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May 28, 2020

## **TWELES and BRANDEIS GRANARY HISTORIC AND ARCHAEOLOGICAL REVIEW**

**WHS Project #17-1364, AHI # 50146, National Register Reference #100002091**

Following is relevant information for the Teweles + Brandeis Granary project:

- PROJECT NARRATIVE
- EFFECT
- AREA of POTENTIAL EFFECT
- PLANS / IMAGES
- WHPD AHI + MAP

### **PROJECT NARRATIVE**

#### **Original Structure**

The 75-foot tall timber structure was built in 1901 as the Teweles and Brandeis Granary, in the Village of Sawyer, later incorporated into the City of Sturgeon Bay, Wisconsin. This area was an important center for agricultural shipping infrastructure due to its proximity to productive farmland and access to the Great Lakes along a navigable and protected harbor. The practical viability of this location was further enhanced by the completion of the Sturgeon Bay Shipping Canal in 1882, opening the bay directly to Lake Michigan to the east, and the Ahnapee & Western Railway in 1894, connecting Sturgeon Bay to Algoma and points south. The Teweles and Brandeis Granary structure was positioned at the edge of Sturgeon Bay and adjacent to other granaries, warehouses, and mills. It served as a storage and distribution structure for agricultural commodities, providing a critical connection between rail and shipping throughout the region.

The Teweles and Brandeis Granary, later renamed the Midland Mill, was originally located on a projecting wharf of filled lakebed, flanked by boat slips, with a rail spur terminating along its northwest edge. Since its construction, the boat slips on either side of the wharf have been filled, such that the Granary site is landlocked, and the shoreline follows a simple edge along the northeast side. Ships still dock at the lake edge between the Oregon and Michigan Street bridges. The structure consists of a 15' tall open ground floor with massive timber columns and beams, above which twenty 10'x10' x 24' tall storage cribs constructed of stacked timber laid out in a 4x5 arrangement, and above that a pitched roof head house.

#### **Historic Status**

The building was listed on the Wisconsin Registry of Historic Places in August of 2017, and on the National Registry of Historic Places in January of 2018. The structure is listed under Criteria A (Historical relevance of the Teweles and Brandeis company) rather than Criteria C (Architectural relevance). The architectural design of the Grain Storage Facility is referred to as Astylistic Utilitarian, and while impressive for its scale, material quality and construction, does not possess exterior stylistic architectural features of note.

#### **Temporary Relocation**

In 2018, after it was deemed that the building was in danger of collapse and a threat to public safety, Kiesow Enterprises was contracted to stabilize the structure and remove the columns, and DeVooght

Building Movers moved it to the east side of Sturgeon Bay, where it was stored temporarily. In 2019 the structure was returned to the west side of the bay, immediately adjacent to its original location, where it currently resides on temporary supports. The columns, removed during partial demolition, are in storage.

### **Return to Original Site and Rehabilitation**

This project proposes to return the structure to its original location, using the original columns set on new foundations. The structure will be enhanced in key locations, including shear walls and localized reinforcing. Roofing and cladding will be replaced. These measures are necessary at minimum in order to protect the structure from further degradation. Some alterations and additions will also be required to conform to building codes, protect public safety and make the structure accessible for public use as an event space and educational interpretive artifact. These alterations include new openings for accessible ingress and egress, MEPFP systems (Mechanical, Electrical, Plumbing and Fire Protection systems), new openings for daylight and ventilation, and internal stairs, elevator and minor landscape modifications to provide accessibility. A piping system will be installed beneath the foundations to vent methane from the soil, and the team plans to integrate this venting system into the plumbing vent stacks of the proposed Addition, reducing impact on both the site and the building. The Addition also includes a prep kitchen / meeting room, and public restrooms, one of which will serve the adjacent West Waterfront Promenade.

### **EFFECT**

The project will have minimal impact on the site, returning it to approximately the condition prior to the partial demolition and removal of the original structure. Other siting options have been considered, including relocating the structure to a completely different site, though return to the original location is important to protect the Historic designation of the structure.

The original site, to which the structure will be returned, is landfill, and has been altered over time. The permeable surface of the site will be increased relative to the original condition, as the site was primarily covered in asphalt and concrete paving. It has no specific natural features which can be maintained or reintroduced into the project. However, the structure will be returned to the site at an elevation above the floodplain in order to help reduce impact on the structure and the floodplain. The site will also be partially covered in permeable green space, and the design team intends to handle most of the stormwater from the roofs on-site through raingardens.

### **AREA of POTENTIAL EFFECT**

-A Construction Boundary of 120'x160'

-Maintenance Easement of 100'x110'

In summary, the project will rehabilitate the historic structure to protect it from fire and decay, and provide accessibility for public events and interpretive educational display. The original structure was significantly modified prior to Historic listing, and some further modifications will be necessary to meet code and protect the structure for the future - enhancing and repurposing an important civic landmark.

Respectfully Submitted,  
James Dallman AIA  
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# PLANS / IMAGES

