

31st & Main Street Historic District Overlay

3037 Main Street

CD-CPC-2022-00120 – Overlay District

City-Initiated Application

Neighborhood Planning and Development Council Committee Hearing

October 12, 2022

How did we get here?

- ◆ Demolition Permit Application
- ◆ City Council applicant justified this overreach because “The Developer that purchased these properties has a clear record of destroying historic properties and then sitting on the vacant sites.”
- ◆ On the contrary, the Developer’s has successful and ongoing historic preservation efforts in Kansas City - when the structures are physically and economically feasible
- ◆ The subject property was purchased out of bankruptcy after years of unsuccessful attempts at commercial use, including significant renovations which were approved by the City and not historic, including window replacement with aluminum windows, brick failure replacement with masonite siding, and complete non-historic renovation of the interiors.

List of Public Hearing Exhibits

1. Historic Preservation Application File including Staff Report, Public Hearing Exhibits, and Transcript and Disposition Letter – Findings and Conclusions of the Commission
2. City of Kansas City, Missouri Greater Downtown Area Plan 2019
3. Downtown Council of Kansas City - Imagine DowntownKC 2030 Strategic Plan
4. 31 Main Power Point Presentation 9-20-22 City Plan Commission Public Hearing
5. 31 Main Power Point Presentation 10-12-22 Neighborhood Planning and Development Council Committee Public Hearing

The Buildings within Proposed District

- ◇ 3035-37 Main Street (contributing) Built in 1905
- ◇ 3039 Main Street (noncontributing) Built in 1990 (not eligible – needs to be deleted)
- ◇ 3041-45 Main Street (contributing) Built in 1888
- ◇ *Collectively, Union Hill Commons (1990)*
- ◇ 6-10 E 31st Street (contributing) Built in 1921

- ◇ “Historically, all four corners had commercial uses, but currently the southwest corner is a bank building, the southeast corner a social services building and the northwest corner is a lot associated with the former hospital.” Brad Wolf.
- ◇ And now as we all know NW corner planned for large scale multifamily development.

Historic, cultural, aesthetic, or architectural significance

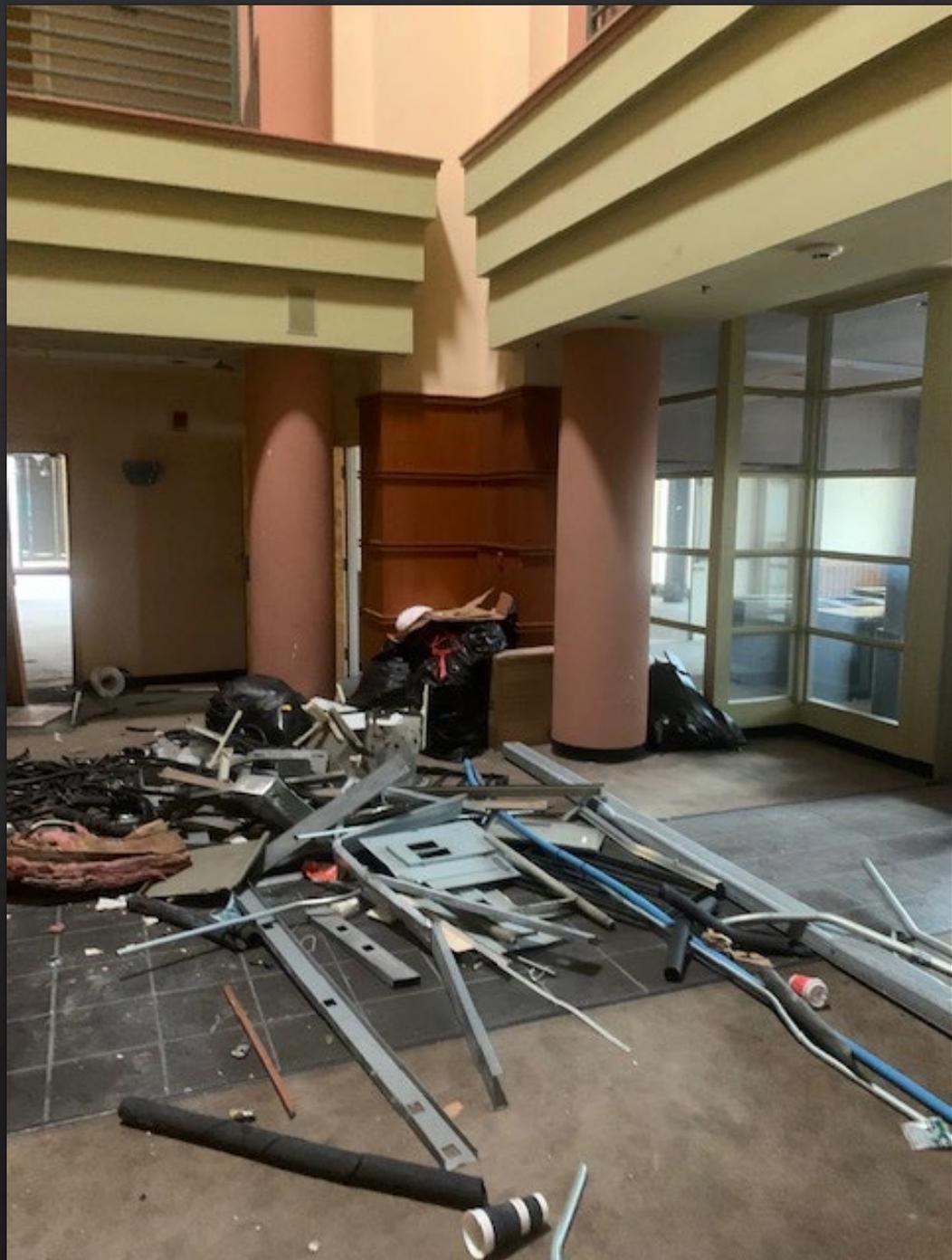
- ◆ Criterion C for Architecture as a **good example of a grouping of late nineteenth and early twentieth century commercial architecture** and in the area of **COMMERCE** for its example of businesses serving the needs of the surrounding neighborhood. (Only 1 of 4 criteria)
- ◆ **Design Significance - Visually Interesting** – it is not necessarily the aged buildings that captivate views of the northeast corner of 31st and Main. It is design elements. Many of the “historical” homes in Union Hill have retained design significance, however, the homes have been approved for exterior renovations such as decks, screened in porches, exterior stairs, wood siding, and paint, which would not be allowed in the historic neighborhoods of St. Louis, Savannah, or Charleston.
- ◆ **Planning Commission** comments of even those who voted in favor were more about pausing demolition for planning time than “architectural significance” of the buildings and preserving the “19th and early 20th century commerce” footprint.



