in an Arts & Crafts spirit in the Storz house, appearing as bands of oversized, stick-like dentils between each story, a gable-like pediment over the entry, a semicircular side window, and unobtrusive Tuscan columns. The symmetry of the facade is a classical trait that does not assert itself, because of the asymmetrical porch and the focus on other features, but it has a subtle unifying
effect. Altogether, Fisher and Lawrie synthesized their varying sources, high and vernacular, into a distinctive expression of the Arts & Crafts movement in Omaha.

Kountze Place

In Omaha the general pattern of movement for the well-to-do has always been toward the West. Beginning with the earliest settlers on Capitol Hill and the bluffs west of Downtown, successive generations have jumped to Park Avenue and the West Farnam - Cathedral area, Happy Hollow and Fairacres, and today's Regency - Rockbrook vicinity. Perhaps the most notable exception to that trend was the North Omaha development of Kountze Place. First National Bank President Herman Kountze had owned the 160 acres between 16th and 24th Streets, Locust and Pratt, since the 1860's, but waited until the real estate boom two decades later to subdivide it and offer lots for sale.

Kountze planned the new development as an upper middle class residential suburb and soon attracted the City's professionals and big businessmen. Provisions in each deed stipulated both the minimum cost of each dwelling and its distance from the street, while prohibiting any unsavory activities in the neighborhood. Streets in the southern portion of the subdivision, particularly Binney and Wirt, were first built on in the late 1880's and contain some of Omaha's finest extant examples of Queen Anne and late Victorian architecture. Kountze Place, like other suburbs of that decade, experienced almost no growth during the 1890's Depression, but recovered after 1898 Trans-Mississippi and International Exposition held on the northern edge of the tract in what is now Kountze Park. As a result, the neighborhood as a whole exhibits several decades of popular architectural styles, from elaborate Queen Anne structures to the more subdued Neo-Classical Revival and Arts & Crafts residences built after 1900.

Description

Charles Storz house, 1901 Wirt Street, constructed in 1909 at a cost of $7500; designed by Fisher and Lawrie; Arts and Crafts Style wood frame structure with clapboard walls; square (36'X40') shape; two and one-half stories over a raised brick basement; symmetrical facade with asymmetrical porch extended past house on east side; broad gabled roof with large gabled dormer on each side; gable at each end of porch facing side-yard; central gabled portico; all gables have projecting eaves with exposed decoratively notched bargeboards and rafter ends; front gable with horizontal arrangement of windows and exposed decoratively notched purlins and struts; bands of oversized dentils above and below the second story windows and across the central gabled portico; vertical boards overlaid on clapboard directly beneath purlins and struts of gable end; small angled projecting bay at center of second story; portico directly below framed by Tuscan columns; large semi-circular window on west side of house; interior features oak woodwork, floors, and fireplaces, dining room with freestanding columns, ceiling beams, and built-in side-board, kitchen with pantries, paneled oak staircase.
The Architects - Fisher and Lawrie

George Fisher and Harry Lawrie worked together in the Omaha firm of Mendelssohn, Fisher, and Lawrie from 1888 to 1892 and then as Fisher and Lawrie from 1892 to 1913. Fisher started out as a civil engineer (an 1880 graduate of the University of Michigan) and head draftsman with architect Louis Mendelssohn. Harry Lawrie, a Scotland born and trained architect, had been head draftsman in the 1880's with Burnham and Root when that firm was a center of the emerging Chicago School of architecture. Fisher and Lawrie became one of the foremost architectural firms in Omaha, producing well-designed, distinctive buildings of every type for twenty years. This was a period of transition from Victorian eclecticism to the modern movement, and and Fisher and Lawrie did skillful work in both eras. Their landmark quality buildings include the Gothic Sacred Heart Church, the Arts and Crafts style Charles Storz house, the Jacobethan Revival Gottlieb Storz Residence, and the functionalist Bemis Bag, Fairbanks-Morse and John Deere warehouse.
Bibliography


Clipping files, Storz Family, Arthur Storz, Robert Storz, Charles Storz, located in History/Biography/Travel Department, Omaha Public Library.


LHPC Case No. H1-93-15, APPLICANTS Bruce & Antoinette Jones request LANDMARK DESIGNATION for 1901 Wirt Street. Area to be designated is shaded. (Charles Storz House)

SPENCER

WIRT

FLORENCE

BINNEY

ST.

ST.

ST.

ST.

Scale: 1"=100'
August 21, 1984

H1-83-15

Honorable President
and Members of the City Council,

This proposed Ordinance designates the Charles Storz House, 1901 Wirt Street, as a Landmark. The owner, Antionette Jones, is the applicant.

