

REVIEW COMMITTEE MEETING

BILL HOLT: Discuss the standards of the proposed application for the Heidbreder-Hagemann Pharmacy building at 1001 North Fifth. The preservation statute, the city statute specifies that the committee discuss with the applicant what standards as far as use and any restrictions or type of use with the applicant. The preservation doesn't set the standards, you do, whatever you want them to be. There are certain minimums required by federal law and by the Quincy City statute and so we basically start with those and anything else that you might additionally want to have as a restriction on what would be done with that property. And then we have a public hearing. I have a feeling that this may also be the public hearing as well. The landmark designation like this is different from a historic district. A landmark designation doesn't affect anybody except you. While we're required by the statute to have a public hearing I'm not quite sure why. Anybody who comes and wants to make a comment, their comment will be listened to but we will then report back to the preservation commission as a whole what we feel about your application.

We're a little bit feeling our way since this is the first landmark designation application that we've done. I feel grateful to you for giving this opportunity and giving the City the opportunity to have this slice of community history and community life preserved. Have you had an opportunity to think of standard yourself that you would want to have or look at the minimum standards?

RALPH HAGEMANN: Well, not really. The building as it is is pretty well maintained. Therefore, I don't see anyway that I'd want to change the structure in addition to it or take off anything. Except the old garage in the back.

BILL: I think the standards, and we'll go over them together right now, the standards talk about in a general sense what is to be done with the building and basically it says don't do anything to destroy the intrinsic nature of the building. That's basically what the standard would come up with. Why don't we right now review the standards together. These are copied from the City ordinance and are taken from the federal and state minimum standards for a landmark or historic district. First, every reasonable effort shall be made to provide compatible use for a property which requires minimal alterations, building structure site or environment or the use of property for its original intended purpose. In this case, this would be saying the property could be used as a drugstore or an alternative use made as long as that alternative use didn't entail major changes in the building. These are minimum, you can be more strict in this. You could say that for this you don't want it used for anything except a drugstore ever again. You could say that if you wanted to. Secondly, the distinguishing original qualities or characters of building, structure, site or environment shall not be destroyed. The removal or alteration of historic material or distinctive architectural feature should be avoided. All buildings structures and sites should be recognized as products of their own times. Alterations have no historic basis etc. shall be discouraged. In other words, this section says that it's a turn of the century drug store. There's no point in somebody trying to gussy it up and pretend that it's a civil war drug store. That's the point of that. Certainly you've seen tourist industry places where that kind of thing has been done.

JOHN: Not to criticize, but 13th and Broadway but a colonial facade on which was better than the preceding facade. But 13th and Broadway is not a colonial structure.

BILL: Changes which have taken place in the course of time are evidence of history and development of building. The changes may have required significance and this significance shall be recognized and respected. Which is that if it is a civil war drugstore, and significant alterations were made at the turn of the century, don't destroy those to make

it look like a civil war drugstore, keep it a good looking turn of the century drugstore. Distinctive stylistic features, brick work, ornamentation, should be maintained. The next statement says the same thing. If there are areas that need renovation, you've mentioned that it's in good repair, which is certainly nice, if it weren't this section states that as much as possible any repairs that need to be done should try and keep it looking the way it did when it was in good repair. The next is, an area that bothers some people, surface cleaning of the structure, sandblasting and other chemical cleaning methods can damage the brick work. They are a no-no.

RALPH: The brick might need tuck-point.

BILL: Well, see that's different. One of the things is that normal routine maintenance of the building such as tuck-point, is not affected by the statute at all. Routine painting, trim work needs to be painted, that's not affected by these standards except that it's preferable to paint it in a way that's appropriate to the building. In other words, not neon pink, and florescent day-glow green. Routine maintenance and painting aren't considered unless the way the painting is done deleterious to the character of the building. Finally, every effort shall be made to preserve archeaological resources. If there's an Indian mound in the back yard, you can't tear it down. And the last statement says that you can make an alteration or an addition that is current design as long as it fits in. As long as it doesn't look out-of-place. Sometimes people have the misunderstanding that nothing can be added to a structure that's under a landmark or historic designation. That's not true. It just has to be tastefully done. These are the minimum standards that are in the law. If you choose, these and they're obviously broad designations, standards, you could simply choose to go with these. You can't go with anything less than these, but these are the minimum of the law.

RALPH: That's fair enough for me.

BILL: The feeling on these generally is that they provide protection to the structure with a minimum of interference to the property owner. The question that I had in talking and thinking about your application and have discussed this with Mr. Galloway and Mr. Klingner, is whether, since this designation is for a landmark rather than simply just a historic district. One of the things that's important in the application is the use that your building has seen over the years. That's the thing that is as much of the thing of interest in it. It's not just the structure of the building, it's what it represents in Quincy's history in the northside community over the years. It seems to me that it might be desirable to think about whether you want to put some restrictions on any future alterations to the building so that its basic commercial nature as a local drug store wouldn't be ruined. Would you want to specify? That could standard #J that changes to the exterior of the structure shall not be made to hide the building's commercial purpose as a drugstore. In other words if somebody could use it as something else say 20 years from now, but it should still look like a drugstore. It could be a fancy little delicatessen, but would still be called the drugstore and still look like a drugstore even though functioning as a delicatessen or as a shop. Somebody could use it for something else but not destroy the fact that it was a neighborhood drugstore because that's what makes it worth preserving. You could if you wanted to make some restriction as to what could be done to the first floor, the commercial area on the first floor. The second space is living space, is that correct?

