



# Kansas City Register of Historic Places Application and Nomination Form (H/O Overlay Zoning)

This form is for use in nominating or requesting determinations for individual properties and districts. Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A." For functions, architectural classification, materials, and areas of significance, please refer to the National Register Bulletin 16A: *How to Complete the National Register Form*. The bulletin is available online at <http://www.nps.gov/history/nr/publications/bulletins/nrb16a/>. Place additional entries and narrative items on continuation sheets.

## 1. Name of Site or District

Historic Name(s) 31<sup>st</sup> & Main Historic District

Are you amending an existing historic district?  If yes, Name of District \_\_\_\_\_

## 2. Location

Address if Individual Designation Master Parcel: 3037 Main Street: see attached for individual building information

Street Boundaries if a District West-Main St; South – 31<sup>st</sup> St, East – Alleyway, North – North line Lot 42

County Jackson Zip Code(s) 64108 Council District 4

## 3. Geographical Data

Acreage of Site or District .4 acres

Legal Description *(If a district please attach legal description on a continuation sheet using the attached template)*

Lots 42 thru 46, Warwick Ridge

Boundary Justification *(Explain why the boundaries were selected below or on a continuation sheet using the attached template)*

The boundary are the lots historically associated with the buildings.

Zoning Classification for Site or District UR

## 4. Applicant Information

Applications are now submitted through CompassKC. Please contact the Historic Preservation Office for instructions on submission. (816)513-2902.

## 5. Property Owner(s) *(If in a district please enter 'multiple' and work with City Planning Staff for an owners list)*

Name/Title 31 Main LLC, C/O Pricemgmtco

Street & Number 4310 Madison Ave Ste L103

Telephone \_\_\_\_\_

City or Town Kansas City

State MO Zip Code 64111

**6. Classification**

**Ownership of Property**  
 (check as many boxes as apply)

- private
- public-Local
- public-State
- public-Federal
- 

**Category of Property**  
 (check only one box)

- Building(s)
- District
- Site
- Structure
- Object

**Number of Resources within Property**

Contributing	Noncontributing	
3	1	Buildings
0	0	District
0	0	Site
0	0	Structure
0	0	Object
0	0	<b>Total</b>

**Name of related multiple property listing**  
 (Enter "N/A" if property is not part of a multiple property listing)

\_\_\_\_\_

**Number of contributing resources previously listed in the National Register**

\_\_\_\_\_

**7. Function or Use**

**Historic Function(s)**  
 (Please enter historic functions, i.e., single family dwelling)

COMMERCE/TRADE: Business  
 \_\_\_\_\_  
 DOMESTIC: multiple dwelling  
 \_\_\_\_\_  
 DOMESTIC: hotel  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Current Function(s)**  
 (Please enter current functions, i.e., single family dwelling)

VACANT  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**8. Description**

**Architectural Classification**  
 (Please enter the predominate architectural styles i.e. Colonial Revival, etc.)

Victorian  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Materials**  
 (Enter predominate materials of the buildings on the site or in the district)

foundation concrete, brick, stone  
 walls brick, limestone  
 \_\_\_\_\_  
 roof flat: tar & gravel  
 other \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Narrative Description**  
 (Describe the historic and current condition of the property on one or more continuation sheets using the attached template)

**9. Description**

**Applicable Kansas City Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for Kansas City Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(enter categories from instructions)

COMMERCE/TRADE

ARCHITECTURE

**Period of Significance**

1888-1972

**Significant Dates**

1888, 1905, 1921

**Significant Persons**

(Complete if Criterion B is marked above)

**Cultural Affiliation**

**Architect/Builder**

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets using the attached template)

**10. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets using the attached template)

**11. Additional Documentation**

The following items must be included with a final application and nomination. Staff will work with the applicant to prepare these items.

- 1. Maps: For an Individual Landmark:** Site map showing location of buildings and proposed boundary.  
**For a Historic District:** Map showing building footprints, the boundary of district, and the buildings that are contributing or noncontributing to the district.
- 2. Photographs:** Representative high quality photographs of the historic site or district on a CD and one set of prints 4x6 or larger.

## 11. Additional Documentation (continued)

- 3. Historic Resource Survey Forms:** A survey form must be prepared for every building, except non-contributing outbuildings, in the proposed designation area, whether a district or an individual landmark. Please contact the Historic Preservation office to see if there is a form already prepared.

Other items may be required by the Commission to assess whether the site or district meets the requirements for listing on the Kansas City Register of Historic Places. Staff will work with you to make sure the nomination is complete.

**Return form to:** Historic Preservation Office, Long Range Planning & Preservation Division  
City Hall, 16th Floor, Room 1603  
414 East 12th Street  
Kansas City, MO 64106  
(816) 513-2902  
FAX (816) 513-2899

## 12. Fees

1. A fee is required to process the application and will be billed through CompassKC. Please contact the Historic Preservation Office for the current fee schedule.

# Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

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Site or District Name

31<sup>st</sup> & Main Historic District

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## NARRATIVE DESCRIPTION SUMMARY

The 31<sup>st</sup> & Main Historic District is located on the northeast corner of 31<sup>st</sup> & Main Streets. It consists of three contributing resources and one noncontributing resource on .4 acres. The district is located on two major north-south and east-west thoroughfares that developed as commercial uses to serve the surrounding neighborhoods. The buildings are located on two former streetcar lines and are currently located on two major bus routes. 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. While the northeast corner still retains in late nineteenth and early twentieth century commercial building, the other corners have been redeveloped with late twentieth century buildings. To the north of the proposed district on the east side of Main Street, there are additional early twentieth century commercial buildings. Overall, the proposed district still retains its commercial character for which it was developed.

## ELABORATION

### SETTING AND SITE

The area of 31<sup>st</sup> & Main is an urban setting with building facades up to the concrete sidewalks. Main Street and E 31<sup>st</sup> Street are commercial corridors and the Union Hill neighborhood is to the northeast, which has a mix of late nineteenth and early twentieth century single and multifamily housing.

### PROPERTY DESCRIPTIONS

**1. 3035-37 Main Street, The Ward Building (contributing)** Built 1905. The main façade of this two-part commercial block faces west. The main façade is clad in an ashlar cut limestone with the secondary façades constructed of brick. The building was originally a U-shape with an open on the north façade for light against a previous building to the north. On the primary facade, there are paired double hung windows, along with smaller single double hung windows and slider windows with the third story openings being arched. While the windows have been replaced, they maintain their historic configuration. There is a steel lintel over the storefront, which has a central entry and large glass windows.

**3. 3039 Main Street, Union Hill Commons Atrium (noncontributing)** Built 1990. This infill building as constructed as an atrium to provide elevator and stair access to the neighboring buildings to be known collectively as the Union Hill Commons. Buff brick on upper two stories with red brick on first story. Central entry with flanked by two large fixed glass windows.

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**3. 3041-45 Main Street, Jeserich Building (contributing)** Built 1888. This is a two-part commercial block that reflects the Victorian commercial style of the late 19<sup>th</sup> century. The first story has new storefronts, but the original openings remain intact. A rounded turret is placed at the southwest corner of the building and rises from the second story beyond the roofline to terminate in a squat conical roof. The upper-story windows are set in arched voussoirs and have stone lugsills. The parapet wall contains decorative brickwork. On the west façade a rectangular tablet enframed by voluted brackets. The tablet on the parapet contains the name of the building "Jeserich." The building's construction was overseen by the developer of the Warwick Ridge Subdivision, Frederick A. Hornbeck for the building owner Adolph R. Jeserich.

**4. 6-10 E 31<sup>st</sup> Street (contributing)** Built 1921. The main façade of this two-part commercial block faces south. The first story is composed of a series of three storefronts with individual entrances and an entrance to the second story on the west end of the façade. The second story is fenestrated with a series of rectangular windows with stone lugsills. The parapet wall is stepped and embellished with a rectangular band of brick that terminates in stone coping. The west wall is a shared wall with 3045 Main Street. The east wall is brick with no fenestration and is currently painted with a mural. The north façade has an entrance, staircase and three sets of paired double hung windows. This commercial block was constructed by Francis M. Roux.

## INTEGRITY

The 31<sup>st</sup> & Main District retains its integrity. While it was rehabilitated into Union Commons, the buildings retain their exterior architectural elements and the openings and windows retain their historic configuration. While the other corners of Main and 31<sup>st</sup> have changed, they are still commercial in nature and the corridor and uses are still predominately commercial. Also, the district still communicates the feeling and association of a late nineteenth and early twentieth commercial district.