Condition of the Buildings

- ◇ The interior of the buildings are void of historical elements and integrity.
- ◇ Exterior has been renovated in the past (previous owners) without historic preservation – currently has aluminum frame door and windows and store fronts. Masonite siding replaced original brick and stucco replaced stone. No original windows, even the ones with wood frames are not original.
- ◇ Stone has fallen from the building in the past and continues today.
- ◇ Exterior SeeMo Spray street art/graffiti was City approved and placed on the “historic” buildings
- ◇ 1990’s building is eligible for demolition because it is non-contributing and will be demolished
- ◇ No existing grouping of commercial activity nor uniform pattern of design elements across the 4 buildings - all vacant buildings.
- ◇ It is all about the design significance of a corner-oriented turret and uniform window spacing in the corner building only.





















Property Assemblage To Date

Designation Not in Conformance With

Greater Downtown Area Plan 2019

Majority of the 5 Primary Goals of the GDAP

Create a Walkable Downtown

Double the Population and Focus Density

Double Employment and Increase Visitors
Downtown

Promote Sustainability

Retain and Promote, Safe, Authentic
Neighborhoods

Imagine Downtown KC 2030

An Equitable, Inclusive and Vibrant Downtown

Preserves its history and culture while welcoming
new ideas and opportunities

Goal: Ensure livable City for all connect
downtown neighborhoods

Streetcar Expansion along east/west connection is
critical to success

Co-locating affordable housing near KC Streetcar
stops – allow higher density

Streetcar expansion corridors like “Midtown
east/west (31 St / Linwood / 39th)”







Economic Impact of Designation on Property and Area

- ◇ What is salvageable from the existing contributing buildings within the proposed District to be commercially viable?
- ◇ Opportunities and attempts to repurpose the buildings have failed.
- ◇ Inclusion in a now 40 year old Chapter 353 Redevelopment Plan area and
- ◇ The 1990's attempt by constructing a new building to bridge the old buildings to create a larger footprint.
- ◇ The commercial intersections to the east on 31st Street struggle to keep tenants and those intersections have retained a genuine quaintness with 4 corner low profile buildings. That is not present at 31st and Main.
- ◇ Significant City infrastructure investments have been made to prepare for the doubling of the downtown population with a focus on density to provide for double the employment which supports and facilitates new and expanded job creators in DowntownKC.
- ◇ Saying “No” to designation would say “Yes” to development that supports East/West Connections in Downtown KC including KC Streetcar expansion corridors like “Midtown east/west (31 St / Linwood / 39th)”

Casting A Vision

Listen and Consider the City Decisions, Plans and Exercise the Patience to allow them to inform the final plan

To date influences and DowntownKC momentum

Separation of Sanitary and Storm System

2018 decision to Extend the Streetcar

2019 Greater Downtown Area Plan

2022 Imagine Downtown KC 2030 Strategic Plan

RideKC Transit-oriented development projects evolutions – what are they becoming

2025 Completion of Streetcar Project

Continued property assemblage

Planning - What does Mixed Income Housing project look like without Incentives

Stoppage - The outcome of the City initiated Designation of an Historic District



L10 AIRPORT - CITY CENTER



The time has passed for the preservation of these buildings.
The marketplace has told us in the past and tells us that
today, it informs what successful preservation and
economics can look like and what does not work for the
property owners and future DowntownKC.

We believe it arbitrary and unreasonable land use decision
to approve this application, and respectfully ask you to
Vote “NO”