

1 MR. WOLF: We're going to actually go  
2 to the local nomination.

3 MR. HARDIN: Then let's go to the  
4 31st & Main Historic District nomination for the  
5 Kansas City Register of Historic Places, case number  
6 CH-PRES-2022-00001. Very good, who am I looking for,  
7 Mr. Wolf?

8 MR. WOLF: Katheryn Shields should be  
9 here, there we go.

10 MR. HARDIN: We need to swear in  
11 Councilman Shields.

12 MR. WOLF: Yeah, just like any other  
13 applicants.

14 MR. HARDIN: Very good. Good morning,  
15 Councilwoman.

16 MS. SHIELDS: There we are.

17 MR. HARDIN: Good morning, how are you?

18 MS. SHIELDS: I'm fine, thank you, good  
19 to see you all on this sort of cloudy, rainy morning.

20 MR. HARDIN: Good to see you as well.  
21 Will you please state your name and address for the

1 record?

2 MS. SHIELDS: Certainly, I'm Katheryn  
3 Shields, and I live at 4561 Walnut Street, Kansas  
4 City, Missouri.

5 MR. HARDIN: Very good Councilwoman, do  
6 you mind taking the oath with your right hand raised,  
7 please?

8 MS. SHIELDS: No, not at all.

9 MR. HARDIN: Do you swear to tell the  
10 truth, the whole truth, and nothing but the truth?

11 MS. SHIELDS: I do.

12 MR. HARDIN: Very good. Councilwoman,  
13 the floor is yours.

14 MS. SHIELDS: Thank you. I'm appearing  
15 before you here today and I believe my colleague, Eric  
16 Bunch, is also with us, and he and I have sponsored  
17 the Historic Designation Request that's before you  
18 today.

19 We believe the buildings at 31st & Main  
20 meet the criteria for listing per the streetcar  
21 historic property's assessment and the recommendation

1 of staff. These properties form a distinctive edge  
2 along Main Street, and with the streetcar line being  
3 extended, there is increasing development pressure on  
4 key sites along this corridor, and it's spatially  
5 adjacent to some of our historic neighborhoods, and  
6 those neighborhoods, for the most part, are low in  
7 scale and height with limited parking.

8 And so these edges that protect the  
9 historic neighborhoods are very, very important. The  
10 developer that purchased these properties has a clear  
11 record of destroying historic properties and then  
12 sitting on the vacant sites. And he has indicated, as  
13 I understand it, that he intends to tear these  
14 properties down for an undisclosed purpose. And I  
15 think we only have to look to the Nelle Peters  
16 apartment buildings on the plaza to know that that is  
17 his record.

18 We believe these buildings should be  
19 saved and can be incorporated into a new infill  
20 project that respects the size and scale of the Union  
21 Hill neighborhood, and yet still will generate a good

1 rate of return for the developer.

2 Since this developer intends to tear  
3 down the existing historic buildings and leave the  
4 sites vacant, we believe historic designation will  
5 help the city move forward with a creative new  
6 development that takes advantage of the history that  
7 is already there.

8 And so that is certainly my purpose  
9 behind co-sponsoring this, I don't know if Eric would  
10 like to make some comments now?

11 MR. HARDIN: Councilman Bunch, is he in  
12 the attendees panel or the panelist panel?

13 MR. WOLF: Yeah.

14 MR. HARDIN: We'll get Councilman Bunch  
15 promoted. Councilman, whenever you have your  
16 microphone and camera on, just go ahead and chime in  
17 and say Councilman Bunch here and we'll get you sworn  
18 in as well for your testimony.

19 MR. BUNCH: Councilman Bunch here.

20 MR. HARDIN: Good morning, Councilman  
21 Bunch.

1 MR. BUNCH: Good morning.

2 MR. HARDIN: Please state your name and  
3 address for the record, sir.

4 MR. BUNCH: Eric Bunch, 3601 Wyandotte  
5 Street, Kansas City, Missouri.

6 MR. HARDIN: Can you raise your right  
7 hand for the oath, please? Do you swear to tell the  
8 truth, the whole truth, and nothing but the truth?

9 MR. BUNCH: I do.

10 MR. HARDIN: Very good, Councilman  
11 Bunch, your testimony as well, sir.

12 MR. BUNCH: Yeah, I am here in a  
13 supporting role. This building, obviously, is in the  
14 Historic District of Kansas City, Missouri's 4th  
15 Council District, it's along the soon to be expanded  
16 streetcar route, and it's a building that has a lot of  
17 historic value for the community, [like what?] and it's  
18 one that we've heard a lot of community members and a  
19 lot of my constituents have reached out and really are  
20 sad to see the possibility that this building may be  
21 lost for good.

1                   And I'm here in support of this  
2 historic designation, because we need to do a better  
3 job of saving historic buildings like this. We can't  
4 afford to lose building stock, especially historic  
5 building stock.

6                   And so for those reasons, I'm a  
7 co-sponsor of this application with my colleague,  
8 Councilwoman Shields. So happy to be here and happy  
9 to lend a supporting role.

10                  MR. HARDIN: Very good, thank you  
11 Councilman Bunch. Among my fellow Commissioners, are  
12 there any questions for Councilwoman Shields or  
13 Councilman Bunch? Commissioner Legg, Dr. Guth, you  
14 good?

15                  MS. SHIELDS: Yes.

16                  MR. HARDIN: Very good. Hearing no  
17 questions from our fellow Commissioners, we'll go  
18 ahead and close the floor to questioning from the  
19 applicants, ask if there's any member of the public.

20                  MR. WOLF: Actually, you need to admit  
21 exhibits and do a general overview of the foundation.

1 MR. HARDIN: My apologies, I skipped  
2 right through that. We'll go back for just a second.  
3 Is there any opposition to admitting exhibits,  
4 Mr. Wolf, A through --

5 MR. WOLF: What's included in your  
6 packet as A through T, we have a few new exhibits,  
7 Exhibit U, an additional 73 letters in support.  
8 Exhibit V, which is, by reference, KC Greater Downtown  
9 Area Plan. Exhibit W, the Imagine Downtown KC  
10 Strategic Plan. And then Exhibit X, which is a  
11 presentation by the applicant with concept drawings  
12 for the site. Actually, that should be Exhibit Y, not  
13 Z, additional 7 letters support I received this  
14 morning.

15 MR. HARDIN: Very good, Mr. Wolf,  
16 fellow Commissioners, is there any opposition to  
17 admitting Exhibit A through Y?

18 MS. LOUGHLIN: No.

19 MS. BOLEY: No.

20 MR. HARDIN: Hearing none, they are so  
21 admitted for the record. Mr. Wolf, if you do not

1 mind, the floor is yours.

2 MR. WOLF: So the property address is  
3 actually all on one parcel, it's 3037 Main Street, but  
4 there are four buildings incorporated as part of that,  
5 just giving an overview the sites. It's located at  
6 the corner of 31st and Main, what was the edge of  
7 Kansas City at the time.

8 Originally, actually, Main Street, at  
9 this intersection, was Grand Avenue and East 31st  
10 Street was Springfield Avenue, when this was  
11 originally plotted and being built.

12 Of the four buildings, you have the  
13 Ward Building, built in 1905. It has an interesting  
14 history, it was actually built with residential above,  
15 actually relatively nice suites, and then the first  
16 floor was used for a saddlery originally, then it  
17 changed to Saddlery Hardware.

18 It was actually located there for over  
19 40 years; you can see from the images here. Actually  
20 it had the original location on Grand, on the 1200  
21 block at Grand, but moved to this location a little



1 later on.

2                   And then 3039 Main Street is actually  
3 built in 1909, that was a connector addition built as  
4 part of the rehabilitation of the east properties into  
5 a large complex. It provided an atrium and  
6 accessibility for this, so currently these buildings  
7 were commercial on the first floor with office space  
8 above.

9                   Probably one of the most notable  
10 buildings, the Jeserich building, at the corner is  
11 built approximately 1888, you can see the 1940  
12 photograph. That's similar, there was residential  
13 above with commercial on the first story. There were  
14 multiple tenants over the years, no one distinctive,  
15 but you can see this is from an 1889 article.

16                   F.A. Hornbeck was actually the  
17 developer for this part of Union Hill he plotted, but  
18 from what I can tell, I think he just assisted A.R.  
19 Jeserich on the construction of the building, but they  
20 took over management later on.