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## SUMMARY

The 31<sup>st</sup> & 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 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 Expansion of the City

Kansas City experienced great growth after the construction of the Hannibal Bridge, making the city a regional destination. The decade between 1880 and 1890, Kansas City experience a significant population boom, increasing from 55,000 in 1880 to 133,000 in 1890. The street car lines rapidly expanded, encouraging movement within the city and making the development of outlying and newly annexed areas possible. To reflect the city's rapid growth, the city became known as Kansas City. With the annexation of Westport in 1897 the population grew to 163,700 and the development of the area between Kansas City and Westport accelerated and the need for services for the people moving into these new neighborhoods. The area at 31<sup>st</sup> & Main was annexed in 1885 and the Warwick Ridge Plat was recorded in 1886.

Cable railways operated routes from the Central Business District southward to promote the development of residential areas to the south. The Grand Avenue Railway received a franchise in 1886 to run a cable car line south from the city market area along Grand Avenue and Main Street to Westport. Real estate investors marketed the Union Hill neighborhood as having easy access to the Grand Ave Railway. Beside the developer of Warwick Ridge, Fred A. Hornbeck, other builders like J.M. Courtney took advantage and developed houses along the 3000 Block of Grand (KC Register, Union Hill Historic District).

The decade of the 1880s was also architecturally important to the city. A construction boom drew professionally trained and competent architects to the city, who designed buildings of increasing complexity and sophistication. The number of architects working in Kansas City tripled in the five years between 1884 and 1888 (from 22 to 65). This 19th century peak in the number of practicing architects was not reached again until 1904-05. The architecture of the period was characterized by the frequent employment of Romanesque Revival elements such as massive low arches that expressed solidity and strength, the use of Victorian styles such as Queen Anne the eclectic use of detail and ornamentation, and an innovative juxtaposition of materials for a variety of effects. While research did not determine the architects for the buildings in the district, they reflect the styles and type of the period.

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## Union Hill and Warwick Ridge

The neighborhood of Union Hill was named after the cemetery which was established in 1857. The cemetery land was donated by James A Hunter to serve the communities of Kansas City and Westport to the south. Even though the cemetery was established on agricultural land outside of the city limits, rapid growth of the city and annexations led to its incorporation in the city in 1885. The area surrounding the cemetery was platted and development quickly followed.

The plat of Warwick Ridge was recorded in 1886 by Frederick A. Hornbeck, a local real estate investor. The plat included the are from Main to Grand, and E 31<sup>st</sup> St to just shorth of 30<sup>th</sup> Street. Hornbeck marketed flats for rent and lots for sale with convenient access to the Grand Caba Line on Main St.

## The Jeserich Building: 3041-45 Main Street

The Jeserich Building at the corner what was then Grand Ave (Main St) and Springfield Ave (31<sup>st</sup> St), was the first mixed use building on the block on what was the edge of the city. It was developed in by Fred Hornbeck and Adolph R. Jeserich, who the building was named after. The first floor was commercial, and the upper floors were flats for rent. Research indicated the Hornbeck rented the commercial space and upper stories but were later rented by Adolph Jeserich.

 <p>NO RENT— \$25. \$25. \$25. \$25. Flats in handsome brick and stone block with water, gas, mantels, etc., on Grand ave., cable line, 15 minutes from postoffice, \$25 per month. F. A. HORNBECK, 64 Sheldley building. Tel. 1671.</p>	 <p>FOR SALE—\$10, \$15, \$15, \$15, \$15 PER MONTH F buys a beautiful lot with shade trees, near Grand ave. cable line; to see them is to buy. F. A. Hornbeck &amp; Co., 64 Sheldley building, Tel. 1671.</p>
<i>Kansas City Star, June 11, 1889 p. 3</i>	<i>Kansas City Star, June 28, 1889 p. 3</i>

 <p>617 E. Eighteenth st., large store room, \$50. 197</p> <p><b>AN OPPORTUNITY! AN OPPORTUNITY! TO</b> rent—In brick block, corner Main and Spring- field ave., 2 very desirable stores, suitable for gro- cery, drugs or general merchandise; this is one of the best locations in the city, also flats above; will rent cheap; building will be ready for occupancy May 1; by seeing this location will satisfy you. In- quire F. A. Hornbeck, 64 Sheldley building. Tel. 1671.</p> <p><b>OF THOSE ELEGANT 5 ROOM FLATS TO</b></p>	<i>Kansas City Star, April 30, 1889 p.3</i>
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## The Ward Building: 3035-37 Main Street

Similar to the Jeserich Building, the Ward Building housed commercial uses on the first story with apartments above. The apartments were marketed as large seven room flats that were modern and airy. While the Ward family listed it as their address in 1907, the saddlery business stayed at 1224 Grand Ave. It wasn't until 1909 that the saddlery opened a branch store in the building. Before that, the space was marketed to other uses. John F. Ward also ran a hardware store in addition to the saddlery at this location for over 40 years. John F. Ward also served as President of the South Side Improvement Association, which included businesses also Main Street and coordinating improvement that would affect their buildings. The building was apartments for a number of years, but the Wards moved to a house at 3028 Charlotte and in 1921, the upper stories were used as the Southgate Hotel. The 1935 directory lists the building as the Mary Ann Apartments that had 25 different units. The building served as a mixed-use building until it was converted to its current use of retail on the first story with office above.

3037 MAIN—7 LARGE ROOMS; FLAT; light and airy; cool in summer; all strictly modern; will make special rates for summer to responsible parties; janitor services.

*Kansas City Star, February 28, 1908, p.3*

J. F. WARD SADDLERY CO. HAS opened up its new branch store for the convenience of its customers in the south end with a full line of harness and saddles. Also a full line of hardware, granite and tinware; a full line of McDonald's celebrated paints. Our prices are right. Call and see us at our new store, 3035 Main st.

*Kansas City Star, March 16, 1909 p.13*

**It's the Little Things That Count**

In harness, as in everything else. You might invest a thousand dollars in a good team and carriage and then spoil it with inferior harness—that is harness that is not up to snuff—that does not possess the "little things" that make your outfit look snappy and up-to-date. All our harness is made under rules adopted by National Horse Show association, a guarantee that should please the most fastidious.



Double Coach Harness, fine brass trimmings \$75  
Fine Single Trap Harness, nickel mountings, \$40

Single Track Harness, rubber and gilt trimmings, \$25 to \$45.00  
Single Buggy Harness, imitation rubber and gilt trimmings, \$10 to \$20.00  
Light Grocery or Delivery and heavy

Work Harness, \$15 to \$35.00  
50 Lash Leather Buggy Nets... \$2.00  
75 Lash Leather Buggy Nets... \$4.50  
Fancy Mesh Nets with Tassel, \$1.25 to \$3.00

**J. F. Ward Saddlery Co.,** 1224 GRAND.

*Kansas City Star, July 3, 1903 p.3*

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## 6-10 E 31<sup>st</sup> Street

This two-part commercial block housing a number of businesses that served the surrounding neighborhoods. 1922 directory lists Lizzie Wertz; a grocer, William P. Ackerman; P-T-C Investment & Realty Company; Edward Carlson, a shirt maker. Later city directories listed a restaurant, a grocer, a shoe repair store, a beauty shop and other neighborhood uses.

## CONCLUSION

The 31<sup>st</sup> & 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.

## BIBLIOGRAPHY

Gowans, Alan. *Styles and Types of North American Architecture: Social Function and Cultural Expression*. New York: Harper Collins Publishers. 1992.

Landmarks Commission of Kansas City, MO. *Midtown Survey Final Report*, 1985. Kansas City, MO.

Longstreth, Richard. *The Buildings of Main Street: A Guide to American commercial Architecture*, Updated Edition, Walnut Creek, CA, Altimira Press, 2000.

*Polk's Kansas City, Missouri Directory*. Kansas City, MO: R.L. Polk, Editions from 1888, 1889, 1896, 1905, 1906, 1908, 1909, 1917, 1920, 1925, 1930, 1935

Rifkind, Carole. *A Field Guide to American Architecture*. New York, Penguin Books. 1980.

## MAPS

A Complete Set of Surveys and Plats of Properties in the City of Kansas, Missouri 1886, Kansas City, MO: G.M. Hopkins, 1886.

A Complete Set of Surveys and Plats of Properties in the City of Kansas, Missouri 1891, Kansas City, MO: G.M. Hopkins, 1891.

Sanborn Fire Insurance Map, Kansas City, Missouri. 1896, Volume 3, Page 315 Missouri Valley Special Collections, Kansas City Public Library.

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Sanborn Fire Insurance Map, Kansas City, Missouri. 1909, Volume 3, Page 392 Missouri Valley Special Collections, Kansas City Public Library.

Sanborn Fire Insurance Map, Kansas City, Missouri. 1909 corrected to 1951, Volume 3, Page 392 , Missouri Valley Special Collections, Kansas City Public Library.

Sanborn Fire Insurance Map, Kansas City, Missouri. 1909 corrected to 1963, Volume 3, Page 392, Missouri Valley Special Collections, Kansas City Public Library.

Tuttle & Pike's Atlas of Kansas City and Vicinity, Edition of 1907. Kansas City, MO: Tuttle and Pike, 1907.

