



KANSAS CITY
MISSOURI

City Planning and Development Department

1

Proposal for the Norman School Historic District Overlay

Generally bounded by: West 35th Street (north), Pennsylvania Avenue (east), Valentine Road (south), Summit St. (west)

October 28, 2025

Neighborhood Planning and Development Committee

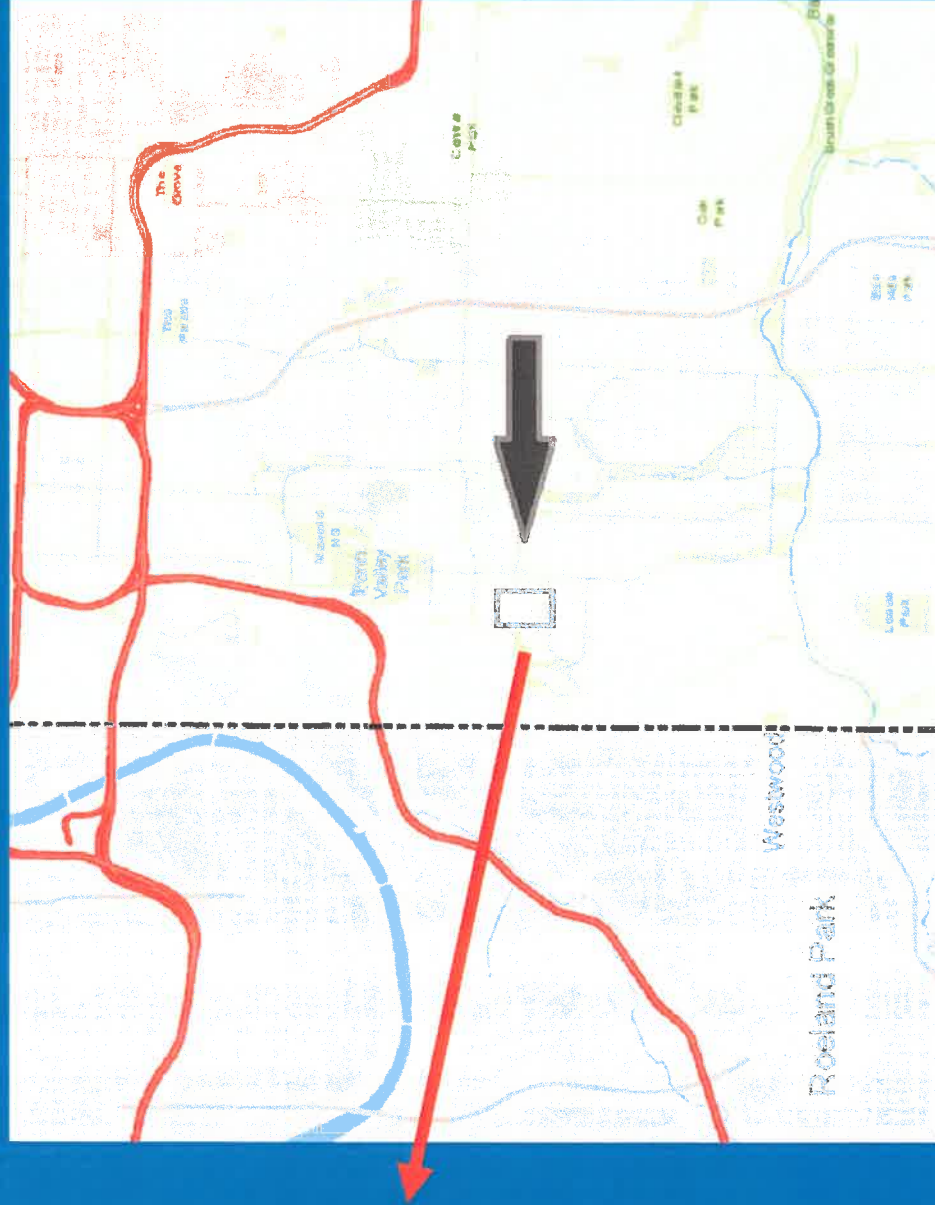


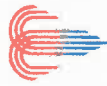


KANSAS CITY
MISSOURI

City Planning and Development Department

2





**KANSAS CITY
MISSOURI**

City Planning and Development Department

3

Kansas City Shirtwaist
3517 Jefferson Street
#42



American Foursquare
3512 Pennsylvania Avenue
#4



Prairie Style
3568 Pennsylvania Avenue
#19



Tudor Revival
3558 Pennsylvania Avenue
#16



Summit Street view looking north on Summit Street from 35th Street, 1950-03-23.

