



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

September 20, 2022

Project Name

31st & Main Street Historic District Overlay

Docket 8

Request

CD-CPC-2022-00120
Overlay District

Applicant

Council person - Katheryn Shields
Council person – Eric Bunch

Owner

31 Main LLC
C/O Pricemgmtco
4310 Madison Ave St. L103
Kansas City, MO 64111

Location	3037 Main Street
Area	About 0.65 acres
Zoning	UR
Council District	4th
County	Jackson County
School District	110

Surrounding Land Uses

North: Commercial uses, zoned UR
South: School uses, zoned UR
East: Commercial uses, zoned UR
West: Medical uses and vacant land, zoned B4-5

Major Street Plan

In the Major Street Plan Main Street is labeled as Commercial/Mixed-Use.

Land Use Plan

The Subject Property is located in the Greater Downtown Area Plan. The Plan recommends Downtown Mixed Used for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request by council person Shields and Council Person Bunch on 06/30/2022. Scheduling deviations from 2022 Cycle P have occurred, the applicant requested a continuance until September 20, 2022.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Union Hill Neighborhood Association is tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The buildings are located at the northeast corner of 31st and Main Street in the Union Hill neighborhood.

SUMMARY OF REQUEST

The applicant is seeking approval of designating the property to the Kansas City Register of Historic Places (H/O Overlay).

CONTROLLING + RELATED CASES

Controlling Plan – Union Hill (UR) Case Number 10494-URD-1 Ordinance No. 030255

To consider the approval of the First Amendment to the Amended and Restated Union Hill “353” Development Plan for the redevelopment and rehabilitation of the neighborhood as provided in the Urban Redevelopment Corporation Law of the State of Missouri (Chapter 353, RSMo., 1978, as amended)

HISTORIC PRESERVATION COMMISSION RECOMMENDATION

CASE# CD-CPC-2022-00120 Recommendation
Approval

PLAN REVIEW

Historic Overlay District (HO) designation is used to identify sites and areas within Kansas City that are historic and/or have stylistic or thematic significance, as identified by historic resource surveys. According to 88-235-02 of the Zoning and Development Code, "The HO district is an overlay zoning classification that establishes additional restrictions and standards on those uses permitted by the underlying district. In the event of a conflict between the overlay zoning district regulations and the regulations of the underlying zoning district, the overlay zoning regulations govern. In all other cases, both the overlay and the underlying zoning regulation apply."

The Historic Overlay district was initiated by Council Person Katheryn Shields and Eric Bunch without the property owner's consent. As stated in 88-580-01-A-1 There are three different ways to initiate a historic overlay:

- 1) the owner(s) of record of the subject property
- 2) any person or organization with the full consent and written approval of the owner of the property
- 3) member of the historic preservation commission, member of the city council, neighborhood association for the area the subject property is located, historic preservation organization or any other person or organization where at least 51% of the owners of the affected parcels in the proposed district do not object to the nomination.

The proposed project is on the lot at the northeast corner of 31st and Main. The Historic Overlay will cover the four buildings located on the lot.

PLAN ANALYSIS

88-580-01-D

In reviewing and making decisions on proposed historic landmark and historic district designations, the City Plan Commission and City Council must consider at least the following factors:

- A. The criteria used in determining eligibility for listing on the U.S. Department of Interior's National Register of Historic Places, including the historic, cultural, aesthetic, or architectural significance of the building, structure, site, object, or district;
The proposed historic district it is eligible at the local level under National Register Criterion C for ARCHITECTURE as a good example of a grouping of late nineteenth and early twentieth century commercial architecture and in the area of COMMERCE for its example of businesses serving the needs of a surrounding neighborhood and for the John F. Ward Saddlery and Hardware Company that was located at 3037 Main for over 40 years. The period of significance is 1888, the construction of the first building, to 1972, the fifty-year cutoff date. The Historic Preservation approved the criteria for designation at its June 24, 2022 meeting. (BW)
- B. Conformance with the City's adopted plans and planning policies; and

The Controlling Plan, Union Hill (UR) Case Number 10494-URD-1 recommends Mixed Use Residential and Commercial for the area and the historic designation would not conflict with that designation.

The Greater Downtown Area Plan makes the following recommendations in relation to historic designation and preservation of historic or potentially eligible buildings.

The designation of the 31st & Main Historic District to Kansas City Register of Historic Places (H/O Overlay) will not conflict with the recommendations of the Greater Downtown Area Plan and will support recommendations of the plan in the following sections:

p. 28 Primary Goal 4: Retain and Promote Safe, Authentic Neighborhoods

- Identify and protect iconic features and buildings

P. 41 Encourage the Preservation and Adaptive Re-Use of Historic Buildings

- To protect historically and/or architecturally significant structures, they should be listed on the National and/or Local Register of Historic Places (local Register of Historic Places offers more "protection").

p.112 Area Identity

- Encourage the preservation and adaptive reuse of area historic buildings

p. 130 Guiding Principles Maintain Identity

- In order to preserve the Downtown Area's history and character, older buildings should be rehabilitated into and reused via the use of historic tax credits and other incentives wherever feasible instead of being torn down.

p. 166 Decision Making Criteria

- Will the proposed development or action retain and promote safe, authentic neighborhoods. Examples that advance this goal include:
 - Maintaining the unique character and improving the appearance of downtown neighborhoods.
 - Preserve or enhancing historic buildings and icons.

p. 175 Guidelines for Development Form Categories

- Architectural Character: General Character
- Preserve and enhance historic and cultural resources as development occurs

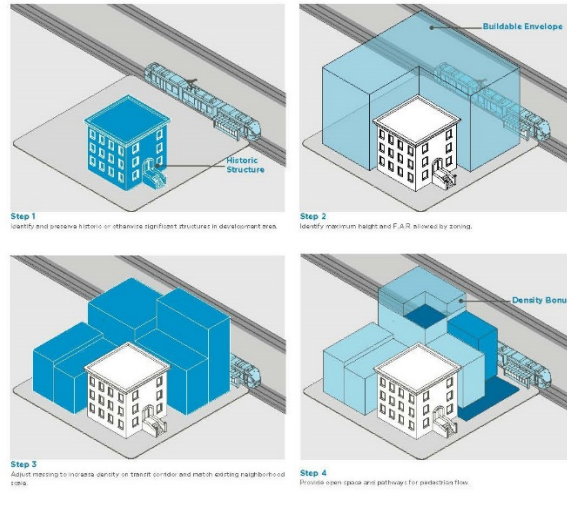
p. 188 Node Development Guidelines

- All new development within nodes should incorporate the following elements where applicable. Corridor guidelines should also be consulted and incorporated into the development design as applicable. Development within nodes should preserve and reuse historically valuable buildings.

p.194 Downtown Design Guidelines

- Development in the Downtown areas should preserve and reuse historic structures and new buildings should incorporate similar materials to adjacent historic buildings and should be designed to complement the historic character of the area. Development should generally occur on surface parking lots and vacant lots before tearing down and replacing existing buildings.

The illustration below from the Downtown Design Guidelines identifies an approach to preserve an existing historic building and construct new buildings around it. The approach would add incentives, such as a density bonus, to allow the project to be viable.(BW)



C. The economic impact of the designation on the subject property and the surrounding area. *The historic designation of the building will not have an economic impact on the surrounding properties or adopted development plans. No other economic impact information was presented at the time of writing the staff report. (BW)*

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends **Approval**.