Tuttle & Pike's Atlas of Kansas City and Vicinity, Edition of 1925. Kansas City, MO: Tuttle and Pike, 1925.

## PERIODICALS

"The Perennial Building Boom." *Kansas City Star* (16 November 1888): 13 From NewsBank.

"Rooms for Rent." *Kansas City Star* (30 April 1889): 3 From NewsBank.

"Rooms for Rent." *Kansas City Star* (7 August 1897): 3. From NewsBank.

"Rooms for Rent." *Kansas City Star* (7 August 1897): 3. From NewsBank.

"J.F. Ward Saddlery". *Kansas City Star* (3 July 1905): 13. From NewsBank

"Rooms for Rent." *Kansas City Star* (28 February 1908): 17. From NewsBank.

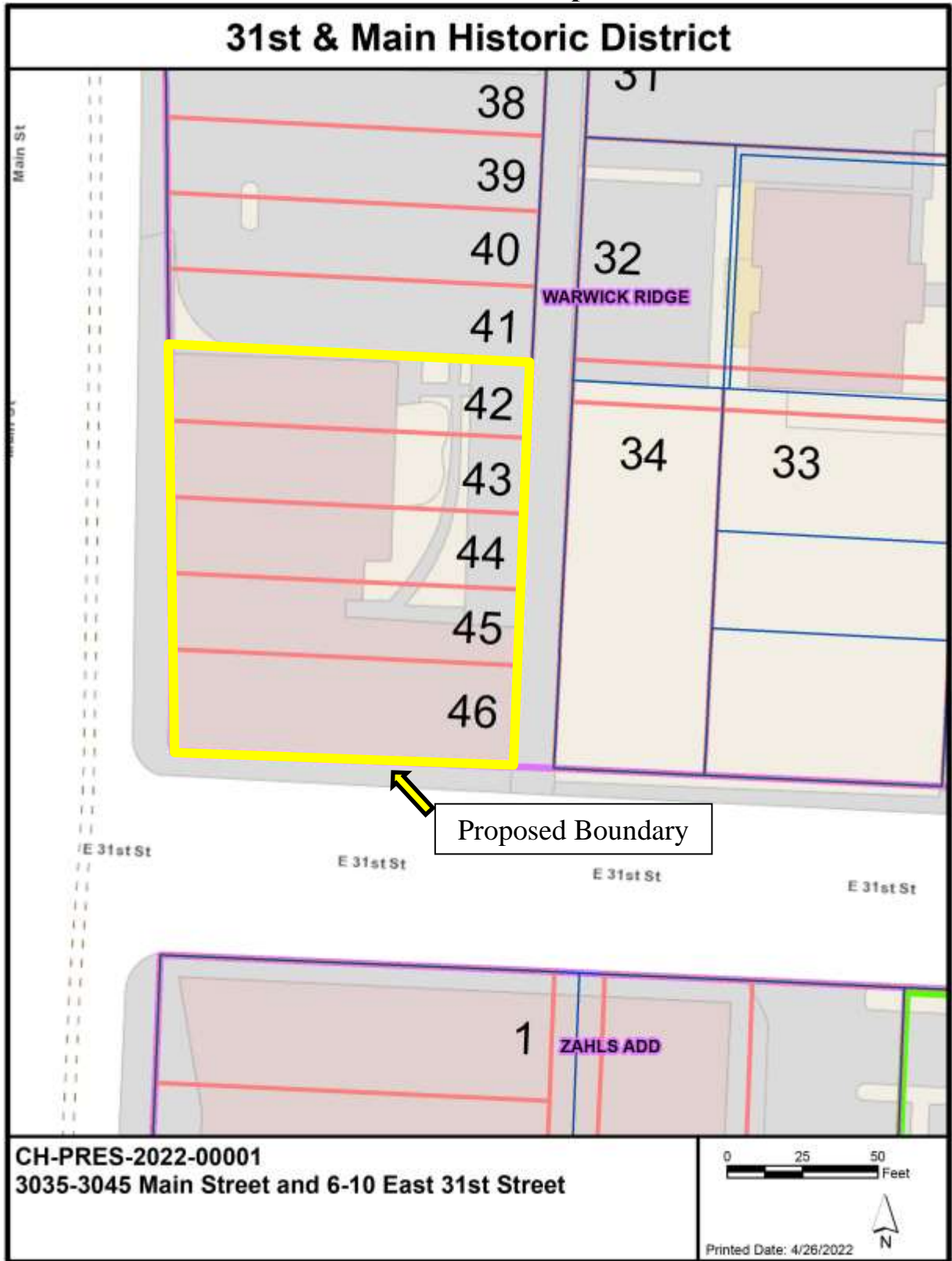
"J.F. Ward Saddlery". *Kansas City Star* (16 March 1909): 13. From NewsBank

"Main Street Hump to Go." *Kansas City Star* (20 February 1910): 1. From NewsBank

**EXHIBITS FOR HISTORIC PRESERVATION COMMISSION  
CH-PRES-2022-00001  
3037 Main Street**

- EXHIBIT A - Historic Preservation Commission Ordinance
- EXHIBIT B - Chapter 88-580 and 88-585 of the Development Code
- EXHIBIT C - Rules and Regulations of the Historic Preservation Commission
- EXHIBIT D - Affidavit of Publication
- EXHIBIT E - Affidavit of Mailing
- EXHIBIT F - Staff PowerPoint Presentation
- EXHIBIT G - Designation Application
- EXHIBIT H – Designation Maps
- EXHIBIT I - Photographs
- EXHIBIT J - Survey Forms
- EXHIBIT K - 1940 Photographs
- EXHIBIT L - Other Historic Photographs
- EXHIBIT M – Sanborn Fire Insurance Maps
- EXHIBIT N – 1891 G.M. Hopkins Atlas
- EXHIBIT O – 1907 Tuttle & Pike Atlas
- EXHIBIT P – 1925 Tuttle & Pike Atlas
- EXHIBIT Q – 1922 Aerial
- EXHIBIT R – 1940 Aerial
- EXHIBIT S – 1969 Aerial
- EXHIBIT T – 31 Letters of Support