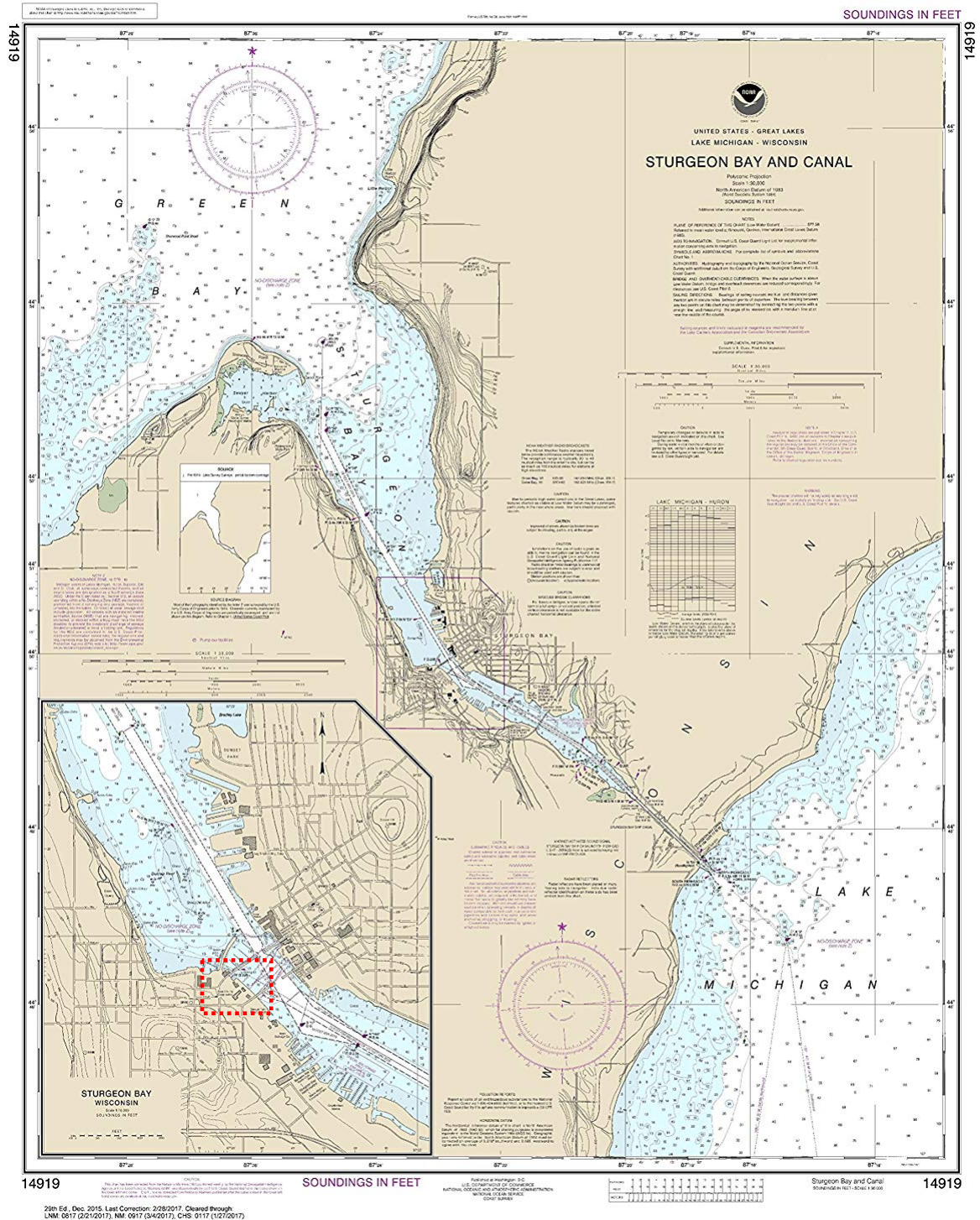


Image 1: Location Plan



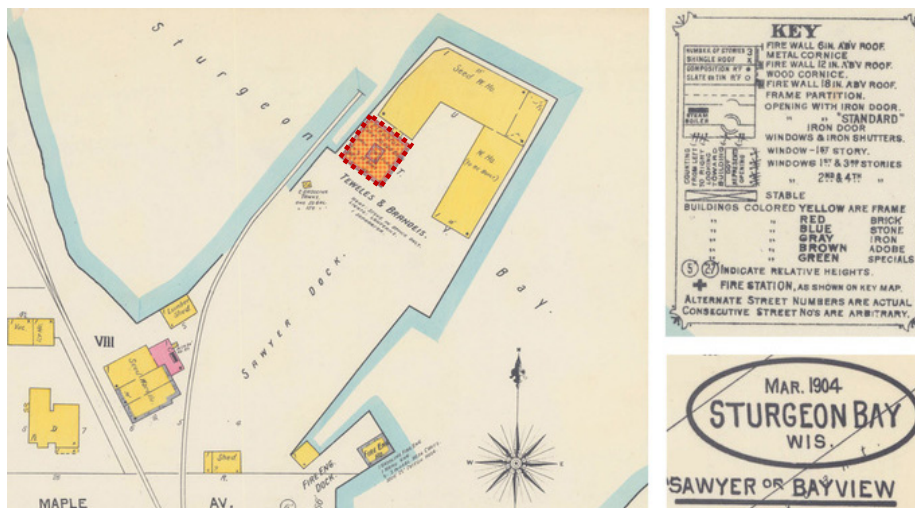


Image 2: Partial Sanborn Map – 1904, Teweles+Brandeis Granary highlighted.