The proposed district is eligible for listing under Criteria "C", the area of architecture under the National Register of Historic Places Criteria for Evaluation. The Evaluation comes from the Multiple Property Documentation Form "Historic Residential Suburbs in the United States from 1830-1930.



KANSAS CITY
MISSOURI

City Planning and Development Department

4

Jacobethan Style (Norman School)



3521 Summit Street
#48



**KANSAS CITY
MISSOURI**

City Planning and Development Department

5

CH-PRES-2025-00002
Historic Preservation Commission:
APPROVAL 5/0 on June 27, 2025

CD-CPC-2025-00100
City Planning Commission
DENIAL 2/3 on August 20, 2025
Staff Recommends Approval



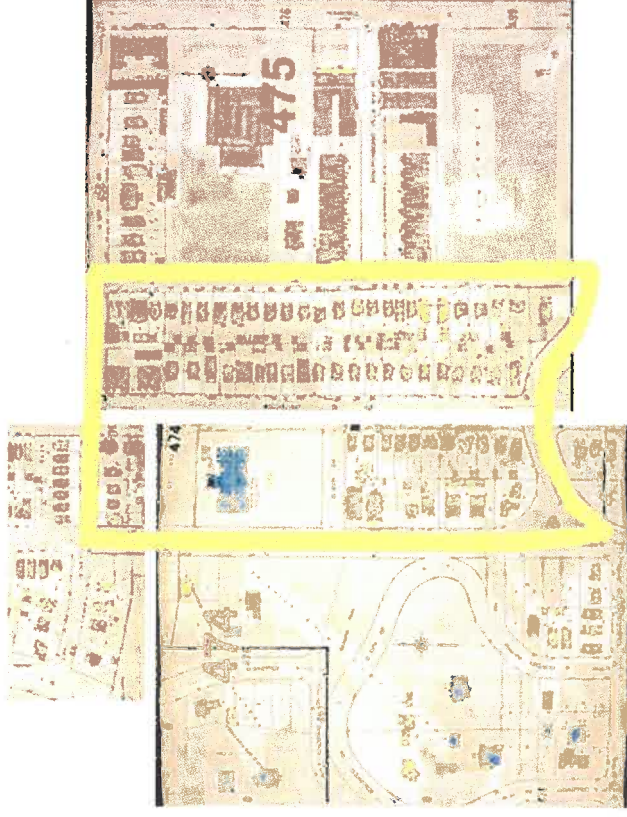
KANSAS CITY
MISSOURI

City Planning and Development Department

6

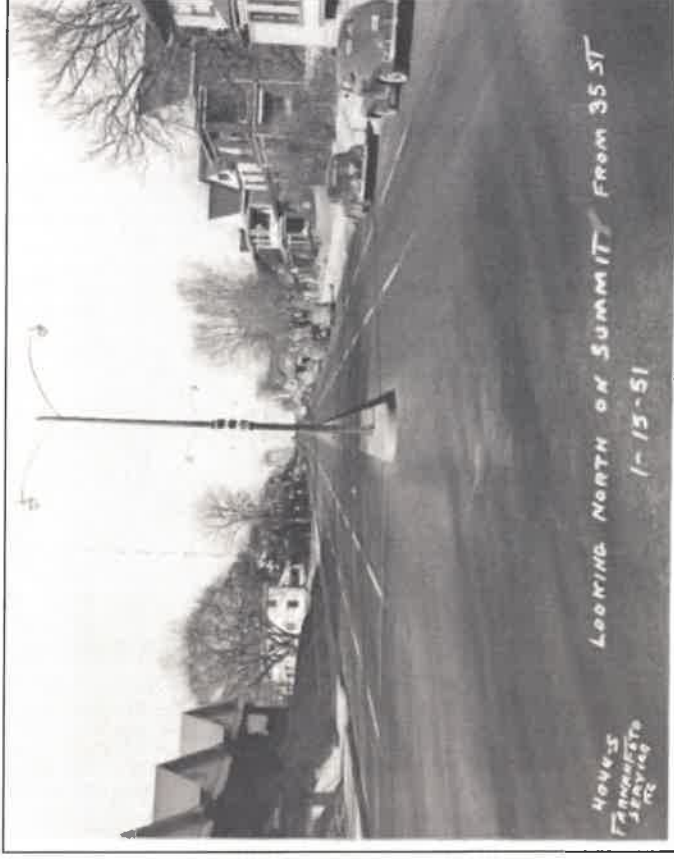
Staff Recommends Approval

- The proposed district is eligible for listing under Criteria "C", the area of architecture under the National Register of Historic Places Criteria for Evaluation.
- An Historic Overlay is recommended by the Area and Master Plan