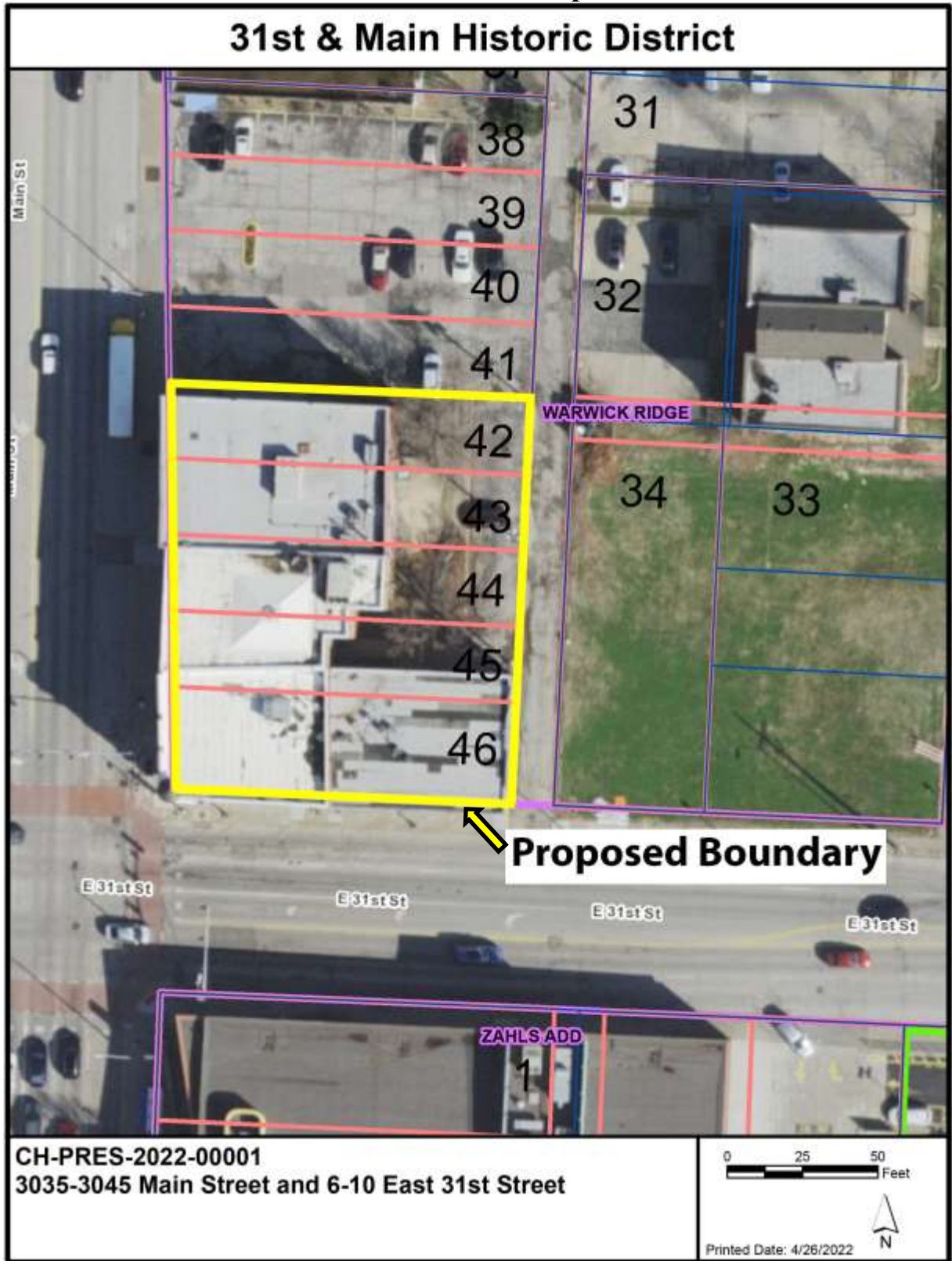
EXHIBIT H – Maps



CH-PRES-2022-00001  
3035-3045 Main Street and 6-10 East 31st Street

0 25 50 Feet  
Printed Date: 4/26/2022

EXHIBIT H – Maps





**EXHIBIT I – Photographs**



**31<sup>st</sup> & Main Looking Northeast**



**East 31<sup>st</sup> Street Facades Looking Northwest**

**EXHIBIT I – Photographs**



**Main Street Facades**





**North Facade  
EXHIBIT I – Photographs**



**3041-45 Main St West and South Facades**



**3041-45 Main St South Facade  
EXHIBIT I – Photographs**



**3041-45 Main St West Facade**



**3041-45 Main St Corner Turret**



**EXHIBIT I – Photographs**



**Atrium Connector West Façade (Built 1990)**



**Atrium Connector East Façade (Built 1990)**

**EXHIBIT I – Photographs**



**3035-37 Main St West Façade**



**3035-37 Main St North Façade**



**EXHIBIT I – Photographs**



**3035-37 Main St East Façade**



**3035-37 Main St East Façade**

**EXHIBIT I – Photographs**



**6-10 E 31<sup>st</sup> St South Façade**



**6-10 E 31<sup>st</sup> St East Façade**



**EXHIBIT I – Photographs**



**6-10 E 31<sup>st</sup> St North Façade**



**6-10 E 31<sup>st</sup> St South Façade Detail**

# **EXHIBIT J – Survey Forms**



**EXHIBIT K – 1940 Photographs**



3041-45 Main Street



3035-37 Main St

**EXHIBIT K – 1940 Photographs**



6-10 E 31<sup>st</sup> Street

**EXHIBIT L – Other Historic Photographs**



**Main and 31<sup>st</sup> Ter looking North (Jeserich Building back right)**



**31<sup>st</sup> & Main Looking Northeast 1957**



**EXHIBIT L – Other Historic Photographs**



**31<sup>st</sup> & Main 1980**



**31<sup>st</sup> & Main 1980**

**EXHIBIT L – Other Historic Photographs**



**31<sup>st</sup> & Main 1980**



**6-10 E 31<sup>st</sup> St 1982**

**EXHIBIT L – Other Historic Photographs**



**3035-37 Main St 1984**

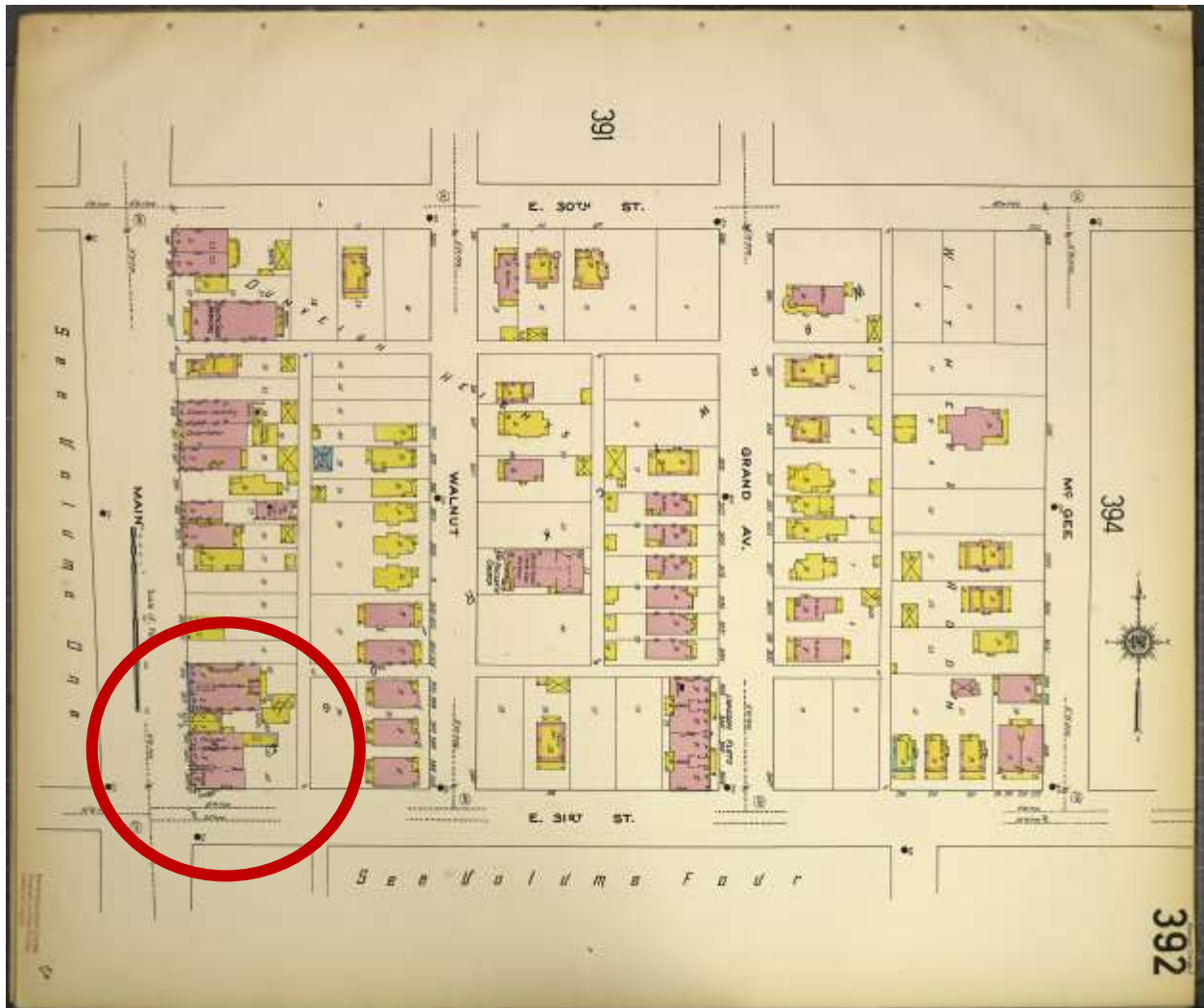
EXHIBIT M – Sanborn Fire Insurance Maps



1896 Sanborn Map



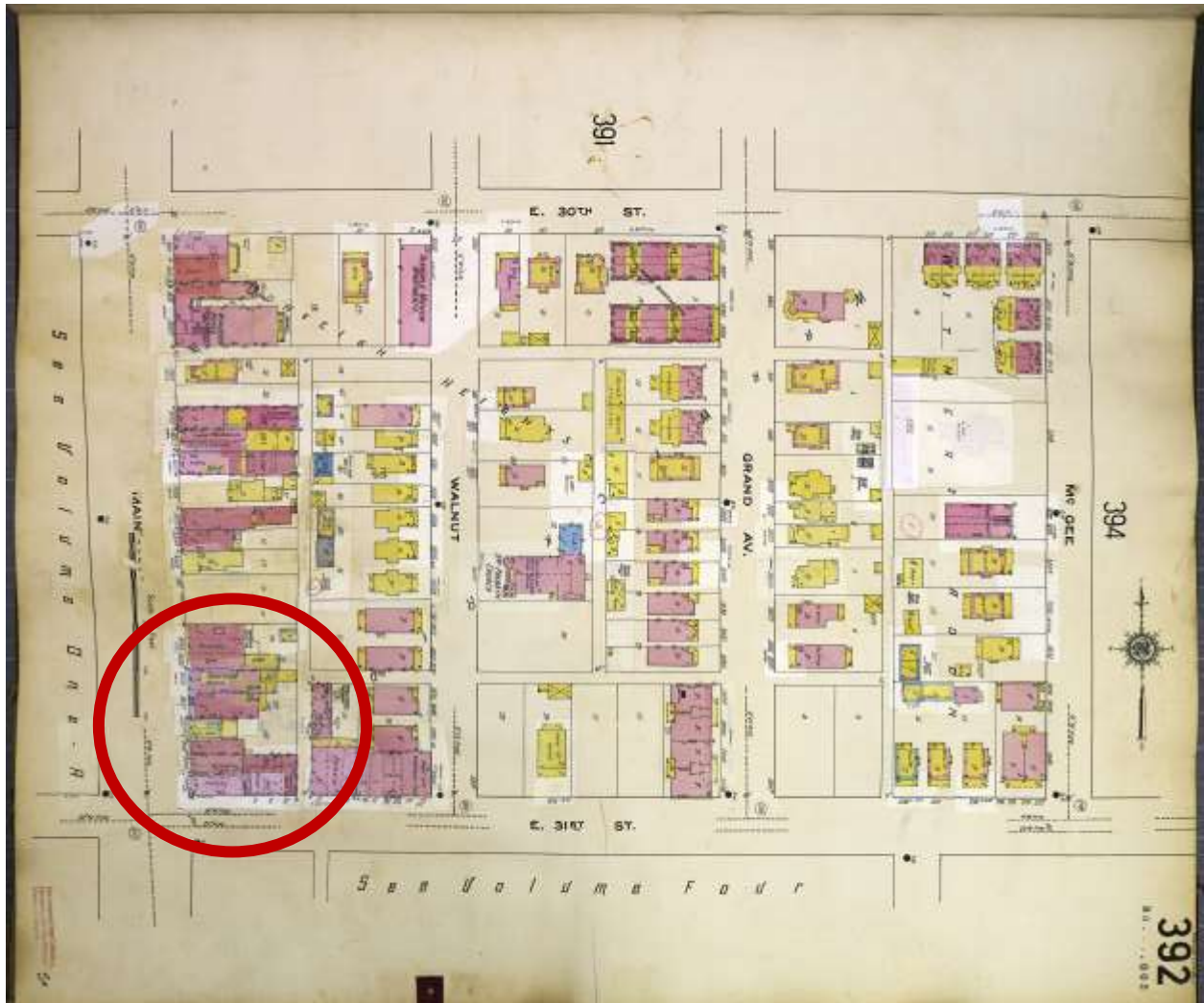
**EXHIBIT M – Sanborn Fire Insurance Maps**



