

EXHIBITS FOR HISTORIC PRESERVATION COMMISSION
CH-PRES-2025-00002
Norman School Historic District

- 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 - Application and Nomination
- EXHIBIT H - Map
- EXHIBIT I - Quick Parcel View
- EXHIBIT J - Survey Forms
- EXHIBIT K - Letters of Support
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ORDINANCE NO. 110436

Repealing certain parts of Part II, Code of Ordinances, Chapter 2, Administration, Article VI, Boards, Commissions and Committees, Division 8: Landmarks Commission and enacting new sections.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 2, Code of Ordinances of the City of Kansas City, Missouri, is hereby amended by repealing Sections 2-911 through 2- 920, and enacting in lieu thereof new sections of like number and subject matter, to read as follows:

PART II CODE OF ORDINANCES
CHAPTER 2. ADMINISTRATION *
ARTICLE VI. BOARDS, COMMISSIONS AND COMMITTEES*
DIVISION 8. HISTORIC PRESERVATION COMMISSION*
(FORMERLY KNOWN AS THE LANDMARKS COMMISSION)

Sec. 2-911. Purpose of division; declaration of policy.

(a) The council finds and declares the present and future of the city are founded on the contributions of the past. Many of these contributions are exemplified in districts, sites, buildings, structures and objects. It is the intention of the city to preserve these items for their historic, cultural, aesthetic and architectural significance. Such preservation is necessary for the general benefit of the city to secure the foundations of the city as a part of the living community as a source of citizen identification and in appropriation for the city's heritage. Recent history has revealed that the absence of a preservation effort has resulted in the demolition, destruction and deterioration of those items now to be identified as historic landmarks and historic districts. Therefore, it is hereby declared as a matter of public policy that the protection, enhancement, perpetuation and use of districts, sites, buildings, structures and objects for their historic, cultural, aesthetic or architectural value is a public necessity, and is required in the interest of the prosperity and welfare of the people.

(b) The purposes of this division are to:

- (1) Effect and accomplish the protection, enhancement, perpetuation and use of districts, sites, buildings, structures and objects which reflect elements of the city's historic, cultural, aesthetic and architectural heritage;
- (2) Safeguard the city's historic, cultural, aesthetic and architectural heritage as embodied and reflected in such districts, sites, buildings, structures and objects;
- (3) Enhance and stabilize neighborhood property values;
- (4) Encourage neighborhood conservation;

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- (5) Foster civic pride in the beauty and noble accomplishments of the past;
- (6) Protect and enhance the city's attraction to tourists and visitors and the support and stimulus to business and industry thereby provided;
- (7) Strengthen the economy of the city;
- (8) Promote the use of historic landmarks and historic districts for the education, enjoyment and welfare of the city;
- (9) Determine whether a building, structure, site, object or district has historic, cultural, aesthetic or architectural significance; and
- (10) Promote the safety, health, morals and general welfare of the city as a whole.

Sec. 2-912. Enabling Authority

Missouri Revised Statutes Chapter 253, Section 253.415 cited as the "Local Historic Preservation Act," authorizes the City to create by ordinance an historic preservation commission.

Sec. 2-913. Establishment; membership; term of office; vacancies; removal.

(a) The landmarks commission shall serve as the historic preservation commission until such time as the mayor appoints the members of the historic preservation commission.

(b) There is hereby created an historic preservation commission, to be appointed by the mayor, and to be composed of nine members who shall be residents of the city and who shall serve without compensation. The Commission shall:

- (1) Possess members who have a demonstrated interest in, competence in or knowledge of historic preservation.
- (2) Be comprised of both professionally qualified members and also citizens-at-large who may bring a broader perspective of community affairs.
- (3) To the maximum extent practicable, shall be comprised of members to be appointed as follows:
 - a. One attorney,
 - b. One architect,
 - c. One real estate broker or appraiser,

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- d. One person knowledgeable in art history, architectural history or cultural development,
- e. One real estate developer or lender who has experience or knowledge of redevelopment of historic properties,
- f. One person who represents a historic preservation organization, and
- g. Three or more persons at large

(c) All appointments shall be for a term of three years, and appointments shall expire on April 10 of the respective year; however, all members shall continue in office as such until the respective successors shall have been qualified and appointed. If appointed after commencement of the term, a member shall be deemed to have served from April 11 of the respective year. In the event of the death or resignation of any member, the mayor shall, within 60 days of said event, appoint a successor to serve during the unexpired portion of the term in the same manner designated for the appointment of the predecessor member.

(d) The city manager, the director of city development, the director of public works, and the director of neighborhood and community services departments shall serve as ex officio members without a vote.

(e) Removal of commissioners.

- (1) A commissioner may be removed by the mayor for cause.
- (2) Upon recommendation of a majority of the historic preservation commission to the mayor, a commissioner may be removed for unexcused absences from four meetings in a one-year period.

Sec. 2-914. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Historic, cultural, aesthetic or architectural significance means that quality present in buildings, structures, sites, objects and historic districts which displays the integrity of location, design, setting, materials, workmanship, feeling and association that reflects the community's history, culture, aesthetic values and architecture, and that:

- (1) Is associated with events that have made a significant contribution to the broad patterns of our history;
- (2) Is associated with the lives of persons significant in our past;

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- (3) Embodies the distinctive characteristics of a type, period or method of construction, or that represent the work of a master or that possesses high artistic values, or that as a district represents a significant and distinguishable entity whose components may lack individual distinction; or
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

Historic district means buildings, structures, sites or objects as designated by the city council as together having particular historic, cultural, aesthetic or architectural significance and limited in size to that area reasonable for the proper identification and maintenance of the district; except that a district designated because of a common thematic element of historic, cultural, aesthetic or architectural significance need not be limited to such an area.

Historic landmark means any single building, structure, site or object designated by the city council as having particular historic, cultural, aesthetic or architectural significance.

Sec. 2-915. Quorum; officers; meetings.

(a) Five members of the historic preservation commission shall constitute a quorum for the transaction of its business.

(b) The mayor shall designate one member of the commission to serve as its chairperson, and the commission shall create and fill by election any other offices it may deem necessary for effective functioning.

(c) The historic preservation commission shall meet regularly once a month and may hold any other special meetings as called by the chairperson or a majority of its members.

(d) Unless otherwise restricted by the rules and regulations of the commission, the commission, or any committee designated by the commission, may participate in a meeting of the commission or committee by means of conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear one another, and participation in a meeting in such manner shall constitute presence in person at the meeting.

Sec. 2-916. Powers and duties.

The historic preservation commission is authorized to perform the following:

(a) To conduct ongoing surveys and research to identify and document buildings, structures, objects, sites and districts that are of historic, archaeological, architectural, engineering, cultural or scenic significance to the locality, the state or the nation. Such historic resource surveys may be in response to a request presented to the commission, or

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may be taken up at the instigation of the commission, upon three members requesting that an historic survey be conducted.

(b) To recommend to the governing body designation of significant historic properties as historic landmarks and historic districts, to prepare documentation supporting such nomination, and to maintain a register of designated landmarks and districts, and of significant historical, architectural and archaeological properties.

(c) To investigate any and all potential sources of funds with which to accomplish its authorized objectives and to advance the purposes stated in this division; to encourage the formation of foundations, trusts and other organizations for the advancement of such purposes and providing funds therefore; and to support and assist in the coordination of the efforts of any organizations dedicated to such purposes in acquiring real property or interest thereon for use of such historic landmark or historic district as may be established.

(d) To provide technical assistance to owners of older and historic, architectural, archaeological, cultural and scenic properties concerning the preservation and maintenance of the property.

(e) To recommend programs and policies and economic incentives to the city council or other governing body that encourages the preservation of significant historic landmarks and districts.

(f) To make recommendations to the city council, city plan commission and board of zoning adjustment on land use, urban renewal and other city activities affecting landmarks and historic districts.

(g) To comment on any federal undertaking as an interested party on matters of historic preservation in Kansas City as provided for in Section 106 of the National Historic Preservation Act of 1966 as amended.

(h) To undertake any other activities as provided for by the city council in a duly passed ordinance.

(i) To establish and promulgate rules and regulations relating to the provisions of this section.

(j) To submit an annual report to the city council on activities concerning historic properties and the commissions activities for the past year.

Sec. 2-917. Procedure for designation of historic landmarks or historic districts.

(a) *Previous historic landmarks and historic district designations.* All previous historic landmarks and historic district designations established under the procedures of the ordinance, as amended, which established such landmarks and designations, shall now be known as an Historic District Overlay (H/O) in Kansas City Code Sections 88-235 and 88-580.

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(b) *Historic landmarks and historic district designations.* Refer to Kansas City Code Section 88-580-01.

Sec. 2-918. Revocation of historic landmark or historic district designation.

Refer to Kansas City Code Section 88-580-02.

Sec. 2-919. Certificate of appropriateness.

Refer to Kansas City Code Section 88-585.

Sec. 2-920. Maintenance of historic buildings and sites.

Refer to Kansas City Code Section 88-585-06.

Sec. 2-921. Violation of division.

Refer to Kansas City Code Section 88-615.

Sec. 2-922. Penalty.

Refer to Kansas City Code Section 88-615-05.

Sec. 2-923. Fees.

(a) Certain fees are hereby established for filing of applications for designation of an historic landmark or an historic district, for issuance of a certificate of appropriateness, and for additional enumerated services:

(1) Designation process:

a. Historic landmark . . . \$200.00.

But, if the building has been previously listed in the National Register . . . \$50.00

b. Historic district

Base Nomination Fee . . \$300.00.

Plus, per building . . . \$100.00.

Not to exceed a total of . . . \$2,000.00.

District previously listed in the National Register of Historic Places Base Nomination Fee . . \$50.00.

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Plus, per building . . . \$20.00.

Not to exceed a total of . . . \$400.00.

c. Amending historic district

Base Nomination Fee . . \$100.00.

Plus, per building . . . \$100.00.

Not to exceed a total of . . . \$2,000.00.

District previously listed in the National Register of Historic Places Base Nomination Fee . . \$50.00.

Plus, per building . . . \$20.00.

Not to exceed a total of . . . \$400.00.

d. Research: \$34.00/hour; however, a research fee shall be deducted from the application fee if an application is filed with the commission.

(2) *Certificate of appropriateness*

Expedited or administratively approved applications . . . \$25.00

All exterior changes, alterations, new construction or demolitions to designated properties, except the scopes of work noted below . . . \$40.00

Construction of new primary building (single- or multi-family, or commercial infill) . . . \$200.00

Construction of new additions or secondary buildings . . . \$100.00

Demolition of contributing historic buildings or structures . . . \$500.00

Fees for any certificate of appropriateness in which the scope of work has been started or completed before the application is submitted shall be doubled.

(3) *Tax certification:* Assistance in seeking U.S. Department of the Interior, Office of Archeology and Historic Preservation, certification for tax benefits under the Internal Revenue Code, per building . . . \$200.00

(4) *National Register form:*

a. Historic landmark . . . \$500.00. But, if an application for local designation has been previously made . . . \$400.00

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b. Historic district . . . \$750.00.

Plus, per building . . . \$150.00

Not to exceed a total of . . . \$3,000.00

But, less the fee provided for in subsection (1)b of this section, if an application for local designation has been previously made.

c. Amending historic district, per building. . . \$150.00

Not to exceed a total of . . . \$1,500.00

But, less the fee provided for in subsection (1)c of this section, if an application for local designation has been previously made.

The city manager shall have the authority to adjust the fees listed above to reflect the change in the consumer price index (all items/all urban consumers/Kansas City, Missouri/Kansas published by the United States Department of Labor, Bureau of Labor Statistics. The adjustments, if any, shall be made annually by the city manager in conjunction with the adoption of the annual budget of the city by filing a notice with the city clerk.

d. The commission may waive all or part of any fee upon a showing of hardship.

Secs. 2-924 – 2-930. Reserved.

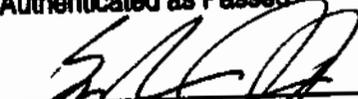
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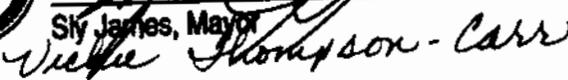


Nicole Rowlette
Assistant City Attorney



Authenticated as Passed



Sly James, Mayor


Vickie Thompson-Carr, City Clerk

~~JUN 23 2010~~
Date Passed

EXHIBIT B

88-585 - CERTIFICATES OF APPROPRIATENESS

88-585-01 - APPLICABILITY

88-585-01-A. For real property that is designated as an historic landmark or that is located within the boundaries of an historic district or an historic overlay district, certificates of appropriateness are required for exterior alterations or material changes visible from any public place or right of way. No building permit or other permit may be issued for real property that is designated as an historic landmark or that is located within the boundaries of an historic district until a certificate of appropriateness is approved in accordance with the procedures of this article.

88-585-01-B. For the purposes of this article, the terms "exterior alteration" and "material change" may include:

- 1.The construction, reconstruction, improvement, repair, removal, demolition or moving of any building, structure, or utility.
- 2.Site work, substantial landscaping, substantial planting plan, paving, or any changes in the existing land surfaces of the property.
- 3.The erection or placement of any sign.

88-585-01-C. For the purposes of this article, the terms "exterior alteration" or "material change" does not include:

- 1.work with respect to utilities, to the extent that no material change results in appearance or to the extent that visibility from any public place is not affected; or
- 2.ordinary and necessary maintenance that results in no material change in appearance.

(Ord. No. 130814, § A, 5-1-2014)

88-585-02 - EMERGENCY REPAIRS

88-585-02-A. If any emergency situation exists, temporary repairs required to prevent imminent damage to a structure may be authorized by the city planning and development director, subject to review by the historic preservation commission.