Respectfully Submitted,

Brad Wolf, AICP
City Historic Preservation Officer

Larisa Chambi, AICP
Lead Planner

Chambi, Larisa

From: Coy Combs <coygeorge@yahoo.com>
Sent: Sunday, July 24, 2022 8:38 AM
To: Public Engagement
Cc: info@unionhillkc.com
Subject: support for case number: CD-CPC-2022-00120

We support the historic designation of the buildings at 31st and Main (case number: CD-CPC-2022-00120).

These buildings showcase the history of the area and cannot be replaced. These buildings are the last remaining representation of how this area developed through the years.

Thank you,
Carl & Kristy Reincke
Union Hill neighborhood residents

Chambi, Larisa

From: Youngblood, Abbey
Sent: Friday, September 9, 2022 7:16 AM
To: Public Engagement
Cc: info@unionhillkc.com
Subject: CD-CPC-2022-00120

To whom it may concern,

As a member of the Union Hill community for the last 11 years and a Kansas City native whom serves our community professionally, I'm making a stance to keep and maintain the historic building at 31st and Main St. I believe these historic building's with the original Kansas City brick is what makes Kansas City so unique and it is truly our identity. Keeping the original structure and bringing in small local businesses will add so much positivity not only for Union Hill but it will reflect Martini Corner District as well. With the street car extension project, there is a chance to make this corner thrive. We should not let these beautiful, original structures go to waste.

Thank you,



Abbey Youngblood
Engineer Technician
Capital Projects Division
Public Works
City of Kansas City, Mo.
414 E. 12th Street
Kansas City, MO 64106
Email: Abbey.Youngblood@kcmo.org
Phone: 816-513-2686

Apply for applications here:

COMPASSKC

[CompassKC Help Guide](#)

Chambi, Larisa

From: Alexander East <alexandereast@me.com>
Sent: Friday, August 5, 2022 9:12 AM
To: Public Engagement
Cc: info@unionhillkc.com
Subject: Case No. CD-CPC-2022-00120 / 31st & Main Historic District

I would like submit the following **letter of support** for historic designation at 31st and Main.

As a property owner and resident of the Union Hill neighborhood since 2015 (and previous resident of Midtown 1996-2001), I support the hard work and consideration given to existing plans such as the **"Greater Downtown Area Plan"** which consistently include references to historic preservation. 31st Street is the southern border of our official downtown area as it transitions to midtown.

My "Yes" vote for the streetcar was never intended to be a death sentence for historic buildings long the Main Street corridor. Union Hill residents and businesses lobbied to retain streetcar stop at the 31st and Main Street site because of the potential for positive development in the area. Because residents have agreed to commit ourselves to paying the **substantial special assessments**, increasing what the city collects from us, as taxpayers we feel we deserve a significant voice in the future of how our neighborhood develops. Removing these buildings takes them out of that conversation and that is unfair to the neighborhood who have made this long term investment.

The planned northbound **Union Hill Streetcar stop at 31st and Main is a potential "front door"** to the neighborhood which current and future residents will increasingly use to access other parts of the city on foot. It is an ideal location for **human-scaled pedestrian-oriented small businesses** that could serve the expected upticks in population as adjacent areas develop and redevelop with greater density. The nominated buildings, when restored or otherwise included in a redevelopment, are potentially ideally situated to contribute to that purpose. Historic and older buildings often provide more opportunity for local owned small businesses than new construction, as has been demonstrated throughout the midtown and downtown areas over the years (one example: "Billie's Grocery" located nearby...)

Authenticity of the historic building stock has been important to inspiring the design of other newer structures in the Union Hill neighborhood. As the only remaining authentic Victorian structure at that intersection, it is important that it is retained, as it helps preserve **neighborhood identity and character**.

There is **plenty of room to develop and redevelop** with reasonable density and height in the general vicinity of this intersection without demolishing the nominated buildings. Demolition of the nominated buildings eliminates the positive potential that any parts of the authentic structures could be included in an expanded new construction. Redevelopment of existing historic building is important part of **environmental sustainability**.

The current owner seems willing to challenge height limits of the existing **Main Street overlay plan**, which is a concern to residents. We question the credibility of his plans and ability to redevelop the site **in a timely way**. The current property owner has also failed to contact the neighborhood residents and their elected representatives to have any conversation about the possibilities for the site. If the current owner does not want to deal with a historic designation on these properties, he could easily sell the site at a profit.

Thank you for your consideration and time,

Alexander East
3023 McGee Street
Kansas City, MO 64108

(816) 213-9400 cell
alexandereast@me.com

Chambi, Larisa

From: ali johnson <illustratorali@yahoo.com>
Sent: Friday, September 9, 2022 8:11 AM
To: Public Engagement
Cc: info@unionhillkc.com
Subject: The buildings at Union Hill Case number: CD-CPC-2022-00120

To whom it may concern,

I am writing to express my support for designating the buildings included in case number CD-CPC-2022-00120 as historic buildings. I have long admired their architecture and it is clear to me that our city would be poorer without them.

Thank you for your time,
Ali Moses
North Hyde Park, Kansas City

Chambi, Larisa

From: Bogner, Ashlea <ashlea.bogner@grandviewc4.net>
Sent: Thursday, August 4, 2022 6:59 PM
To: Public Engagement
Cc: Info@unionhillkc.com
Subject: 31st and Main- Support Historic Designation

Good Evening City Plan Commission,

We are homeowners in the Union Hill neighborhood and are in support of the building on 31st and Main being designated a historic building and being on the National Historic Registry. We believe that demolishing it would be to demolish the spirit of mid-town and Union Hill.

The intersection of 31st and Main is the gateway to Kansas City's Historic Union Hill neighborhood. We Union Hill residents lobbied to retain a streetcar stop at the 31st and Main Street site because of the potential for positive development in the area. Because we agreed to commit ourselves to paying the substantial special assessments, increasing what the city collects from us, we, Union Hill taxpayers, feel we deserve a significant voice in the future of how our neighborhood develops.

Our family chose the Union Hill neighborhood for the historic charm. We were drawn to Union Hill due to its great conservation of historical buildings and homes - and it stands to reason this is why many people would move or visit here. Union Hill being one of the oldest neighborhoods in KC, it is an area we want to continue restoring and rehabilitating to capture the very character of this unique area of town. It is this character that makes this area of town continue to grow in popularity within our community as well as with tourists who visit our city.

Kansas City is a great place to call home precisely because of its history and culture shining through its preserved infrastructure. Leaving this building vulnerable to being replaced by another cookie cutter development that could be found in any city in America would be deeply damaging to this community and very un-Kansas City.

Not only would designating it a historic building and preserving it be good for the aesthetic of this community, it would be good for local business. Maintaining the Union Hill environment will entice more people to move here, to visit, to shop and spend money here. When people pass by on the new streetcar, it will be this old school look and feel that will define their impression of this area. Keeping this building, and renovating it in a way that retains its charm and classic curb appeal just makes good economic sense.

This building adds great historical aesthetic to our neighborhood, and we believe it can be saved and continue to add historical and architectural charm to our neighborhood. It is a beauty that must be saved through restoration and continue to be an important part of our *historic* Main Street.

For the reasons above, we fully support Union Hill's position that these buildings should be given historic designation.