21                   The last one is a later addition, it's

1 the small two-part commercial block built in 1921,  
2 Francis Rubes was the builder. In general, he said it  
3 was a small commercial building with offices above.

4 Just to kind of give you an idea of the  
5 evolution and how it's built out here, so you can see  
6 this is an 1887 atlas, there was very little out here  
7 at the time right before this was built and annexed  
8 into the city. But even by 1891, you can see, even  
9 though the Grand Avenue Railway was extended, Union  
10 Hill was just starting to be developed. But by 1909,  
11 you had relatively a lot more dense development, Hyde  
12 Park and other areas to the south.

13 In 1922, it was probably -- you can see  
14 it completely in full by that time, in '25, but you  
15 can also note that some things started to change, so  
16 the Ward Building had actually changed to the  
17 Southgate Hotel at that point. It actually had  
18 numerous units within it, and you see the 1940 area  
19 here.

20 Finally, in 1951, you can see some of  
21 the patches, things had started to change and convert

1 as the streetcar was put into less use, but still  
2 there was a lot of commercial. Here's a few historic  
3 photographs, this is kind of a view of Main Street,  
4 this is a little further south, that arrow kind of  
5 points to where 31st Main is, but kind of give you a  
6 feel for Main Street during that time.

7 And this is a 1957 shot with the  
8 streetcar, you can see even into the '50s, the  
9 Jeserich and the Ward Building earlier, had very  
10 little alterations until the '80s, when they painted  
11 it white, all the white was stripped off during the  
12 renovation in the '90s.

13 So in general, that brought -- this  
14 small district was actually eligible **Criterion C** for  
15 architecture is a good example of late 19th and early  
16 20th century commercial architecture, and in the year  
17 of commerce for the John F. Wolf's Hardware Company  
18 located at 33rd and 7 Main Street, which was in this  
19 location for over 40 years. Generally, the period is  
20 significant with 1888 to 1972, the general 50-year  
21 cutoff, since this has been continuously commercial

1 over the years. And that concludes the staff report.

2 MR. HARDIN: Very good, thank you,  
3 Mr. Wolf, questions for Mr. Wolf?

4 MS. LOUGHLIN: Can I make comments  
5 rather than questions or should I say --

6 MR. HARDIN: We have a comment phase  
7 and we'll do that then.

8 Commissioner Boley?

9 MS. BOLEY: Yes, Brad, is this the 3041  
10 Main Street building on the corner?

11 MR. WOLF: Yeah.

12 MS. BOLEY: Is that the oldest building  
13 existing on Main Street now between Pershing and 47th  
14 Street?

15 MR. WOLF: That is a very good  
16 question. It's definitely one of the oldest, I would  
17 have to double check the -- I'm trying to think of any  
18 other ones. Nothing's coming to mind, actually,  
19 because most of the stuff along in the west part in  
20 39th and Main area is just a little -- little newer  
21 than everything else.

1 MS. LOUGHLIN: Yeah.

2 MR. WOLF: The action might very well  
3 be one of the -- yeah.

4 MS. BOLEY: I think the one -- there  
5 may be one north of that that's at the Buttonwood  
6 space -- they have an older part of, but I don't know  
7 if it's 1888 or not.

8 MR. WOLF: Yeah.

9 MS. BOLEY: Is this the only local  
10 registered nomination on Main Street between Pershing  
11 and 47th Street?

12 MR. WOLF: No, we do have a small  
13 district at 39th and Main, for the -- basically, the  
14 Hyde Park building, the Netherlands, and then the  
15 smaller deco shops that are -- that's only three  
16 buildings.

17 MS. BOLEY: There are other national  
18 register nominations?

19 MR. WOLF: Yeah, the South Side  
20 Historic District centered around 39th and Main, it's  
21 a fairly large one. And then elsewhere along Main

1 Street, I'm not recalling, actually, any others at the  
2 moment. There's, of course, the Hyde Park and Old  
3 Hyde Park.

4 MS. LOUGHLIN: The armory is listed.

5 MR. WOLF: Oh yeah, and then the armory  
6 is listed on the national registry, yeah, 36th block  
7 and Main.

8 MS. BOLEY: Thank you.

9 MR. HARDIN: Very good, Commissioner  
10 Owens?

11 MR. OWENS: I love the idea of the  
12 district, however, I feel -- I guess, my question is,  
13 why does the district boundary not go further north  
14 and encompass the other smaller buildings from a  
15 similar time period up towards the art space. Just  
16 curious.

17 MR. WOLF: I mean, this was actually  
18 the initial request from the applicants to have this  
19 be the boundary, so it doesn't prevent actually  
20 exploring a larger district at any time in the future,  
21 so there's always the possibility of boundary

1 increase. I think there probably is merit to it to  
2 looking at it, we could probably meet with the owners  
3 and see if they would be interested.

4 MR. OWENS: I know there's some  
5 missing -- empty lots there but the other commercial  
6 buildings are very attractive and architecturally are  
7 very interesting as well so. Of course, I  
8 would -- well, I won't say anything else. I would  
9 support it being expanded in the future if this does  
10 become a district.

11 MR. WOLF: Sure.

12 MR. HARDIN: Very good, any other  
13 questions for City Staff? Okay, now that we've  
14 already heard from the applicant, we'll go ahead and  
15 ask at this time if any member of the audience would  
16 like to testify, now's the time to do so. Let's also,  
17 though, make sure that it's -- if you've already  
18 submitted a letter of support, that is indeed on the  
19 record, so let's make sure --

20 MR. WOLF: I'm going to make a staff  
21 recommendation that we hear from the owners of the

1 property. They have a presentation too.

2 MR. HARDIN: Awesome, that would be  
3 great. We'll go ahead and pull them forward.

4 Ms. Langenkamp, do we just make  
5 that -- we have the series of our rules of order that  
6 run our meetings, so we just note what we're doing and  
7 make that an exception to the usual procedure.

8 MS. LANGENKAMP: Yeah, I would  
9 just -- you know, make sure that we have it on the  
10 record that we're doing this at this point a little  
11 bit out of order, but yeah.

12 MR. HARDIN: Very good. So noted.  
13 Good morning, would you please state your names and  
14 addresses for the record?

15 MR. PRICE: Good morning, Douglas  
16 Price, 803 West Main Street, Kansas City, Missouri.

17 MR. HARDIN: Very good, and?

18 MS. BUSHYHEAD: Christine Bushyhead,  
19 Bushyhead LLC, 315 Southeast Main, Lee's Summit,  
20 Missouri.

21 MR. HARDIN: Good morning, thank you



1 for appearing before us, will you please raise your  
2 right hands for the oath? Do you swear to tell the  
3 truth, the whole truth, and nothing but the truth?

4 MR. PRICE: I do.

5 MS. BUSHYHEAD: Yes.

6 MR. HARDIN: Very good, we're thrilled  
7 to have you here before us today, the floor is yours.

8 MR. PRICE: Thank you. Thank you,  
9 Commissioner, and thank you for allowing me to speak,  
10 Douglas Price, -- of Kansas City, Missouri. Entities  
11 that I control, I do own several properties on this  
12 corner. I wish when I bought it through a bankruptcy  
13 sale online that I knew it had historic precedent, but  
14 it was a bankruptcy sale online, and I clicked a  
15 button, sent my \$25,000 non-refundable, and it was a  
16 building site unseen.

17 I think there's been a little bit too  
18 much embellishment of the condition of the building  
19 during comments, I don't know if anybody who has  
20 commented or written has actually seen the insides,  
21 but the building is falling apart, it has acute mold,

1 its all wood, and it's rotted.

2 So I think there's an exaggeration of  
3 the quaintness, not unlike the Victorian look or like  
4 the art deco look, and plan to limit that look going  
5 forward. When I bought the buildings in bankruptcy on  
6 online auction, within a few months, the property  
7 owners in the area contacted me.

8 First, the Union Hill Animal Clinic  
9 stated that they were moving and were going to sell  
10 their building. Then I bought that building. And  
11 then the other owners were building on Walnut said  
12 would you buy my building? And I said yes. And then  
13 a fourth person who owns land in the area asked if I  
14 would buy their land and I said no.