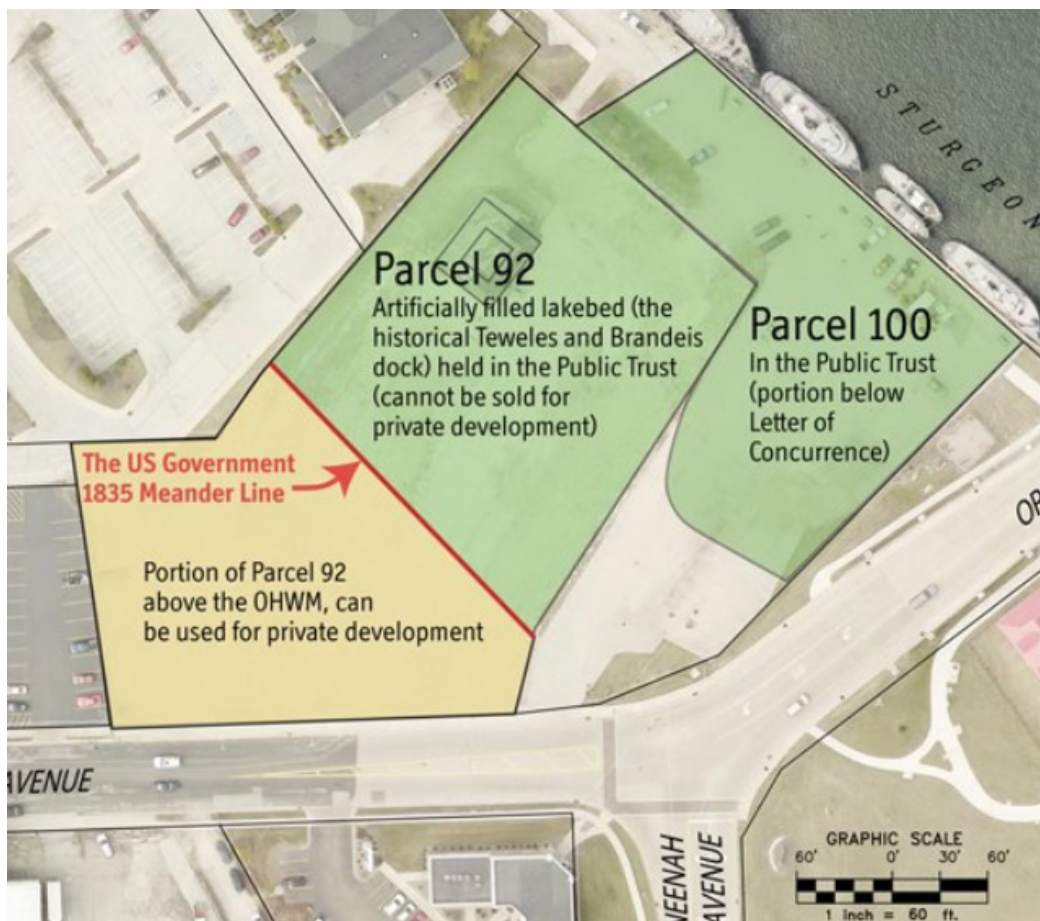


Image 3: Site Parcels and OHWM



Image 4: Photograph looking North – c.1901, Teweles+Brandeis Granary on the left.



Image 5: Photograph looking North – 2018 (prior to move)



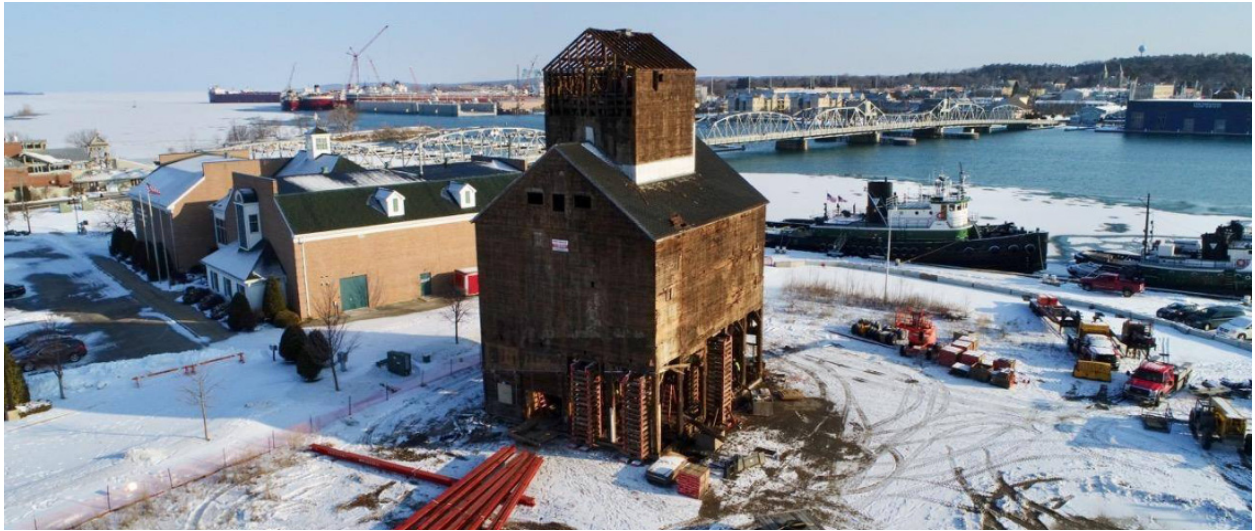


Image 6: Photograph looking North – 2018 (preparations for moving the structure to temporary storage location)



Image 7: Elevations of Structure (prior to move)



Image 8: Site Plan showing Granary's Current Location, Proposed (Original) Location, 120'x160' Construction Boundary and 100' x 110' Maintenance Easement (note that grading is preliminary)