Thank you,
Ashlea Bogner and Derek Franks
3015 Oak Street

Chambi, Larisa

From: Beth Haden <beth.haden@gmail.com>
Sent: Friday, August 5, 2022 8:15 AM
To: Public Engagement
Cc: info@unionhillkc.com; Tom Brill; Jean Kiene; AL Mauro; Theresa Levings (tleavings@badgerlevings.com); Keith Pence; Caryll Schultz; Jeff Kloch; Michael Judy; Courtney Moilanen; Cronan, Kim; Amy Castillo; Kerry Boehm
Subject: Case number: CH-PRES-2022-00001

To Whom It May Concern:

The Children's Center Campus, a 501(c)(3) organization (the "CCC"), owns the property at 3101 Main Street, across the street from the subject property. The CCC is occupied by two 501(c)(3) organizations, AbilityKC and the Children's Center for the Visually Impaired.

The board of directors of the CCC provides this letter in support of the historic designation of the property. We believe that it is beneficial to the neighborhood, and that renovation of existing buildings is important to its character. We also understand that one aim of the Understand DT 2023 plan focuses on the environmental benefits of preservation of historic buildings. With a population of children with varying medical conditions attending the CCC, we support all efforts to minimize the environmental impact to the area where our students learn and play.

We would therefore ask the City Planning Commission to approve the application for historical designation, Case number: CH-PRES-2022-00001.

Sincerely,
Elizabeth Haden
President, Children's Center Campus Board of Directors

Chambi, Larisa

From: Chris Petersen <capetersen2018@gmail.com>
Sent: Saturday, July 23, 2022 10:36 AM
To: Public Engagement
Subject: Ref case: CD-CPC-2022-00120.

The historic designation request for this building at 31st and Main is absolutely ridiculous. This city is full of old buildings that sit and do nothing. This building needs to be torn down and something worthwhile built in its place, like housing and maybe a new grocery store.

I do not support the historic designation of this building, tear it down.

Sincerely,

Chris A. Petersen

3012 De Groff Way

KC, MO 64108-3231

Cell: 503-805-2516

Chambi, Larisa

From: Coy Combs <coygeorge@yahoo.com>
Sent: Sunday, July 24, 2022 8:38 AM
To: Public Engagement
Cc: info@unionhillkc.com
Subject: support for case number: CD-CPC-2022-00120

We support the historic designation of the buildings at 31st and Main (case number: CD-CPC-2022-00120).

These buildings showcase the history of the area and cannot be replaced. These buildings are the last remaining representation of how this area developed through the years.

Thank you,
Carl & Kristy Reincke
Union Hill neighborhood residents

Chambi, Larisa

From: Dana Gould <dgould@sfsarch.com>
Sent: Friday, August 26, 2022 10:06 AM
To: Public Engagement
Subject: Case No CD-CPC-2022-00120, 31st & Main Historic District

To Members of the City Plan Commission:

I support the timely listing of the 31st & Main Historic District on the Kansas City Register of Historic Places.

The 31st & Main Historic District is eligible at the local level under National Register Criterion C for ARCHITECTURE as a good example of a grouping of late nineteenth and early twentieth-century commercial architecture and in the area of COMMERCE/TRADE for its example of housing neighborhood businesses and for the John F. Ward Saddlery and Hardware Company. The period of significance is 1888, the construction of the first building, to 1972, the fifty-year cutoff date.

The district includes four structures:

- 3035-37 Main Street, The Ward Building (contributing) Built 1905.
- 3039 Main Street, Union Hill Commons Atrium (noncontributing) Built 1990.
- 3041-45 Main Street, Jeserich Building (contributing) Built 1888.
- 6-10 E 31st Street (contributing) Built 1921.

The 31st & Main Historic District is a good example of a commercial district that served the surrounding neighborhoods in the late nineteenth and early twentieth century. It demonstrates commercial Victorian architecture and vernacular commercial architecture of the period. The district with the distinctive Jeserich building at the corner retains integrity and is eligible in the areas of Architecture and Commerce/Trade.

The 31st & Main Historic District contributes to the historic fabric of mid-town Kansas City. With the expansion of the streetcar, NOW is the time to strengthen the historic integrity of this important neighborhood.

I recommend that the Commission vote to APPROVE Case No CH-PRES-2022-00001, 31st & Main Historic District for listing on the Kansas City Register of Historic Places.

Sincerely,

Dana Gould, Principal, Preservation Architect



dana gould AIA, LEED AP
principal

d 816.541.2646
e dgould@sfsarch.com

s f s a r c h i t e c t u r e

2100 central street, suite 31 | kansas city, mo | 64108

Chambi, Larisa

From: Ryan Thornburg <rthornburg410@gmail.com>
Sent: Friday, August 5, 2022 4:03 PM
To: Public Engagement
Cc: info@unionhillkc.com
Subject: CD-CPC-2022-00120 31/Main Price Property

Hello,

My name is Ryan Thornburg and I am a resident of Union Hill. Today I would like to speak about the historic designation of the buildings at 31st and Main.

These buildings are a wonderful eastbound entrance to our neighbor from Broadway. The corner building is the last Queen Anne style building on the Main Street corridor of the KC Streetcar system.

Doug Price has proven to be a bad actor in his ownership of historic properties. Look at the Nelle Peters building the Plaza. Demolished for only a blank lot to remain. Or Bob Wasabi and the laundromat on a 39th Street West. Boarded up with no intention of any other business to go in.

Thru the grapevine the neighborhood, he offered the last business (Luffi's Fish) a month to month lease. Advertised it as a benefit to Luffis. Then only to terminate the lease after it went month to month. He has no interest in renting or refurbishing these buildings at all. The only plan he has is to demolish them, sit on the vacant lot, and when the streetcar comes in to sell at maximum value.

When ask to present a plan with what to do area, he present a project that was well beyond the maximum height. Not a plan at all. He and his company has not responded to Union Hills requests because there is no plan. There is an unwillingness on his part to do anything but his way.

It would be fine if there was a real plan post these building buildings yet there is not. To stare at another blank lot in this city, is borderline criminal. Look right across the street, it is a patch of grass. Cities are built on volume. A city like ours that has historic bones needs to keep them in tact to keep its lovely past but to also build on those bones for a vibrant future. Another blank lot is not needed. What is needed is the saving of the beauty we have at 31st and Main.

Thank you,

Ryan Thornburg
3016 De Groff Way
KCMO 64108

Chambi, Larisa

From: Scott Winward <winrobsco@gmail.com>
Sent: Friday, August 5, 2022 9:24 PM
To: Public Engagement
Subject: Case # CVD-cPC-2022-00120

To those concerned,

The property at 31st and main in the historic district is a gem that we should preserve and not have to live without. The historical importance and value to our community is significant. This is our neighborhood, the historical ties to our community are real, and have real value.

Do not turn your back on our history, do not forget from where we come. When you discount the past, you cancel your future.

The possibilities for this property, for our future, and our culture are at stake. Don't turn a blind eye to our past, our present, our future. We care about our home, our community and we refuse to discard the past. Do not turn your back on our history. Do not forget our past, the opportunities before you.

The possibilities are endless. What a hidden gem.

Preserve our heritage.

Regards,

R.S Winward

Sent from my iPad

Chambi, Larisa

From: Shannon Jaax <shannonjaax@hotmail.com>
Sent: Wednesday, August 3, 2022 10:42 PM
To: Public Engagement; Wolf, Bradley A
Cc: info@unionhillkc.com
Subject: CD-CPC-2022-00120

Dear members of the City Plan Commission:

I am writing as a resident of the Union Hill neighborhood to **express my support for staff's recommendation to approve the 31st & Main Historic District.**

I am a strong supporter of the streetcar extension and the opportunity for additional development and density that the streetcar will attract. But it is imperative that as we promote development along our transit corridors, we also strategically identify historic assets that need to be preserved/retained. As the staff report indicates, "The 31st & Main Historic District is a good example of a commercial district that served the surrounding neighborhoods in the late nineteenth and early twentieth century. It demonstrates commercial Victorian architecture and vernacular commercial architecture of the period."