**1909 Sanborn Map**

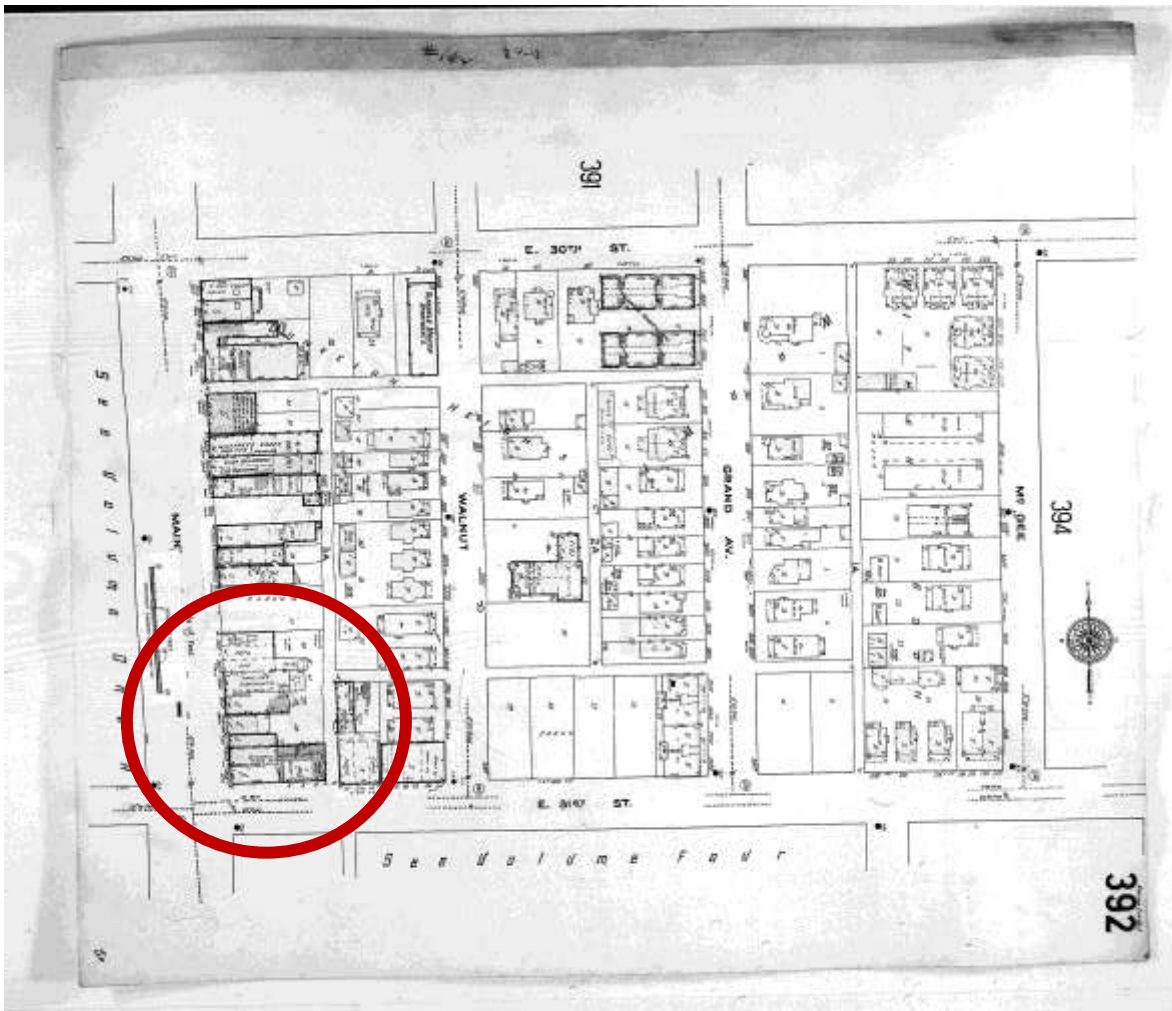


**EXHIBIT M – Sanborn Fire Insurance Maps**



**1951 Sanborn Map**

**EXHIBIT M – Sanborn Fire Insurance Maps**



**1963 Sanborn Map**

EXHIBIT N – 1891 Hopkins Atlas





EXHIBIT O – 1907 Tuttle & Pike Atlas

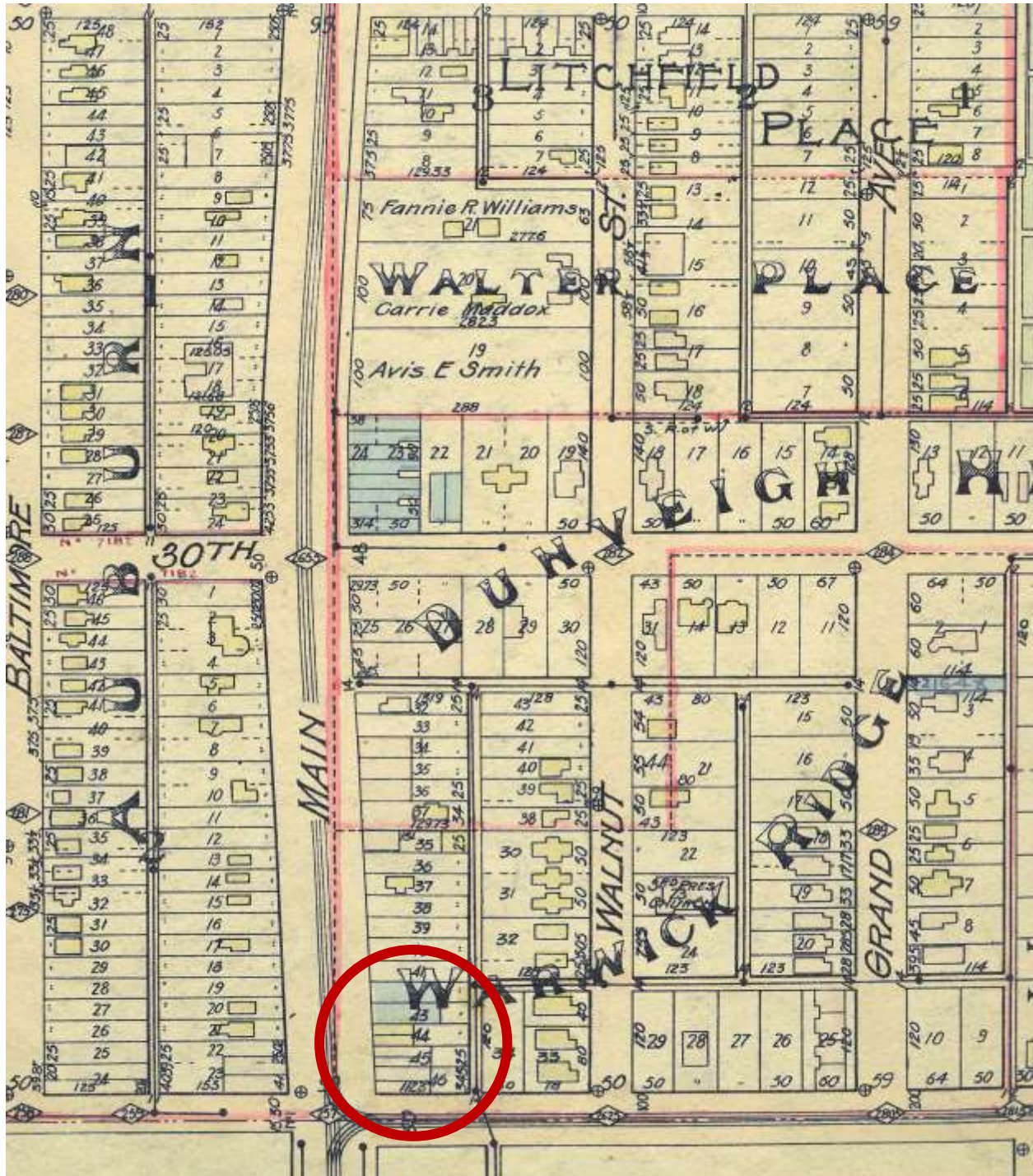






EXHIBIT Q – 1922 Aerial





**EXHIBIT R - 1940 Aerial**



**EXHIBIT S - 1969 Aerial**





# **EXHIBIT T – 31 Letters of Support**

## Landmark Commission

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**From:** Anatol, Giselle L <ganatol@ku.edu>  
**Sent:** Wednesday, May 25, 2022 9:14 AM  
**To:** Landmark Commission  
**Subject:** Case No CH-PRES-2022-00001, 31st & Main Historic District

Dear Members of the Preservation Commission:

We fully support the listing of the 31st & Main Historic District on the Kansas City Register of Historic Places. We have learned that the 31st & Main Historic District is currently eligible at the local level under National Register Criterion C for:

[1] ARCHITECTURE, as a strong example of a grouping of late nineteenth and early twentieth century commercial architecture  
and

[2] in the area of COMMERCE/TRADE, as representative of structures housing neighborhood businesses, specifically 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, the Union Hill Commons Atrium (noncontributing) - Built 1990
- 3041-45 Main Street, the Jeserich Building (contributing) - Built 1888
- 6-10 E 31st Street (contributing) - Built 1921.

The 31st & Main Historic District, with the distinctive Jeserich building at the corner, retains integrity as it demonstrates commercial Victorian architecture and vernacular commercial architecture of the turn of the twentieth century. It remains a way for Kansas City residents to remain in touch with the past.

As the owners of a historic South Hyde Park house built in the same era, we add our voices to recommendations that the Commission vote to APPROVE Case No CH-PRES-2022-0000, 31st & Main Historic District, for listing on the Kansas City Register of Historic Places.

Thank you for your service.

Giselle Anatol and DeVaughn Hurt  
4033 Holmes Street  
Kansas City, MO 64110

## Landmark Commission

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**From:** Annette Mcgraw <annettemcgraw@gmail.com>  
**Sent:** Wednesday, May 25, 2022 7:50 AM  
**To:** Landmark Commission  
**Subject:** Save 31st and main

*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.*

*Today, the 31st & Main Historic District contributes to the style of kcmo .*

*I] recommend that the Commission vote to APPROVE Case No CH-PRES-2022-0000, 31st & Main Historic District for listing on the Kansas City Register of Historic Places.*

*Thank you.*

*Sincerely,*

*[Annette mcgraw*

Sent from my iPhone




## Landmark Commission

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**From:** Diane Capps <kcragtimer@gmail.com>  
**Sent:** Friday, May 20, 2022 12:56 PM  
**To:** Landmark Commission  
**Subject:** Jeserich building plus two more

I am vehemently against the razing of the Victorian Jeserich building and the two buildings immediately north of it. This building is a distinctive, attractive edifice which would be replaced with a modern, ugly building. Our Kansas City history is important to many Kansas Citians and should be revered and maintained rather than destroyed.

Please don't allow this group of buildings at the NE corner of 31st and Main St. to be torn down. 

Sincerely,

Diane Capps

[www.VolkerKCMO.org](http://www.VolkerKCMO.org)

## Landmark Commission

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**From:** Clare McLellan <whereiam@gmail.com>  
**Sent:** Tuesday, May 24, 2022 7:37 PM  
**To:** Landmark Commission  
**Subject:** Case No CH-PRES-2022-00001, 31st & Main Historic District

*To Members of the Preservation Commission:*

*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.*