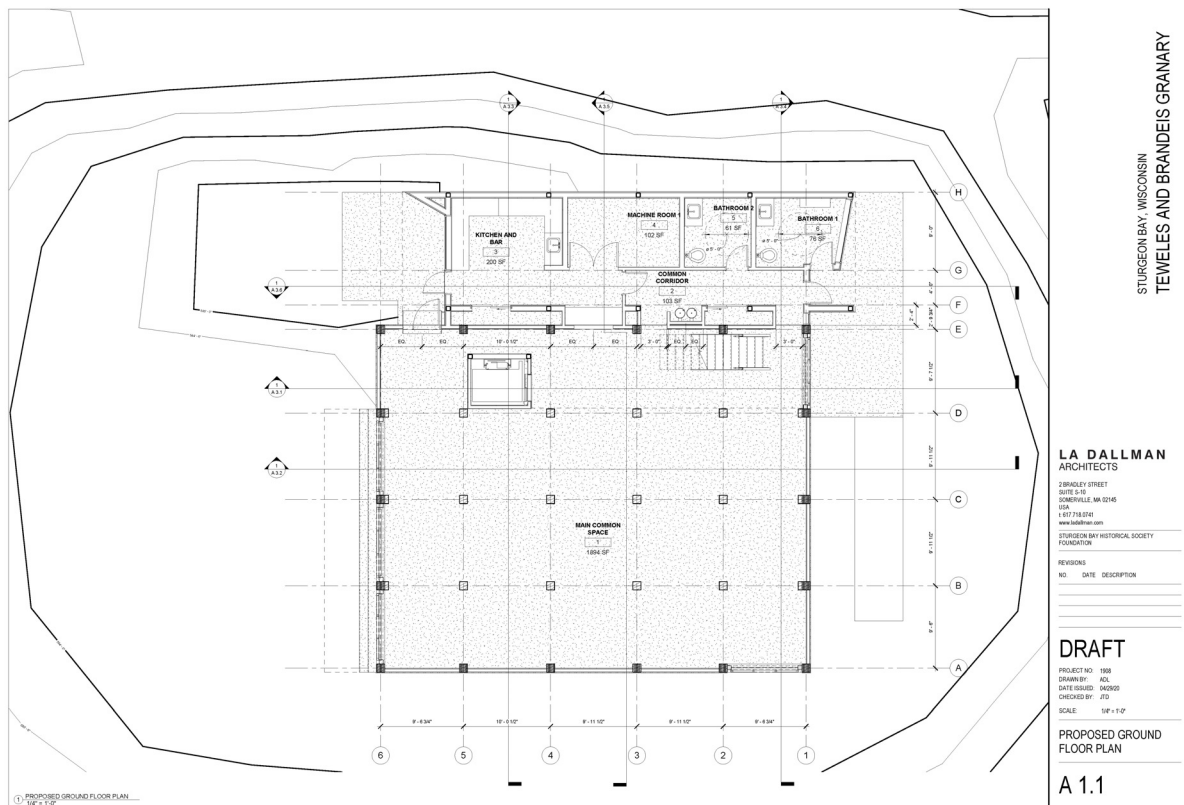
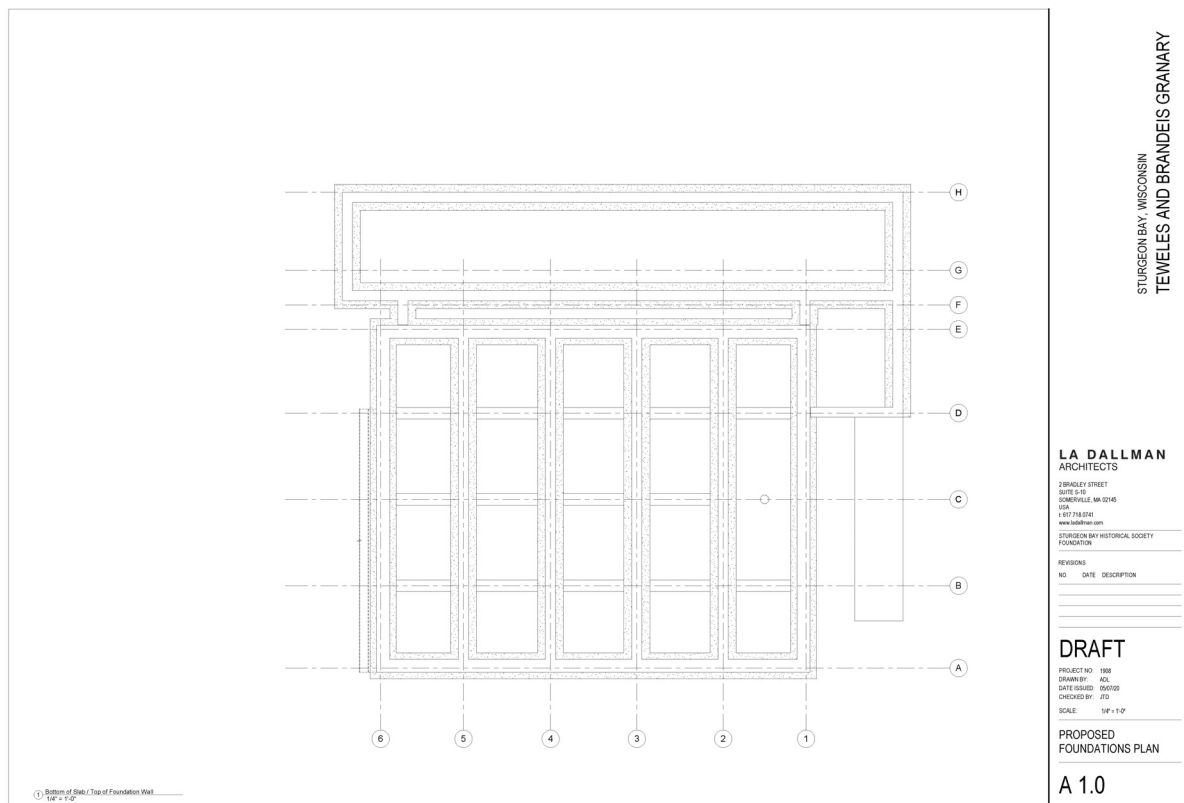