Further, the new property owner has not demonstrated that they have a solid plan for the redevelopment of the site that would justify demolition. Unfortunately, since they've purchased the site, our neighborhood lost a local, MBE-owned restaurant, Lutfi's, that was a great asset to the neighborhood. Please ensure that we don't also lose these architecturally assets that are eligible for listing in Kansas City's Register of Historic Places.

With CPC and City-council support for approval of the 31st & Main Historic District, I am confident that the existing property owner can identify an economically feasible redevelopment plan for the site that includes adaptive reuse of the existing buildings, or, find a willing buyer that will undertake such an important project.

Thank you for your consideration.

Shannon Jaax, AICP
2953 Grand Ave.

Chambi, Larisa

From: Sharon Thompson <sharonongrand@gmail.com>
Sent: Saturday, July 23, 2022 11:48 AM
To: Public Engagement
Cc: info@unionhillkc.com
Subject: Case #: CD-CPC-2022-00120

To Members of the Historic Preservation Committee:

I encourage your vote for Case# CD-CPC-2022-00120 in order to grant historic designation to the buildings at 31st and Main. As a long time resident of Kansas City and the Union Hill neighborhood, I have always advocated for historic preservation. We're always told that we should learn from history, not destroy or ignore it!

Unfortunately, in the past Kansas City has lost some significantly historic buildings with interesting architecture and stories to tell. PLEASE don't let another development with modern design replace these beautiful buildings.

Sharon Thompson
2915 Grand Avenue
Kansas City, MO 64108
sharonongrand@gmail.com

Chambi, Larisa

From: littlematisse@aol.com
Sent: Monday, September 12, 2022 8:43 AM
To: Public Engagement
Subject: 31st and main Building. Case Number CD-CPC-2022-00120

To Planning Commission

I support Union Hill's position that these buildings should be given historic designation. As the gateway to the neighborhood these buildings are an important part of Union Hill's historic character and should not be lost. Union Hill residents are paying the streetcar tax and we appreciate you allowing us to have input into the type of development that happens along the streetcar line.

I am a life long citizen of Kansas City. In my over 70 years I have applauded the commitment of keeping our history and been saddened when we have lost historic buildings, Please keep this building as a reminder that this city has come from a rich and beautiful past. The following are all the reasons this building should be preserved.



The buildings stood when the first cable car operated along Main Street. Merchants in these buildings, once they were built starting in 1905, benefited from 'nearly 120 million riders' between 1895 and 1912. The streetcar met its end as ridership declined due to increase automobile ownership, new highways were constructed, and people migrated to the suburbs. The new streetcar is reversing that trend: bringing people back to midtown to live, work, shop, and play.

Today, the buildings are the only remaining historic structures standing at the intersection of 31st and Main Street. Preserving the historic integrity of

the buildings will show every new streetcar rider and anyone passing through the intersection that Kansas City cares about our past. As the only remaining authentic Victorian structure at that intersection, it is important that it is retained, as it helps preserve neighborhood identity and character.

- Kansas City has a long history of supporting transit.
- Kansas City has a track record of supporting midtown development that will provide viable public spaces.
- Kansas City is starting to do better to preserve historically significant buildings. This is recognized by the KC historic preservation office. The KC Historic Preservation Office unanimously voted to support historic designation on 6/24/2022. And also the very recent unanimous support of the City Council to preserve an Negro Leagues and MLB star Satchel Paige's home and turn it into a museum.

In the 1980's the Union Hill neighborhood began a revitalization transformation to what it is today. Residents partnered with developers to conduct neighborhood cleanup, beautification, painting and repair of deteriorated homes, combating physical blight, promoting self help programs for residents, strengthening of the neighborhood's social fabric, and general neighborhood improvement.

Today, Union Hill residents continue the mission to maintain the neighborhood and strengthen the neighborhood's social fabric.

Residents consider the intersection of 31st and Main as the gateway to the historic neighborhood.

The buildings at 31st and Main serve as our 'front door' to the neighborhood which current and future residents will increasingly use to access other parts of the city once the streetcar stop is completed.

Union Hill residents choose to invest in the area (voting to pay higher taxes) to preserve its unique historic character. We expect the same of any developer who chooses to join our community.

Union Hill residents and businesses lobbied to retain streetcar stop at the 31st and Main Street site because of the potential for positive development in the area. Because we agreed to commit ourselves to paying the substantial special assessments, increasing what the city collects from us, we, Union Hill taxpayers, feel we deserve a significant voice in the future of how our neighborhood develops.

I support the hard work and consideration given to existing plans such as the "Greater Downtown Area Plan" which consistently include references to historic preservation.

Imagine DT 2023 plan

- A guiding principle of the 2023 plan is to create a vibrant downtown that "**preserves the history** and culture of downtown while welcoming new ideas and opportunities". Another aspect of this principle is "supporting quality design".
- The 4th goal of the plan is to "**Preserve and Enhance our Unique Assets**".
- An identified transformative strategy – F4- in the plan calls to "promote downtown historic buildings by celebrating successful historic reuse and rehabilitation projects" and "encourage signs and plaques identifying historic sites and buildings downtown" and "educate the community on the **environmental benefits of preservation**"
- Redevelopment of existing historic building is important part of environmental sustainability.
- These elements of the 2023 plan support the support the 31st and Main Historic District designation.

Greater downtown area plan

- The buildings are on the edge of the defined area plan and the beginning of the transition from downtown to midtown, where the scale of buildings get smaller.

- The 'authentic' guiding principle states that 'the character of downtown development should reflect the culture and history of downtown neighborhoods'.
- The 4th goal is to 'retain and promote safe, authentic neighborhoods'. The focus is on maintaining the unique character of neighborhoods and promoting compatible infill. (pg 16 of the plan). Further, the plan states to "**encourage the preservation and adaptive re-use of historic buildings**".
- These elements of the greater downtown area plan support the 31st and Main Historic District designation.

Most important when our children ride the trolley it will be wonderful for them to see the history of KC through viewing these old buildings. It is very important to remember the past while building the future!

Thank you Victoria Little.

Chambi, Larisa

From: Nior Gonzales <gonzalesnior@gmail.com>
Sent: Thursday, August 4, 2022 9:48 AM
To: Public Engagement
Cc: Info
Subject: The Intersection of 31st and Main - Support For Historic Designation

I'm a homeowner in the Union Hill neighborhood and am *in support of the building on 31st and Main being designated a historic building and being on the National Historic Registry.*

We chose the Union Hill neighborhood for the historic charm. We used to live in Savannah, GA and saw how the Historic Preservation group and the Savannah College of Art restored and rehabilitated most of the buildings in the downtown Savannah area, making it a tourist destination because of its historic charm. If you look at other comparable cities such as Milwaukee, WI, they have also preserved many buildings in the historic areas and neighborhoods such as the Historic 3rd Ward.

The intersection of 31st and Main is the gateway to Kansas City's Historic Union Hill neighborhood. We Union Hill residents lobbied to retain a streetcar stop at the 31st and Main Street site because of the potential for positive development in the area. Because we agreed to commit ourselves to paying the substantial special assessments, increasing what the city collects from us, we, Union Hill taxpayers, feel we deserve a significant voice in the future of how our neighborhood develops.