88-585-02-B. Within 48 hours after the repairs are made, the person making such authorized temporary repairs must notify the city planning and development director. If any work intended to be permanent was performed or is to be performed, a certificate of appropriateness must be obtained in accordance with the procedures of this article.

(Ord. No. 130814, § A, 5-1-2014)

88-585-03 - APPLICATION FILING

Complete applications for certificates of appropriateness must be filed with appropriate personnel in the office of the historic preservation commission.

(Ord. No. 130814, § A, 5-1-2014)

88-585-04 - STAFF REVIEW AND APPROVAL

88-585-04-A. APPLICABILITY

1.The city planning and development director is hereby authorized to issue certificates of appropriateness without review by the historic preservation commission if the certificate of appropriateness is for an insubstantial change, which is a change to a feature of a building, structure or site that is not historically significant, as defined in the rules and regulations of the historic preservation commission.

2.The city planning and development director may not approve any application for a substantial change, which is a change to a feature of a building, structure or site that is historically significant, as defined in the rules and regulations of the historic preservation commission.

3.The city planning and development director may refer any project to the historic preservation commission upon which the director may otherwise act, due to the complexity of the project or uncertainty as to its consistency with the historic preservation commission's rules and regulations.

4.The city planning and development director does not have final decision-making authority to deny a certificate of appropriateness. Any application that is not approved by the city planning and development director must be forwarded to the historic preservation commission for review in accordance with the procedures of 88-585-05.

5.The city planning and development director must notify the historic preservation commission of certificates of appropriateness administratively issued at the historic preservation commission's next regular meeting.

88-585-04-B. NOTICE

1.REQUIRED MAILED NOTICE

Notice of required public hearings must be mailed to the subject property owner, any registered neighborhood organization and/or registered civic organization whose

boundaries include the subject property, and all owners of property within 300 feet of the subject property. See 88-505-07.

2.NOTICE TO HISTORIC PRESERVATION COMMISSION

The city planning and development director must provide notice to the historic preservation commission at least 7 days before of the issuance of a certificate of appropriateness. If any member of the historic preservation commission objects, in writing, to the city planning and development director's issuance of the certificate of appropriateness, then the application must be forwarded to the historic preservation commission for review in accordance with the procedures of 88-585-05.

(Ord. No. 130814, § A, 5-1-2014)

88-585-05 - HISTORIC PRESERVATION COMMISSION REVIEW AND APPROVAL

88-585-05-A. NOTICE OF HEARING

1.REQUIRED NEWSPAPER NOTICE

Notice of required public hearings on applications for certificates of appropriateness must be published in the newspaper at least 7 days before the date of the public hearing. See 88-505-07.

2.REQUIRED MAILED NOTICE

Mailed notice must be provided to the subject property owner, any registered neighborhood organization, and/or registered civic organization whose boundaries include the subject property, and to all owners of property within 300 feet of the subject property. See 88-505-07.

3.COURTESY POSTED NOTICE

Applicants are responsible for providing additional courtesy notice to interested parties by posting a sign on the subject property visible from each abutting public right-of-way. Signs must be posted by the applicant at least 15 days before the public hearing.

88-585-05-B. HEARING AND FINAL DECISION

1.The historic preservation commission must hold at least one public hearing on all certificate of appropriateness requests that are not eligible for staff approval. Following the close of the hearing, the historic preservation commission must act, by simple majority vote, to approve or deny the certificate of appropriateness.

2. In the event of a tie vote or the inability of the historic preservation commission to act on an application under this section, the certificate of appropriateness application will be deemed to have been denied.

3. The historic preservation commission must enter its order and record in writing its decision and the facts upon which its decision was based. An order of approval must describe in detail the work that was approved, the approved materials, and the approved manner of carrying out the work.

4. The decision of the historic preservation commission will be considered the final administrative decision of the city 30 days after the date of the historic preservation commission's decision unless a request for rehearing is granted as provided in 88-585-05-C. The decision to deny an application for a rehearing or, if an application for rehearing is granted, the decision following the reheard application will be the final administrative decision of the city on the date of the historic preservation commission's decision.

5. The method of appeal for applicants who have been denied a certificate of appropriateness shall be through judicial review as provided by RSMo. Chapter 536.

88-585-05-C. REHEARING

The historic preservation commission may grant a rehearing if the rehearing request includes new evidence to be presented that was not available at the time of the original hearing. The request for a rehearing must be made within 30 days of the date of the historic preservation commission's original action. No more than one rehearing is permitted.

88-585-05-D. DECISION-MAKING CRITERIA

1. The historic preservation commission or its authorized staff may approve a certificate of appropriateness if either finds that:

- a. the changes proposed are such as not to be visible from any public place; or
- b. the changes are not detrimental to the architectural, cultural, historic or textural character of other improvements of the real property designated as historic landmarks or historic district.

2. The historic preservation commission may deny a certificate of appropriateness if it finds that proposed changes are detrimental to the architectural, cultural, historic, or textural character of the real property designated as an historic landmark or in an historic district. 3. Factors to be considered in review of applications for certificates of appropriateness are as follows:

a. In determining whether the changes proposed are detrimental to the architectural, cultural, historic, or textural character of the real property designated as historic landmarks or historic district, or of other improvements, the historic preservation commission or the staff, as appropriate, must consider whether the proposed changes are in accordance with the U.S. Secretary of the Interior's Standards for Rehabilitation.

b. In considering whether the erection of any sign should be permitted, the historic preservation commission or staff, as appropriate, must determine whether the placement, size, texture, style, and materials are compatible with the historic landmark or district.

c. In reviewing the application, the historic preservation commission or staff, as appropriate, must determine whether the work proposed is visible from any public place or right of way. This determination may be implied from the evidence presented at the hearing.

88-585-05-E. EFFECT OF DENIAL

If a certificate of appropriateness is denied, no building permit may be issued and no other work for which a certificate of appropriateness is required may be undertaken for a period of 36 months after the date that the application is denied. At the end of 18 of the 36 months, the applicant may apply to the commission to request a reconsideration of the denial of a certificate of appropriateness or a certificate of economic hardship if the request includes new evidence to be presented that was not available at the time of the original hearing in order for the commission to make a determination if the denial should continue for the remaining 18 months.

88-585-05-F. CERTIFICATE OF ECONOMIC HARDSHIP

1. Consideration of an application for a certificate of economic hardship:

a. Upon denial of a certificate of appropriateness seeking a demolition or seeking approval for a project which does not meet the design guidelines of the commission due to material or design, an applicant may apply for a certificate of economic hardship. Proof of economic hardship shall be the burden of the property owner and any finding in support of economic hardship shall be based solely on the hardship of the property, not circumstances personal to the property owner.

b. Consideration of an application for a certificate of economic hardship may be made only after a certificate of appropriateness has been denied.

c. The application for a certificate of economic hardship must be filed within 30 days of the date of the commission's original action to deny a certificate of appropriateness or, if the applicant timely requested a rehearing pursuant to this ordinance, within 30 days of either the denial of the rehearing request or upon the denial of the certificate of appropriateness if the request for rehearing is granted and the certificate of appropriateness is again denied. The commission must hold a public hearing on the proposed certificate of economic hardship within 45 days of receipt of the application and must render a decision concerning the merits of the application within 90 days of the receipt of the application, which may be extended with the consent of the applicant.

2. Finding of economic hardship. The commission shall issue a certificate of economic hardship if the applicant proves:

a. For income-producing property, that a reasonable economic return cannot be obtained or that it is impractical to sell or lease the property or no market exists for it at a reasonable price if the property retains its historic features or structures in either its present condition or if its features or structures are rehabilitated; or

b. For non-income-producing property, such as owner-occupied dwellings or properties owned by institutional, nonprofit organizations or public entities, that the value of the work that meets the Secretary of Interior's Standards for Rehabilitation would be an unreasonable investment based on the overall value of the property in its present condition or if rehabilitated.

3. Evidence of economic hardship. The commission may solicit expert testimony or require that the applicant for a certificate of economic hardship make submissions concerning any or all of the following information before it makes a determination on the application or as defined in the rules and regulations of the historic preservation commission:

a. Current level of economic return:

i. Amount paid for the property, the date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer;

ii. If the property is income-producing, the annual gross income from the property for the previous two (2) years, itemized operating and maintenance expenses, and depreciation for the previous two (2) years;

and annual cash flow before and after debt service, if any, during the same period

;iii. Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;

iv. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;

v. Assessed value of the property according to the two (2) most recent assessments;

vi. Real estate taxes for the previous two (2) years;

vii. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other.

b. Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents regarding:

i. Any real estate broker or firm engaged to sell or lease the property;

ii. Reasonableness of price or rent sought by the applicant;

iii. Any advertisements placed for the sale or rent of the property.

c. Feasibility of alternative uses for the property that could earn a reasonable economic return such as:

i. A report from a licensed engineer or architect with experience in rehabilitation of historic buildings as to the structural soundness of any structures on the property and their suitability for rehabilitation;

ii. An estimate of the cost of the proposed construction, alteration, demolition or removal and an estimate of any additional cost that would be incurred to comply with the design standards necessary for the issuance of a certificate of appropriateness;

iii. Estimated market value of the property (a) in its current condition; (b) after completion of the proposed construction, alteration, demolition, or removal; and (c) as it would be if in conformance with the Secretary of the Interior's Standards for Rehabilitation;

iv. In the case of a proposed demolition, an estimate from a developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation of historic buildings as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.

d. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property as may be evidenced through submission of publicly accessible records such as, but not limited to, property maintenance code violations pursuant to Chapter 56 of the Kansas City Code of Ordinances or applications to public entities and commissions.

e. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

f. A financial analysis of the property from an independent third party if the project costs exceeds an amount defined in the rules and regulations of the historic preservation commission. Such analysis will be conducted at the expense of the applicant.

g. Information about proposed plans prepared for the property, if a building or structure is demolished, including information on the timing and financing of the new construction; and,

h. Estimated cost for mothballing the property in accordance with the standards established by the National Park Service if the application for a certificate of economic hardship is denied.

i. Any other information considered necessary by the commission to make a determination as to whether the property does yield or may yield a reasonable economic return to the owner.⁴Judicial review of decision of the historic preservation commission. The method of appeal for applicants who have been denied a certificate of economic hardship shall be through judicial review as provided by RSMo. Chapter 536.

88-585-05-G. LAPSE OF APPROVAL

1.An approved certificate of appropriateness will lapse and have no further effect 2 years after its approval unless:

- a. a building permit has been issued and construction diligently pursued;
- b. a certificate of occupancy has been issued; or
- c. the building or use is established; or

d. the historic preservation commission extends the expiration period by no more than one year upon the request of the applicant.2.A certificate of appropriateness also lapses upon revocation of a building permit for violations of conditions of approval.

(Ord. No. 130814, § A, 5-1-2014; Ord. No. 160533 , § 1, 7-28-2016)

88-585-06 - MAINTENANCE OF HISTORIC BUILDINGS AND SITES

Buildings and sites designated as historic landmarks or within historic districts must comply with the minimum requirements of the property maintenance code and any other regulatory codes of the city. The historic preservation commission may initiate complaints regarding violations of regulatory codes against a specific building that is in violation of the property maintenance code. The commission may seek to have any defects corrected or repairs made, so that such building is protected and preserved in conformance with the city code.

(Ord. No. 130814, § A, 5-1-2014)

88-580 HISTORIC DESIGNATIONS

88-580-01 DESIGNATION

88-580-01-A. APPLICATION FILING

1. Applications for designation of historic districts, landmarks, or overlay zoning districts (collectively referenced as H/O districts) may be made by 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, 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, 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).
2. Complete applications for designation of H/O districts must be filed in the office of the historic preservation commission. Applications must contain a legal description of the property and a statement describing its historic, cultural, aesthetic, or architectural significance.
3. The city planning and development director shall notify the owner of any property within a proposed H/O district application, if such person is different than the applicant. This notification shall be done within 14 calendar days of the application date for the H/O district nomination. The notification of the property owner shall include the following:
 - a. a copy of the application that was made for the nomination;
 - b. an explanation of the nomination procedure for H/O district and the consequential property restrictions;
 - c. an explanation stating that the property owner has the right to appear at the scheduled public hearing at which the nomination will be considered and the date of the hearing; and
 - d. an explanation stating that the property owner has the right to submit documentation either for or against the nomination.
4. Interim Control

Once an application has been filed, no building permit for alteration, construction, demolition, or removal of a property being considered for designation under an application for an H/O district may be issued until the historic preservation commission has dismissed or denied the application for designation, or until the city council has denied designation in accordance with the procedures established in 88-580-01-C. and 88-580-01-E., though no stay on the issuance of a permit may be for more than six months from the filing of the application. No permit may be stayed in the following circumstances:

 - a. The building has been declared dangerous according to the procedures established in Chapter 56, Article V.
 - b. The director of city planning and development determines that the property does not meet the minimum requirements for historic designation under 88-580-01-F. and under the rules and regulations of the historic preservation commission. An applicant or owner may appeal the director's determination to the historic

preservation commission at the next regular or special meeting. If the commission determines that there is merit to the application by a majority vote of those present, then the application will proceed under the procedures set in 88-580-01.

During this period of interim control, the applicant for the permit or property owner shall have the opportunity to explain to the historic preservation commission the reasons why a building permit should be issued promptly, and the commission may grant approval for a building permit in this interim period. Additionally, the city council may authorize such alteration, construction, demolition, or removal by adopting a formal resolution declaring that the proposed work is necessary for the public health, welfare, or safety.