Image 9: Proposed Floor Plans

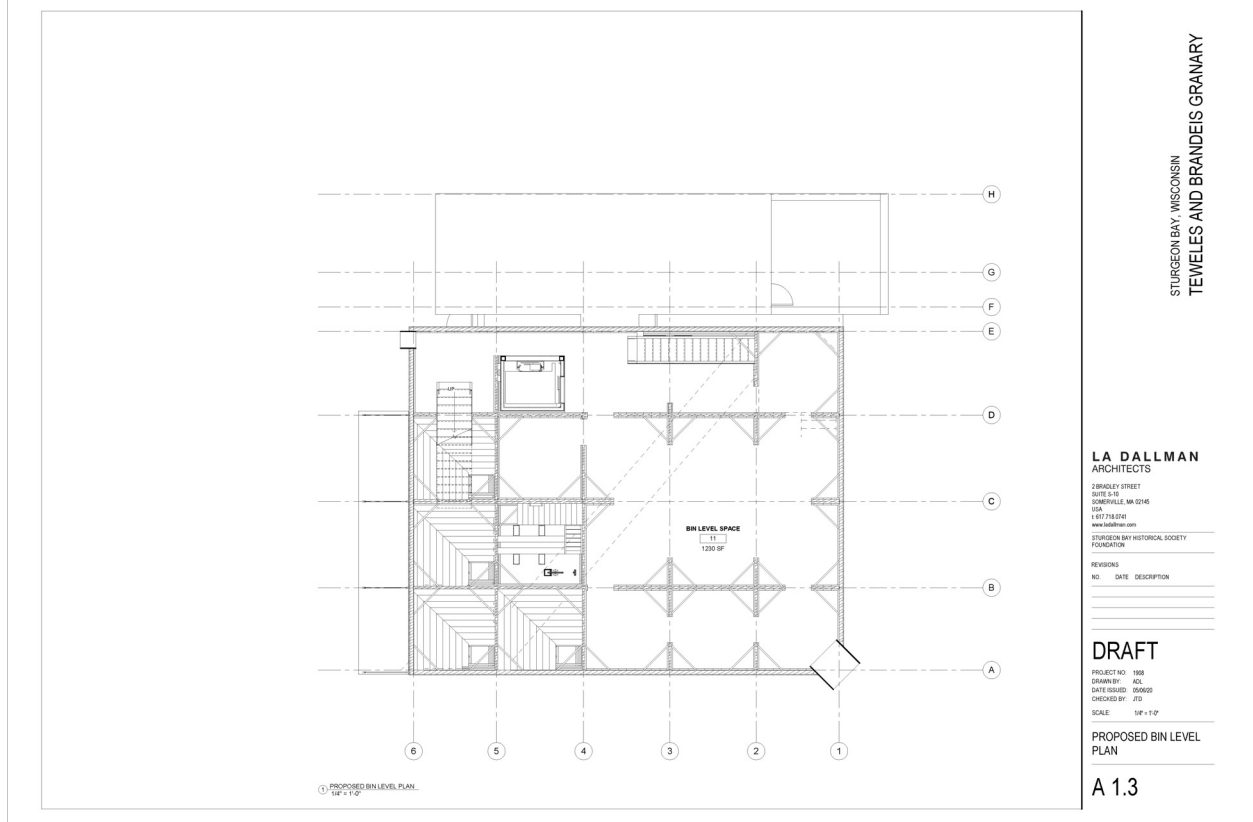
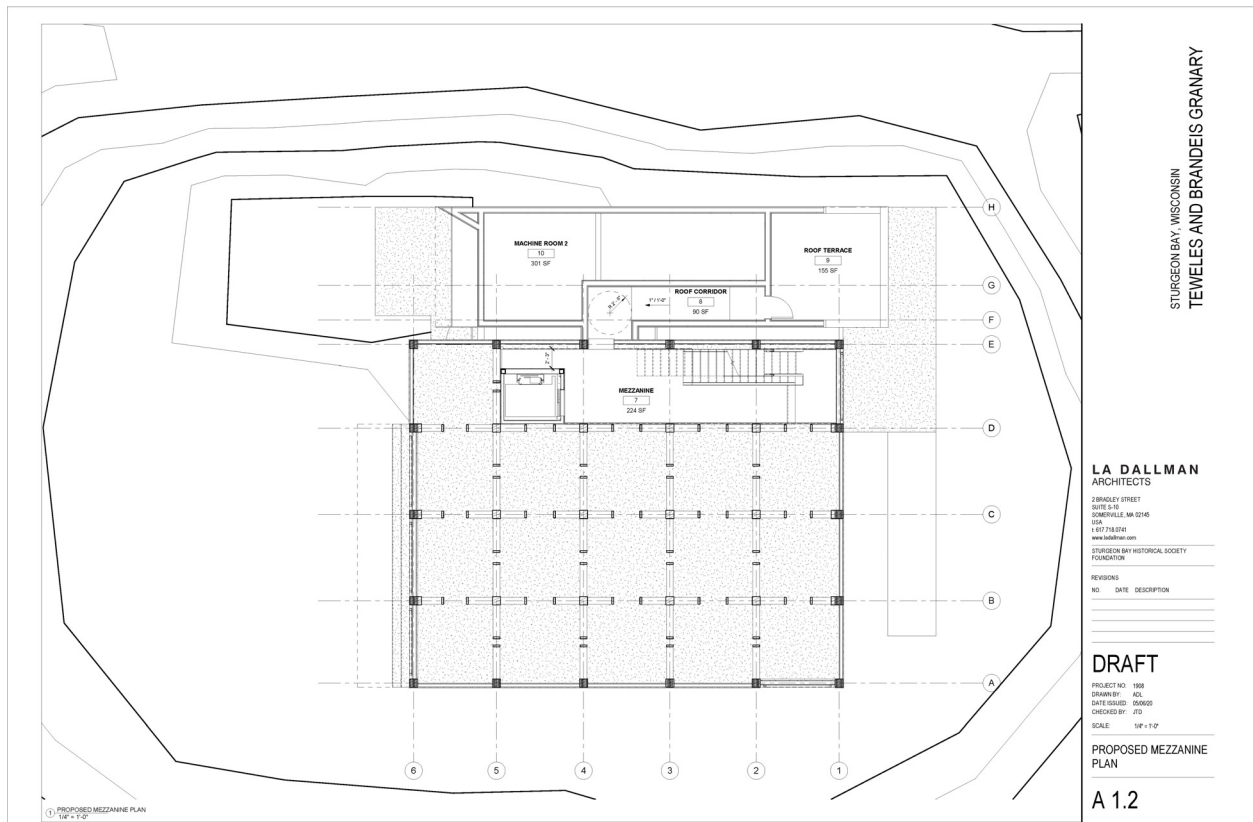