For the reasons above, I fully support Union Hill's position that these buildings should be given historic designation.

Thank you,

Norma "Nior" Gonzales
3021 Oak. St. Kansas City, MO 64108
(912) 604-3411

Chambi, Larisa

From: Paula A. Winchester <pwe@paulawinchester.com>
Sent: Monday, August 1, 2022 8:53 PM
To: Public Engagement
Cc: info@unionhillkc.com
Subject: FW: Case number: CD-CPC-2022-00120.

Subject: Case number: CD-CPC-2022-00120.

I wish to express my support to include the buildings sitting at the corner of 31st and Main for historic designation. They are iconic and know they add beauty and history to that area of Kansas City. I love that building on the corner and am always
So glad to see it when I pass by. Now that the trolley will be traveling Main St. let those buildings stand tall and proud for us citizens
And visitors.

Paula Ann Winchester
She/Her/Her's
Paula Winchester Enterprises, LLC
pwe@paulawinchester.com
816 590 1720
5742 Kenwood Ave.
Kansas City, Mo. 64110-2732

Chambi, Larisa

From: Dan Bethe <dan_bethe@yahoo.com>
Sent: Saturday, August 6, 2022 2:49 AM
To: Public Engagement
Subject: Case CD-CPC-2022-00120

I heard that you are considering allowing demolition of historic buildings at 31st and Main by a developer who has no real plan. Everyone should be against anyone doing that. Even if the plan is at all tenuous or not discrete. KCMO's historical war against historical buildings needs to end. Thanks.

July 27, 2022

City Planning and Development Department
414 East 12th Street, #1603
Kansas City, MO 64106

RE: Case Number CD-CPC-2022-00120

Dear Department Members:

Along with our neighbors in the historic Union Hill neighborhood, we strongly support granting historic designation to the 31st and Main district, case number CK-CPC-2022-00120. The case specifically references buildings on the northeast corner of that intersection.

The 31st and Main intersection is the gateway to Union Hill, which is a showplace for beautiful homes that were constructed in the late 19th and early 20th centuries. During the 1980s, our neighborhood began a revitalization transformation by working with developers to clean, beautify, repair, combat blight, strengthen the neighborhood's social fabric and generally invest in the architecture and character that define the area. Union Hill residents like us continue to invest in the neighborhood – and vote to pay higher taxes – to preserve its unique historic character. We expect the same of any developer who chooses to work within our community. The current owner seems willing to challenge height limits of the existing Main Street overlay plan, which is a concern to us

Soon, the 31st and Main intersection will feature a stop on the streetcar line, making it an even more visible entry point to historic Union Hill. The Victorian-era buildings on the northeast corner stood when the first cable car operated along Main Street, and they now are the ***only remaining authentic Victorian structures standing at the 31st and Main intersection.*** Preserving the historic integrity of those buildings will help to preserve the Union Hill identity, and will show every streetcar rider and anyone passing through the intersection that Kansas City cares about and celebrates its history – a fact that already is true for those of us in Union Hill.

We support the thoughtful work and consideration given to existing plans such as the Greater Downtown Area Plan, which consistently includes references to historic preservation. Guiding principles of the Imagine DT 2023 plan include:

- Creating a vibrant downtown that **preserves the history and culture** of downtown while welcoming new ideas and opportunities.
- Supporting quality design, including **preserving and enhancing our unique assets.**
- **Promoting downtown historic buildings by celebrating successful historic reuse and rehabilitation projects, and encouraging signs and plaques identifying historic sites and buildings.**
- **Educating the community about the environmental benefits of preservation.**

These elements of the 2023 plan support the 31st and Main Historic District designation. The historic Preservation Commission unanimously voted to extend the historic designation. We strongly encourage you to do likewise.

In support of Kansas City's History,

Kevin and Linda Fewell
3002 Oak
Kansas City, MO 64108

Chambi, Larisa

From: Jacob Swanson <jswanson@angi.com>
Sent: Thursday, September 8, 2022 7:06 PM
To: Public Engagement
Subject: 31st and main

To whom it may concern.

One thing that is going to set us apart from other cities is how much we value history and the importance of saving historical and architectural beauty that the people that came before us who built this city in the early years. The nostalgic feeling of driving down main Street and seeing old buildings that have been there for almost 100 years is something we need to appreciate and try to make last as long as we can. We've been getting a lot of people moving to the area from the east coast and west coast that are amazed by how we've managed to keep a lot of these historical buildings from being demolished. Destroying this building for a cheap eye sore is only damaging our history. I know money talks and rehabbing this is taking away the profits in your Bank account. Think of what value it'll bring to people visiting this city to maybe think that they need to relocate to Kansas City because of what the citizens of Kansas City are doing by preserving these buildings. I'm 37 years old and moved from the suburbs to get away from the cookie cutter buildings they are throwing up that are cheaply built and end up having way more financial issues down the road. Thank you and please reach out if you need to. 913-515-9147.
Jacob Swanson

Chambi, Larisa

From: Jon Kowing <jonko61@yahoo.com>
Sent: Wednesday, August 3, 2022 11:06 AM
To: Public Engagement
Cc: info@unionhillkc.com
Subject: Case No. CD-CPC-2022-00120 / 31st & Main Historic District

Case No. CD-CPC-2022-00120 / 31st & Main Historic District

To City Planning Commission &/or anyone that cares about Kansas City:

I am wholeheartedly against the demolition of the Jeserich Building in particular and the other buildings on the northeast corner of 31st and Main. As a resident of Kansas City for nearly 25 years and owning a home in the adjacent Union Hill neighborhood for 7 years, I am extremely proud to call Kansas City home. It's been exciting to see the remarkable developments during the past several years, and I've been a supporter of things like the new airport and the streetcar extension. In other words, I'm all for progress.

But destroying these buildings would not be progress. And – it's not living in the past either. It's about protecting the things that are unique to our city and this neighborhood. Several of these buildings have stood for over a hundred years. Destroying them removes a bit of history, a bit of what makes Kansas City uniquely Kansas City. Removing them would reflect poorly on us as a community. Their visual appeal would be lost to visitors to our city traveling on the streetcar from downtown to the Plaza. People want to see things distinctive to a particular place. Things that help set the stage for the story of that place. In this case, with a streetcar stop at this corner, they're the perfect gateway to the Union Hill/31st Street neighborhood.

The predominance of red brick and stone in these buildings is such a hallmark of their time and is reflected throughout the Union Hill neighborhood – from the Victorian homes on Grand through the shirtwaist homes on McGee, the stone-terraced yards and all the way to the commercial buildings near 31st and Gillham. To the credit of those that have built new homes and businesses in the Union Hill neighborhood in more recent years, that look has been continued through the use of brick, stone and silhouettes that mirror and reflect the older structures.

Preventing the destruction of these buildings is also good for attracting residents and preserving the value of all the homes in the neighborhood. At least one study has shown that people value a mix of old and new buildings where they live, dine, shop and travel.

[Millennials Prefer Revitalized Historic Areas Not Malls | Modern Cities](#)

**Millennials Prefer Revitalized Historic Areas Not
Malls | Modern Cities**

Removing these buildings could negatively impact the value of my home and my neighbors' homes and adversely impact the business development potential in the area.

Please do not allow these buildings to be destroyed.