15 So this acquisition was kind of  
16 happenstance, serendipity, there is no development  
17 plan, currently, it's not some sinister plan, the  
18 insides of the buildings have been vacant for a long  
19 time. It was housing an old furniture company  
20 upstairs that hadn't been touched in years.

21 Someone put a building in between, in

1 1990 or 1995, to try to connect the buildings, but  
2 it's a really shabby job. The floors don't match up,  
3 there's wood planks in and out of it, and it has no  
4 footprint relevance in today's retail or office  
5 economy. There may have been residential above, I  
6 didn't know that, but it was vacant office and it's  
7 dilapidated.

8 I want to apologize to the public, the  
9 Historic Commission if I've offended or stepped on  
10 people's toes, but we simply started demolishing the  
11 buildings because of public safety. When the new  
12 owners of the Trinity Lutheran development took action  
13 to move out some of the unfortunate houseless people  
14 that were by the dozens living on that site, they all  
15 came up to the corner of 31st and Main and started  
16 breaking in our building, lighting fires, stealing the  
17 copper, of course, and we tried for a year to secure  
18 it with plywood.

19 But then our insurance company said  
20 they would no longer insure it, our banker said they  
21 don't want to lend on it, so we pulled the permit to

1 destroy it, to make way for a transit-oriented  
2 development. But in no way was I prepared or planning  
3 anything.

4 At the time, I did not know a streetcar  
5 was being executed. Now, I know, I see the rails  
6 coming, and I simply want to wait to see what the  
7 transportation district looks like and what the  
8 development to the west is going to be before I submit  
9 any formal plans. Thank you for your time. I'm going  
10 to turn over the professional conversation to  
11 Ms. Bushyhead at this time. Thank you.

12 MS. BUSHYHEAD: Thank you. I think the  
13 record -- a few things we might want to just make  
14 known and one of them was that this particular  
15 district application was a complete surprise to the  
16 property owner, it was not a conversation with the  
17 property owner by the applicants prior to that and, in  
18 fact, the notice came -- you know, as required, and  
19 through the mail, received literally 24 days before  
20 the May hearing, which we greatly appreciate the  
21 commission giving us that one month continuance.

1           Gave us the opportunity to sit down  
2 with Mr. Wolf and Ms. Manning and kind of say, okay,  
3 what -- what do we have here, and what's the concern,  
4 and how is this coming forward, and then understanding  
5 that the demolition move was the impetus.

6           This property has been owned for five  
7 years by 31 Main and, really, that five years, we all  
8 have to understand the half-life of the COVID years,  
9 so this has really only been here and something to  
10 think about and try to plan about for -- you know, two  
11 years, two and a half years.

12           And in that timeframe, the streetcar  
13 became more real for this property in particular, too,  
14 because they have been working with the water service  
15 department in granting easements to move, and the  
16 separation of the water and sewer system, as well as  
17 making sure that the city utilities are not in the way  
18 of the streetcar line.

19           So that work's been going on in 2020,  
20 so the intentional work, as far as what might happen  
21 here, has only just begun. You heard from Mr. Price

1 about the difficulty with the security. We have a  
2 couple comments to share regarding the agenda packet,  
3 some exhibits that are on record, they'll just  
4 highlight our exhibits, and then we'll look at one of  
5 those in a little more detail, and then we have a few  
6 considerations for you to consider and share, and we  
7 want to share that with you.

8 As you know, your staff recommendation  
9 is eligibility at the local level for Criterion C,  
10 which is architecture, a good example of that late  
11 19th century and early 20th century commercial  
12 character.

13 MS. LEGG: I don't know if you can hear  
14 me, but we lost connection.

15 DR. GUTH: Hello, Sarah.

16 MS. LEGG: Sorry I was late, it  
17 actually worked out better, I guess, but I had to be  
18 late rather than leave early.

19 THE REPORTER: Going off the record  
20 briefly at 10:22 a.m.

21 (Off the record.)

1 MR. HARDIN: Sorry about the technical  
2 difficulties, but we are back and live, and we will  
3 note for the record the court reporter that we did  
4 pause testimony exactly where we lost power. So I  
5 believe Ms. Bushyhead, it's your floor.

6 MS. BUSHYHEAD: So I left off at  
7 Criterion C of architecture, which is also a very  
8 important design element for 31 Main. The staff  
9 report also talks about site and surroundings, so  
10 there's a vacant lot to the northwest of 31st and  
11 Main. Northwest corner of 31st and Main, that's now,  
12 as we all know from the newspapers and probably  
13 applications at City Hall, that that's going to be  
14 luxury apartments. The southwest corner has the 1980s  
15 bank building and the southeast corner is the  
16 educational building for the visually impaired. Both  
17 properties have the redbrick facade of their era of  
18 construction.

19 The Union Hill neighborhood is located,  
20 of course, with their mini 19th and early century  
21 housing along with newer infill. We would add that

1 there is not necessarily uniformity to that infill,  
2 nor does it emulate, in many instances, the existing  
3 period housing. So three of the four corners of this  
4 intersection have been developed with late 20th  
5 century buildings, and it's clearly not analogous to  
6 the 39th and Main with its character.

7 I think it's also important to mention  
8 that the KCPT corporation is located just east of the  
9 education building on the south side of Main. It's  
10 primarily a brick facade and is currently under an  
11 extensive renovation of it and a commitment to an area  
12 of architecture that's the original building.

13 The application narrative summary  
14 states that overall, proposed district still retains  
15 its commercial character for which it was developed.  
16 We might suggest that the large bank, education  
17 building, and TV radio broadcasting company are not in  
18 commercial character of the 19th or early 20th century  
19 for this 31st and Main intersection.

20 However, certainly through the years,  
21 we know that residential is a key component of the



1 activity of this property and, in fact, from the very  
2 beginning, flats for rent were part of the use of the  
3 3037 Main Building.

4 The agenda packet also contains letters  
5 of support for the designation. Some of them, in  
6 form, fashion, some of them make unique comments, and  
7 some with comments that speak directly to the 31 Main  
8 thought process and what they're exploring for the  
9 property. Those comments were transit-oriented  
10 buildings from the first era of streetcar, mired  
11 buildings, preservation of the urban fabric, visually  
12 interesting things of the inner section, not bland,  
13 unique, interesting architecture along the line,  
14 meaning the street line, avoid forgettable new  
15 construction, like that one.

16 This facade needs to be preserved and  
17 there are viable solutions that support redevelopment  
18 and preservation. All of those comments are in your  
19 record. There was one comment that I found a bit  
20 offensive, demolition by neglect is no longer an  
21 acceptable approach for developers. I think you've

1 heard the history of the acquisition of this property  
2 and, certainly, in this particular instance, 31 Main  
3 doesn't fall into that category for this property.

4 We have asked that, and you have  
5 received Exhibit B, which is the Kansas City Greater  
6 Downtown Area Plan approved on October 10th of 2019,  
7 the Imagine Downtown KC 2030 Strategic Plan, it's  
8 dated January of 2022 to the exhibits, as well as some  
9 existing condition pictures and concept drawings,  
10 which we'll get to momentarily.

11 So the decision to apply for the  
12 demolition was not without careful consideration. As  
13 you've heard, the purchase of the buildings was an  
14 unexpected opportunity and intended to be a long hold  
15 on real estate investment. 31 Main is in no hurry to  
16 develop the property and wanted to consider Kansas  
17 City's policy direction for development in the 31st  
18 and Main area. And over the last five years, there's  
19 been a confluence of influences as to what the 31st  
20 and Main location wants to be.

21 In 2018, the City Council realized that

1 the streetcar has possibilities beyond being an  
2 entertainment vehicle. It is a capital investment, to  
3 contribute to the vision of the vibrant downtown, with  
4 transportation connectivity providing a foundation for  
5 a more inclusive community, with more opportunities  
6 for access to education, you have NCC campus nearby,  
7 healthcare, obviously, nearby, and stimulate the  
8 availability of potential untapped workforce to  
9 further job creation in downtown Kansas City.

10 In 2019, of course, the update to the  
11 Kansas City's Greater Downtown Area Plan was approved  
12 and, in 2022, just this year, the Downtown Council  
13 published Imagine Downtown KC 2030 Strategic Plan.  
14 This plan was the product of long-range planning work  
15 of dedicated and a diverse group of Kansas City  
16 stakeholders, organizations and voices.