5. Consideration of Application

The historic preservation commission must hold a public hearing on the proposed nomination within 45 days of receipt of the application and must render a decision concerning the merits of the application within 90 days of the receipt of the application, which may be extended with the agreement of the owner of the property.

6. The director of city planning and development may extend any of the time limits in this section 88-580-01-A. for up to 90 additional days for good cause shown.

88-580-01-B. NOTICE OF HEARING

1. **REQUIRED NEWSPAPER NOTICE**

Notice of required public hearings on proposed designation of historic districts, landmarks, or overlay zoning districts (H/O districts) must be published in the newspaper at least 15 days before the date of the public hearing. See 88-505-07.

2. **REQUIRED MAIL NOTICE**

Notice of required public hearings must be mailed at least 13 days before the scheduled hearing to the subject property owner, any registered neighborhood organization, and/or registered civic organization whose boundaries include the subject property, and all owners of property within 300 feet of the subject property. See 88-505-07. The mailed notice shall provide contact information sufficient for those interested to determine when the city council will hold its hearing on the designation.

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

1. The historic preservation commission must hold at least one public hearing on the designation of historic districts, landmarks, or overlay zoning districts (H/O districts). Following the close of the hearing, the historic preservation commission must act to recommend that the proposed designation be approved, approved with modifications, or denied. Five affirmative votes are required to recommend approval or approval with modifications.
2. The historic preservation commission may grant a rehearing if the rehearing request includes new evidence to be presented that was not available at the time of the original hearing. The request for a rehearing must be made within 30 days of the date of the historic preservation commission's original action. No more than one rehearing is permitted.
3. The recommendation of the historic preservation commission, whether for approval, approval with modifications, or denial, must be forwarded to the city plan commission and city council for review.

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

The city plan commission must hold at least one public hearing on all historic district, landmark, or overlay zoning district (H/O) 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.

88-580-01-E. HEARING AND FINAL ACTION—CITY COUNCIL

1. After receiving the recommendation of the historic preservation commission and the city plan commission, the city council may convene its own public hearing on the proposed historic district, landmark, or overlay zoning district (H/O) designation.
2. Following the close of the public hearing, the city council may act to approve the proposed designation, approve the designation with modifications, or deny the designation.
3. The city council may act by a simple majority vote, except when a valid protest petition of H/O zoning designation has been submitted in accordance with 88-515-09, approval or approval with modifications requires a 2/3 majority vote of the full membership of the city council.
4. Immediately upon passage of an ordinance designating a particular site as an historic landmark or historic district, notice of designation must be provided to the city planning and development director.
5. Once designated by city council, the historic district, landmark, or overlay zoning district (H/O) designation will remain in place until such designation is officially revoked. Upon designation, a certificate of appropriateness is required in accordance with 88-585 for any exterior alterations or material changes visible from any public place or right of way.

88-580-01-F. REVIEW CRITERIA

In reviewing and making decisions on proposed historic landmark and historic district designations, review and decision-making bodies 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; and
3. conformance with the city's adopted plans and planning policies.

88-580-02 REVOCATION OF HISTORIC LANDMARK OR HISTORIC DISTRICT DESIGNATION

88-580-02-A. APPLICATION FILING

Complete applications for official revocation of historic landmark, or historic district designation must be filed with appropriate personnel in the office of the historic preservation commission. Applications must contain a legal description of the property and a statement describing why the historic designation should be revoked.

88-580-02-B. NOTICE OF HEARING

1. **REQUIRED NEWSPAPER NOTICE**

Notice of required public hearings on proposed revocation of historic landmark or historic district designations must be published in the newspaper at least 15 days before the date of the public hearing. See [88-505-07](#).

2. **REQUIRED MAILED NOTICE**

Mailed notice must be provided to the subject property owner, any registered neighborhood organization, and/or registered civic organization whose boundaries include the subject property, and to all owners of property within 300 feet of the subject property. See [88-505-07](#).

88-580-02-C. HEARING AND RECOMMENDATION—HISTORIC PRESERVATION COMMISSION

1. The historic preservation commission must hold at least one public hearing on the revocation of historic landmark or historic district designations. Following the close of the hearing, the historic preservation commission must act to recommend that the proposed designation be revoked or retained. Five affirmative votes are required to recommend revocation of an historic designation.
2. The historic preservation commission may grant a rehearing if the rehearing request includes new evidence to be presented that was not available at the time of the original hearing. The request for a rehearing must be made within 30 days of the date of the historic preservation commission's original action. No more than one rehearing is permitted.
3. The recommendation of the historic preservation commission, whether for revocation or retention, must be forwarded to the city plan commission and city council for review.

88-580-02-D. HEARING AND RECOMMENDATION—CITY PLAN COMMISSION

The city plan commission must hold at least one public hearing on all historic landmark or historic district revocation 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 historic landmark or historic district designation be revoked or retained. The city plan commission may also act to continue the matter for further deliberation.

88-580-02-E. HEARING AND FINAL ACTION—CITY COUNCIL

1. After receiving the recommendation of the historic preservation commission and the city plan commission, the city council may convene its own public hearing on the proposed historic landmark or historic district revocation.
2. Following the close of the public hearing, the city council may act to approve the proposed revocation or retain the historic landmark or historic district designation.
3. The city council may act by a simple majority vote, except when a valid protest petition of H/O zoning revocation has been submitted in accordance with [88-515-09](#), approval

or approval with modifications requires a 2/3 majority vote of the full membership of the city council.

88-580-02-F. REVIEW CRITERIA

In reviewing and making decisions on proposed historic district, landmark and H/O designations, and proposed revocations of such designations, review and decision-making bodies 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. whether the historic landmark or historic district has lost the historic, cultural, aesthetic or architectural significance that led to its initial designation as a historic landmark or historic district;
3. the economic impact of the revocation on the subject property and the surrounding area; and conformance with the city's adopted plans and planning policies.



**RULES AND REGULATIONS
GOVERNING THE PROCEDURE
OF
THE HISTORIC PRESERVATION COMMISSION
KANSAS CITY, MISSOURI
Adopted May 16, 2025**

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CITY DEVELOPMENT DEPARTMENT
KANSAS CITY, MISSOURI

**RULES AND REGULATIONS
GOVERNING THE PROCEDURE
OF
THE HISTORIC PRESERVATION COMMISSION
OF
KANSAS CITY, MISSOURI**

ARTICLE I

Authority and Power of the Commission

The authority and powers of the Historic Preservation Commission (“Commission”) of the City of Kansas City, Missouri (“City”) are contained in Chapter 2, Article VI, Division 8, Administrative Code and Chapter 88 of the Development Code of Kansas City, Missouri.

ARTICLE II

Organization and Structure of the Commission

A. Membership

The Historic Preservation Commission of Kansas City, Missouri consists of nine members appointed by the Mayor and serving without compensation. All vacancies are filled by the Mayor.

B. Officers and Duties of Officers

1. The Chairperson is designated by the Mayor. The Commission shall elect annually, in the month of May, a vice-chairperson from the remaining members.
2. The Chairperson, or in their absence or unavailability, the vice-chairperson, shall serve as presiding officer at all meetings and hearings of the Commission. In the absence or unavailability of both the chairperson and vice-chairperson, an acting chairperson shall be selected by the members of the Commission present.
3. The presiding officer shall decide all points of order and procedure, subject to these rules, unless otherwise directed by a majority of the

Commission present. Robert's Rules of Order, revised edition, shall apply unless otherwise provided.

4. The Chairperson shall report at any meeting on any official transaction taking place that has not come to the attention of the Commission as a whole.

C. Committees

1. Standing Committees:

The following Standing Committees may be established with members appointed by the chairperson at their pleasure. Each committee shall, upon request of the chairperson, report on its activities and recommendations. The Standing Committees shall be:

- a. Survey and Research Committee shall supervise the following: preparation of forms and applications to the National Register of Historic Places; preparation of inventories and reports of historic significance by the Commission and its staff; coordination of these activities with Historic Kansas City Foundation and other groups interested in preservation. It shall provide liaison with such groups and appropriate education institutions.
- b. Education and Publications Committee shall supervise various activities, including: monitoring legislation affecting historic preservation on the local, state and federal levels; dissemination of materials appropriate to greater public awareness of the responsibilities and work of the Commission and its staff; and coordination of such activities with Historic Kansas City Foundation and other groups interested in preservation.
- c. The Certificate of Review Committee shall review applications for Certificates of Appropriateness for work which is of an insubstantial character (as defined in Article VI). The Committee shall consist of three (3) Commission members, rotating alphabetically from the nine (9) members currently serving on the Commission. The City Historic Preservation Officer, or his or her designee, shall function as an ex-officio member of the Committee, but without a vote. A quorum shall consist of two (2) voting members. In the event a committee member cannot attend, the next Commission member in the rotation may serve in that

Committee member's place for that meeting until all remaining members have been contacted. The Committee will meet on the second and fourth Wednesday of each month, as necessary. Notice of all hearings before the Certificate Review Committee shall be in accordance with the provisions of Article VI (A) of these Rules and Regulations.

- d. The 106 Review Committee shall review Section 106 requests submitted to the Historic Preservation Office. The Committee shall consist of three (3) Commission members, rotating from the nine (9) members currently serving on the Commission. A quorum shall consist of two (2) voting members. In the event a committee member cannot attend, the next Commission member in the rotation may serve in that Committee member's place for that meeting until all remaining members have been contacted. The Committee will meet as needed to review Section 106 requests.

The 106 Committee shall make recommendations to the Commission for each request received through the form of a motion. A concurring vote of the majority of the Committee present is required for a motion to pass and be forwarded to the Commission. In the event of a tie vote or the inability of the Committee to act on a review request, the review request shall be forwarded to the full Commission with no recommendation. The Historic Preservation Officer or his or her designee shall take minutes and present review requests and the recommendations of the Committee at the next regularly scheduled meeting of the full Commission.

- e. Notification and Enforcement Committee shall supervise various activities including: proposing actions and creating materials to increase public awareness of the responsibilities of owning historically designated properties; making recommendations to the full Commission on legislation to improve the notification requirements to property owners in historic districts and landmarks; and making recommendations to the full Commission on strategies to enforce the requirements of historic designation.

2. Other Committees.

The Chairperson may establish other committees for advisory purposes. Such committees shall upon the request of the Chairperson report on their activities and recommendations at least annually.

D. Commission Staff.

The Director of City Development shall appoint a City Historic Preservation Officer who shall carry out the duties and responsibilities of the Commission along with other city staff. All reference in these rules to the City Historic Preservation Officer shall include the City Historic Preservation Officer and any person designated by the City Historic Preservation Officer. The City Historic Preservation Officer will prepare all notices, keep records of attendance, keep the minutes, compile records and maintain files and indices.

E. Conflict of Interest.

Members of the Commission shall follow the Code of Ethics applicable to all public officials as provided in Chapter 2, Article XV of the Code of Ordinances of the City of Kansas City, Missouri.

ARTICLE III
Duties and Activities of the Commission

A. Duties.

1. The Commission shall review applications for designation of Historic Districts and Historic Landmarks for listing in the Kansas City Register.
2. The Commission shall review applications for Certificates of Appropriateness.
3. The Commission shall comment on Section 106 review activities.
4. The Commission shall undertake any other activities required of it by ordinance or resolution of the City Council.

B. Other Activities.

1. The Commission may instigate, upon request of three members, either in writing or at a meeting, an investigation of a subject property or district for designation. Any such request shall be reviewed in the same manner as an application.
2. The Commission may submit National Register nomination forms to the State Office of Historic Preservation for consideration.
3. The Commission may investigate possible funding sources for preservation of Historic Landmarks and Historic District.

ARTICLE IV
Meetings

- A. Regular Meetings.
Regular meetings of the Commission shall be held monthly.

- B. Quorum.
A quorum consists of five (5) members of the Commission.

- C. Order of Business.
The typical order of business and agenda items of a regular meeting, that may be modified by the City Historic Preservation Officer as necessary, is as follows:
 - 1. Review of Applications
 - a. Designations
 - b. Certificate of Appropriateness
 - 2. Reports of Committees
 - 3. Approval of Minutes
 - 4. Other Business
 - 5. Adjournment

- D. Removal.
A commissioner may be removed by the mayor for cause or upon recommendation of a majority of the Commission if a member has unexcused absences from four regular meetings in a one-year period.

- E. Meeting Participation.
Commissioners may participate in meetings through telephone or video conferencing or any means of communication by which all persons participating in the meeting are able to communicate with one another to discuss new business, not including certificates of appropriateness, old business, Section 106 reviews or reviews of National Register of Historic Places nominations. If a state of emergency has been declared, these communication methods that use video may be used to review certificates of appropriateness or applications for the Kansas City Register of Historic Places. Any or all Commission members participating in a meeting by this manner shall be considered present at the meeting

Article V
Administrative Procedures

A. Files and Records.

The proceedings of all Commission hearings shall be recorded and permanently stored in the files of the City Historic Preservation Office or the City Archives under the rules established by the City of Kansas City, Missouri for Records Retention Guidelines and the City Planning & Development Department.

B. Collection of Fees.

Each application for designation or review of a Certificate of Appropriateness that requires a fee must be accompanied by a satisfactory payment in a form in accordance with the City of Kansas City policies. Acceptance of a fee by the City Historic Preservation Officer does not presume approval of the application. Amount and method of payment of the fee shall be in accord with schedules or ordinances established by the City Council.