Jon Kowing
Executive Creative Director, Signal Theory
& Union Hill resident
3023 McGee Street

Chambi, Larisa

From: Kathy Marincel <kmarincel@yahoo.com>
Sent: Wednesday, September 7, 2022 10:44 AM
To: Public Engagement
Subject: 31st and Main Historic District

CD-CPC-2022-00120 I am writing as a resident of the Union Hill Neighborhood and payer of streetcar tax in support of making 31st and Main buildings historic.

Kathy

- buildings should be given historic designation.
- As the gateway to the neighborhood, these buildings are essential to Union Hill's historic character and should not be lost.
- Union Hill residents are paying the streetcar tax and we appreciate you allowing us to have input into the type of development along the streetcar line.

Thank You,

Kathy Marincel

Chambi, Larisa

From: Kevin Worley <kevinworley@mac.com>
Sent: Sunday, September 4, 2022 7:53 PM
To: Public Engagement
Subject: Case number: CD-CPC-2022-00120.

Writing to **support the historic designation** of the 31st & Main buildings associated with case number: CD-CPC-2022-00120. We have lost so much history; please ensure we maintain the character of this corner, this neighborhood, this city by preserving historic buildings such as these.

Kevin Worley
3412 Baltimore
KC MO 64111

William E. Norton
3030 Grand Avenue
Kansas City, MO 64108-3224
816-531-0260

August 13, 2022

City Plan Commission

Re: Case CD-CPC-2022-00120

Gentlemen:

I fully support Historic Designation for the four adjacent buildings on the northeast corner of 31st & Main St.

These buildings, each representative of their time, are an important part of what remains of the earlier Main St. streetscape.

The Jeserich Building in particular is truly a gem. It has stood on the corner since 1888. It has excellent detail and the decorative tin clad turret on the corner makes it a *perfect* corner building. It is the landmark building of my neighborhood and in my opinion anywhere on Main.

It is my understanding that not only does the current owner want to demolish the buildings but his plan was to leave the site vacant for several years. That could best be described as a criminal act. What could now be a hastily thrown together development plan would in no way be a satisfactory alternative to demolition of these landmark buildings.

I strongly urge that the buildings be given Historic Designation.

Thank you,

William E. Norton

20 July 2022

publicengagement@kcmo.org

City Hall 15th Floor
City Planning and Development
City Plan Commission
414 E. 12th St.
City Hall, 15th floor
Kansas City, MO 64106

RE: Case number: CD-CPC-2022-00120

I am writing in support of the designation of the 31st and Main Street Historic District Overlay, which includes the prominent Jeserich Building (built 1888) at 3041-45 Main. With this designation the buildings will not be demolished by the developer and Owner.

I have lived in Union Hill for over 30 years and witnessed our neighborhood's successful redevelopment. The Union Hill Neighborhood Association understands working with a developer to maintain character and integrity of the neighborhood. These buildings are the "front door" of the Union Hill neighborhood. The buildings may be some of the oldest remaining structures on the Main Street Streetcar Route.

I support the nomination and ability to keep this example of Victorian architecture and maintain the historic character of Main Street and in the Union Hill neighborhood. To be on the new Kansas City streetcar route allows them to illustrate Kansas City's rich past while maintaining critical urban fabric

I am asking for your favorable vote to place the 31st and Main Street buildings on the Kansas City Register of Historic Places.

Katheen Burke
Resident 3015 Walnut Street
Kansas City MO 64108

Cc: Stacy Garrett, Union Hill Neighborhood Association

Chambi, Larisa

From: Kyler Wooldridge <kmw8288@truman.edu>
Sent: Thursday, September 8, 2022 6:30 PM
To: Public Engagement
Subject: CD-CPC-2022-00120

Hello,

I am emailing to voice my support for preserving the buildings at 31st and Main. I have no problem with development in this area, but it shouldn't come at the expense of a historic structure like the one at 31st and Main. There are plenty of empty parking and grass lots in this area that can be built on.

Thank you for your time,

Kyler Wooldridge

William E. Norton
3030 Grand Avenue
Kansas City, MO 64108-3224
816-531-0260

August 13, 2022

City Plan Commission

Re: Case CD-CPC-2022-00120

Gentlemen:

I fully support Historic Designation for the four adjacent buildings on the northeast corner of 31st & Main St.

These buildings, each representative of their time, are an important part of what remains of the earlier Main St. streetcape.

The Jeserich Building in particular is truly a gem. It has stood on the corner since 1888. It has excellent detail and the decorative tin clad turret on the corner makes it a *perfect* corner building. It is the landmark building of my neighborhood and in my opinion anywhere on Main.

It is my understanding that not only does the current owner want to demolish the buildings but his plan was to leave the site vacant for several years. That could best be described as a criminal act. What could now be a hastily thrown together development plan would in no way be a satisfactory alternative to demolition of these landmark buildings.

I strongly urge that the buildings be given Historic Designation.

Thank you,

William E. Norton

Edward Ronan
2929 McGee Trfy, Apt 204
Kansas City, MO 64108
July 23, 2022

To the Planning Committee
City of Kansas City

I write in reference to Case # CD-CPC-2022-00120:

These buildings serve as a gateway to Union Hill, where we have lived for 16 years.

Even before that, my wife had an office across the corner in the bank building and we both enjoyed the view of that handsome Victorian façade for several years. And, our daughter worked in the Jeserich Building itself for a few years doing promotional work. We are obviously fond of that corner.

With the extension of the streetcar line to the south, that intersection will be an important feature to residents and visitors alike. The NE corner is the only one of historic significance and must be preserved. We residents of Union Hill have agreed to pay additional levies to have the streetcar line in our area and expect to have some modest influence in the treatment of the route. Union Hill is a shining example of urban renewal, and our “corner lot” should not be made into some sort of modern eyesore or allowed to deteriorate.

Sincerely,

Edward (Bob) Ronan

Charlotte Ronan
2929 McGee Trfy, Apt 204
Kansas City, MO 64108
July 23, 2022

To the Planning Committee
City of Kansas City

I write in reference to Case # CD-CPC-2022-00120:

I sincerely hope that the buildings at the corner of 31st and Main will not be demolished. I live in the Union Hill neighborhood and we are thrilled that the streetcar will stop at that corner, having voted to support its expansion and the accompanying increased levies. The historic buildings, particularly the Jeserich Building, on the corner should be preserved.

I also support putting those buildings on the National Register of Historic Places and applaud the efforts of Historic KC and the city council members, Kathryn Shields and Eric Bunch, to save these buildings. Kansas City has a most interesting history and saving these buildings will help to preserve it.

Sincerely,

Charlotte Ronan

ROCKHILL HOMES ASSOCIATION

4501 Holmes Street
Kansas City, MO 64110

Case No CD-CPC-2022-00120, 31st & Main Historic District

September 6, 2022

To Members of the City Planning Commission:

The **Board of Directors for the Rockhill Homes Association** is writing to support the timely listing of the **31st & Main Historic District** on the Kansas City Register of Historic Places.

The 31st & Main Historic District is eligible at the local level under National Register Criterion C for ARCHITECTURE as a good example of a grouping of late nineteenth and early twentieth-century commercial architecture and in the area of COMMERCE/TRADE for its example of housing neighborhood businesses and for the John F. Ward Saddlery and Hardware Company. The period of significance is 1888, the construction of the first building, to 1972, the fifty-year cutoff date.

The district includes four structures:

- 3035-37 Main Street, The Ward Building (contributing) Built 1905.
- 3039 Main Street, Union Hill Commons Atrium (noncontributing) Built 1990.
- 3041-45 Main Street, Jeserich Building (contributing) Built 1888.
- 6-10 E 31st Street (contributing) Built 1921.

