

Hezner

Project Description

The Hezner Corporation was commissioned by Greene Bros' Holdings, Inc. to restore/renovate a 1896 vintage leaf tobacco warehouse in Janesville, WI. In the late 1800's and early 1900's South Central Wisconsin supported the growth of a significant amount of filler tobacco, and storage buildings of this type were constructed to store and dry the harvested and baled tobacco. Some of these structures are still around and a few have been renovated for alternative uses. The Greene Brothers Leaf Tobacco House is listed on the National Register of Historic Places and positioned within the Look West Historical District, downtown Janesville. The new use for the building is as a multi-tenant, commercial/retail facility. The Hezner Corporation worked closely with the State of Wisconsin Preservation Architect to ensure that the project scope and approach met the requirements of the Wisconsin Historical Society, Wisconsin Economic Development Corporation, and United States Department of the Interior, National Park Service. This project is eligible for both Federal and State of Wisconsin Historic Preservation tax credits.

When we began the project we found that the structure was very strong vertically but weak laterally and our work included stabilizing and reinforcing primary structural components. Existing masonry perimeter walls and stone rubble foundations were repaired and, where needed, reinforced and tied back to the structure of the building. To preserve the original character of the building, original heavy timber columns, wood plank interior walls, and roof and floor structure has remained exposed. To meet current energy code requirements and satisfy building envelope needs for the proposed uses, new closed cell foam insulation was installed within perimeter wall cavities and closed cell rigid insulation above the existing roof structure. New windows meeting the state preservation architect's requirements and matching the profiles of the original windows were installed, and a new interior circulation/fire exit stair and elevator core was constructed to meet current code requirements. All new HVAC, plumbing, fire protection, electrical, and communication services were installed as none existed prior to the start of the design effort.

The result is a structure that works with, and preserves, the essence of the original tobacco warehouse, and moves forward as a fully functional adaptive re-use project while preserving the past.



Project:

**Greene Bros' Holdings, Inc.–
Restoration & Adaptive Reuse
of the Greene's Tobacco
Warehouse for use as a
commercial multi-tenant
building**

**207 N. Academy St.
Janesville, WI**

Wisconsin Historical Contact

**Ms. Jen Davel, Preservation
Architect
Wisconsin Historical Society
Ph: 608-264-6490
Email:
Jennifer.Davel@wisconsinhist
ory.org**

Architects:

The Hezner Corporation

Civil Engineering:

Combs & Associates Inc.

Structural Engineering:

Pease Borst and Associates

MEFPF Engineering:

**Cartland & Kraus Engineering,
LTD**

Landscape Architecture

McCallum & Associates

Hezner



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