*I am writing to urge the Commission to APPROVE Case No CH-PRES-2022-0000, 31st & Main Historic District for listing on the Kansas City Register of Historic Places.*

*Thank you.*

*Sincerely,*

*Clare McLellan*

## Landmark Commission

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**From:** Coy Combs <coygeorge@yahoo.com>  
**Sent:** Monday, May 23, 2022 1:24 PM  
**To:** Landmark Commission  
**Cc:** coy combs  
**Subject:** 31st & Main Historic District; Case No CH-PRES-2022-00001

We want to express our support of listing the 31st & Main Historic District on the Kansas City Register of Historic Places.

We believe that the historically significant buildings provide a good representation of our city's past and are at risk of being lost forever.

Thank you,  
Kristy & Carl Reincke  
2907 Grand Ave., Kansas City, MO

## Landmark Commission

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**From:** Diane Capps <kcragtimer@gmail.com>  
**Sent:** Tuesday, June 14, 2022 1:13 PM  
**To:** Landmark Commission  
**Subject:** Case # CH-PRES-2022-00001 31st & Main

I am vehemently opposed to the razing of the Jessorich Bldg., along with the other historic structures adjacent to it. Price Brothers doesn't even have any plan for the spot!!! These Victorian-era buildings are part of Kansas City's history!

Diane Capps

Members:

Historic Kansas City

[www.VolkerKCMO.org](http://www.VolkerKCMO.org)



Virus-free. [www.avast.com](http://www.avast.com)



## Landmark Commission

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**From:** TRACIE DITTEMORE <tdittemore@aol.com>  
**Sent:** Friday, May 20, 2022 12:16 PM  
**To:** Landmark Commission  
**Subject:** Case No CH-PRES-2022-00001, 31st & Main Historic District

To Members of the Preservation Commission:

The Historic KC supports 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 most beautiful areas in Kansas City. We must protect these jewels. Kansas City has so many building already torn down. If we continue we will look like Dallas.

The Historic Kansas City recommends that the Commission vote to APPROVE Case No CH-PRES-2022-0000, 31st & Main Historic District for listing on the Kansas City Register of Historic Places.

Thank you.  
Sincerely,  
Tracie Dittimore  
Historic Kansas City

Sent from my iPhone

## Landmark Commission

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**From:** Evan Mitchell <evanmitchell1@gmail.com>  
**Sent:** Tuesday, May 24, 2022 10:57 PM  
**To:** Landmark Commission  
**Subject:** Case No CH-PRES-2022-00001

Case No CH-PRES-2022-00001, 31st & Main Historic District

To Members of the Preservation Commission:

I, as a taxpayer of Kansas city mo and admirer of old buildings 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:

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- 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 beauty and serves as a reminder of the roots of Kansas city.

I recommend that the Commission vote to APPROVE Case No CH-PRES-2022-0000, 31st & Main Historic District for listing on the Kansas City Register of Historic Places.

Thank you.

Sincerely,

Evan Mitchell  
3411 Holmes st  
Kansas city, mo. 64109

## Landmark Commission

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**From:** Trudy Faulkner <Trudy@strata-arch.com>  
**Sent:** Friday, May 20, 2022 11:40 AM  
**To:** Landmark Commission  
**Subject:** Case No CH-PRES-2022-00001, 31st & Main Historic District - Letter of Support for historic designation

**Importance:** High

To Members of the Preservation Commission:

I am in support of 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:

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- 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 an area that is seeing huge revitalization and I would really hate to see this section of historic structures with defining character be lost.

I recommend that the Commission vote to APPROVE Case No CH-PRES-2022-0000, 31st & Main Historic District for listing on the Kansas City Register of Historic Places.