Article VI
Certificate of Appropriateness Procedures

A. Staff Review and Administrative Approval of Certificates of Appropriateness.

1. Notice Procedures.
 - a. Notices of all applications for Certificates of Appropriateness received by the Historic Preservation Office shall be sent by United States Mail, postage prepaid, to the record owner of the subject property, any registered neighborhood organization and/or registered civic organization whose boundaries include the subject property, and all record owners of property within three hundred (300) feet of the perimeter boundaries of the subject property. The record owners shall be determined as those set forth in the City's mapping records.
 - b. The notices shall be mailed not later than seven (7) calendar days before the issuance of the Certificate of Appropriateness.
 - c. The notice shall contain the following information: date of proposed issuance of a Certificate of Appropriateness, the address of property which is the subject of the application, contact information for the City Historic Preservation Office.
 - d. The Commission shall be emailed notice at least seven (7) calendar days before the issuance of a Certificate of Appropriateness. A Commission member may object to the issuance and request a regular hearing on the application. The objection request must be in writing and state the reason for the request for a regular hearing. Any objection must be received within forty-eight (48) hours of the time and date of the proposed issuance of the Certificate of Appropriateness as stated in the notice.
2. The City Historic Preservation Officer, as designee of the Director of the City Planning & Development Department, may administratively approve a Certificate of Appropriateness application if the change is not a substantial change as defined below. Any scope of work not addressed in the following table shall be deemed substantial and require the Commission's review and approval under Section B of this Article VI.

	Contributing Building		Non-contributing Building	
	Insubstantial	Substantial	Insubstantial	Substantial
Additions less than 100 sq. feet and no more than one story on non-street facing facade	x		x	
Additions visible from public right of way (non-administrative review)		x		x
Alterations to non-contributing buildings that do not increase the footprint of the building	x		x	
Awnings, new installation		x		x
Awnings, color or material change	x		x	
Chimney removal or alteration		x	x	
Deck, visible from the public right of way		x		x
Demolition of primary building over 50 years old		x		x
Demolition of primary building less than 50 years old		x	x	
Demolition of accessory structures		x	x	
Doors, visible from the public right of way		x		x
Driveways, new materials	x		x	
Driveways, new	x		x	
Equipment (antennas, satellite dishes, etc.)		x		x
Exterior siding (clapboard, stucco, brick, etc.) replacement with new materials		x		x
Fencing or walls construction in rear or side yard	x		x	
All other fencing and gates		x		x
Fire escape		x		x
Ground Source Heating	x		x	
HVAC (Exterior components)	x		x	
Insulation (from exterior)		x		x
Landscaping (mature trees), visible from the public right of way	x		x	
Landscape structures (benches, gazebos, arbors, pergolas, pools, fountains, & etc.) on secondary façade with minimal visibility	x		x	
Landscape structures (benches, gazebos, arbors, pergolas, pools, fountains, & etc.) primary façade or high visibility		x		x
Lighting on structure	x		x	

Lighting on site, new	x			x
New construction (infill building)		x		x
Non-historic features and additions removal	x		x	
Outbuilding construction less than 700 square feet located in the rear of the property and are not adjacent to a street.	x		x	
Outbuilding construct more than 700 square feet, adjacent to the public right of way		x		x

Paint, color change	x		x	
Paint, previously unpainted siding or masonry		x	x	
Pool		x		x
Porch, replacement of flooring, railings	x		x	
Porch, new construction		x		x
Porch, removal of non-historic infill	x		x	
Ramps (ADA) on primary façade		x		x
Ramps (ADA) on secondary façade with minimal visibility	x		x	
Relocation of building/structure		x		x
Re-pointing, new mortar mix, color, profile		x		x
Retaining walls more than three feet		x		x
Retaining walls less than three feet	x		x	
Roof replacement with same material but new style, color	x		x	
Roof replacement with new material		x		x
Roof venting (soffit, ridge, etc.)	x		x	
Screen-in existing primary porches		x		x
Screen-in existing secondary porches	x		x	
Screened-in porches - new construction		x		x
Shutters		x		x
Sidewalks, new material same location dimensions	x		x	
Sidewalks, new		x		x
Sidewalk step railings	x		x	
Siding, change in material		x		x
Signs/plaques		x		x
Skylights		x		x
Solar panels with limited visibility from public right of way	x		x	
Solar panels – visible locations		x		x
Steps/stairs, new materials/location		x		x
Storm windows, new materials	x		x	

Trim (scrollwork, fascia, porch details, etc.) new materials/design		x		x
Windows-historic, visible from public right of way, replacement in-kind	x		x	
Windows-historic, visible from public right of way, new materials		x		x
Windows, non-historic, replace with compatible				
Wind Turbines	x		x	
Renewal of applications in which the scope of work has not been altered from the previous approved scope of work.	x		x	
Projects with an Approved Part II Historic Rehabilitation Tax Credit application	x		x	

B. Historic Preservation Commission Review and Approval

1. Notice Procedures.

- a. Notices of all hearings before the Commission, whether for Certificates of Appropriateness or designation, shall be sent by United States Mail, postage prepaid, to the record owner of the subject property, any registered neighborhood organization and/or registered civic organization whose boundaries include the subject property, and all record owners within three hundred (300) feet of the perimeter boundaries of the subject property. The record owners shall be determined as those set forth in the City's mapping records.
- b. The notices shall be mailed not later than seven (7) calendar days before the date of the hearing at which the Certificate of Appropriateness will be considered.
- c. A sign may be posted, available from the Historic Preservation Office, which states name of the commission, a case number, and a phone number for information about the meeting. The sign shall be visible from a public right-of-way or public place and shall be posted no further than ten (10) feet from the property line exclusive of public right-of-way. Such sign shall be posted no later than fifteen (15) days prior to the public hearing. This notice is a courtesy notice and the Historic Preservation Commission may waive this requirement for good cause shown.

- d. The applications for Certificates of Appropriateness going before the Commission shall be published in the paper doing the City's printing business at least seven (7) calendar days before the date of the public hearing.
- e. The Commission shall email notice at least five (5) calendar days before the issuance of a Certificate of Appropriateness to the official neighborhood organization(s) in which the subject property is located or who have registered with the City Historic Preservation Office, or its successor, a request to receive notification concerning the subject property. The official neighborhood organization(s) shall be those on the list maintained by the City Historic Preservation Office.

2. Conduct of Hearing

- a. The order of presentation for a hearing is:
 - 1. Staff Report
 - 2. Proponents
 - 3. Opponents
- b. Hearings need not be conducted according to the technical rules relating to evidence and witnesses.
- c. Oral evidence shall be taken only on oath or affirmation.
- d. If hearsay evidence is presented for the purpose of supplementing or explaining any direct evidence it shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions in courts of competent jurisdiction in this state.
- e. Any relevant evidence shall be admitted if it is the type of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions in courts of competent jurisdiction in this state.
- f. Irrelevant and unduly repetitious evidence shall be excluded.

g. Each party, proponent or opponent, shall have these rights and privileges:

1. to call and examine witnesses on any matter relevant to the issues of the hearing;
 2. to introduce documentary and physical evidence;
 3. to question opposing witnesses on any matter relevant to the issues of the hearing;
 4. to represent himself or to be represented by a person of his choice.
- h. The Commission shall take official notice of all matters of which the courts take judicial notice. It may also take official notice of technical or scientific fact, not judicially cognizable, within its competence, if it notifies the parties, either during a hearing or in writing before the hearing, of the facts of which they propose to take such notice and give the parties reasonable opportunity to contest such facts or otherwise show that it would not be proper for the Commission to take such notice.
- i. Evidence to which an objection is sustained shall, at the request of the party seeking to introduce the same or at instance of the Commission, nevertheless be heard and preserved in the record as if no objection had been made unless it is irrelevant, repetitious, privileged, or otherwise inappropriate.
- j. Copies of writings, documents and records shall be admissible without proof that the original thereof cannot be produced if it appears by testimony or otherwise that the copy offered is a true copy of the original. If the Commission sustains any objection to evidence, which would be sustained were the proffered evidence offered in a civil action in the Civil Court, the party offering in such evidence shall be given reasonable opportunity to establish the facts sought to be proved by the excluded evidence.
- k. Any writing or record made as a memorandum or record of an act, transaction, occurrence, or event, is admissible as evidence of the act, transaction, occurrence, or event if (1) it was made in the regular course of business, and (2) it was the regular course of such business to make such a memorandum or record at the time or within a reasonable time of such act, transaction, occurrence, or event. All other circumstances of the making of a writing or record, including lack of personal knowledge by the entrant or maker, may be shown to affect the weight of such

evidence, but such showing shall not affect its admissibility.

- l. The results of (1) statistical examination or studies or (2) audits, compilation of figures, or surveys, involving (a) interviews with many persons, (b) examination of many records (c) long or complicated accounts, (d) a large number of figures, or (e) ascertainment of many related facts shall be admissible as evidence if the study, audit, compilation of figures, or survey was made by or under the supervision of a qualified person who testifies before the Commission about the study, audit, compilation of figures or survey.
- m. In any other matter or procedure, the Commission shall take notice of any appropriate provisions of Chapter 536 R.S.Mo., the Missouri Administrative Procedure and Review Act.
- n. The Commission may inspect the exterior of any building or premises during the course of the hearing provided (1) at least forty-eight (48) hours' notice of an inspection is given to the parties; (2) the parties are given an opportunity to be present during the inspection; and (3) the material facts observed and the conclusions drawn by the Commission are made a part of the record.
- o. All items scheduled for hearing shall be acted upon on the day they are heard. A simple majority of those present is required to approve, deny, continue for a reasonable reason, take the matter under advisement, dismiss without prejudice, withdraw or any other action necessary to act upon an application in a fair and complete manner. A tie shall be considered a failed motion.
- q. A Letter of Disposition may be prepared as needed to summarize the decision of the Commission.

C. Certificate of Economic Hardship

1. Notice Procedures.

Notice procedures for a Certificate of Economic Hardship shall follow the same procedure as outlined in Article VI (B) (1).

2. Conduct of Hearing.

Hearings for a Certificate of Economic Hardship shall follow the same procedure and rules as outlined in Article VI (B) (2).

3. Application.

- a. An application for a Certificate of Economic Hardship can only be reviewed after a Certificate of Appropriateness is denied by the Commission.
- b. The Commission may solicit expert testimony or require that the applicant for a Certificate of Economic Hardship make submissions concerning any or all of the following information before it makes a determination on the application:
 1. An estimate of the cost of the proposed construction, alteration, demolition or removal and an estimate of any additional cost that would be incurred to comply with the recommendations of the historic preservation commission for changes necessary for the issuance of a certificate of appropriateness.
 2. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation.
 3. The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition or removal, as well as after any changes recommended by the Commission, and, in the case of a proposed demolition, after renovation of the existing property for continued use.
 4. In the case of a proposed demolition, an estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation.

D. Request for Rehearing

In the event the Commission recommends denial of a Certificate of Appropriateness, the applicant or other interested parties may, within thirty (30) days after the date of the Commission's decision, file a written request for a rehearing. The request shall be scheduled for the next regular meeting of the Commission. The applicant or their agent may appear at that meeting. A

rehearing shall be granted only if it is demonstrated that new and different evidence is available. The decision to grant a rehearing is within the sole discretion of the Commission. Any member of the Commission eligible to hear the case may make a motion to grant a rehearing and reconsideration. A simple majority of those present is sufficient to grant a rehearing. If the Commission decides to reconsider a case, the new evidence may be considered at the same meet or at the next regular meeting. The City Historic Preservation Officer shall send notice to all parties in attendance at the original hearing before the Commission in accordance with the Kansas City Code Section 88-580-02-C (4). No more than one rehearing is permitted.

ARTICLE VII:

Designation of Historic Overlay (H/O) District Procedures

A. Application Filing.

1. Applications for designation of historic districts, landmarks or overlay zoning districts (collectively referenced as H/O districts) may be made by any of the following:
 - a. The owner(s) of record of the subject property;
 - b. Any other person or organization with the full consent and written approval of the owner(s) of record of a subject property;
 - c. A member of the Historic Preservation Commission;
 - d. A member of the City Council;
 - e. The neighborhood association for the area in which that property is located;
 - f. A historic preservation organization; or
 - g. 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).
2. Complete applications for designation of H/O districts must be filed in the office of the City Planning & Development Department's Historic Preservation Office. Applications must contain a legal description of the property and a statement describing its historic, cultural, aesthetic, or architectural significance.
3. The City Historic Preservation Officer shall notify the owner of any property within a proposed H/O district application, if such person is different than the applicant. This notification shall be done within fourteen (14) calendar days of the application date for the H/O district nomination. The notification of the property owner shall include the following:
 - a. a copy of the application that was made for the nomination;
 - b. an explanation of the nomination procedure for H/O district and the consequential property restrictions;

- c. an explanation stating that the property owner has the right to appear at the scheduled public hearing at which the nomination will be considered and the date of the hearing; and
- d. an explanation stating that the property owner has the right to submit documentation either for or against the nomination.

B. Interim Control.

1. Once an application has been filed, no building permit for alteration, construction, demolition or removal of a property being considered for designation under an application for an H/O district may be issued until the Historic Preservation Commission has dismissed or denied the application for designation, or until the City Council has denied designation in accordance with the procedures established in the rules & regulations. No stay on the issuance of a permit may be for more than six (6) months from the filing of the application.