17 All of these planning decisions  
18 directly impact down KC Development and the 31st Main  
19 Street location. In addition, 31 Main believes that  
20 attainable, mixed income housing provides access to  
21 opportunities and promotes an inclusive community,

1 which aligns with the majority of the views in City  
2 Council and community stakeholders, as those planning  
3 documents represent.

4 In order to develop that product  
5 without incentives, planning is critical and takes  
6 time. With these goals in mind and with the condition  
7 of the structures, which have experienced years of  
8 neglect, vandalism, and deterioration prior to this  
9 ownership, the decision was made to clear the site to  
10 provide a safer environment for the property owners  
11 and the neighborhood.

12 The only applicable HPCF location  
13 criteria of four is related to architecture and  
14 commerce, quoting the application, a good example of  
15 group being 19th century and early 20th century  
16 commercial architecture, which 31 Main is more than  
17 interested in replicating in a new development.

18 We might turn to Exhibit X, which is  
19 our slides. So the first page of the three pages of  
20 Exhibit X is some pictures as Mr. Price indicated, the  
21 applicants have not seen the interior of the building.

1 We haven't had any other interested persons to  
2 approach to see the building. So these are some of  
3 the pictures of the kind of mold and deterioration  
4 that exist in the building today.

5           If we go to the next slide, this is a  
6 footprint of what could potentially happen at that  
7 location. But really more dramatic is the envisioning  
8 that is beginning from our team on what might happen  
9 there that we'd like to talk about. The 31 Main's  
10 initial concepts for the development, knowing that  
11 we -- this has been rushed ahead of our schedule of  
12 planning with this application, includes a prominent  
13 corner turret and street level commerce design which  
14 emulates the Victorian architecture period and the  
15 commerce sited in the application.

16           It's inclusive of the large window  
17 display storefronts and segmented brick arches over  
18 windows. Unlike the existing building footprints, as  
19 was mentioned earlier as far as being a bit toothless,  
20 the development design would provide longer ribbons of  
21 uniform design, moving north and east from the corner.

1 Not only honors the current architecture but improves  
2 the message desired to be conveyed by the architecture  
3 and uniform consistent storefront window sizing and  
4 spacing, which is not in place today.

5           These are only initial massing  
6 drawings, so they need to be further refined, you can  
7 actually see that it even shows the areas of the  
8 buildings where the window pieces have fallen away on  
9 the entire 31st Street side. We don't have some of  
10 those architectural features anymore on the corner  
11 building, they weren't there when we purchased the  
12 building.

13           The ability to build twelve stories in  
14 height, consistent with the adjacent Midtown KC Now  
15 requirements, financially supports 31 Main's pro forma  
16 for this attainable mixed income project without  
17 incentives. A couple of observations regarding street  
18 walkup retail, 31 Main has observed that there is  
19 plenty of unused, vacant, underutilized retail and  
20 office space in the south downtown midtown area. The  
21 ever-present tenancy and foot traffic challenges for

1 the redeveloped retail commercial spaces to the east  
2 on Gillum is a good example.

3 No one predicted that eventually 50  
4 percent of our buying would be online at midnight in  
5 our living rooms. In addition, the old adage retail  
6 follows rooftops still applies, whether it's suburban  
7 development or the reinvestment in a residential  
8 Kansas City downtown.

9 More living spaces are needed to  
10 support the existing retail. Living spaces need to  
11 come first and instead of 31 Main Street level being  
12 retail, we would have a community-oriented space for  
13 social laundrette, interactive millennial games,  
14 wi-fi resident coffee lounges, smoking and vaping  
15 lounges, 24/7 onsite automated convenience store pet  
16 services, as much as practical and the need to  
17 integrate collaborative workspace. That would be what  
18 happens in the storefronts at 31st and Main.

19 The apartment units would be compact,  
20 practical, and functional, with possible onsite  
21 daycare provider for families. Again, we need the

1 opportunity to plan. We are very comfortable with  
2 honoring this architecture, that's not an issue, but  
3 we need the opportunity to plan to make this an  
4 attainable project.

5 As the marketplace in Kansas City seeks  
6 to implement the planning and policy direction City  
7 Council has provided for downtown KC, there will be  
8 circumstances like these where the policies of  
9 historic preservation and the continued development of  
10 a strong inclusive Kansas City, will require the  
11 balancing of those interests. In this instance, the  
12 proximity of the street line, the Council's desire for  
13 transit oriented development, the identification of  
14 31st Street as an important downtown KC east west  
15 connector street, and 31 Main's commitment to emulate  
16 the Victorian and commerce design, that is the  
17 criteria we're focused on today. Both important  
18 objectives of preservation of period architecture and  
19 development of attainable mixed income residential  
20 downtown development is possible.

21 The decision to retain these buildings



1 is not critical to retaining the architectural  
2 aesthetic of these buildings. However, the demolition  
3 of these buildings is supported to achieving the  
4 broader community goal of higher density attainable  
5 mixed income housing development in downtown KC along  
6 the streetcar line. The development which supports,  
7 in Mayor Lucas' words, a strong, vibrant, better  
8 downtown for today and the future.

9                   So we would like your careful  
10 consideration of this district designation and,  
11 instead, recommend denial of this particular  
12 application so that we can continue working with the  
13 community and with the cities to develop what the  
14 planning of our leaders have shown us what this corner  
15 wants to be in the Imagine Downtown KC.

16                   MR. HARDIN: Very good, thank you,  
17 Ms. Bushyhead. Questions from my fellow Commissioners  
18 for the building owners, Commissioner Owens?

19                   MR. OWENS: A few comments, based on  
20 what we've heard from both of you. My first comment,  
21 Mr. Price, you mentioned that the size of the --

1 plates of these existing buildings is quote not  
2 relevant in today's market, might that be a lack of  
3 creativity on your team's part rather than -- you  
4 know, you're trying to force this to fit a 21st  
5 century model, perform a housing -- whereas -- you  
6 know, with a little bit more thought and consideration  
7 of actually trying to incorporate the real structures,  
8 not fake cartoons of the structures into this  
9 development, I see it as a challenge but not one that  
10 you can't overcome.

11 We've seen a lot of preservation and  
12 renovation of buildings that were way worse off than  
13 this one. Throughout the Crossroads District, River  
14 Market, downtown, and those developers have been  
15 successful, and also, preserved the community here in  
16 Kansas City for the future.

17 I would challenge you and your team to  
18 do something maybe similar to what we see here, but  
19 actually incorporate the real structures into that  
20 development so I don't think a blanket statement of  
21 just saying the size of these buildings is not

1 relevant, therefore, let us tear it down, I don't buy  
2 that. A question for you, have you ever purchased a  
3 historic property and actually renovated it?

4 MR. HARDIN: Yeah, hold on.  
5 Ms. Langenkamp?

6 MS. LANGENKAMP: Yes.

7 MR. HARDIN: Does that have any  
8 relevance to this current case, can we even ask that  
9 question?

10 MS. LANGENKAMP: I mean, in terms  
11 of -- you know, whether you can consider it, to some  
12 degree, that's up to your discretion, so if you want  
13 to get his input of whether he's done it before, I  
14 think that's fine.

15 MR. HARDIN: Okay.

16 MR. PRICE: Is that a yes?

17 MR. HARDIN: Yes, you may proceed, sir.

18 MR. PRICE: The statement's a little  
19 longwinded, let me make sure I'm responding to the  
20 right thing. Have I ever renovated anything before?  
21 We are the major developer in the Lykins neighborhood

1 redevelopment, those boundaries, 400 home and  
2 commercial district, bounded by Benton Boulevard to  
3 the west, Harvester Boulevard to the east,  
4 Independence Avenue, Truman, Gregg Lombardi is in  
5 front of me.

6 We are the major developer in trying to  
7 renovate as many homes as possible, tearing down their  
8 dangerous structures, and I'm going to say a bunch of  
9 words that I can't back up. I think it's the largest  
10 single neighborhood in the United States that's being  
11 developed.

12 I also own 600 Broadway, the Rivergate  
13 building, and I also own 10 Broadway, which I  
14 completely made it into an entertainment district,  
15 preserving the outsides.

16 MR. OWENS: So it seems that you've had  
17 experience with that and perhaps you could apply that  
18 experience to this project.