DEPARTMENT RECOMMENDATION: Approval

SUMMARY OF TESTIMONY AT THE PLANNING BOARD PUBLIC HEARING: At the Public Hearing held April 4, 1984, no one appeared in favor or in opposition to this request for Landmark designation.

PLANNING BOARD ACTION: Approval 7-0.

SUMMARY OF TESTIMONY AT THE LANDMARK HERITAGE PRESERVATION COMMISSION MEETING: At the Public Hearing and Administrative Meeting held February 29, 1984, the Landmark Heritage Preservation Commission Administrator presented a visual overview of the architectural and historical significance of the Charles Storz House.

No one appeared in opposition to this request. Full summary of proceedings attached.

LANDMARK HERITAGE PRESERVATION COMMISSION ACTION: Approval 6-0.

Respectfully submitted,

Martin H. Shukert, Director
Planning Department

Referred to City Council for Consideration:

Mayor's Office/Title

3C13:49

Att.
PLANNING BOARD MINUTES

H1-83-15
Bruce C. Jones

REQUEST: Landmark Designation
LOCATION: 1901 Wirt Street
(Storz House)

At the Public Hearing held April 4, 1984, Lynn Meyer, Historic Preservation Administrator, appeared on behalf of this landmark designation request. Mr. Meyer told the Board that the Storz House is shown as being a potential landmark in the City of Omaha's Comprehensive Plan for Historic Preservation. He reported that the Landmarks Heritage Preservation Commission voted to recommend approval of this designation at their February 29, 1984 Public Hearing and Administrative Meeting. Mr. Meyer further stated that this designation was found to be in conformance with the Master Plan by the Master Plan Review Committee on November 17, 1983. Mr. Meyer added that the applicant/owner of the Storz House is in favor of this designation.

No one appeared in opposition to this request.

At the Administrative Meeting held April 11, 1984, Ms. Latimer moved to APPROVE this request for the Landmark Designation of 1901 Wirt Street, more commonly known as the Storz House. Mr. Grove seconded the motion which carried 7-0.

LANDMARK HERITAGE PRESERVATION COMMISSION MINUTES

H1-83-15
Antionette Jones

REQUEST: Landmark Designation
LOCATION: 1901 Wirt Street
(Charles Storz House)

At the Public Hearing and Administrative Meeting held February 29, 1984, Lynn Meyer gave a brief visual overview of the Charles Storz House depicting the "Arts and Crafts" style which was popular during the early 20th Century. Mr. Meyer pointed out the decoratively exposed rafters and purlins. Mr. Meyer stated that Mr. Storz lived in the home until his death in 1932.

Dr. Wood inquired if Mrs. Jones was aware of her obligations to the Commission in regards to designation of her property as a landmark. Mr. Meyer stated that he has informed Mrs. Jones of these obligations and feels that she does understand them.

After no further discussion, Mr. Haecker moved that the Charles Storz House located at 1901 Wirt Street be designated as a Landmark of the City of Omaha. Seconded by Ms. Pixley. Carried 6-0.

6C10:31
AN ORDINANCE to designate the Charles Storz House, located at 1901 Wirt Street 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 Charles Storz House is located at 1901 Wirt Street, which is on the following described land, to wit:

Lot 1, Block 10, Kountze Place Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

Section 2. That for the reasons recited in Landmarks Heritage Preservation Commission Resolution attached hereto as Exhibit I, and made a part hereof as if fully set forth herein, the architectural characteristics of the Charles Storz House are hereby deemed significant and worthy of preservation.

Section 3. That the Charles Storz House is hereby designated pursuant to Section 24-61 of the Omaha Municipal Code, and hereby subject to all of the provisions of Landmark Heritage Preservation, Ch. 24, Art. II. of the City of Omaha.

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

[Signature]

APPROVED:

[Signature]

MAYOR OF THE CITY OF OMAHA

DATE

PASSED SEP 1 1 1984 7:0

ATTEST:

[Signature]

CITY CLERK OF THE CITY OF OMAHA

DEPUTY

APPROVED AS TO FORM:

[Signature]

CITY ATTORNEY

PL/8:3C13:50
ORDINANCE NO. 30456

AN ORDINANCE to designate the Charles Storz House, located at 1901 Wirt Street as a Landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL

1st Reading AUG 2 1 1984 hearing 8.26.84

AUG 2 8 1984 motion to lay over

Hearing 2nd reading to 9-11-84

Carried 5-0

Final Reading SEP 1 1 1984

Passed 7-0

[Signature]

PUBLICATIONS

PUB'N. OF HEARING 8-24-84

PUB'N. OF ORDINANCE