RALPH: Two apartments. Five rooms in a row and a bath. They made it the drugstore you see.

BILL: What they call railroad flat.

RALPH: They would have been better off if they took a front apartment and a back apartment. First it was a drugstore and then they filled. There's a private entrance front and back on both apartments.

BILL: There probably seems no reason to make any restriction as what is to be done to the interior of the second floor. It's living space, people could remodel the living space as they wished as long as they didn't do anything to the outside or to the commercial area downstairs. You might want to make some restriction about what could be done to the first floor interior. In other words, would you care if somebody 20 years from now has made it into a completely residential structure, has taken out all the commercial fittings and has a living room downstairs and it doesn't look like a drugstore anymore, it looks like a living room. Would you care about that?

RALPH: I'm just that proud of the building.

BILL: And that's the whole point, so you might want to make a restriction, and incorporate it into the standards that the commercial nature of the building must be preserved including the first floor commercial states. We're talking about the idea of it as a landmark, well what makes a landmark, the commercial nature of it, do you want to preserve that? My own feeling is you probably do. And from hearing you talk about it I think you probably do to. That's why you were interested in seeing it preserved.

RALPH: It's just so much of a, to me, it is a significant part of historical Quincy, first and architectural. There's a lot of gems out there.

BILL: That whole north area to me, I would really like to see more attention paid to. That would require people to come in and rebuild some of those deteriorated structures and I hope someday we can do that. Something like this is a start and that's one of the things that I think is important about your application.

RALPH: One basic thing if I could interrupt for just a minute, I don't know who told me this, whether it was Pete Prunkl or maybe you John, that if you get a landmark, a base, maybe this is where the 8th and State people are making a mistake, they made Salem Church a landmark, then they can encompass that area and make a historical district after establishing a base. My theory is that if the store is made a base, then you could go X number of blocks 1/2 a mile in the radius from there.

BILL: That's a good point. I think you're right. I think the type of that neighborhood up there is the type of neighborhood that other areas has really benefitted from historic preservation statutes. We don't need a preservation statute in the east end district because those houses are all nice and preserved and look neat and nobody's going to let them run down. We need the historic preservation protection and incentives to work in the northside area and as you suggest.

RALPH: We're just 15 years behind the times. Some of those buildings have been renovated, made into apartments.

BILL: I don't think it's too late.

RALPH: It is if you consider the whole area. It was the elite part of Quincy year's ago.

BILL: I come from St. Louis and I look at that area there and see what might happen there is what had been done in areas in neighborhoods in St. Louis that had deteriorated much, much worse than the northside has deteriorated with the incentives of the historic district getting people to come in and put in the money because they're going to get some

tax credits and etc.

I think that it would only take one additional section to the standards to just simply state something that no change shall be made in the exterior or first floor of the building which would hide or eliminate its historic commercial nature.

JOHN: We could find that stated some place.

BILL: Something that would protect, in other words, 20 years from now what do we envision that building being. To me I would see either of two things, either still being preserved as a museum type property or second best what they call adapted reuse. In other words its being used for something but something of a classy commercial nature, not a peep show and it has been fixed up and maintained that it can still looks recognizably just like your drugstore from the outside, from the inside perhaps all the counterwork is still there and everything but perhaps they're selling something different or doing something different with it but it still is preserving what was there. Saving what was there and using it. I don't think we want anything else to be happening to that building. I don't think we want a laundromat in there or saloon. A restaurant is a possibility if it were done well. I've seen that kind of thing done with other historic structures in other cities. Either museum type preservation or good quality adaptive reuse where it is still, you could walk into it and say, Oh yes, this is my drugstore. I think if we can set it up so that, that happens I think that's what we want. Is that what you want?

RALPH: Yes

BILL: What I would like to suggest if it's alright with you, we will report back to the preservation commission as a whole that you wish to have as the standards the minimum standards plus the clause. I don't know if want to tinker with that at some point but maybe at the commission meeting as a whole we might change a word or two but it will be what we talked about here so that the commercial historic nature of the building is not lost. Landmark implies the use not just the building. If a church were a landmark you'd want the structure preserved, you'd hope it kept functioning as a church. If it didn't you wouldn't want it to be a laundromat. I'm not sure how we can write it to make sure a beauty shop, etc. is never in although I'm not sure a beauty shop could do it and keep the fixtures in there. Partly, it's going to depend on your family and future of course. I'm glad that they are as proud of it as you are as they should. A landmark ordinance by itself if no one cares about the landmark. What the landmark ordinance will do is help you are your family care for it in the future.

PUBLIC HEARING

BILL HOLT: The application of Ralph Hagemann for his property at 1001 North 5th Street as a landmark under the Quincy Historic Preservation ordinance. Any member of the public have any comment they wish to make in regarding this application.

JOHN KLINGNER: I'd like to commend Ralph for work he's done in the past.

BILL: The chair recognizes John Klingner:

JOHN: I have been to his store. Benefitted from his generosity and I think he's to be commended.

BILL: No public comments being forthcoming at this point, the public hearing is hereby adjourned.