Respectfully submitted,

Trudy

Trudy Faulkner, Vice-President AIA, LEED AP

STRATA Architecture + Preservation

1701 Oak Street, Suite 100

Kansas City, MO 64108

e: [trudy@strata-arch.com](mailto:trudy@strata-arch.com) t: 816.474.0900

## Landmark Commission

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**From:** Joe Heeter <fjheet307@gmail.com>  
**Sent:** Tuesday, May 24, 2022 7:55 PM  
**To:** Landmark Commission  
**Subject:** 31st and Main Historic District

*Case No CH-PRES-2022-00001, 31st & Main Historic District*

*To Members of the Preservation 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.*
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- 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.*

*I recommend that the Commission vote to APPROVE Case No CH-PRES-2022-0000, 31st & Main Historic District for listing on the Kansas City Register of Historic Places.*

*Thank you.*

*Sincerely,*

*Ferrell J Heeter*



## Landmark Commission

---

**From:** John Dvorak <jdvorak4545@gmail.com>  
**Sent:** Wednesday, May 25, 2022 10:24 PM  
**To:** Landmark Commission  
**Subject:** CASENOCH-PRES-2022-00001-31st&MainHistoricDistrict

Ladies and Gentlemen: I live a few miles from 31st and Main and drive by the corner regularly. I support listing the 31st and Main Historic District on the Kansas City Register of Historic Places.

The architecture here is a good example of what was done in the late 1800s and early 1900s. We shouldn't do nothing while buildings like these disappear. We need to know about our past, and one of the best ways to do that is to see our past. These buildings represent our past and deserve our attention.

Sincerely--John Dvorak, 4545 Wornall Road, Kansas City, MO 64111

## Landmark Commission

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**From:** joeyk1234@aol.com  
**Sent:** Sunday, May 22, 2022 1:06 PM  
**To:** Landmark Commission

Dear members of the preservation committee:

We support the listing of the buildings at 31st and Main in the listing of local historic protected buildings. These buildings are the only transit oriented buildings surviving from the first era of streetcars and should be part of the new streetcar era

Joseph Kraly  
290 Paseo  
KCMO 64111  
joeyk1234@aol.com

## Landmark Commission

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**From:** Karen Gettinger <kginkc@hotmail.com>  
**Sent:** Tuesday, May 24, 2022 2:47 PM  
**To:** Landmark Commission  
**Subject:** 31st and Main

To Members of the Preservation Commission:

I strongly support the timely listing of the 31st & Main Historic District on the Kansas City Register of Historic Places and recommend that the Commission vote to APPROVE Case No CH-PRES-2022-0000, 31st & Main Historic District for listing on the Kansas City Register of Historic Places. I have long admired this building and it would be a shame to have it torn down.

Thank you.

Sincerely,

## Landmark Commission

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**From:** Kay Boehr <kayboehr@gmail.com>  
**Sent:** Thursday, May 26, 2022 2:03 PM  
**To:** Landmark Commission  
**Subject:** CH-PRES-2022-00001, 31st & Main Historic District

My name is Kay Boehr and 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 buildings at 31st and Main create an intact group of late 19th Century and Early 20th Century Buildings, representing the type of buildings that were lost during the mid-twentieth to late 20th century. These buildings, standing together, are significant in that they are among the last remaining segments of the architecture of early Kansas City, and they contribute to the character of Main Street. The parts of the city that still have buildings like this are the reason I (and I believe many others) choose to live in Kansas City rather than the suburbs. Their loss would be heart-breaking. These buildings are not simply old, they are unique and charming. How many commercial buildings in Kansas City have turrets? Tear down the Jersich Building and I believe there will be none. The thought they can be demolished with no plan for replacement is horrifying. The character of the Main Street we love and look forward to being revitalized by the streetcar is at stake.

I speak as an individual who lives in and loves Kansas City, its older neighborhoods and the artery that connects them, Main Street. The variety of styles and ages of buildings that make up the streetscape of Main Street must be maintained. New development should be inserted carefully and thoughtfully. There is no guarantee that once torn down, these buildings will be replaced by anything. I am painfully aware that the same developer was able to tear down the significant, but small Nelle Peters designed buildings on the Plaza in 2016, and has yet to build anything in their place. Do not let this happen again!

I speak as a retired architect and college professor who loves the quality and character of old buildings. I don't just recommend; I am begging the Commission to vote to APPROVE Case No CH-PRES-2022-0000, 31st & Main Historic District for listing on the Kansas City Register of Historic Places.

Thank-you!

Sincerely,  
Kay Miller Boehr



## Landmark Commission

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**From:** Keli Rodgers <kelirodgers@gmail.com>  
**Sent:** Thursday, June 16, 2022 2:16 AM  
**To:** Landmark Commission  
**Subject:** Preservation of 31st and Main

*To Members of the Preservation 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.*

*I respectfully request 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,*

*Keli Rodgers*

*Hyde Park Resident*

--

Keli Rodgers

"I'm curious about other people. That's the essence of my acting. I'm interested in what it would be like to be you." –

Meryl Streep

## Landmark Commission

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**From:** Kevin Worley <kevin@kcdowntownloop.com>  
**Sent:** Tuesday, May 24, 2022 12:12 PM  
**To:** Landmark Commission  
**Subject:** Case No CH-PRES-2022-00001, 31st & Main Historic District

To Members of the Preservation Commission:

I *strongly* support the timely listing of the 31st & Main Historic District on the Kansas City Register of Historic Places and recommend that the Commission vote to APPROVE Case No CH-PRES-2022-0000, 31st & Main Historic District for listing on the Kansas City Register of Historic Places.

We've lost too much Kansas City already. Let's protect these visual gems and preserve the historical links to those before us.

Thank you.

Sincerely,

**Kevin Worley**  
**Co-Publisher/Editorial**  
**The KC Downtown Loop**  
3412 Baltimore Ave.  
Kansas City, MO 64111



*Essays and images for KC's  
Downtown dwellers, 9-to-5'ers,  
and urban explorers*

**Sign up at [kcdowntownloop.com](http://kcdowntownloop.com)**

**@kcdowntownloop** on social media

## Landmark Commission

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**From:** LeAnn Zimmerman <lzimmerman4545@gmail.com>  
**Sent:** Wednesday, May 25, 2022 10:15 PM  
**To:** Landmark Commission  
**Subject:** CASENOCH-PRES-2022-00001-31st&MainHistoricDistrict

I urge you to support the placement of the 31st and Main buildings on the Kansas City Register of Historic Places.

We tear down way too many buildings in Kansas City and it's high time to stop. There is no reason to destroy these properties. They are an important part of our past and should be preserved and adapted for reuse.

LeAnn Zimmerman, 4545 Wornall Road, Kansas City, MO 64111

## Landmark Commission

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**From:** Leigh Taylor <leighanne15@gmail.com>  
**Sent:** Tuesday, May 24, 2022 7:13 PM  
**To:** Landmark Commission  
**Subject:** Case No CH-PRES-2022-00001, 31st & Main Historic District

*To Members of the Preservation Commission:*

*Our family supports 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.*

*Please vote to APPROVE Case No CH-PRES-2022-0000, 31st & Main Historic District for listing on the Kansas City Register of Historic Places.*

*Thank you.*

*Sincerely,*

*Leigh Taylor*

Sent from my iPhone



## Landmark Commission

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**From:** Lisa Charlson <lisacharlson@gmail.com>  
**Sent:** Tuesday, May 24, 2022 3:34 PM  
**To:** Landmark Commission  
**Subject:** 31st and Main

To Members of the Preservation Commission:

I strongly support the timely listing of the 31st & Main Historic District on the Kansas City Register of Historic Places and recommend that the Commission vote to APPROVE Case No CH-PRES-2022-0000, 31st & Main Historic District for listing on the Kansas City Register of Historic Places.

Thank you.

Sincerely,  
Lisa Charlson  
3415 Wyandotte Street  
Kansas City, MO 64111  
913-908-2585

## Landmark Commission

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**From:** Margaret Ragan <ragan.margaret@gmail.com>  
**Sent:** Wednesday, June 15, 2022 11:30 PM  
**To:** Landmark Commission  
**Subject:** Building preservation at 31st & Main

*Case No CH-PRES-2022-00001, 31st & Main Historic District*

*To Members of the Preservation 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:*

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- 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 [CURRENT BENEFITS TO THE KANSAS CITY].*

*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. I've appreciated its unique architecture for over 45 years and think it should be preserved for future generations - not torn down so greedy developers can take advantage of our streetcar progression.*

*Thank you.*

*Sincerely,*

*Margaret Ragan*

*[E-mail: ragan.margaret@gmail.com](mailto:ragan.margaret@gmail.com)*

## Landmark Commission

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**From:** Mary M <mkmcgivern@gmail.com>  
**Sent:** Tuesday, May 24, 2022 11:03 PM  
**To:** Landmark Commission  
**Subject:** Case No CH-PRES-2022-00001, 31st & Main Historic District

Case No CH-PRES-2022-00001, 31st & Main Historic District

To Members of the Preservation Commission:

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

Let's be honest. Anyone familiar with the area knows that the four buildings in question are the only visually interesting things at that intersection. A developer wants to bulldoze them for what? To install yet another modern (usually code for cheap and ugly) high rise or maybe a McDonalds if we're lucky?