19 MR. PRICE: The short answer is I will  
20 consider it, if it hasn't been a thought, we haven't  
21 planned anything, this design was created in the last

1 five or ten days.

2 I do know that the floors are not the  
3 same level, it kind of -- you have steps to go in,  
4 steps to go there, and some sloping plywood that's in  
5 basements that are dysfunctional. I'll put on my  
6 creative hat, but at the end of the day, I'm kind of a  
7 pragmatist, as everybody knows. Thank you, sir.

8 MR. OWENS: Thank you.

9 MR. HARDIN: Very good, Commissioner  
10 Legg and then Dr. Guth.

11 MS. LEGG: I just want to go back to  
12 the statement that this wouldn't be an eligible  
13 building for demolition by neglect. You said you've  
14 owned the building for five years, I'm just curious  
15 about what you've done over the last five years to  
16 maintain the structure to prevent it from decaying  
17 further.

18 MR. PRICE: Nothing, it was decaying  
19 when I bought it, it was vacant when I bought it.

20 MS. LEGG: So would you say that your  
21 plan was to always tear it down?

1 MR. PRICE: Yes.

2 MR. HARDIN: Dr. Guth?

3 DR. GUTH: My question's probably more  
4 for Councilpersons Bunch and Shields, is this  
5 appropriate for me to ask it?

6 MR. HARDIN: We really need to -- no,  
7 we can open back up questions to Councilmen Bunch and  
8 Shields after we've had questions from the building  
9 owners, but no, we need to stay compartmentalized  
10 within each part of the process for this commission.

11 DR. GUTH: Okay, then, I do want to  
12 address the owner developer about the -- he mentioned  
13 the Lykins Neighborhood Association, I'm very familiar  
14 with that neighborhood. Is this corner, if I  
15 understand it, the entrance from the west end and  
16 south, to both the Union Hill and the Longfellow  
17 neighborhoods, historic neighborhoods, with much of  
18 the original housing developed. And as such, is a  
19 node of the commerce that was so important to the  
20 Kansas City development back at the turn of the 19th  
21 century.

1           Has that been considered in basically  
2 the relationship to the neighborhood in the proposal  
3 to redevelop this, at 12 stories, it does not seem  
4 appropriate for a neighborhood consideration, maybe  
5 for 12th at 31st Street is -- it might be envisioned  
6 by somebody for the future, but it doesn't seem to fit  
7 a hundred and twenty years of history?

8           Have you considered something more in  
9 line with the neighborhood itself, the immediate  
10 neighborhood, which the other three corners of that  
11 intersection are not part of?

12           MR. PRICE: I'm going to respond the  
13 best I can. I do like the art deco and Victorian  
14 look, I call it the San Francisco look, so I would  
15 want to keep that fabric, so I like the aesthetic and  
16 the elevations, but I may not be answering your  
17 question properly.

18           MR. HARDIN: I'm going to take a quick  
19 pause. Mr. Wolf, do you mind clarifying for all of my  
20 fellow Commissioners what exactly the role of this  
21 Commission is in determining eligibility here, and how

1 that weighs with the owner's request versus the  
2 applicant, and how that should be balanced, et cetera,  
3 so that we can make sure that our line of questioning  
4 guides that, right, because we need to make sure that  
5 we stay on topic and germane to what we're actually  
6 discussing here, which is whether or not this should  
7 be listed as a historic district and whether or not it  
8 meets criteria for that?

9 MR. WOLF: Yeah, so really, the  
10 Commission's role is to make a recommendation to City  
11 Council on whether it meets the criterion for listing,  
12 that's really the main recommendation that should come  
13 out of Commission.

14 The City Plan Commission, which would  
15 be the next one, usually gets into the larger city  
16 planning recommendations. The only other item that's  
17 not strictly related to the criteria for listing is  
18 the economic implications of the listing, which the  
19 Commission should also take into effect. Not  
20 completely defined in the ordinance, sometimes, we  
21 consider that as kind of an economic hardship



1 criteria, but that would be the other -- that's really  
2 the two main things the Commission looks at when  
3 looking at designation and making a recommendation.

4 MR. HARDIN: Okay. This is my share,  
5 Loughlin.

6 MS. LOUGHLIN: Sorry, to go off of  
7 that, what I'm concerned about is that we're basing a  
8 decision on future plans that have not been fleshed  
9 out and there's a huge part of me that wants to remove  
10 this exhibit from the record, because I think that we  
11 are getting off topic, I feel like these are  
12 discussions that we can have if and when the buildings  
13 are listed and they come back before us.

14 I know that that's part of the plan for  
15 the owners, but at the end of the day, our objective  
16 today is to determine whether we think these buildings  
17 are eligible and should be listed in the local  
18 register. So I'm just concerned we're getting a  
19 little off topic, and I want to be fair to the  
20 applicants about that, because there are other venues  
21 that you will have a chance to discuss future plans.

1 MR. HARDIN: I agree, that being said,  
2 we can't un admit an exhibit. It has been admitted,  
3 it is part of the record, and the body composed here  
4 making this decision has already seen it. So it --

5 MS. LOUGHLIN: We didn't see the  
6 exhibit before it was introduced and so I know, I get  
7 that, I'm just a little concerned.

8 MR. HARDIN: Just to make it clear that  
9 it's not part of your decision, I think we're fine.

10 Ms. Bushyhead?

11 MS. BUSHYHEAD: To that point, I think  
12 that this entire process is unusual, to have a  
13 City-initiated application without talking to the  
14 property owner or exploring this. We haven't had that  
15 opportunity, so the best we could do was to give you  
16 that today and say we hear -- we hear the  
17 conversation, we understand it, we embrace the  
18 architecture, but we need some room and some time to  
19 do the planning that was not allowed. So that's, I  
20 think, a very important exhibit in light of the  
21 character of how this application is before you.

1 MR. HARDIN: Very good, I appreciate  
2 that. Questions that pertain directly to the matter  
3 before us for the building owners, Commissioner Legg,  
4 your hand went up and down and up and down, you're  
5 good. Dr. Guth, and then Commissioner  
6 Owens -- Dr. Guth?

7 DR. GUTH: I'm sorry, my understanding  
8 then, is this is an application by the Councilpersons  
9 for the local registry, is that correct?

10 MR. HARDIN: Yes.

11 DR. GUTH: Which would then preserve  
12 the facades of these buildings, but not govern the  
13 interior?

14 MR. WOLF: The exterior of the  
15 property, so basically it would include everything on  
16 the proposed boundaries would have to be reviewed,  
17 whether that's keeping the facades in a new building  
18 behind it, so really it would include everything on  
19 the proposed boundaries with it applied to our  
20 guidelines.

21 DR. GUTH: Let me restate that, it

1 would affect, primarily, governance over what happens  
2 to the facades, what is the public right of way, what  
3 we can see from the right of way?

4 MR. HARDIN: Right.

5 DR. GUTH: Okay.

6 MR. HARDIN: But none of the interior.

7 DR. GUTH: But none of the interior so  
8 that leaves open the possibility that a future  
9 developer or a new developer could change the interior  
10 plan of it while keeping the street views.

11 MR. HARDIN: Yes.

12 DR. GUTH: It also stops the  
13 possibility of demolition.

14 MR. HARDIN: Incorrect. Demolition can  
15 still be approved by the Historic Preservation  
16 Commission, so if this is recommended by us, it's not  
17 even on the Historic Register, just by our  
18 recommendation, then it has to go to planning, then it  
19 goes to the City Council, and so there are two more  
20 sets of votes before this is even included in the  
21 Kansas City Register of Historic Places.

1 Dr. Guth, later today, since we will  
2 hear on this other very large application, you can  
3 still apply to demolish historic properties, you just  
4 have to prove that there's no historicity left and or  
5 that it would be an economic hardship.

6 DR. GUTH: That is an excellent  
7 clarification, what is before us, thank you.

8 MR. HARDIN: Of course. Other  
9 questions for the owner, Commissioner Owens?

10 MR. OWENS: I just wanted to address a  
11 couple -- I guess I'll call them arguments you made  
12 against creating this district. One of your arguments  
13 was that the area's already lost so much context, the  
14 other three corners don't include historic buildings  
15 from this period. I would say that's actually an  
16 argument in our favor for making the district because  
17 the area has already lost so much that preserving this  
18 becomes even more important, rather than irrelevant.  
19 So that's what I would say to that comment.