Summit Street view looking north on Summit Street from 35th Street, 1950-03-23.



Summit Street view looking north on Summit Street from 35th Street, 1951-01-15.

The proposed district is eligible for listing under Criteria "C", the area of architecture under the National Register of Historic Places Criteria for Evaluation. The Evaluation comes from the Multiple Property Documentation Form "Historic Residential Suburbs in the United States from 1830-1930.



**KANSAS CITY
MISSOURI**

City Planning and Development Department

8

Kansas City Shirtwaist



**3517 Jefferson Street
#42**

American Foursquare



**3512 Pennsylvania
#4**



**KANSAS CITY
MISSOURI**

City Planning and Development Department

9

Prairie Style



3568 Pennsylvania Avenue
#19

Tudor Revival



3558 Pennsylvania
#16



**KANSAS CITY
MISSOURI**

City Planning and Development Department

10

Colonnaded Apartment



**3501-03 Jefferson Street
#44**



**3500 Jefferson Street
#45**

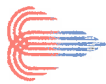


**3537 Jefferson Street
#35**

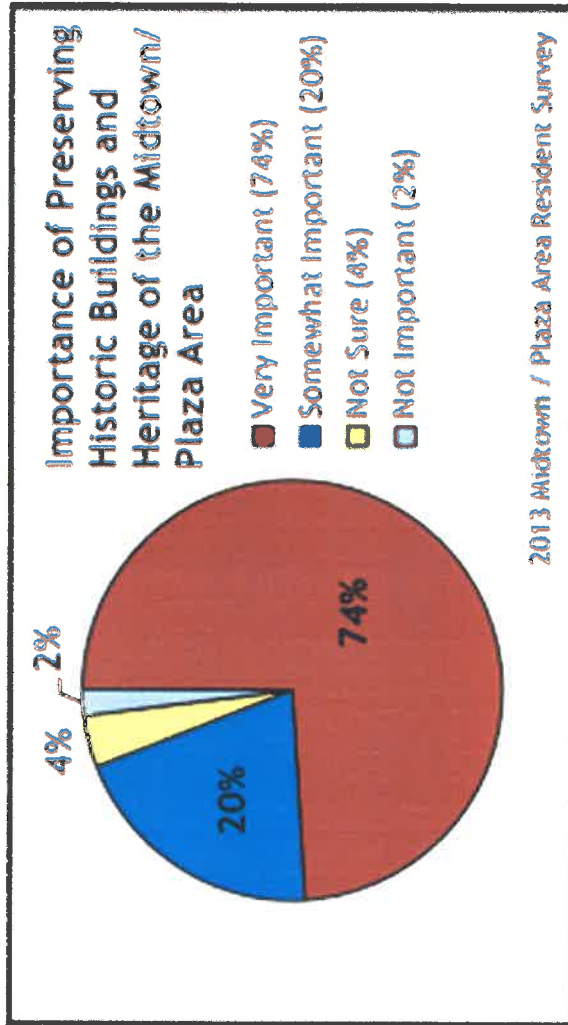
Jacobethan Style (Norman School)



