

31st & Main Street Historic District Overlay

3037 Main Street

CD-CPC-2022-00120 – Overlay District

City-Initiated Application

City Plan Commission Hearing

September 20, 2022

How did we get here?

- ◆ Demolition Permit Application
- ◆ City initiated application because “The Developer that purchased these properties has a clear record of destroying historic properties and then sitting on the vacant sites.”
- ◆ “We believe these buildings should be saved and can be incorporated into a new infill project that respects the size and scale of the Union Hill Neighborhood, and yet still will generate a good rate of return for the developer.”
- ◆ The Developer’s Historic Preservation works were shared with successful and ongoing historic preservation efforts when the structures are physically and economically feasible.
- ◆ Regarding development scale and success the property was purchased out of bankruptcy after years of attempted commercial use, and this is not unique to the subject property, another “historic” property is now being demolished [Velvet Freeze] as it was ineligible for historic tax credits and not economically feasible.
- ◆ In contrast, the significance of the site in the city-wide goals of the Greater Downtown Area Plan and the Imagine DowntownKC 2030 Strategic Plan informs leadership with a more inclusive and vibrant vision for the intersection of 31st and Main.

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.



Condition of the Buildings

- ◆ These buildings do not retain historical integrity. Nor do they reside in their original commercial district.
- ◆ All Building Roofs are worthless
- ◆ Exterior has been renovated in the past (previous owners) without historic preservation – currently has aluminum frame door 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 continues to fall from the building and jackhammering from the streetcar construction has inadvertently contributed to the deterioration.
- ◆ Exterior SeeMo Spray street art/graffiti was City approved and placed on the 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 or ribbon of design elements across the 4 buildings which would evoke the feelings and association of a 19th century commercial district – all vacant buildings.
- ◆ It is all about the design significance of a corner-oriented turret and uniform window spacing in the corner building only. More reflective of a San Francisco design than anonymous KCMO architecture.

























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?
- ◆ The attempt for repurposing of these buildings took place in the 1990's including approach of constructing a new building to bridge the old buildings to create a larger footprint. The project ultimately failed, and the property was sold in foreclosure.
- ◆ 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

- 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



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