Kansas City is already overrun with bland, nondescript new builds where beautiful and historic properties once stood. Please don't add to the destruction of our history and culture.

I recommend that the Commission vote to APPROVE Case No CH-PRES-2022-0000, 31st & Main Historic District for listing on the Kansas City Register of Historic Places.

Thank you,

Mary McGivern

## Landmark Commission

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**From:** Mary <imasapp47@gmail.com>  
**Sent:** Sunday, May 22, 2022 11:01 AM  
**To:** Landmark Commission  
**Subject:** 31st & Main Historic Structures

Please give the highest consideration to preserving commercial structures on the Southeast end of 31st & Main. The buildings, particularly the one at that intersection, are historic in age and architecture and are icons of Midtown.

Thousands of people have frequented these buildings for business purposes and thousands more pass these buildings on a daily basis. They draw our attention because of their uniqueness in design. They are structurally viable. They can and should be repurposed.

I am a homeowner in Midtown, have lived here over 40 years, shopped all along North Main from Westport Road tap Downtown --- the structures at 31st define Midtown and need to be preserved.

Mary Sapp



## Landmark Commission

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**From:** Mike Danley <danleydent@gmail.com>  
**Sent:** Tuesday, May 24, 2022 7:33 PM  
**To:** Landmark Commission  
**Subject:** 31st and Main

I just moved back to K.C. and drove by the corner of 31st and Main. I thought to myself " I hope they do something with that building ". I had no idea it was a discussion.

## Landmark Commission

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**From:** Mike Walker <mikefrog1@yahoo.com>  
**Sent:** Saturday, May 21, 2022 10:34 PM  
**To:** Landmark Commission  
**Subject:** Preservation 31st and Main

### 31ST AND MAIN STREET



### 31ST AND MAIN STREET

**Location:** 31st and Main Kansas City, MO

### TAKE ACTION// SUPPORT HISTORIC DESIGNATION OF 31ST & MAIN STREET

#### Act by Thursday, May 26th

A local historic district application was filed by 4th DISTRICT COUNCIL REPRESENTATIVES for properties located at the northeast corner of 31st and Main. The application triggers a temporary hold on demolition.

*Case No CH-PRES-2022-00001, 31st & Main Historic District*

*To Members of the Preservation Commission:*

*The [NAME OF GROUP] supports 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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- 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*

*Value and historic worth go the area, tearing it down would only contribute to the area losing its charm and making it a unique part of the city! Why have the streetcar when there is nothing but boring, lackluster destinations! Please keep this building!*

*Mike Walker, Neighborhood resident. recommends that the Commission vote to APPROVE Case No CH-PRES-2022-0000, 31st & Main Historic District for listing on the Kansas City Register of Historic Places.*

*Thank you.*

*Sincerely,*

**Mike Walker**

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May 25, 2022

No CH-PRES-2022-00001, 31st & Main Historic District

To Members of the Preservation Commission:

**Old Hyde Park  
Historic District**

The Old Hyde Park Historic District Neighborhood Association supports 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 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 ties in with the predominantly Victorian aesthetic of the adjacent residential area and we support the residents of the Union Hill Neighborhood who deserve to have input into such an important decision affecting their neighborhood. Demolition should not move forward until they have been given a chance to meet with the developer and understand the plans.

History matters. As the corridor continues to be developed there will be more pressure on the remaining historic buildings to be demolished to make way for large-scale development projects. It is important that Kansas City does not become a cookie-cutter town. The historic and scenic assets of the city must be protected.

The Old Hyde Park Historic District recommends that the Commission vote to APPROVE Case No CH-PRES-2022-0000, 31st & Main Historic District for listing on the Kansas City Register of Historic Places.

Thank you.

Sincerely,  
Old Hyde Park Historic District Board

Scot Stockton, President  
Deb Robinson, Vice President  
Dianna Atkinson, Treasurer  
Nadja Karpilow, Secretary  
Angie Phillips, Director  
Matthew Browning, Director





## Landmark Commission

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**From:** Patricia Cawthon <pacawkcmo@gmail.com>  
**Sent:** Tuesday, May 24, 2022 10:05 PM  
**To:** Landmark Commission  
**Subject:** Support for preservation of 31st and Main

This corner is ice now c, with tinlare cornicing fromm over 100 years ago, probably made by the Zahner family. Cupolas at intersections like this ised to house men overseeing the cable car lines up and down main st. Please dont remove such landmarks.

Patti Cawthon  
Sent from my iPhone

## Landmark Commission

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**From:** Robb Roberts <robbkcity@aol.com>  
**Sent:** Wednesday, June 15, 2022 11:46 PM  
**To:** Landmark Commission  
**Subject:** 31st & Main, Case No CH-PRES-2022-00001

Case No CH-PRES-2022-00001, 31st & Main Historic District

To Members of the Preservation Commission:

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

- 3035-37 Main Street, The Ward Building (contributing) Built 1905.
- 3041-45 Main Street, Jeserich Building (contributing) Built 1888.
- 6-10 E 31st Street (contributing) Built 1921.

Kansas City continues to lose its' remaining Victorian architecture. The Jeserich building on the corner retains its' integrity and anchors the corner well. It is especially important to the neighborhood and city as a visible example of our illustrious past.

I fear the streetcar line will place many of these remaining retail buildings at risk of demolition, and all efforts should be made to retain those that remain.

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

Thank you.

Sincerely

Robb Roberts  
436 N Denver Avenue  
Kansas City, MO, 64123

## Landmark Commission

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**From:** Ryan Miller <millerryanm@gmail.com>  
**Sent:** Thursday, June 16, 2022 10:45 AM  
**To:** Landmark Commission  
**Subject:** Case No CH-PRES-2022-00001, 31st & Main Historic District

To Members of the Preservation Commission:

I am writing as a concerned neighbor and active member of the community of Kansas City. I strongly 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.
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- 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 unique skyline and footprint of the evolution of Main Street and its transition from downtown to midtown. These well known buildings should be highlighted in the continued growth of our city's business and housing boom. These existing structures are too important to leave out of what will be a resurgence of the intersection and many more generations of Kansas Citians should benefit from their stability

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.

Thank you.

Sincerely,

Ryan M. Miller

51 E. 32nd Street

Kansas City, Missouri 64111

816-695-6585

## Landmark Commission

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**From:** Scott Timme <timme787@gmail.com>  
**Sent:** Thursday, June 16, 2022 1:44 PM  
**To:** Landmark Commission  
**Subject:** Preservation of 31ST & Main St Historic District

Case No CH-PRES-2022-00001, 31st & Main Historic District

To Members of the Preservation Commission:

I, Scott Timme, am a resident of Kansas City and 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.

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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. If demolished, the architecture will be lost forever and a limited number of historic buildings remain along the Main corridor in this area.

Today, the 31st & Main Historic District contributes to the historical and future urban fabric of Kansas City. The preservation of these buildings will ensure the history of Kansas City is safe guarded against neglect and destruction and maintain the walkability of the local neighborhood. From a sustainability standpoint, an existing building which is renovated is the most sustainable form of construction rather than the waste of material due to demolition and material and waste byproducts of green field new construction.

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.

Thank you.  
Sincerely,

Scott Timme  
Kansas City Resident

## Landmark Commission

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**From:** tj templeton <tj@templeton-arts.com>  
**Sent:** Tuesday, May 24, 2022 4:40 PM  
**To:** Landmark Commission  
**Subject:** Case No CH-PRES-2022-00001, 31st & Main Historic District

Case No CH-PRES-2022-00001, 31st & Main Historic District

To Members of the Preservation Commission:

The Bunker Center for the Arts supports 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 contributes positively to the culture, aesthetics, sense of communal history of the neighborhood and city as a whole.

The Bunker Center for the Arts recommends that the Commission vote to APPROVE Case No CH-PRES-2022-0000, 31st & Main Historic District for listing on the Kansas City Register of Historic Places.

Thank you.

Sincerely,

Tj Templeton

Gallery Director

[www.bunkercenter.com](http://www.bunkercenter.com)





The Urban Core Group supports the timely listing of the 31st & Main Historic District on the Kansas City Register of Historic Places.

Note that the UCGroup stands for the preservation of the urban fabric of Kansas City, MO, and highlights preservation and historic areas, like the buildings highlighted at 31st and Main East side.

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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Today, the 31st & Main Historic District contributes the Urban Core Group feel this area strongly contributes to the historic fabric of Main Street corridor.

The Urban Core recommends that the Commission vote to approve Case No CH-PRES-2022-0000, 31st & Main Historic District for listing on the Kansas City Register of Historic Places.

Thank you.

Sincerely,

Ben Skalitzky