No permit may be stayed in the following circumstances:

1. The building has been declared dangerous according to the procedures established in Chapter 56, Article V of the City's Code of Ordinances.
2. The City Historic Preservation Officer determines that the property does not meet the minimum requirements for historic designation under Section 88-580-01-F of the Code of Ordinances and under the rules and regulations of the Historic Preservation Commission. An applicant or owner may appeal the City Historic Preservation Officer's determination to the Historic Preservation Commission at the next regular or special meeting. If the Commission determines that there is merit to the application by a majority vote of those present, then the application will proceed under the procedures set in forth Sec. 88-580-01 of the Code of Ordinances.
4. During the six (6) month period of interim control, the applicant for the permit or the property owner shall have the opportunity to explain to the Historic Preservation Commission the reasons why a building permit should be issued promptly, and the Commission may grant approval for a building permit in this interim period. The review and granting of a building permit by the commission shall follow the

procedures for a Certificate of Appropriateness outlined in Article VI of these Rules & Regulations.

C. Consideration of Application.

- a. The Historic Preservation Commission must hold a public hearing on the proposed nomination within forty-five (45) days of receipt of the application and must render a decision concerning the merits of the application within ninety (90) days of the receipt of the application, which may be extended with the agreement of the owner of the property. The Director of the City Planning and Development Department may extend any of the time limits in this section for up to ninety (90) additional days for good cause shown.

D. Notice Procedures.

1. Notices of all hearings before the Commission for designation of an Historic Landmark or District, shall be sent by United States Mail, postage prepaid, to the record owner of the subject property, any registered neighborhood organization, and/or registered civic organization whose boundaries include the subject property, and all record owners within three hundred (300) feet of the perimeter boundaries of the subject property. The record owners shall be determined as those set forth in the City's mapping records.
2. The notices shall be mailed not later than thirteen (13) calendar days before the hearing.
3. The applications for H/O designation by the Commission shall be published in the paper doing the City's printing business at least thirteen (13) calendar days before the date of the public hearing.

E. All applications for designation of Historic Landmarks or Historic Districts (H/O Overlay) shall be filed in a form authorized by the City Historic Preservation Officer and approved by the Commission. The application shall contain all relevant materials including, but shall not be limited to, legal description and address of the property, name of the property owner, name and address of applicant, photograph of the property, and a statement of the particular significance as defined in Section 88-580-02 of the City's Code of Ordinances.

- F. The City Historic Preservation Officer and said Officer's staff shall prepare a report which may include the contents of the application, provide maps indicating the location in the specific areas of the city, and provide appropriate photographs for consideration by the Commission.
- G. After the required public notice, the case shall be scheduled for a hearing before the Commission at the next regular meeting of the Commission.
- H. The applicant shall appear at the hearing or may be represented by an agent. If the applicant or their agent fails to appear at the hearing, the case may be continued until the next regular meeting or may be heard and acted upon at the scheduled time.
- I. When reviewing applications for designation, the Commission shall consider whether the building(s), structure, site, object or district has historic, cultural, aesthetic or architectural significance. The Commission shall adopt the criteria used in determining eligibility for listing on the National Register of Historic Places. The Commission shall also examine the economic impact of designation; however, neither the City Historic Preservation Officer nor their staff has any obligation to present evidence of such impact to the Commission. Five (5) affirmative votes shall be required to constitute a finding that a building, structure, site, object or district has historic, cultural, aesthetic or architectural significance. This finding shall be the Commission's recommendation for designation.
- J. If the Commission makes a recommendation of approval for the designation for any Historic Landmark or District, the distinctive features of the Historic Landmark or District upon which the recommendation is made shall be the basis of a review guide. The written review guide and the U.S. Secretary of the Department of the Interior's Standards for Rehabilitation shall be the standard for consideration of all Certificates of Appropriateness and H/O designations.
- K. For administrative purposes, Historic Landmarks and Historic Districts as designated by the City Council shall be known collectively as the "Kansas City Register of Historic Places."
- L. Request for Rehearing.

In the event the Commission recommends denial of a designation, the applicant or other interested parties may, within thirty (30) days after the date of the Commission's decision, file a written request for a rehearing. The request shall

be scheduled for the next regular meeting. The applicant or their agent may appear at that meeting. A rehearing shall be granted only if it is demonstrated that new and different evidence is available. The decision to grant a rehearing is within the sole discretion of the Commission. Any member of the Commission eligible to hear the case may make a motion to grant a rehearing and reconsideration. A simple majority of those present is sufficient to grant a rehearing. If the Commission decides to reconsider a case, the new evidence may be received on the same day or at the next regular meeting. The City Historic Preservation Officer shall send notice to all parties in attendance at the original hearing before the Commission in accordance with the Kansas City Code Section 88-580-02-C (4).

- M. A Letter of Disposition may be prepared as needed to summarize the decision of the Commission.

ARTICLE VII:
Revocation of Historic Overlay (H/O) District Procedures

A. Notice Procedures.

Notice procedures for revocation of a Historic Overlay shall follow the same procedure as outlined in Article VII (A).

B. Review Criteria.

The Commission shall use the following criteria when determining if a revocation of Historic Overlay should be recommended:

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. Whether the historic landmark or historic district has lost the historic, cultural, aesthetic or architectural significance that led to its initial designation as a historic landmark or historic district;
3. The economic impact of the designation on the subject property and the surrounding area; and
4. Conformance with the city's adopted plans and planning policies.

C. Five (5) affirmative votes shall be required for a recommendation of revocation of a designation. This finding shall be the Commission's recommendation for revocation of designation.

D. Request for Rehearing.

In the event the Commission recommends denial of revocation of a designation, the applicant or other interested parties may, within thirty (30) days after the date of the Commission's decision, file a written request for a rehearing. The request shall be scheduled for the next regular meeting. The applicant or their agent may appear at that meeting. A rehearing shall be granted only if it is demonstrated that new and different evidence is available. The decision to grant a rehearing is within the sole discretion of the Commission. Any member of the Commission eligible to hear the case may make a motion to grant a rehearing and reconsideration. A simple majority of those present is sufficient to grant a rehearing. If the Commission decides to reconsider a case, the new evidence may be received on the same day or at the next regular meeting. The City Historic Preservation Officer shall send notice to all parties in attendance at the original hearing before the Commission in accordance with Section 88-580-02-C (4) of the City's Code of Ordinance.

ARTICLE IX:
DEMOLITION REVIEW PROCEDURES

A. Demolitions Exempt from Review.

1. Applications for demolition of existing structures which are already designated to the Kansas City Register of Historic Places (H/O Overlay) shall follow the procedures set out in 88-585-05.
2. Applications for demolition of existing structures which have a pending application for designation to the Kansas City Register of Historic Places (H/O Overlay) shall follow the procedures set out in 88-580-01-A(4).
3. Applications for demolition of an existing structure, which is not a current, planned, or pending Landmark or part of a Historic District (H/O Overlay), must be reviewed and approved by the Historic Preservation Commission or staff.

B. Staff review of demolition applications with without public notice.

1. The City Historic Preservation Officer as designated by the Director of the City Planning and Development Department is hereby authorized to approve the demolition permit applications for buildings without review by the Historic Preservation Commission:
 - (a) if the structures are less than fifty (50) years old; or
 - (b) if the structure is an accessory building that is less than two hundred (200) square feet; or
 - (c) if structures that have been determined not eligible for listing on the National Register of Historic Places within the preceding four (4) years of the application date for the demolition permit; or
 - (d) if the building has been declared dangerous according to the procedures established in Chapter 56, Article V.
2. The City Historic Preservation Officer as designated by Director of the City Planning and Development Department may refer any demolition permit application to the Historic Preservation Commission for review for any reason.

3. The City Historic Preservation Officer as designated by Director of City Planning and Development Department must report on administratively approved demolition permit applications at the Historic Preservation Commission's next regular meeting.

C. Staff review of demolition applications with public notice.

1. The City Historic Preservation Officer as designated by the Director of the City Planning and Development Department is hereby authorized to approve the demolition permit applications for buildings without review by the Historic Preservation Commission at a regular meeting if staff determines the property is not eligible for listing on the National Register of Historic Places and if no member of the Historic Preservation Commission objects, in writing by email, to the City Historic Preservation Officer's administrative approval within seven (7) calendar days of notification.
2. The City Historic Preservation Officer as designated by the Director of the City Planning and Development Department is hereby authorized to approve the demolition permit applications for buildings without review by the Historic Preservation Commission at a regular meeting if staff determines the property is not eligible for listing on the National Register of Historic Places and if no member of the Historic Preservation Commission objects, in writing by email within seven(7) calendar days of notification. If a commission member objects, then the application must be forwarded to the Historic Preservation Commission for review in accordance with the procedures set in Section 88-586-05 of the Code of Ordinances.
3. Notice of the administrative approval of demolition permit applications shall be sent to members of the Historic Preservation Commission, posted to the city's website, emailed to the registered neighborhood association, and to citizens who requested alerts in Citizen Connect.
4. The City Historic Preservation Officer designated by the Director of the City Planning and Development Department may refer any demolition permit application to the Historic Preservation Commission for review for any reason.
5. The City Historic Preservation Officer designated by the Director of the City Planning and Development Department must report on administratively approved demolition permit applications at the Historic Preservation

Commission's next regular meeting.

D. Historic Preservation Commission review of demolition applications.

1. Notice.
 - a. Required Newspaper Notice - Notice of required public hearings on review of demolition permit applications must be published in the newspaper at least fifteen (15) days before the date of the public hearing.
 - b. Required Mailed Notice - Notice of required public hearings on review of demolition permit applications must be mailed at least thirteen (13) days before the date of the hearing to the subject property owner, any registered neighborhood organization, and/or registered civic organization whose boundaries include the subject property, and to all owners of property within three hundred (300) feet of the subject property.
2. Those demolition permit applications that are not administratively approved shall be forwarded to the Historic Preservation Commission for review at their next regularly scheduled meeting or special meeting if required.
3. The Historic Preservation Commission must hold a public hearing on the proposed demolition within forty-five (45) days of receipt of the application and must make a finding that:
 - a. that the structure is listed on the National Register of Historic Places and retains historic integrity; or
 - b. that the structure is eligible for listing on the Kansas City or National Register of Historic Places based on the U.S. Department of Interior's National Register of Historic Places criteria, including the historic, cultural, aesthetic, or architectural significance of the building, structure, site, object, or district; or
 - c. that the structure is not eligible for listing on the Kansas City or National Registers based on the above criteria.
4. If the Commission does not make a recommendation within forty-five (45) days, the demolition permit application is deemed approved and may be issued.
5. If the property is found to be ineligible for listing, the demolition permit

application may proceed through the normal approval process.

6. If the property is found to be listed or eligible for listing on either the Kansas City or National Register of Historic Places, then no demolition permit shall be issued for a period of forty-five (45) days following the date of the decision of the Commission.

2300 Main St., Ste 900
Kansas City, MO, 64108, USA
816-931-2002, <https://molawyersmedia.com/news/kansas-city/>

**HISTORIC PRESERVATION COMMISSION
OF
KANSAS CITY, MISSOURI**
Friday, June 27, 2025
9:00 a.m.

PROOF OF PURCHASE

COPY FOR YOUR RECORDS ONLY, THIS IS NOT AN INVOICE OR
AFFIDAVIT OF PUBLICATION

The Historic Preservation Commission will hold a public hearing on the following matters, in City Hall at 414 E 12th St, or via teleconference or other electronic means,

ADVERTISER

Planning & Development Dept., Account ID 241753
414 E 12th St, Fl 15
Kansas City, MO, 641062702

To consider issuance of a Certificate of Appropriateness for projects at the following addresses:

101 West Linwood Boulevard
3315 Karnes Boulevard
3032 Grand Avenue
1111 West 39th Street

Please Read Carefully

The Daily Record Kansas City is not responsible for errors or omissions after the First Run Date. If any errors exist in your ad, please contact us at **816-931-2002**.
Attorney's placing legal advertisements are responsible for payment of same.

To review the Kansas Register of Historic Places (H/O Overlay) application for;

CH-PRES-2025-00002: Norman School Historic District

Generally bounded by West 35th Street, Summit Street, Valentine Road and Pennsylvania Avenue.

To review the proposed demolitions at the following addresses:

512 East 22nd Street
as required by Chapter 88-585-05-A & 88-580-01-B, Development Code of Kansas City, Missouri.

Purchase Order #: 4064099
Insertion Order #: The Daily Record Kansas City
Placement: Government - Kansas City
Index: Hearings and Minutes
Category: Hearings and Minutes
First Issue: 06/11/2025
Last Issue: 06/11/2025
of Insertions: 1
Net Charge: \$7.80
Payments/Credits: \$0.00
Amount Due: \$7.80
Affidavit Reference: HISTORIC PRESERVATION COMMISSION

If you have any questions about the applications, please contact the Historic Preservation Office at 816-513-2902.

**HISTORIC PRESERVATION
COMMISSION**

Dr. Walter Guth
Acting Chair
Bradley Wolf
City Historic Preservation Officer
4064099 Jackson Jun. 11, 2025

*** Changes to this order may result in pricing changes ***

EXHIBIT E

**AFFIDAVIT
(Section 88-580-01-B)**

State of Missouri)
)
County of Jackson)
County of Clay)
County of Platte)

I, Bradley Wolf of lawful age, being duly sworn on her oath, state that I have been authorized as designee for the Director of City Development and that I have caused notice to be mailed, by United States Mail, First Class, to the property owners identified in Section 88-580-01-B, Codes of General Ordinances, according to the records of the City Assessor for Case No's. listed below on or before, **June 11, 2025**, said date being not less than thirteen (13) days prior to the date said case is set for public hearing before the Historic Preservation Commission and that a copy of said notice and property owners is attached hereto.