Image 10: Proposed Floor Plans – continued



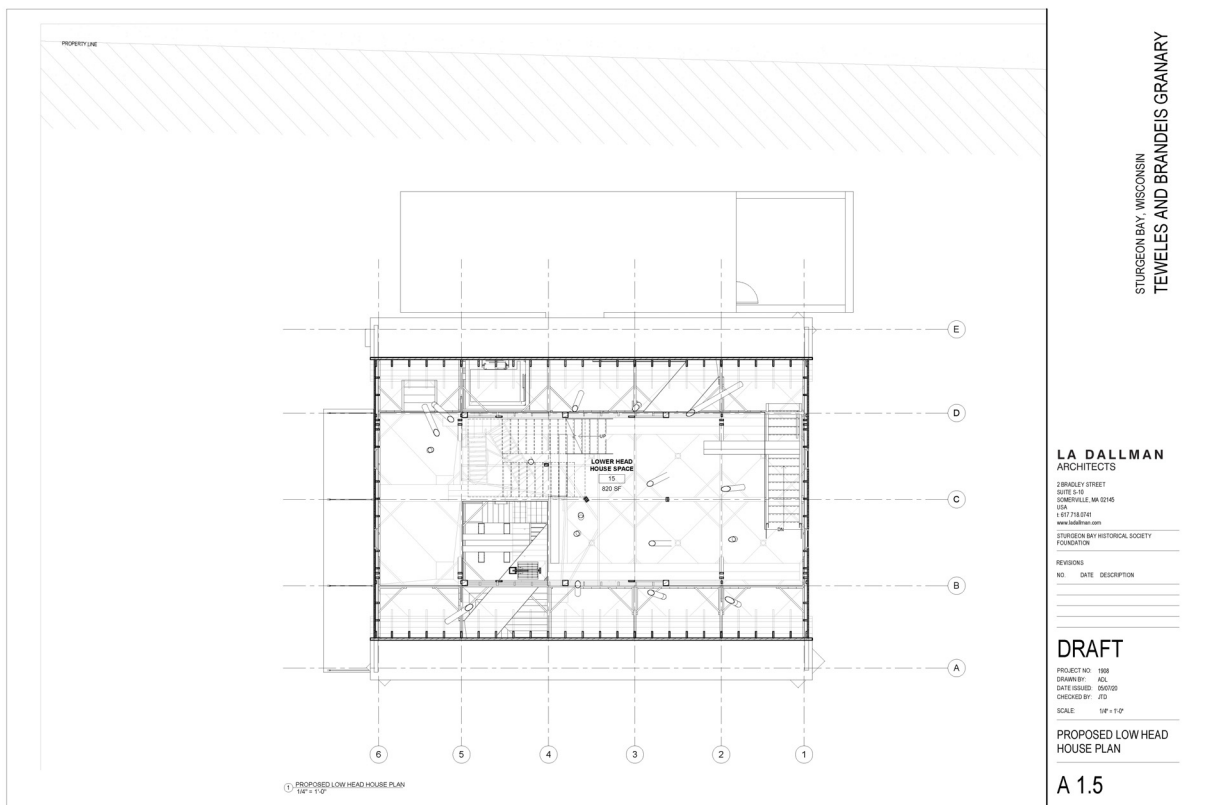
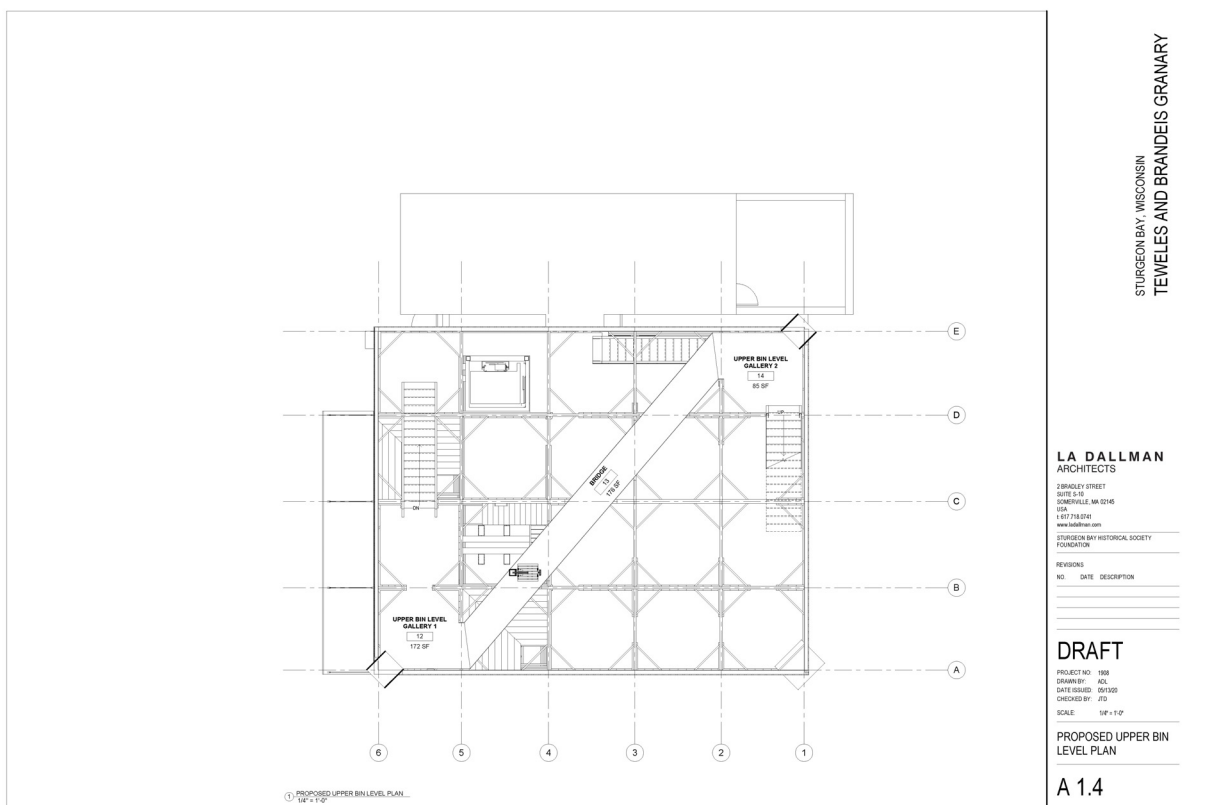