The 31st & Main Historic District is a good example of a commercial district that served the surrounding neighborhoods in the late nineteenth and early twentieth century. It demonstrates commercial Victorian architecture and vernacular commercial architecture of the period. The district with the distinctive Jeserich building at the corner retains integrity and is eligible in the areas of Architecture and Commerce/Trade.

Today, the 31st & Main Historic District is one of the few architecturally significant areas along the Main Street corridor. The district makes an important contribution to Kansas City's sense of place. For residents and visitors to our city, particularly those who will be using the streetcar, fine examples of our architectural heritage reflect our values of preserving and honoring the best of the past while embracing the future.

The **Rockhill Homes Association** recommends that the Commission vote to APPROVE Case No CD-CPC-2022-00120, 31st & Main Historic District for listing on the Kansas City Register of Historic Places.

Thank you.

Sincerely,

Gerry Carlson, President
Rockhill Homes Association

Jim Wanser, External Affairs
Rockhill Homes Association

Chambi, Larisa

From: Kay Boehr <kayboehr@gmail.com>
Sent: Monday, September 12, 2022 11:43 AM
To: Public Engagement; Rexwinkle, Joseph; Platt, Brian; Williams, Jeffrey
Cc: Historic Kansas City
Subject: Case No CD-CPC-2022-00120, 31st & Main Historic District

Case No CD-CPC-2022-00120, 31st & Main Historic District

To Members of the City Plan Commission:

My name is Kay Miller Boehr. I am retired from my careers as an interior architect and as a college professor of interior design. I live in midtown because I love old buildings. I also love good contemporary architecture, and the current plan proposed by the developer for 31st and Main, not only destroys these important structures, but is the epitome of bad design. It is worse than facadism, in that the facades of the buildings are not to be preserved, but to be “replicated.” I find this proposal extremely insulting, because I don’t think that it will be feasible or even possible to “replicate” these buildings using today’s materials and construction methods.

To help save these historic buildings from demolition, I emphatically support the timely listing of the 31st & Main Historic District on the Kansas City Register of Historic Places.

The 31st & Main Historic District is eligible at the local level under National Register Criterion C for ARCHITECTURE as a good example of a grouping of late nineteenth and early twentieth-century commercial architecture and in the area of COMMERCE/TRADE for its example of housing neighborhood businesses and for the John F. Ward Saddlery and Hardware Company. The period of significance is 1888, the construction of the first building, to 1972, the fifty-year cutoff date.

The district includes four structures:

- 3035-37 Main Street, The Ward Building (contributing) Built 1905.
- 3039 Main Street, Union Hill Commons Atrium (noncontributing) Built 1990.
- 3041-45 Main Street, Jeserich Building (contributing) Built 1888.
- 6-10 E 31st Street (contributing) Built 1921.

The 31st & Main Historic District is a good example of a commercial district that served the surrounding neighborhoods in the late nineteenth and early twentieth century. It demonstrates commercial Victorian architecture and vernacular commercial architecture of the period. The district with the distinctive Jeserich building at the corner retains integrity and is eligible in the areas of Architecture and Commerce/Trade.

Today, the 31st & Main Historic District contributes to the fabric of the streetscape. Together, they enhance the historic character of Main Street in the late 19th and early 20th Century. Their consistent scale and use of materials, and the overall quality of these buildings makes them worth preserving. They cannot be “replicated” as a façade of the as yet (apparently) undesigned 12 story mass that looms over them.

I recommend that the Commission vote to APPROVE Case No CH-PRES-2022-00001, 31st & Main Historic District for listing on the Kansas City Register of Historic Places.

Sincerely,
Kay Miller Boehr

Chambi, Larisa

From: John Dvorak <jdvorak4545@gmail.com>
Sent: Monday, September 12, 2022 12:54 PM
To: Public Engagement
Subject: CityPlanCommission

To members of the City Plan Commission: I very strongly support the listing of the 31st and Main Historic District on the Kansas City Register of Historic Places. These buildings are a century old and give us an excellent slice of what commercial development was like back then. They should be preserved, not demolished. John Dvorak, 4545 Wornall Road, Kansas City.

Chambi, Larisa

From: LeAnn Zimmerman <lzimmerman4545@gmail.com>
Sent: Monday, September 12, 2022 1:39 PM
To: Public Engagement
Subject: 31stMain

To the City Plan Commission: Many people support saving the commercial buildings at 31st and Main. Please vote yes on listing the 31st and Main Historic Places on the Kansas City Register of Historic Places. Thank you.
LeAnn Zimmerman, 4545 Wornall Road, Apt. 502.

Chambi, Larisa

From: Rachel Gamage <rachelgamage1@gmail.com>
Sent: Monday, September 12, 2022 3:12 PM
To: Public Engagement
Subject: CD-CPC-2022-00120 Supporting historical designation for 31st and Main

I am writing to voice my support for the historical designation of the buildings of 31st and Main. And I vehemently oppose Doug Price's venture to destroy historical buildings.

Case CD-CPC-2022-00120

Thank you,
Rachel Gamage

Chambi, Larisa

From: Michael Hudson <mhudson26@gmail.com>
Sent: Monday, September 12, 2022 3:44 PM
To: Public Engagement
Subject: Case No CD-CPC-2022-00120, 31st & Main Historic District

To Members of the City Plan Commission:

As a resident of Kansas City Mo, I support the timely listing of the 31st & Main Historic District on the Kansas City Register of Historic Places. So much of this neighborhood has been lost over the previous decades, I hope we can find a way to salvage these beautiful (human-scale) buildings and incorporate the protected/historic buildings into a future development.

The 31st & Main Historic District is eligible at the local level under National Register Criterion C for ARCHITECTURE as a good example of a grouping of late nineteenth and early twentieth-century commercial architecture and in the area of COMMERCE/TRADE for its example of housing neighborhood businesses and for the John F. Ward Saddlery and Hardware Company. The period of significance is 1888, the construction of the first building, to 1972, the fifty-year cutoff date.

The district includes four structures:

- 3035-37 Main Street, The Ward Building (contributing) Built 1905.*
- 3039 Main Street, Union Hill Commons Atrium (noncontributing) Built 1990.*
- 3041-45 Main Street, Jeserich Building (contributing) Built 1888.*
- 6-10 E 31st Street (contributing) Built 1921.*

The 31st & Main Historic District is a good example of a commercial district that served the surrounding neighborhoods in the late nineteenth and early twentieth century. It demonstrates commercial Victorian architecture and vernacular commercial architecture of the period. The district with the distinctive Jeserich building at the corner retains integrity and is eligible in the areas of Architecture and Commerce/Trade.

Today, the 31st & Main Historic District contributes to a distinct walkable and architecturally diverse neighborhood. These important buildings can't be recreated and give our city it's own identity.

I hope that the Commission realizes the value of our historic buildings and that the Commission vote to APPROVE Case No CH-PRES-2022-00001, 31st & Main Historic District for listing on the Kansas City Register of Historic Places.

Thank you.

Sincerely,

Mike Hudson

617 E 70th Terrace, KCMO

Sent from my iPhone

ROCKHILL HOMES ASSOCIATION

4501 Holmes Street
Kansas City, MO 64110

Case No CD-CPC-2022-00120, 31st & Main Historic District

September 6, 2022

To Members of the City Planning Commission:

The **Board of Directors for the Rockhill Homes Association** is writing to support the timely listing of the **31st & Main Historic District** on the Kansas City Register of Historic Places.