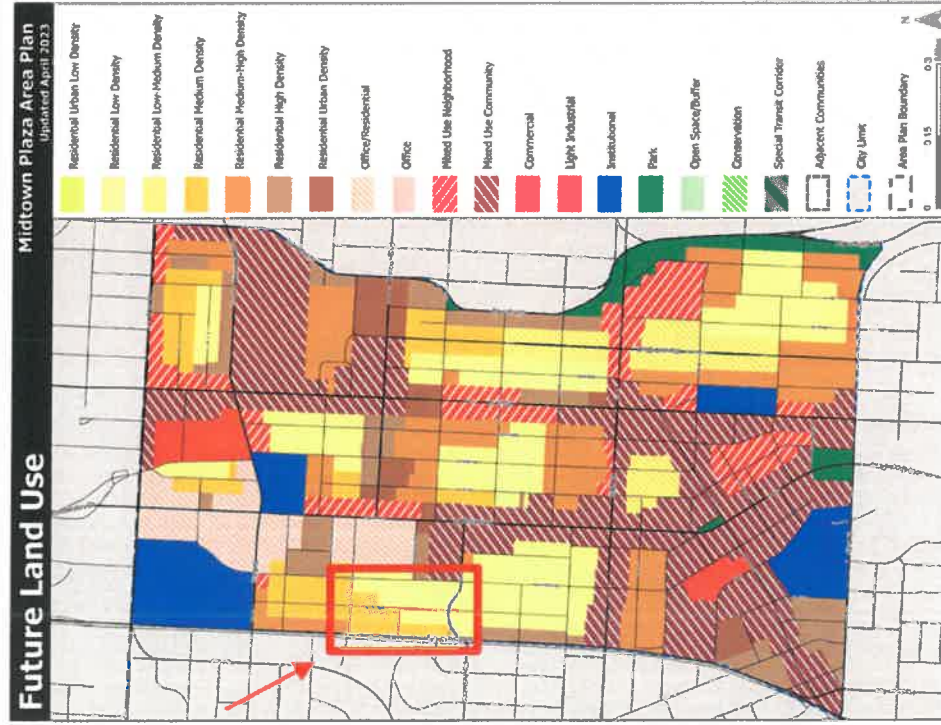
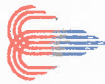
3521 Summit Street
#48



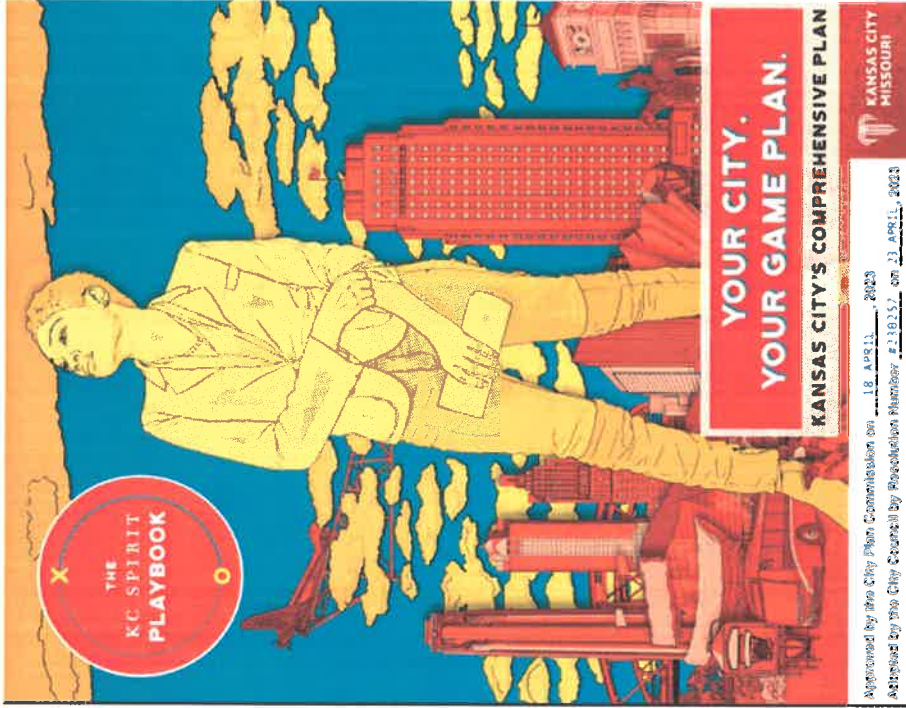
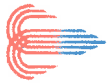
2013 Midtown/ Plaza Area Plan