20 Also, you mentioned security and crime  
21 being a reason for tearing down the buildings. I

1 would say it's not the architecture's fault that's  
2 happening, I would say it's the people managing the  
3 property and failing to secure the properties  
4 adequately. So I would argue that that's also not  
5 very relevant to this discussion.

6 MR. HARDIN: Okay. Are there any  
7 questions for the building owners, because we'll have  
8 a discussion as a Commission, right, and so are there  
9 any questions for the building owners? Okay, thank  
10 you very much for being here with us today, I  
11 appreciate you both very much.

12 Members of the audience, we are now  
13 ready for your testimony. I do urge you though, if  
14 your name is inside of this very large packet already  
15 with an email, then your comments are on record. For  
16 the purposes of keeping this meeting going, this  
17 hearing going, because we do have several other  
18 applicants behind this. We need to make sure that we  
19 have fresh testimony and perspective. I would love to  
20 hear that from you, though, if you do have it. So  
21 please raise your hand in the attendees' panel.

1 MR. WOLF: Noted and let's first go to  
2 the panel.

3 MR. HARDIN: Very good, and then we  
4 have someone on deck. Ms. Briscoe, whenever you are  
5 ready, go ahead and turn on your camera and your  
6 microphone, we'd love to hear your testimony this  
7 morning.

8 MS. BRISCOE: All right, can you hear  
9 me now?

10 MR. HARDIN: I can hear you.  
11 Ms. Briscoe, please state your name and address for  
12 the record.

13 MS. BRISCOE: Lisa Briscoe, I live at  
14 3514 Jefferson Street, Kansas City, Missouri.

15 MR. HARDIN: Very good, please raise  
16 your right hand for the oath. Ms. Briscoe, do you  
17 swear to tell the truth, the whole truth, and nothing  
18 but the truth?

19 MS. BRISCOE: I do.

20 MR. HARDIN: Very good. Your testimony  
21 as it relates to this district and its possible

1 inclusion in the Kansas City Register of Historic  
2 Places.

3 MS. BRISCOE: Very good. Again, thank  
4 you all this morning, it's been a long morning so far.  
5 Just a quick note, I'm the former Division Manager of  
6 Long-Range Planning, Preservation, and the Urban  
7 Design Division of City Planning Development, so it's  
8 good to be back. I am currently the Executive  
9 Director of Historic Kansas City, and I'm here today  
10 in that Historic Kansas City supports the staff  
11 recommendation of approval of the 31st & Main Historic  
12 District, in particular, three specific reasons.

13 First, as stated in the application and  
14 the staff report, it is indeed eligible at the local  
15 level under National Register Criterion C, under  
16 architecture and in the area of commerce, as you've  
17 heard already today in testimony.

18 Second, as detailed in our letter of  
19 support, the designation is in conformance with the  
20 Greater Downtown Area Plan. Specifically, I would  
21 call upon the guiding principles. As you've seen in



1 our lengthy letter, I've identified all the various  
2 places within the plan that it is in compliance with,  
3 but in particular, I will paraphrase just one section,  
4 due to brevity of time, and I'll note it states  
5 historic buildings, whether designated or not,  
6 contribute to the area identity, and should be  
7 preserved and integrated into new development when  
8 feasible.

9           Redevelopment that will result in  
10 demolition or a significant exterior change to a  
11 historic structure is not recommended. This plan  
12 encourages the preservation and adaptive reuse of  
13 historic buildings. Even if the original intent of  
14 the structure is obsolete, reusing buildings in new  
15 ways may be the best solution to retain the structure.  
16 To protect historically and or architecturally  
17 significant structures, they should be listed on  
18 either the National or Local Register of Historic  
19 Places for further protection.

20           And third and finally, our comment from  
21 our letter, finding the right balance of architectural

1 history and new development is especially important  
2 now with the return of the new streetcar service to  
3 Main Street.

4 Almost all the historic buildings, as  
5 we've heard others testify to, along the original Main  
6 Street streetcar route are gone, making the really few  
7 that remain even more important. Main Street is also  
8 an important entrance to historic neighborhoods, such  
9 as Union Hill, Old Hyde Park, Heart of Westport,  
10 Southmoreland, and the South Plaza neighborhood as  
11 well. And we really should be careful to ensure we  
12 are preserving and enhancing the character of those  
13 neighborhoods as the streetcar is built.

14 So listing the 31st & Main Historic  
15 District is essential, really to ensuring that this  
16 treasured enclave, that is indeed what it is, can  
17 continue to inspire and serve the public for future  
18 generations. And I thank you for your time.

19 MR. HARDIN: Very good, thank you very  
20 much, Ms. Briscoe, do we have any questions from my  
21 fellow Commissioners for Ms. Briscoe? Hearing none,

1 Ms. Briscoe, thank you so much for your time today.

2 Mr. Wolf, next public testimony, who do I have?

3 MR. WOLF: Mr. Alex East.

4 MR. HARDIN: Mr. Alex East.

5 MR. WOLF: Making an appearance down at  
6 the bottom.

7 MR. HARDIN: Mr. East, whenever you  
8 turn on your microphone and camera, we'll get you  
9 sworn in. Good morning.

10 MR. EAST: Hi.

11 MR. HARDIN: For about another hour.  
12 Will you please state your name and address for the  
13 record?

14 MR. EAST: My name is Alex East, and I  
15 live at 3023 McGee Street in the Union Hill  
16 neighborhood.

17 MR. HARDIN: Very good, Mr. East,  
18 please raise your right hand for the oath. Do you  
19 swear to tell the truth, the whole truth, and nothing  
20 but the truth?

21 MR. EAST: Yes.

1 MR. HARDIN: Very good, your testimony.

2 MR. EAST: I'm here representing the  
3 Union Hill Neighborhood Association Board. We  
4 submitted a letter yesterday in support of the  
5 approval of the 31st & Main Historic District. The  
6 letter was approved by the unanimous support of the  
7 voting members of the board. Referring to this letter  
8 that we submitted, I will briefly go over a few key  
9 points and I will try to keep it brief.

10 We've balanced preservation in our  
11 neighborhood for about the last 30 years. The  
12 buildings that make up this district are the gateway  
13 to our neighborhood and likely even more so with the  
14 streetcar stock. It's a unique opportunity for us.  
15 That was strongly supported by the residents.

16 The style of these buildings  
17 corresponds directly to the aesthetic of the  
18 neighborhood, which is described in the Union Hill  
19 Association design guidelines for new construction as  
20 predominantly Victorian. With a new owner and  
21 declaring intentions to demolition of the buildings

1 without neighborhood input about the future  
2 development, we've heard nothing about these plans  
3 until what was shown today. We've seen nothing, we've  
4 had no direct communication with the developer.

5 We feel like the demolition is a missed  
6 opportunity to integrate the project with the existing  
7 neighborhood, especially since it is an authentic  
8 example of the style that is predominant in our  
9 neighborhood.

10 MR. HARDIN: Mr. East, there is a  
11 tremendous amount of microphone interference, is there  
12 something near your mike?

13 MR. EAST: Maybe it was the paper that  
14 I had, can you hear me now?

15 MR. HARDIN: Yes, it is most certainly  
16 that, if you can move that away from there.

17 MR. EAST: Sorry about that.

18 MR. HARDIN: No worries, please  
19 continue.

20 MR. EAST: Yes. We have broader  
21 concerns about the increased economic pressures to

1 demolish the other historic significant store  
2 properties along the Main Street corridor and we  
3 believe that they deserve protection.

4           Finally, we really would hope that a  
5 historic designation could help this developer or any  
6 future developer or property owner to maximize the  
7 possible options to the property, while preserving the  
8 authentic historic features through an open dialogue  
9 with the neighborhood. And we've signed it from the  
10 seven members of the Board of the Union Hill  
11 Neighborhood Association.

12           MR. HARDIN: Very good.

13           MR. EAST: Thank you.

14           MR. HARDIN: Mr. East, thank you much,  
15 are there any questions for Mr. East from my fellow  
16 Commissioners? Hearing none, we appreciate your  
17 testimony, sir. Mr. Wolf, is that it?