The 31st & Main Historic District is eligible at the local level under National Register Criterion C for ARCHITECTURE as a good example of a grouping of late nineteenth and early twentieth-century commercial architecture and in the area of COMMERCE/TRADE for its example of housing neighborhood businesses and for the John F. Ward Saddlery and Hardware Company. The period of significance is 1888, the construction of the first building, to 1972, the fifty-year cutoff date.

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The 31st & Main Historic District is a good example of a commercial district that served the surrounding neighborhoods in the late nineteenth and early twentieth century. It demonstrates commercial Victorian architecture and vernacular commercial architecture of the period. The district with the distinctive Jeserich building at the corner retains integrity and is eligible in the areas of Architecture and Commerce/Trade.

Today, the 31st & Main Historic District is one of the few architecturally significant areas along the Main Street corridor. The district makes an important contribution to Kansas City's sense of place. For residents and visitors to our city, particularly those who will be using the streetcar, fine examples of our architectural heritage reflect our values of preserving and honoring the best of the past while embracing the future.

The **Rockhill Homes Association** recommends that the Commission vote to APPROVE Case No CD-CPC-2022-00120, 31st & Main Historic District for listing on the Kansas City Register of Historic Places.

Thank you.

Sincerely,

Gerry Carlson, President
Rockhill Homes Association

Jim Wanser, External Affairs
Rockhill Homes Association



Case# CD-CPC-2022-00120

To the City Plan Commission,

The Union Hill Neighborhood Association Board reinforces our support for granting Historic Designation for the buildings at 31st and Main Street.

We are writing in advance of your meeting on September 20th to respectfully ask for your help in granting this designation. We recognize your critical role in ensuring the future development of our beautiful city, and your commitment to make sure that what development occurs supports the city's long-term vision.

A guiding principle of the 2023 Greater Downtown Plan is to create a vibrant downtown that “**preserves the history** and culture of downtown while welcoming new ideas and opportunities”. The 4th goal of the plan is to “**Preserve and Enhance our Unique Assets**”. An identified transformative strategy in the plan calls to “promote downtown historic buildings by celebrating successful historic reuse and rehabilitation projects” and “encourage signs and plaques identifying historic sites and buildings downtown” and “educate the community on the **environmental benefits of preservation**. Redevelopment of existing historic buildings is an important part of environmental sustainability.

These elements of the 2023 plan support the 31st and Main Historic District designation.

In the 1980's, the Union Hill neighborhood began a revitalization transformation to what it is today. Residents partnered with developers to conduct neighborhood cleanup, beautification, painting and repair of deteriorated homes, combating physical blight, promoting self-help programs for residents, strengthening of the neighborhood's social fabric, and general neighborhood improvement. Union Hill residents choose to invest in the area (voting to pay higher taxes and accept design restrictions on new development) to preserve its unique historic character. We expect the same of any developer who chooses to join our community.

Today, Union Hill residents continue the mission to maintain the neighborhood and strengthen the neighborhood's social fabric. Everyone who lives in our community considers the intersection of 31st and Main as the gateway to our historic neighborhood, the 'front door' if you will. Current and future residents will increasingly use this 'front door' to access other parts of the city once the streetcar stop is completed. Union Hill residents and businesses lobbied to retain streetcar stop at the 31st and Main Street site because of the potential for positive development in the area. Because we agreed to commit ourselves to paying the substantial special assessments, increasing what the city collects from us, we, Union Hill taxpayers, feel we deserve a significant voice in the future of how our neighborhood develops.

We understand that not all historic structures can be completely saved – many of the original homes on Union Hill could not be. But we also know that if one tries, one can make a new structure that contains elements of the original structure and pays homage to the character of the neighborhood.

The only way to assure that this kind of thoughtful, intentional design occurs for these properties; the only way to assure that any semblance of the historic nature of these properties is preserved; the only way to assure the neighborhood that they will have a seat at the table and some influence over how whatever development occurs at the corner of 31st and Main, whether it be this owner or the next, is to establish this Historic District.

Stacy Garrett, PhD.

President, Union Hill Neighborhood Association

Mobile: 816-920-0459

31st and Main street historic district

To whom it may concern.

I am a long time Union Hill resident, property owner, and area investor. I love historic properties and I'm generally an advocate to save any significant property that can be saved.

I think it is unfortunate that many years ago someone with a passion and the money to back it up did not choose to stabilize and restore the properties in question. But the fact is that many people had the opportunity for many many years, but no one chose to make the investment.

Many properties become obsolete and more so after many years with no maintenance. The properties in question are a combination of linked together structures. Over the last 20 years those properties have been empty and I don't see anything changing that in the future.

The cost to stabilize and restore those properties make it impossible.

I know the neighbors that want those properties saved have their hearts in the right place but unfortunately none of the neighbors chose to purchase those properties and had they done so I believe an attempted restoration would have been a terrible investment.

There are still properties in Kansas City that can be saved and that make sense to save. The corner of 31st and Main street is not on that list in my opinion.

I would ask that the developer be mindful of the history of our neighborhood and make the investment to include appropriate materials in the new development.

I would also ask that the appropriate level of parking be included in the new development so that our neighborhood residential streets can be free of unnecessary congestion.

Steve Stroade
116 east 30th
Kansas City Mo 64108

Chambi, Larisa

From: Sharon Thompson <sharonongrand@me.com>
Sent: Wednesday, September 14, 2022 11:36 AM
To: Public Engagement
Cc: Info
Subject: 31st & Main / Case #: CD-CPC-2022-00120

I fully support Historic Designation for the buildings at the corner of 31st and Main (Case #: CD-CPC-2022-00120)!

Not only are the buildings an authentic example of Victorian architecture, but they serve as an appropriate gateway to the Union Hill Neighborhood. Since they watched Kansas City's first cable cars operating along Main Street, it seems only right that they welcome our new streetcar line as well.

Union Hill residents and businesses lobbied to retain a streetcar stop at 31st and Main because of potential for positive development. Because we agreed to commit ourselves to paying the substantial special assessment, increasing what the city collects from us, we, Union hill taxpayers, think we deserve a significant voice in the future of how our neighborhood develops!

Please preserve our history! Sadly, Kansas City has already lost too many memorable and historically significant buildings to new development.

Sharon Thompson
2915 Grand Avenue
Kansas City, MO. 64108

TO: publicengagement@kcmo.org.

FROM: Barbara Axton
Kansas City Resident

DATE: September 14, 2022

As a Kansas City resident for over 30 years, I in writing in support of Union Hill's position that the buildings at the corner of 31st and Main should be given historic designation. As the gateway to the neighborhood these buildings are an important part of Union Hill's historic character and should not be lost. Today, the buildings are the only remaining historic structures standing at this intersection (31st and Main Street).

Thank you for your support, hard work and consideration given to existing plans such as the "Greater Downtown Area Plan" which refers to historic preservation (Imagine DT 2023 plan: to create a vibrant downtown that "**preserves the history** and culture of downtown while welcoming new ideas and opportunities".) The existing design and historic value of the structures at 31st & Main already support the quality design which is also a part of the Imagine DT 2023.

Preserving the historic integrity of the buildings will show every new streetcar rider and anyone passing through the intersection that Kansas City cares about our past. I know I will continue to smile and be proud of our Historic Kansas City because your committee/organization can ensure these buildings receive historic designation.

Thanks again,
Barbara Axton