Image 11: Proposed Floor Plans – continued

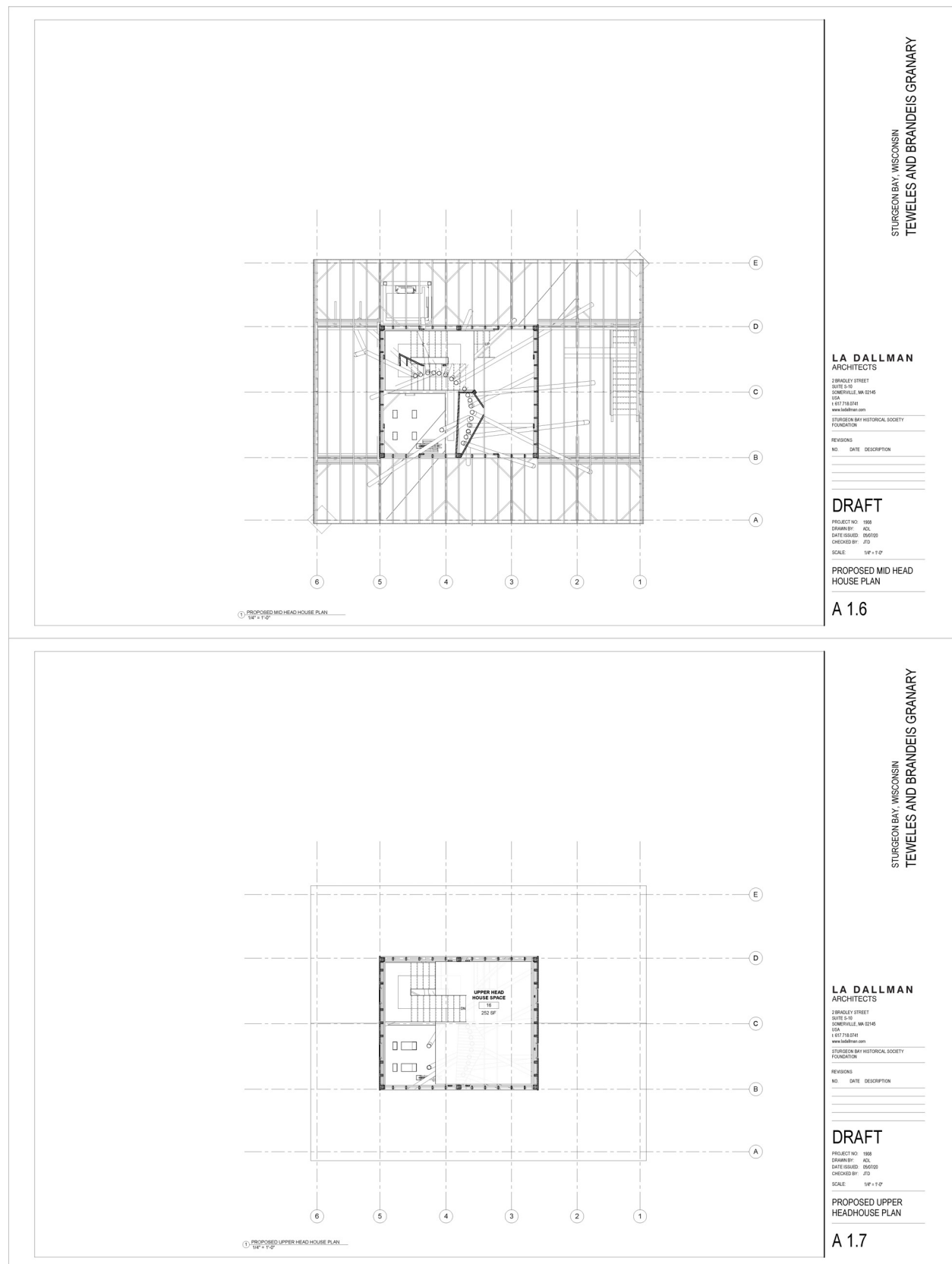


Image 12: Proposed Floor Plans – continued





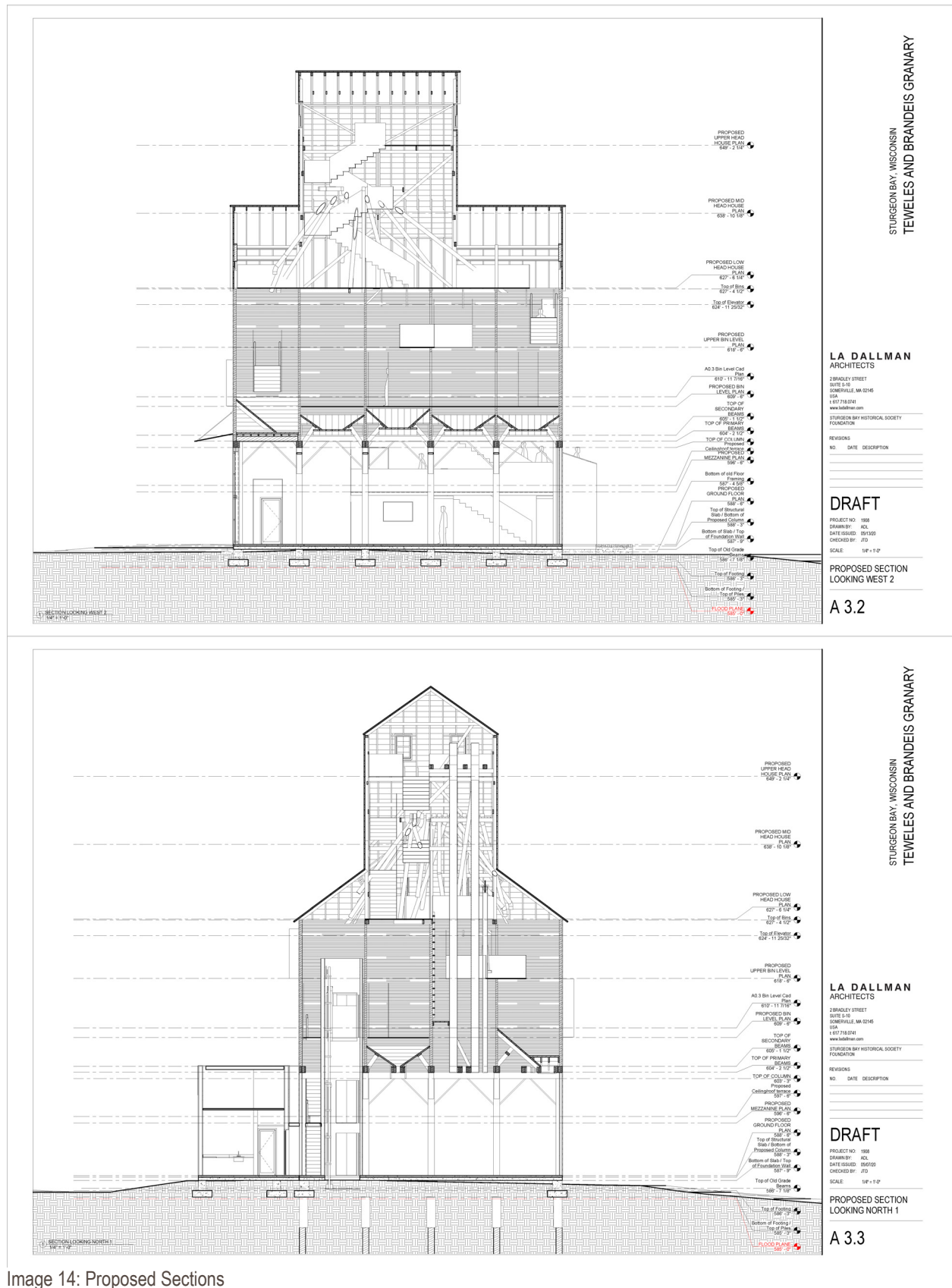


Image 14: Proposed Sections

# WHPD AHI + MAP

5/28/2020

WHPD Architecture and History Inventory

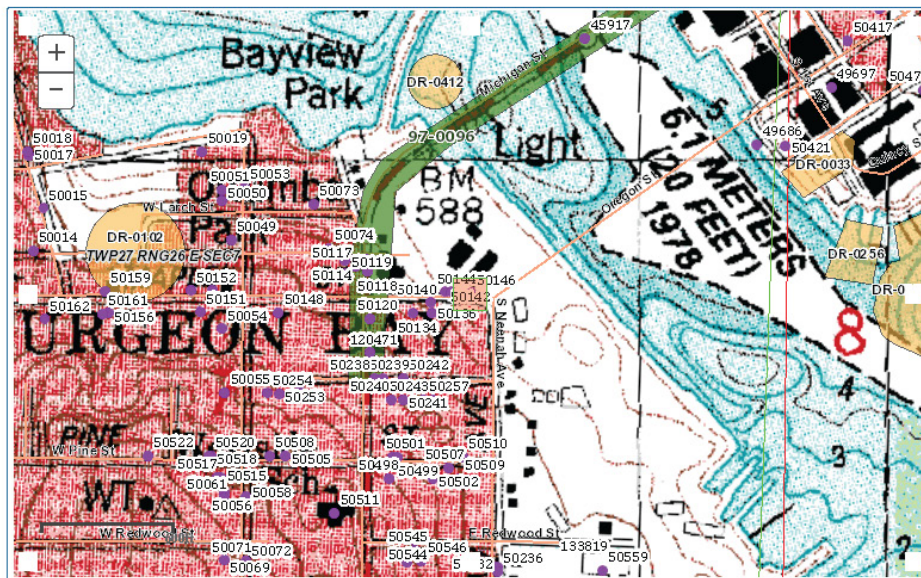


<u>Primary Info</u>			
<b>AHI Number</b>	50146		
<b>Historic Name</b>	Teweles and Brandeis Grain Elevator		
<b>Other Name</b>	Midland Mill		
<b>Property Address</b>	92 E MAPLE ST		
<b>County</b>	Door	<b>Municipality</b>	Sturgeon Bay
<b>Civil Town</b>		<b>Unincorporated Community</b>	
<b>Parcel</b>		<b>PLSS (T-R-D-S-Q-QQ)</b>	
<b>Style</b>	Asylitic Utilitarian Building	<b>Wall Material</b>	Metal
<b>Historic Use</b>	grain elevator	<b>Structural System</b>	Unknown
<b>Year Built</b>	1901	<b>Year Demolished</b>	
<b>Structural Additions</b>			
<b>Architects</b>	Russell and Lindsey-builders		

<u>Other Info</u>	
<b>Survey Year</b>	1983, 2015
<b>Tax Credit Case Number</b>	
<b>WHS Project Number</b>	17-1364
<b>Bibliographic Reference</b>	
<b>Additional Comments</b>	<p>A 'site file' exists for this property. It contains additional information such as correspondence, newspaper clippings, or historical information. It is a public record and may be viewed in person at the State Historical Society, Division of Historic Preservation. This property was listed on the State Register of Historic Places on 8/18/2017.</p> <p>In 2018 this building was moved across the Oregon St. Bridge to the opposite side of Sturgeon Bay and it is currently located on a temporary wood pile foundation while awaiting a more permanent home.</p>

<u>National Register Info</u>			
<b>National Register Reference #</b>	100002091	<b>National / State Register Listing Name</b>	Teweles and Brandeis Grain Elevator
<b>State Register Listing Date</b>	8/18/2017	<b>Multiple Property Name</b>	
<b>National Register Listing Date</b>	2/5/2018		

<u>Other Eligibility Evaluation</u>	
<b>Individual Eligibility Evaluation</b>	
<b>Proposed Historic District</b>	
<b>Contributing</b>	
<b>Evaluation Date</b>	
<b>Eligibility Comments</b>	



END