- Plan concluded that 94% of residents surveyed thought it was very important or somewhat important to preserve historic buildings and heritage of the area.
- Neighborhood Associations
- Local Area Businesses
- Local Organizations



- The plan recommends land use as Residential Medium Density and Residential Low Density. Currently the land use within the proposed Historic District complies with the land use recommendation.
- The plan encourages the use of planning tools such as tax incentives, overlay districts, and other appropriate measures to maintain the historic fabric of this area



- The KC Spirit Playbook aims to preserve the city's built character through the preservation of historic architecture, landmarks, and districts. The proposed Historic Overlay supports the KC Spirit Playbook Master plan goal.
- In order to maintain the historic fabric of the area, tools such as tax incentives, overlay districts or other appropriate measures should be utilized when a historic property is redeveloped.(25)



New Construction In Historic Districts

New construction should be differentiated from the old.

New buildings and additions to existing properties should be compatible with older buildings, without trying to replicate them.

New construction must be sensitive to and reflect the use of mass, pattern, alignment and proportion/scale of other buildings on their block, as discussed in these guidelines.



KANSAS CITY
MISSOURI

City Planning and Development Department

16

Examples of Infill Construction in KC Historic District





**KANSAS CITY
MISSOURI**

City Planning and Development Department

17

Examples of Infill Construction in KC Historic District



Examples of Infill Construction in KC Historic District



[illegible]

- **Residential Low** - Primarily intended for single family detached residential building types up to 7.2 units per acre. This land use classification generally corresponds with the "R-6," "R-7.5," and "R-10" zoning categories within the zoning ordinance.
- **Residential Medium** - Intended for a variety of single family, semi-attached, townhome, and two-unit building types that allow up to 8.7 units per acre. This land use classification generally corresponds with the "R5" zoning category within the zoning ordinance.



88-580-01-A. APPLICATION FILING

Applications for designation of historic districts, landmarks, or overlay zoning districts (collectively referenced as HO districts) may be made by:

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



88-580-01-C. HEARING AND RECOMMENDATION—HISTORIC PRESERVATION COMMISSION

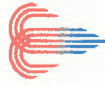
In reviewing and making decisions on proposed historic landmark and historic district designations, the historic preservation commission must consider at least the following factors:

- a. the criteria used in determining eligibility for listing on the U.S. Department of Interior's National Register of Historic Places, including the historic, cultural, aesthetic, or architectural significance of the building, structure, site, object, or district; and
- b. conformance with the city's adopted plans and planning policies;
- c. the economic impact of the designation on the subject property and the surrounding area.



88-580-01-D. HEARING AND RECOMMENDATION—CITY PLAN COMMISSION

1. The city plan commission must hold at least one public hearing on all historic district, landmark, or overlay zoning district (HO) designation applications forwarded by the historic preservation commission. Following the close of the hearing, the city plan commission must act by simple majority vote to recommend that the proposed designation be approved, approved with modifications, or denied. The city plan commission may also act to continue the matter for further deliberation.
2. in reviewing and making decisions on proposed historic landmark and historic district designations, the city plan commission must consider at least the following factors:
 - a. the criteria used in determining eligibility for listing on the U.S. Department of Interior's National Register of Historic Places, including the historic, cultural, aesthetic, or architectural significance of the building, structure, site, object, or district;
 - b. conformance with the city's adopted plans and planning policies; and
 - c. the economic impact of the designation on the subject property and the surrounding area.



88-580-01-F. REVIEW CRITERIA FOR CITY COUNCIL

In reviewing and making decisions on proposed historic landmark and historic district designations, the city council must consider at least the following factors:

1. The criteria used in determining eligibility for listing on the U.S. Department of Interior's National Register of Historic Places, including the historic, cultural, aesthetic, or architectural significance of the building, structure, site, object, or district;
2. The economic impact of the designation on the subject property and the surrounding area;
3. Conformance with the city's adopted plans and planning policies; and
4. The recommendations of the historic preservation commission and the city plan commission.