Case No. CH-PRES-2025-00002

Normal School Historic District



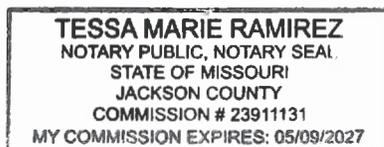
Bradley Wolf, City Historic Preservation Officer
Designee for Director of City Development

Subscribed and sworn to before me, a notary public, on this 1st day of July, 2025.



Tessa Ramirez
Notary Public

My commission expires:



Public Notification

Select Clear

Apply a search distance

300 Feet

Addressee Layer

Parcels

Format

Comma-separated values

132 addressees found; do you want to continue?

Download

esri

Kansas City, MO, Jackson County, MO, Unified Gov of Wyandotte Co, Missouri Dept. of Conservation, Esri, HERE, ...

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

CH-PRES-2025-00002

'Norman School Historic District'

Generally Bounded by West 35th Street, Summit Street, Valentine Road and Pennsylvania Avenue

A meeting will be held at **9:00 a.m., Friday, June 27, 2025**, at **City Hall**, 414 East 12th Street, Kansas City, MO or via video conferencing. Please contact staff for the link to the meeting. kchp@kcmo.org or 816-513-2902.

The purpose of the hearing will be to consider the designation of the *Norman School Historic District* to the *Kansas City Register of Historic Places (H/O Overlay)*.

3531 Jefferson LLC
3145 Broadway
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

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3572llc
3572 Pennsylvania Ave
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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The purpose of the hearing will be to consider the designation of the *Norman School Historic District to the Kansas City Register of Historic Places (H/O Overlay)*.

3611 LLC
PO Box 413124
Kansas City, MO 64141

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
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kchp@kcmo.org

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Allen Living Trust U/A Dated
January 25, 2022
812 W 35th St
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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**Amador Jr Ezekiel & Amador
Gloria
3550 Pennsylvania
Kansas City, MO 64111**

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

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**Bargar Toby S
3623 Jefferson St
Kansas City, MO 64111**

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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Bergeron Jared
3655 Jefferson St
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

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The purpose of the hearing will be to consider the designation of the *Norman School Historic District to the Kansas City Register of Historic Places (H/O Overlay)*.

Bettinger Richard Stephen -
Trustee
PO Box 414641
Kansas City, MO 64141

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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Bixby Kai Marie
3564 Pennsylvania Ave
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

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Brady William P
3606 Pennsylvania Ave
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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BRHD Assets LLC
3912 N Hamilton Ave
Chicago, IL 60618

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

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The purpose of the hearing will be to consider the designation of the *Norman School Historic District* to the *Kansas City Register of Historic Places (H/O Overlay)*.

Burns Terrence Joseph-Trustee
3546 Pennsylvania Ave
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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The purpose of the hearing will be to consider the designation of the *Norman School Historic District* to the *Kansas City Register of Historic Places (H/O Overlay)*.

Byer Jami
10 Rainbow Lake
Irvine, CA 92614

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

CH-PRES-2025-00002

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The purpose of the hearing will be to consider the designation of the *Norman School Historic District* to the *Kansas City Register of Historic Places (H/O Overlay)*.

Carey Adam T
3554 Pennsylvania Ave
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
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414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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The purpose of the hearing will be to consider the designation of the *Norman School Historic District* to the *Kansas City Register of Historic Places (H/O Overlay)*.

Carrigan James L
3233 Karnes Ave
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

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The purpose of the hearing will be to consider the designation of the *Norman School Historic District* to the *Kansas City Register of Historic Places (H/O Overlay)*.

Carson Julieta V
3630 Jefferson St
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

CH-PRES-2025-00002

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Carter Scott Properties LLC
11903 W 119th St
Overland Park, KS 66213

City Planning and Development Department
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kchp@kcmo.org

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Chang William C & Margaret K
Trustee
12940 Craig Dr
Grandview, MO 64030

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Davis Casandra L
807 W 35th St
Kansas City, MO 64111

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Denton Richard & Smith Randy
3627 Jefferson St
Kansas City, MO 64111

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Downey Dakota
721 Valentine Rd
Kansas City, MO 64111

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Fast Julie S
3540 Pennsylvania Ave
Kansas City, MO 64111

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Finley Phoebe Cecelia
3645 Madison Ave
Kansas City, MO 64111

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Ford Henry Jr
800 Valentine Rd
Kansas City, MO 64111

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**Frisch Amy & Thevar
Elangovan
3541 Jefferson St
Kansas City, MO 64111**

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**Garrett James Edward Jr &
Courtnei
703 Valentine Rd
Kansas City, MO 64111**

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Gonzalez Anita L
3440 Summit
Kansas City, MO 64111

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Grove Property Group LLC
7646 N Cypress Ave
Kansas City, MO 64119

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**Guida Kenneth Michael &
Biviano Jessica Ann
3552 Pennsylvania Ave
Kansas City, MO 64111**

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**Hanson Matthew
3609 Jefferson St
Kansas City, MO 64111**

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Hernandez Christopher
3635 Jefferson St
Kansas City, MO 64111

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Houchen J V
3604 Summit
Kansas City, MO 64111

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Houk Daniel & Thoman Carl-Trustees
604 Valentine Rd
Kansas City, MO 64111

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Huell Jessica Whitney & Brian Keith Gamble
3548 Pennsylvania Ave
Kansas City, MO 64111

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Hull Alexander N & Eckes
Amanda
3648 Jefferson St
Kansas City, MO 64111

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J35 LLC
PO Box 413124
Kansas City, MO 64141

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
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Kansas City, Missouri 64106-2795 kchp@kcmo.org

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**Johnson Curran &
Vanderhyden Max
3529 Jefferson St
Kansas City, MO 64111**

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**Jones Michael K
620 Valentine Rd
Kansas City, MO 64111**

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Kansas City Life Ins Co
3520 Broadway
Kansas City, MO 64111

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Community Planning Division
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Kansas City Life Ins Co
PO Box 139
Kansas City, MO 64141

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Kansas City Life Insurance Co
PO Box 419139
Kansas City, MO 64141

KC Life Insurance Company
3520 Broadway
Kansas City, MO 64111

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KC Uptown Lofts LP
1125 Grand Blvd Ste 202
Kansas City, MO 64106

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Kirchhoff Gloria S
3659 Jefferson
Kansas City, MO 64111

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Kokko Cory & Sean
3601 Madison Ave
Kansas City, MO 64111

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Kropp Kelsey Rigel
3615 Jefferson St
Kansas City, MO 64111

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Larson Edward E & Jennifer B
3601 Jefferson
Kansas City, MO 64111

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Linder Katherine A
3650 Jefferson
Kansas City, MO 64111

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McCurry Linda J
3610 Pennsylvania
Kansas City, MO 64111

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Mollenkamp Thomas R
3605 Jefferson
Kansas City, MO 64111

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Moser Michael
3626 Jefferson St
Kansas City, MO 64111

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Generally Bounded by West 35th Street, Summit Street, Valentine Road and Pennsylvania Avenue

A meeting will be held at **9:00 a.m., Friday, June 27, 2025**, at **City Hall**, 414 East 12th Street, Kansas City, MO or via video conferencing. Please contact staff for the link to the meeting. kchp@kcmo.org or 816-513-2902.

The purpose of the hearing will be to consider the designation of the *Norman School Historic District to the Kansas City Register of Historic Places (H/O Overlay)*.

Mowbray James L-Trustee
800 W 35th St
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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Murguia Enrique S & Teresa
3444 Summit
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

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Nelson Nichole Renee
721 Island St
Springfield, OR 97477

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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Nig Kristina & Whipple Tim
3661 Jefferson St
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

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Norman School Lofts LLC
3535 Broadway Blvd Ste R 101
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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**Oneill Brian P & Allison A-
Trustees
4012 Newport Ct
Columbia, MO 65203**

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

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**Oneill Josefina I
3508 Pennsylvania Ave
Kansas City, MO 64111**

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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Osborne Jennifer R
603 Valentine Rd
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
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kchp@kcmo.org

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Pomerance Tristan & Brooks
Johanna M
3631 Jefferson St
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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Principle Properties Mmp LLC
8311 Cherokee Ln
Leawood, KS 66206

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
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kchp@kcmo.org

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Provenza Real Estate LLC
11709 Roe Ave Ste D166
Leawood, KS 66211

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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Ramirez David & Josepha
815 W 35th St
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
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Ray Ronald J & Jeanette S
811 W 35th St
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
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Rayos John G & Linda F
3600 Jefferson
Kansas City, MO 64111

City Planning and Development Department
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Rea Crispin Martin Jr & Emma Lennon
3622 Jefferson St
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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Robinson Robert J
704 Valentine Rd
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

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Ross Robert
810 Valentine Rd
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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Russell William E
619 Valentine
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
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414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

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Salzman Michael Douglas
3609 Pennsylvania Ave
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
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414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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**Sells Larry E & Winchester M
Patrice
3600 Madison
Kansas City, MO 64111**

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

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**Shannon Greg
3535 Jefferson St
Kansas City, MO 64111**

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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Sierra Natalia
3568 Pennsylvania Ave
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

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Soby Steve
3607 Pennsylvania Ave
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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**St Lukes Health Syst Home
Care & Hospice
901 E 104th St Mailstop 900n
Kansas City, MO 64131**

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

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**Stewardship Portfolio LLC
7215 Troost Ave
Kansas City, MO 64131**

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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Summers Benjamin Lyon
3634 Jefferson St
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

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Terekhov Maxim A
3530 Pennsylvania Ave
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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**The Junior College District Of
3200 Broadway
Kansas City, MO 64111**

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

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**Tice David B & Kimberly A
3604 Jefferson St Unit 314
Kansas City, MO 64111**

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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**Vasquez Jesse G & Ruth
3438 Summit
Kansas City, MO 64111**

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

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**Vinewood House LLC
3145 Broadway
Kansas City, MO 64111**

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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Vogel Adrian & Corie
3652 Jefferson St
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

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Welliver Carol H
3649 Madison Ave
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
Kansas City, Missouri 64106-2795 kchp@kcmo.org

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Westerman Ryan J
3619 Jefferson St
Kansas City, MO 64111

City Planning and Development Department
Community Planning Division
16th Floor, City Hall, Room 1603
414 East 12th Street
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Zielinski Jonathan & Alissa
3651 SW Trafficway
Kansas City, MO 64111

EXHIBIT G

Norman School Historic District
City Planning and Development Department
(February 2024)

Case No. CH-PRES-2025-00002
(for office use only)



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) Norman School Historic District

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

2. Location

Address if Individual Designation _____

Street Boundaries if a District south side of W. 35th Street to north side of Valentine Road between the east side of Summit and the west side of Pennsylvania

County Jackson Zip Code(s) 64111 Council District 4

3. Geographical Data

Acreage of Site or District 14.1 Acres

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

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

Zoning Classification for Site or District R-6, R-5, R-1.5, and UR

4. Applicant Information

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

Name/Title Valentine Neighborhood Association

Street & Number 3652 Jefferson St. Telephone 816-309-3228

City or Town Kansas City State MO Zip Code 64111

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

Name/Title Multiple

Street & Number _____ Telephone _____

City or Town _____ State _____ Zip Code _____

Name of Historic Site or District

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

60	1	Buildings
0	0	District
8	0	Site
0	0	Structure
0	0	Object
68	1	Total

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

Norman School

7. Function or Use

Historic Function(s)

(Please enter historic functions, i.e., single family dwelling)

DOMESTIC/Single family dwelling _____
 DOMESTIC/multi-family dwelling _____
 EDUCATION/school _____

Current Function(s)

(Please enter current functions, i.e., single family dwelling)

DOMESTIC/Single family dwelling _____
 DOMESTIC/multi-family dwelling _____

8. Description

Architectural Classification

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

Shirtwaist _____
 Prairie _____
 American Foursquare _____

Materials

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

Foundation. limestone _____
 Walls brick, limestone, stucco, wood, clapboard _____
 Roof. asphalt shingle, tar and gravel, tile _____
other _____

Narrative Description

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

Name of Historic Site or District

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.

1

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)

Blank lines for entering Areas of Significance.

Period of Significance

1902-1924

Significant Dates 1906

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

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. This nomination form will be uploaded as part of the online application through [CompassKC](#). When you are ready to apply, please contact the Historic Preservation office for assistance completing the application.

Historic Preservation Office, Community Planning Division
 City Hall, 16th Floor, Room 1603
 414 East 12th Street, Kansas City, MO 64106
KCHP@kcmo.org (816) 513-2902

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 Designation
 Fee Schedule**

(1) Historic Landmark.....	\$ 207.00
But, if the Building has been previously listed in the National Register.....	\$ 52.00
 (2) Historic District.....	 \$ 311.00
Plus, per building survey form	\$ 104.00
Not to exceed a total of.....	\$2,072.00
But, if the building has been previously listed in the National Register individually or as part of a district	\$ 52.00
Plus, per building survey form	\$ 21.00
Not to exceed	\$ 414.00
 (3) Amended a Historic District	 \$ 104.00
Plus, per building survey form	\$ 104.00
Not to exceed a total of.....	\$2,072.00
But, if the building(s) has been previously listed in the National Register individually or as part of a district	\$ 52.00
Plus, per building survey form	\$ 21.00
Not to exceed	\$ 414.00

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Site or District Name

Norman School Historic District

NARRATIVE DESCRIPTION SUMMARY

The Norman School Historic District encompasses three blocks bounded by W. 35th Street on the north, Valentine Road on the south, the west side of Pennsylvania on the east, and the east side of Summit on the west. The district's homes and apartments developed in the first two decades of the twentieth century. It includes 60 contributing resources constructed between 1902 and 1929. The mostly two-and-one-half story single-family homes are predominately of the Kansas City Shirtwaist style built between 1902 and 1916, with a grouping of Prairie-style homes built in 1919 or later. Eight apartment buildings, seven in the colonnaded style, are mixed into single-family homes. The neighborhood was developed in conjunction with the Norman School, built in 1906.¹ By 1929, the Norman School District had been completely filled out and has remained intact as an example of the Streetcar Suburb property type described in the Multiple Property Documentation Form (MPDF) "Historic Residential Suburbs in the United States, 1830-1960."² The contributing resources retain the integrity of location, setting, design, and materials, clearly communicating feelings about and association with the period of significance (1902-1924).