18           MR. WOLF: I think that's it.

19           MR. HARDIN: All right, there's no  
20 further public testimony, who has their hand raised in  
21 the panelist?

1 MS. LEGG: Sarah.

2 MR. WOLF: Commissioner Legg.

3 MR. HARDIN: Commissioner Legg?

4 MS. LEGG: I'm just ready for the  
5 discussion.

6 MR. HARDIN: Very good, if there's  
7 no --

8 MS. LOUGHLIN: Are you taking comments  
9 now?

10 MR. HARDIN: For public testimony, no,  
11 we're closing public testimony real quick. No further  
12 public testimony at this time, going once, going  
13 twice, sold. We're closed to further public  
14 testimony, we thank everyone for their time here today  
15 and their interest at being present.

16 At this point, we're in the discussion  
17 phase amongst this Commission itself. So there is no  
18 further testimony from applicant, owner, or the public  
19 at large at this time. If you do have something,  
20 though, that you think is relevant, please chime in  
21 and raise your hand, whether in real life or on the

1 internet, and we'll get your comments worked in while  
2 we discuss.

3 So I've got Commissioner Legg, then  
4 Commissioner Boley, then Dr. Guth, then Vice Chair  
5 Loughlin and Commissioner Owens, all right great,  
6 fantastic, all of us.

7 So I will start off by saying that I  
8 would love to see these facades preserved, right, even  
9 if future use is adaptive. And that it is obvious to  
10 me that at least the more prominent corner building is  
11 eligible for listing, but I do frankly have some  
12 concerns that we're just pulling three lots together  
13 in the middle of nothing else historic, right, and I  
14 want us to have that conversation.

15 I think about what district means  
16 versus individual properties, and then I guess we  
17 should remember that all we are really evaluating is  
18 whether or not they are eligible for listing, so that  
19 needs to be the main focus of our conversation.

20 Commissioner Legg?

21 MS. LEGG: Well, that actually gave me



1 a question, so what would the difference between a  
2 district and an individual building be at this point?  
3 Nothing, really, right?

4 MR. HARDIN: It's three buildings,  
5 technically, right, Mr. Wolf, can you weigh in on  
6 that?

7 MR. WOLF: With the construction,  
8 there's actually four.

9 MR. HARDIN: Okay.

10 MR. WOLF: There's the 1905 Ward  
11 Building, the 1990 Union Hill Commons kind of  
12 connector edition, the Jeserich Building at the  
13 corner, and then the small two-story building on 31st  
14 Street. I can bring this back up, actually.

15 MR. HARDIN: Mr. Wolf, what's the  
16 size -- are districts this size, is there a precedent  
17 for that?

18 MR. WOLF: Even though the buildings  
19 are larger, 31st & Main is actually only three  
20 buildings, it's the Hyde Park Building, the  
21 Netherlands, and then a row of art deco shops.

1                   Really, the definition is just a  
2 grouping, that said, they can be relatively small or  
3 relatively large, I guess the question is do you think  
4 that as a grouping, do you think these buildings  
5 produce a character?

6                   MR. HARDIN: Thank you, that's very  
7 helpful, that's incredibly helpful, at least, to me  
8 for sure. Commissioner Legg?

9                   MS. LEGG: Yeah, thank you for that. I  
10 think that -- yeah, that makes sense, they do -- I  
11 mean, architecturally, maybe not, but use wise, I  
12 think that could -- you know, that does make a  
13 district.

14                   I have some comments. I feel like  
15 we're kind of in the middle, right, we're looking  
16 forward in Kansas City and we're looking backwards in  
17 Kansas City, and we're trying to move forward as a  
18 City in a responsible way.

19                   And history is more than today's  
20 economic opportunity, and referencing back to the  
21 future and the plans for the City, a big portion of

1 that is equity, and equity really does tie in very  
2 closely with being environmentally responsible, and  
3 it's not environmentally responsible to tear down  
4 buildings.

5 As far as this particular building  
6 being eligible, absolutely. All of the historic  
7 materials are extant, the use can be re-initiated in  
8 these buildings. This could be a great mixed use  
9 development, even if it's not making saddles. There's  
10 still a service that can go into the first floor of  
11 this building, and it can still be a nice,  
12 multi-family building.

13 We've had many examples in Kansas City  
14 of historic buildings that were too far gone, quote  
15 unquote, because the easy tear down and rebuild  
16 economic solution was the route that the developer  
17 went. And I think there's maybe a little bit of an  
18 educational opportunity here of what historic  
19 preservation is, and what it isn't, and what  
20 opportunities exist for developers moving forward.

21 You know, there's historic tax credits

1 and there's different things and, quite frankly, if  
2 this is listed and the owner can't figure out how to  
3 develop it, sell it. It's worth way more than what it  
4 was. So I think that moving forward, I definitely  
5 would approve this as a district. I think that the  
6 Commission needs a bigger say in what happens to any  
7 building that is proposed to be demolished.

8           And architecture creates a feeling and  
9 character in an area and, because you can't put that  
10 into words, it doesn't mean it's not there. And I  
11 think that as we move forward as a City and become  
12 more popular and more and more people are in this area  
13 with the streetcar coming down, this is a great  
14 example of something that should remain, because it's  
15 educational for people to learn about the history of  
16 the City, it creates that feeling that you can't put  
17 into words, and it's a really beautiful building, with  
18 excellent architecture and materials, and that's my  
19 comments.

20           MR. HARDIN: Thank you very much,  
21 Commissioner Legg. Commissioner Boley?

1 MS. BOLEY: Yes, thank you. I looked  
2 at the purpose of the Commission, in trying to look,  
3 and came back to what -- the land he was talking  
4 about. The division creating this Historic  
5 Preservation Commission declared public policy that  
6 protection of districts and buildings where there is  
7 historic and architectural value as a public  
8 necessity.

9 Under that, there are a couple of  
10 purposes, more than a couple, but there is one that in  
11 particular, applies to what we're discussing today.  
12 One is determine whether a building structure, a sight  
13 object or district has historic cultural, aesthetic or  
14 architectural significance. I believe these four  
15 buildings do meet that purpose.

16 The other part of that is to safeguard  
17 the City's historic, cultural, aesthetic and  
18 architectural heritage as embodied and reflected in  
19 such district sized building structures and objects.  
20 Therefore, I would say that nominating this as a local  
21 historic district meets that purpose. And I'll stop

1 there.

2 MR. HARDIN: Very good. Commissioner  
3 Boley, and then Dr. Guth, then Vice Chair Loughlin,  
4 then Commissioner Owens. Dr. Guth.

5 DR. GUTH: I'm wondering if this is  
6 also eligible for the National Registry District,  
7 which would allow for the tax credits that  
8 Commissioner Legg has mentioned. I do see that part  
9 of this historic district, the notification of it, is  
10 as a business serving the needs of the surrounding  
11 neighborhood.

12 I just feel like especially the corner  
13 building just sets off the Union Hill neighborhood for  
14 any visitor coming into our city and riding the new  
15 streetcar. And as that, it's not important, it's  
16 critical to the preservation of that neighborhood and  
17 the recognition of that neighborhood.

18 The recognition of the history of 31st  
19 Street being one of the initial boundaries of Kansas  
20 City, there's so many important things that come  
21 together in this that I'd like to see this

1 recommendation be both for the Local and National  
2 Historic Registry.

3 MR. HARDIN: Very good, thank you,  
4 Dr. Guth. Vice Chair Loughlin?

5 MS. LOUGHLIN: I have a lot to say  
6 about these buildings. Number one, I absolutely  
7 support the Local Register nomination. I definitely  
8 think that it's Criterion C and A, I think it was just  
9 a typo maybe in the staff initial page, because it  
10 does say and in the area of commerce, I think it  
11 should also say Criterion A, as that is marked and  
12 discussed in the Local Register nomination.

13 What I think is significant about these  
14 buildings is multi-fold, it's the fact that this was  
15 part of that development, so it does show the  
16 development of Kansas City to the south, along the  
17 original streetcar route, and it really does give me  
18 goosebumps to think about the fact that the  
19 streetcar's coming back and we have these buildings  
20 that survived that are still along there, and so  
21 having that juxtaposition of new development that's

1 going to be occurring probably around it, on the  
2 corners.