ELABORATION

SITE AND SETTING

The Norman School Historic District (Norman School District) encompasses three blocks bounded by W. 35th Street on the north, Valentine Road on the south, the west side of Pennsylvania on the east, and the east side of Summit on the west. The Norman School, located at 3521 Summit, is a 1.6-acre property in the northwest corner of the district. It sits on a slight hill overlooking the residential neighborhood, which was a typical setting for progressive-era schools of this period.³ It is surrounded on the east and south sides by residential single-family and multi-family structures. To the north, nearly all of the residential properties have been demolished. The commercial area of Broadway Boulevard extends from Broadway to the east side of Pennsylvania Avenue, creating a barrier between residential and commercial uses. To the west, Summit Street, which became the Southwest Trafficway in 1951, cuts the area off from the Roanoke neighborhood to the west. Valentine Road provides a southern boundary.

¹ Rosin, Elizabeth and Principal; Lauren Rieke, Historic: Preservation Specialist, "Norman School National Register of Historic Places Registration form," November 2013.

² McClelland, Linda Flint and David L. Ames, Sarah Dillard Pope, "Historic Residential Suburbs in the United States" Multiple Property Documentation Form (MPDF) 1830-1960.

³ Rosin, Elizabeth and Principal; Lauren Rieke, Historic: Preservation Specialist, "Norman School National Register of Historic Places Registration form," November 2013.

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ARCHITECTS/BUILDERS

Charles A. Smith, notable architect for the Kansas City School District from 1898 until his retirement in 1936, designed the Norman School. His buildings became a hallmark of the district with their distinct five-part form and characteristic features such as classically inspired details. Over the course of his career as School Board Architect, Smith designed approximately eighty new schools and school additions for the district, using the most modern technologies such as mechanical ventilation systems and reinforced concrete construction. Smith utilized variations on a single basic plan, to which he would apply various styles and materials, such as the Jacobethan Revival style at the Norman School.⁴

On city building permits, most homes constructed in the Norman School District during this period did not list either a building company or an architect. One exception is the Agee-Block Company, which constructed ten homes in the district between 1917 and 1923. The company was headed by James Agee, and it specialized in buying up large sections of undeveloped land and either selling the lots or building homes on them. Agee-Block advertised that its “modern” homes could be bought at a cheaper price than older ones. Two of the Agee-Block-built homes list White & Dean as the architects; no architect is listed for the other homes. The Agees even lived in the Valentine district; when James Agee died in 1919, he was living at the home of his son Lee Agee at 604 Valentine Road.

While Agee-Block was the most prolific builder, Albert Holmes also built eight homes on Jefferson Street. Holmes was a real estate man who married the daughter of Erwin S. Jewett, who originally owned the land just south of 36th Street from Summit to Jefferson. Holmes was city treasurer in the early 1900s and lived at 1100 Valentine until 1906.

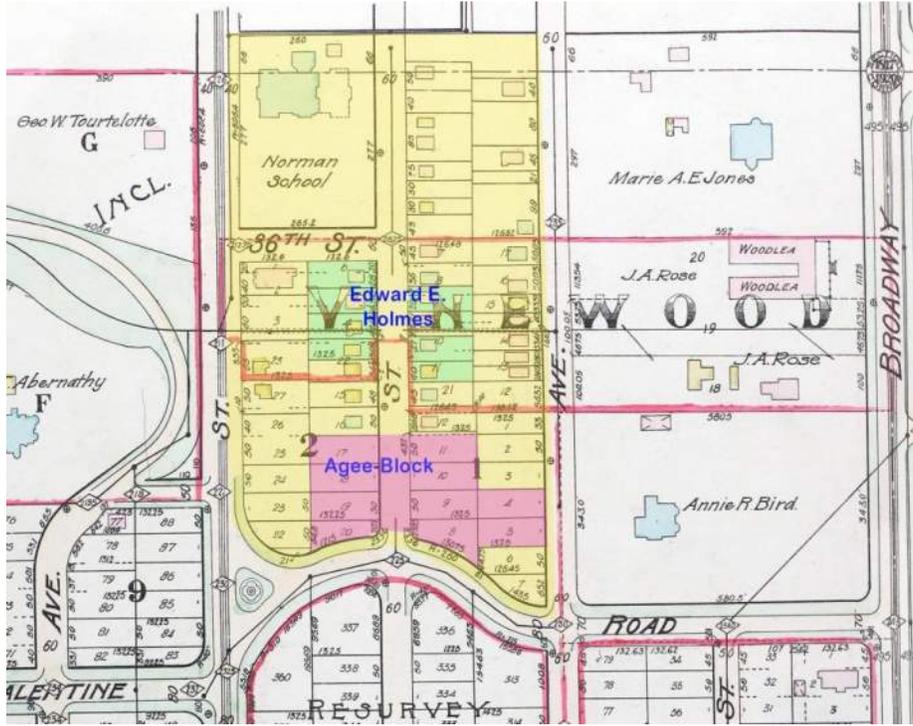
Table 1: Architects

Architect	Address		
C.M. Williams	3500-02 3504-06	Pennsylvania	Ave
Charles A. Smith	3521	Summit	St
Earl D. Clark, Jr.	3530	Pennsylvania	Ave
Edgar C. Faris	3537	Jefferson	St
Thurtle & Thayer	3501-03 3507-09	Jefferson	St
White & Dean	620	Valentine	Rd
	704	Valentine	Rd

⁴ Rosin, Elizabeth and Principal; Lauren Rieke, Historic: Preservation Specialist, “Norman School National Register of Historic Places Registration form,” November 2013.

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

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The yellow shading indicates the boundaries of the Norman School Historic District. The homes developed by Edward Holmes are shown in green, and the Agee-Block-developed residences are shown in pink.⁵

Table 2: Builders

Builder	Address		
Agee-Block Construction Co			
	3572	Pennsylvania	Ave
	3574	Pennsylvania	Ave
	620	Valentine	Rd
	704	Valentine	Rd
	3626	Jefferson	St
	3627	Jefferson	St
	3631	Jefferson	St
	3634	Jefferson	St
	3635	Jefferson	St
	3630	Jefferson	St
Albert E. Holmes			

⁵ "Atlas of Kansas City, Mo., and Environs, 1925," Tuttle-Ayers-Woodward Company, 1925.

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

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	3600		Jefferson	
	3601		Jefferson	
	3604		Jefferson	
	3605		Jefferson	
	3608		Jefferson	
	3609		Jefferson	
	3611		Jefferson	
	3612		Jefferson	
Shylock Realty				
	3501-03		Jefferson	
	3507-9		Jefferson	
Carl Bliss				
	3529		Jefferson	
	3535		Jefferson	
	3523		Jefferson	
Charles Phillips Building Company				
	3623-25		Summit	
	3629		Summit	
Edward Leland				
	3525-27		Jefferson	
	3531		Jefferson	
John Ravens				
	3508		Pennsylvania	
Oscar Frank				
	3548		Pennsylvania	
William Hardacre				
	3511		Jefferson	
	3517		Jefferson	
	3519-21		Jefferson	
Bernard Morley, Morley Brothers				
	3558		Pennsylvania	
	3562		Pennsylvania	

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Built between 1902 and 1924, the Norman School Historic District is locally significant under Criterion C in the area of ARCHITECTURE. The District's residential resources were designed and developed by a variety of individual entrepreneurs and realty companies, following earlier association with the McGee family landholdings and Interstate Fairgrounds. The District is named for its sole non-residential resource, the Norman School, a visually prominent Progressive-Era school of native limestone. The Kansas City Shirtwaist style predominates among the District's contributing buildings, accounting for 27 residential homes consistent with material, massing, and stylistic elements characteristic of the style within the District. Also present are a cluster of Prairie Style homes built from 1919-1923. Eight contributing, purpose-built multi-family residential resources remain in the District. All are consistent with the registration requirements listed in the Colonnaded Apartments MPDF⁶ to be listed under Criterion C as contributing resources to a district. They exhibit a variety of the sub-types described in the MPDF, with only one example of a design repeated across multiple resources.

STATEMENT OF SIGNIFICANCE

SUMMARY

Built between 1902 and 1924, the Norman School Historic District is locally significant under Criterion C in the area of ARCHITECTURE. The District's residential resources were designed and developed by a variety of individual entrepreneurs and realty companies, following earlier association with the McGee family landholdings and Interstate Fairgrounds. The District is named for its sole non-residential resource, the Norman School, a visually prominent Progressive-Era school of native limestone. The Kansas City Shirtwaist style predominates among the District's contributing buildings, accounting for 27 residential homes consistent with material, massing, and stylistic elements characteristic of the style within the District. Also present is a cluster of Prairie-style homes built from 1919 to 1923. Eight contributing, purpose-built multi-family residential resources remain in the District. All are consistent with the registration requirements listed in the Colonnaded Apartments MPDF⁷ to be listed under Criterion C as contributing resources to a district. They exhibit a variety of the sub-types described in the MPDF, with only one example of a design repeated across multiple resources.

The land now included in the Norman School District was originally owned by prominent Westport trader Allen B.H. McGee (A.B.H.), who bought 160 acres in 1838. His property, including the Norman School District, extended from 31st to 39th Streets between Broadway and State Line Road. A.B.H. was the son of James H. McGee, one of the founders of Kansas City. The father and son operated a thriving mill, and Allen helped his father with government contracts to supply nearby Indian tribes. McGee made his home in a cabin at 37th Street between Washington and Pennsylvania.

⁶ Schwenk, Sally, *Historic Colonnaded Apartment Buildings in Kansas City, Mo.*, National Register of Historical Places Multiple Property Documentation Form, October 2003.

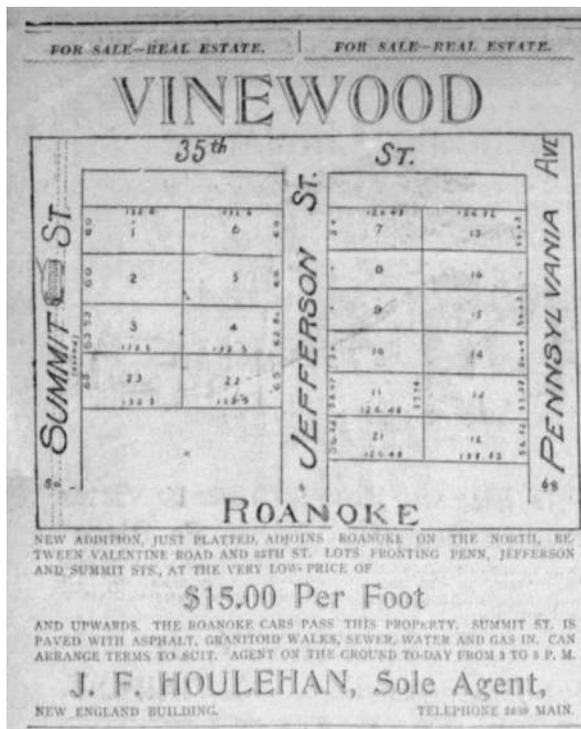
⁷ Ibid.

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McGee continued to live on his property, building a large mansion at 37th and Broadway in 1886. He also sold off pieces of his large holdings to J.J. and T.H. Mastin, Amelia Jewett and M.R. Webster, who built large homes facing Broadway Boulevard on land once owned by McGee. In 1882, McGee and other investors incorporated and created the Kansas City Interstate Fairgrounds. By 1887, however, the land the original investors had purchased became so valuable that they sold it to the Roanoke Investment Corporation, which filed the plat for the Roanoke subdivision. Most of Roanoke lay west of Summit Street, but it also included the southern portion of the Norman School District.

In 1866, Merine’s Second Addition was platted by real estate agent John C. Merine. Its lots were laid out to face W. 35th Street. The Vinewood subdivision was platted in 1903.⁸ Although there was little development before 1902, the stage was now set for rapid creation of the Norman School District.



An advertisement for the newly-platted Vinewood subdivision in 1903.

⁸ Advertisement for Vinewood, The Kansas City Star, October 11, 1903, page 39.