3           Along with these, I think really goes  
4 to what Commissioner Legg was talking about with that  
5 looking back and looking forward. We're combining  
6 those and showing that a lot of this is occurring and  
7 so we have this corner, this anchor there.

8           The streetcar system in Kansas City was  
9 significant in its day, obviously, it's all gone,  
10 except for putting a lot of it back now. There are  
11 these nodes, not just on Main Street but on Troost, on  
12 Prospect, that are disappearing at a vast and huge  
13 rate.

14           This is one of the last surviving  
15 nodes, even if it's the corner development of what was  
16 a bigger development owned at that intersection, and I  
17 think the fact that it's surviving and showing, not  
18 just the streetcar line on Main Street but the  
19 development that naturally occurred along the historic  
20 streetcar routes.

21           You had people who lived there, you had



1 those neighborhood connections with the stores that  
2 were along there, that the people in the neighborhood  
3 came and frequented. And I think to that end, we have  
4 over 70 people, most of whom live in and around that  
5 neighborhood who are supportive of this.

6 This is a neighborhood group of  
7 buildings; it also demonstrates Kansas City, but it  
8 really is a significant area for that neighborhood,  
9 and we have constituents in that neighborhood that  
10 want to see that saved, which I think is great, we  
11 have no letters of opposition to this, which speaks  
12 highly, I think of these buildings there as well.

13 So we can't recreate these buildings.  
14 If there was new development on this corner and there  
15 was Victorian wannabe recreation, I would not support  
16 that, because what we have here is the actual  
17 material, we have the actual design and the actual  
18 construction of that, and so saving those existing  
19 facades and those existing buildings, we can't  
20 duplicate that.

21 They're some of the oldest, I think we

1 brought that out, if not the oldest buildings along  
2 Main Street, and I think that that's a relic of a  
3 different era, but it's so important to have that  
4 along with new developments, so for all of those  
5 reasons and more, I support the Local Register  
6 nomination and believe that they're eligible under  
7 Criterion A and Criterion C.

8 MR. HARDIN: Very good, Commissioner  
9 Owens?

10 MR. OWENS: Yes, just a couple more  
11 comments in support of this district. The  
12 architecture is not only just interesting on its own,  
13 but really, it's the sense of place and the context  
14 that really brings out the importance of the  
15 architecture.

16 I would say that the Jeserich Building  
17 directly is tied to the architecture of the homes and  
18 Union Hill. When you arrive, maybe on the streetcar  
19 at this intersection and see that turret, you sort of  
20 know automatically what kind of neighborhood you're  
21 entering.

1 I also think the Ward Building is  
2 actually very significant and directly is linked to  
3 the limestone homes of Valentine, Roanoke, Hyde Park,  
4 it's sort of the commercial version of those rough cut  
5 limestone homes. And I can't think of another  
6 building that still exists that's similar to that in  
7 Kansas City.

8 I know we had one down here in the  
9 crossroads that was on Main Street that was torn down  
10 to a speculative development, so we lost that. This  
11 is sort of like a brother to that building. So I  
12 think not only is the architecture quite interesting,  
13 but it really gives this area, this node a central  
14 place that is irreplaceable.

15 And then my other comment, on the  
16 Jeserich Building and the materiality, something every  
17 interesting I've noticed is the brick work just above  
18 the storefront. We have a marbled brick, it's tan and  
19 brown, kind of a tiger stripe. I've never seen that  
20 anywhere else in Kansas City. I tried to Google it to  
21 figure out more about the history of that style of

1 brick and I couldn't really come up with much. So  
2 that's the material, the historic material, that's  
3 incredible unique and beautiful, and I believe needs  
4 to be preserved.

5 MR. HARDIN: Very good, is there any  
6 further discussion from the Commission? Commissioner  
7 Legg?

8 MS. LEGG: I was going to make a  
9 motion.

10 MR. HARDIN: Please do, the floor is  
11 yours.

12 MS. LEGG: All right. Unless there's  
13 nobody else?

14 MR. HARDIN: It's all you.

15 MS. LOUGHLIN: I support you making a  
16 motion.

17 MS. LEGG: Well, I'm going to say for  
18 this nomination for the Kansas City Register of  
19 Historic Places, I move that the Commission approve  
20 the listing of the 31st & Main Historic District,  
21 which includes addresses 3035 to 37 Main Street, 3039

1 Main Street, 3441 to 45 Main Street, and 6 through 10  
2 East 31st Street to the Historic Register of Kansas  
3 City. This is based off of Criteria A and C.

4 MR. HARDIN: I would make one  
5 amendment. We're not actually the body that approves  
6 the listing, so if we can change that to, say,  
7 recommend approval to the appropriate body.

8 MS. LEGG: Recommend approval to the  
9 appropriate body as the next.

10 MR. HARDIN: Very good, Commissioner  
11 Legg has made the motion, amended by Chair Hardin,  
12 accepted by Commissioner Legg, is there a second?

13 MR. OWENS: Second.

14 MR. HARDIN: Seconded by Commissioner  
15 Owens. We will do a roll call vote on this one.  
16 Commissioner Legg, it is your motion, how do you vote?

17 MS. LEGG: Aye.

18 MR. HARDIN: Dr. Guth, how do you vote?

19 DR. GUTH: Aye.

20 MR. HARDIN: Commissioner Owens, how do  
21 you vote?

1 MR. OWENS: Aye.

2 MR. HARDIN: Vice Chair Loughlin, how  
3 do you vote?

4 MS. LOUGHLIN: Aye.

5 MR. HARDIN: Commissioner Boley, how do  
6 you vote?

7 MS. BOLEY: Aye.

8 MR. HARDIN: All right, this is  
9 unanimous.

10 MS. LOUGHLIN: And you vote aye as  
11 well?

12 MR. HARDIN: Yes, this is unanimous.

13 MS. LOUGHLIN: Just making sure.

14 MR. HARDIN: As I just said.

15 MS. LOUGHLIN: Roll call, you didn't  
16 call on yourself.

17 MR. HARDIN: Yeah, you don't really do  
18 that when you're the Chair. Yes, and I will also vote  
19 aye, so this is a unanimous decision, six to nothing.  
20 This now goes to Planning Commission.

21 MR. WOLF: City Planning Commission.

1 MR. HARDIN: And then the City Council.  
2 So Katheryn Shields -- Councilman Shields, Eric  
3 Bunch -- Councilman Bunch, thank you very much for  
4 being before us today, taking the time and preparing  
5 this application. We appreciate you very much.

6 And then, Mr. Price and Ms. Bushyhead,  
7 you know, if you understand, the only thing that we  
8 are making our decision on here today is whether or  
9 not these are eligible for listing. And so I think it  
10 is the opinion of this body that they are clearly  
11 eligible. So we appreciate you also taking the time  
12 to be here with us today as well. I hope that all of  
13 you have a wonderful day and thank you very much for  
14 your patience.

15 MS. SHIELDS: Thank you.

16 MR. HARDIN: You didn't think I was  
17 going to try and leave without a vote, did you?

18 MS. LOUGHLIN: I just wanted it on the  
19 record.

20 MR. HARDIN: Mr. Wolf, where does that  
21 put us?

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CERTIFICATE OF DEPOSITION OFFICER

I, BRETT TORRENCE, the officer before whom the foregoing proceedings were taken, do hereby certify that any witness(es) in the foregoing proceedings, prior to testifying, were duly sworn; that the proceedings were recorded by me and thereafter reduced to typewriting by a qualified transcriptionist; that said digital audio recording of said proceedings are a true and accurate record to the best of my knowledge, skills, and ability; that I am neither counsel for, related to, nor employed by any of the parties to the action in which this was taken; and, further, that I am not a relative or employee of any counsel or attorney employed by the parties hereto, nor financially or otherwise interested in the outcome of this action.



BRETT TORRENCE

Notary Public in and for the  
State of Missouri



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I, LISA R. JAIME, do hereby certify that this transcript was prepared from the digital audio recording of the foregoing proceeding, that said transcript is a true and accurate record of the proceedings to the best of my knowledge, skills, and ability; that I am neither counsel for, related to, nor employed by any of the parties to the action in which this was taken; and, further, that I am not a relative or employee of any counsel or attorney employed by the parties hereto, nor financially or otherwise interested in the outcome of this action.



LISA R. JAIME