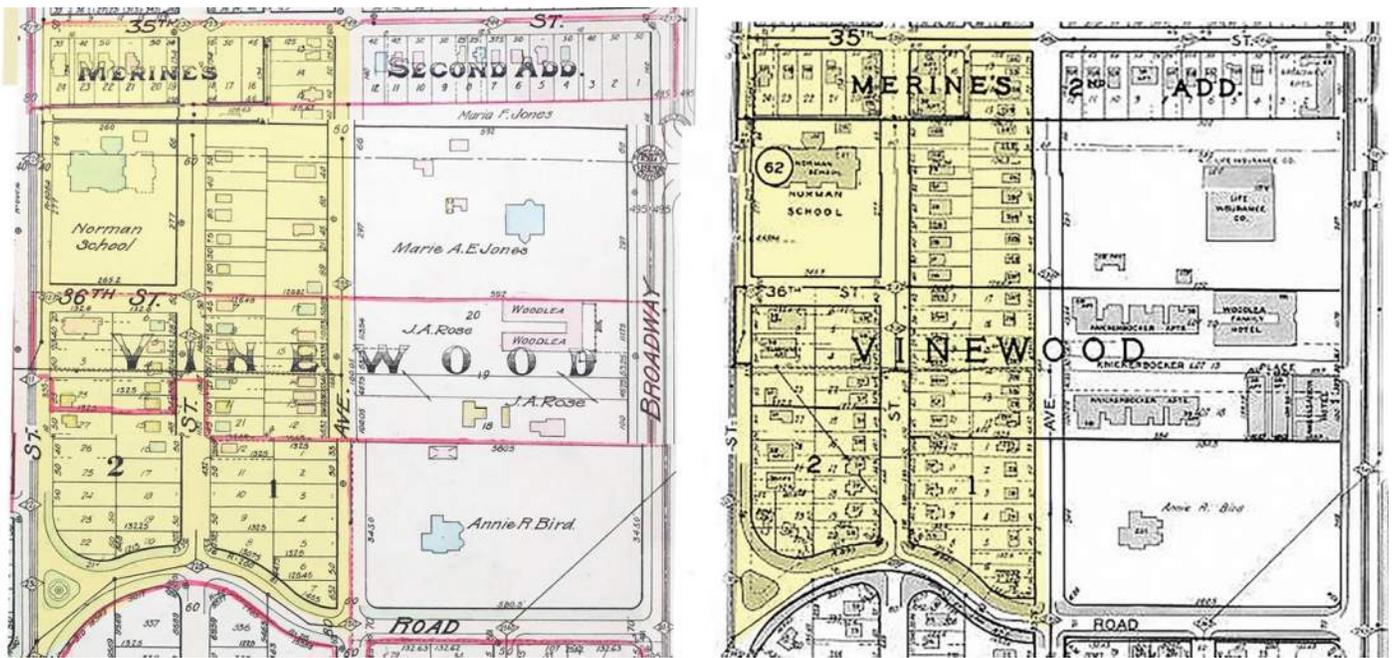
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Table 3: Plats in the Norman School District

1866	Merine’s Second Addition
1887	Roanoke
1903	Vinewood

The population of Kansas City rose from 55,000 in 1880 to 250,000 in 1910. Transportation improvements made the journey from downtown Kansas City to the new “south side” subdivisions like Hyde Park and Roanoke much easier by streetcar. Westport was annexed into Kansas City in 1899. That quickly brought improvements to streets, sewers, and other services. The area was soon also annexed into the Kansas City School District. Economic conditions also attracted real estate activity, and soon, homes were popping up in the areas surrounding the Norman School District, including the wealthy subdivisions of Roanoke to the east and Hyde Park to the west.



A 1907 map of Valentine by Tuttle and Pike⁹ next to a 1925 Atlas of Kansas City map¹⁰ of the same area shows the rapid development of primarily single-family homes during this period.

By 1901, residents of the south side were demanding a new school for the rapidly-growing number of children in the area. The south side district, bounded by 33rd Street, 38th Street, Main Street and the state

⁹ Tuttle & Pike's Atlas of Kansas City and Vicinity, Kansas City, MO, Tuttle & Pike, Edition: Ed. Of 1907.

¹⁰ Atlas of Kansas City, Mo., and environs, Jackson County Historical Society, 1925.

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line did not have a school. It contained the new popular suburbs of Roanoke, Mellier Place, and the eastern half of Hyde Park. Residents felt the need for a school was immediate.

“Within the last two years this part of town has had a phenomenal growth. Several hundred houses have been built. Pasture lots have been changed into well-populated squares,” the Kansas City Star reported that year. “But the place has remained without adequate school facilities. In the winter, the children have to walk through the snow for long distances, sometimes a mile, to reach the Hyde Park, the Westport, or the Lowell schools. Little children who cannot go so far must stay at home.”¹¹

The school board made a commitment to getting a school up and running and began looking for a suitable site. By August of 1901, they had identified property at 35th and Jefferson because “it lies in a commanding position and is large enough to admit of additional buildings.”¹² The school district built two small temporary buildings at the site and opened the doors to first and second graders that fall. In 1906, the west and center wings of the current stone building were completed. By the following year, the school was operating at full capacity. The east wing was added in 1911.

One reason the site may have been selected was that vacant land was available in the Norman School District area. While Roanoke, Mellier Place and Hyde Park had boomed in the late 1800s, the development between Summit Street and Broadway Boulevard had lagged behind. That changed quickly as the new school opened and quickly became a lure for families to settle as close to it as possible.

¹¹ For a Temporary School, The Kansas City Star , Aug. 14, 1901 ·Page 16.

¹² For the New South Side School The Kansas City Star, Wed, 28 Aug 1901 ·Page 2

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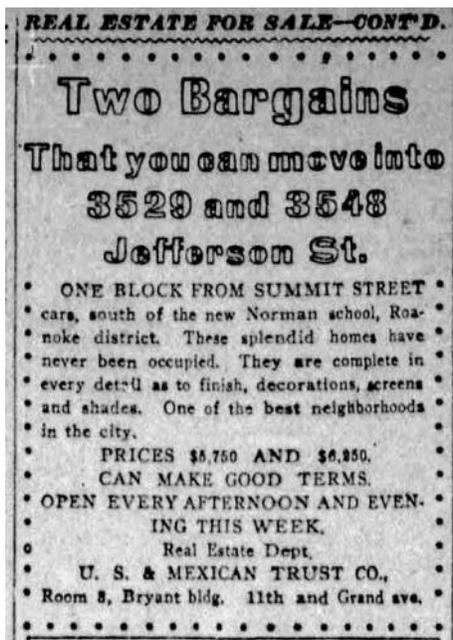
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An ad for two new homes on Jefferson Street touted the advantages of living near the new Norman School.¹³

Newspaper ads by 1908 were citing the advantages of living in the Norman School District. The first home within the district was built in 1902, just as the new south side school site was being opened, and by 1909, half of the homes in the district had been constructed.¹⁴

“Like many Kansas City school buildings at this time, Norman School served as more than an elementary school, but as a social center of the community” according to the Norman School Historic Register nomination. “Such places developed to create a unified community in the increasingly urbanizing city and likewise became the focus of the social life of Kansas Citians.”¹⁵

The school served the Valentine neighborhood as an educational institution and a center of community activity for nearly 100 years. After it closed because of a declining student population, the school was operated as a Parents as Teachers program site until 2006.

In 2009, it was purchased by a private developer, and it was renovated and reopened as an apartment building. Two additions to the Norman School were added when the property north of the original building was redeveloped as the Norman School Lofts in 2016. The Norman School, added to the National Register of

¹³ Advertisement for 3529 and 3548 Jefferson, 8 Star Sept. 5, 1907.

¹⁴ The homes built by year included: 1902, 1; 1904, 2; 1905, 13; 1906, 5; 1907, 6; 1908, 1; and 1909, 5.

¹⁵Rosin, Elizabeth Principal; Lauren Rieke, Historic: Preservation Specialist, “Norman School National Register of Historic Places Registration form,” November, 2013.

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Historic Places in 2013 as an intact example of the Elementary School sub-type of the Early Twentieth Century/ Progressive Era School property type.

Colonnaded Apartments in the District

The majority of homes in the Norman School Historic District were built as single-family, but there are also eight multi-family structures. Of those, one is a purpose-built duplex and one is a colonnaded four-plex; the remaining six are colonnaded six-plexes of the type described in MPDF. “Housing shortages, a rapidly-growing middle class and the emergence of speculative developers ushered in an era of small and medium-sized four- to twelve-unit apartment buildings.¹⁶

TABLE 4. COLONNADED APARTMENTS IN VALENTINE

3537 Jefferson	1907	Duplex	Colonnaded apartment
3525-27 Jefferson	1909	Four plex	Colonnaded apartment
3500-3502 Jefferson	1910	Six-plex	Colonnaded apartment
3504-6 Jefferson	1910	Six-plex	Colonnaded apartment
3501-3 Jefferson	1912	Six-plex	Colonnaded apartment
3507-09 Jefferson	1912	Six-plex	Colonnaded apartment
3629 Summit	1923	Six-plex	Colonnaded apartment
3623-25 Summit	1923	Six-plex	Colonnaded apartment

Connection to Parks and Boulevards

The development of the Norman School District was also spurred in part by the development of the Kansas City Park and Boulevard System. The system was designed by landscape architect George Edward Kessler (1862-1923) as part of an 1893 plan for a comprehensive network that guided and coordinated urban growth.¹⁷ By 1910, this park and boulevard was the most significant factor in determining Kansas City's twentieth-century development and building patterns in the Norman School district. While the elite areas of Hyde Park and Roanoke had been the first of the southern suburbs to blossom, the Norman School area had seen only a handful of homes before the park system became a magnet for suburban development.

Development of the Penn Valley Park began in 1904, with its southern boundary just four blocks to the north of the Norman School District.¹⁸

¹⁶ Schwenk, Sally, *Historic Colonnaded Apartment Buildings in Kansas City, Mo.*, National Register of Historical Places Multiple Property Documentation Form, October 2003.

¹⁷ “A Legacy of Design: An Historical Survey of the Kansas City, Missouri Parks and Boulevard System, 1893-1940,” Kansas City Center for Design Education and Research, 1995.

¹⁸ Ibid

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Valentine Road was acquired by the park district between 1906 and 1907. The residential boulevard created an east-west link between Roanoke Park and Broadway. Like other small residential boulevards, it attracted well-to-do families.¹⁹

The park board acquired nearby Broadway Boulevard between 1902 and 1906.²⁰ It had originally developed as an elite residential street. Growth in the area, changes in transportation, and the designation as a boulevard led to a transformation by the early 1920s. Broadway Boulevard created a commercial boundary on the east side of the Norman School District. While the west side of Pennsylvania within the district was lined with residential structures, the east side of that street reflected the more commercial use of those lots that fronted Broadway.

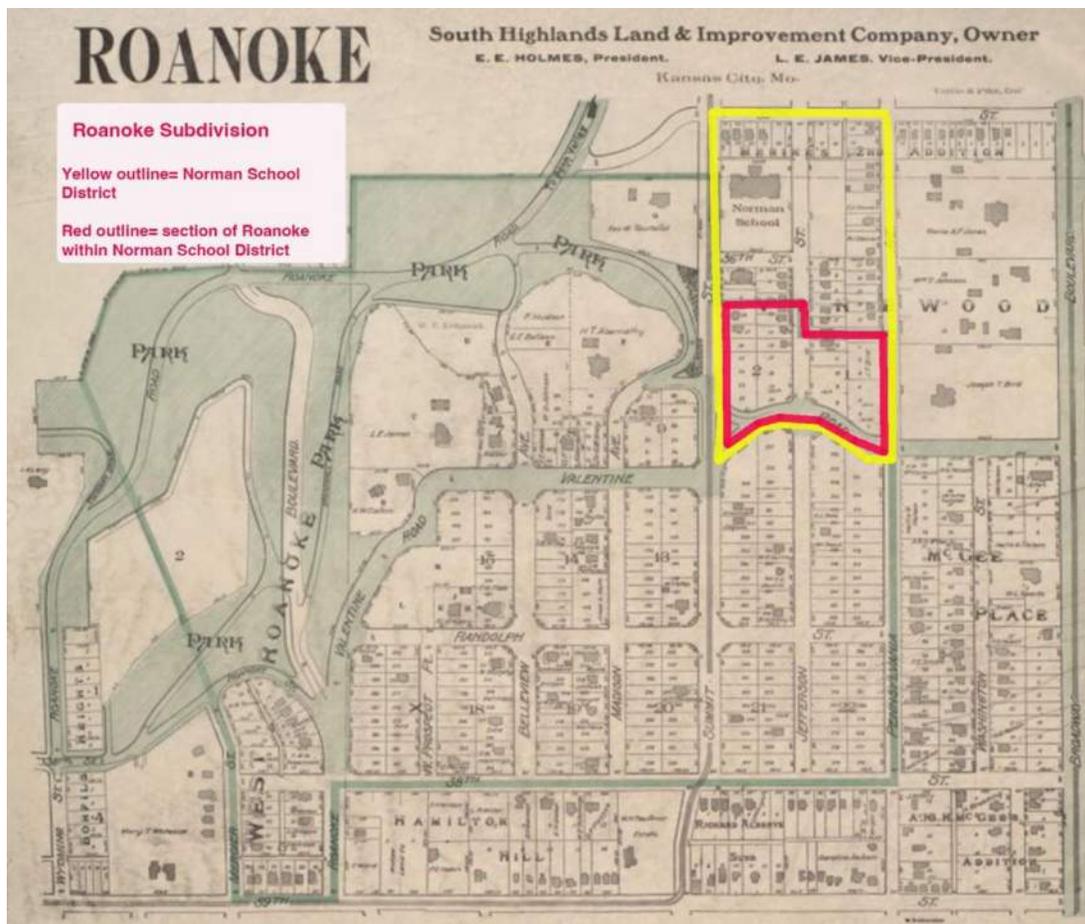
¹⁹ Ibid

²⁰ Ibid

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A Split in the Roanoke Subdivision



This map of the Roanoke subdivision shows the small section (outlined in red) that was a part of the Norman School District (outlined in yellow).²¹

While the Roanoke subdivision originally included part of the Norman School District, several factors led to a split between the two sides, divided by Summit Street. Deed restrictions banning apartments in Roanoke were set to expire in 1923.²² With no zoning laws in place and with developers hungry for apartment sites, residents became concerned about the potential for multi-family development in Roanoke. Roanoke homeowners took preventative action; at least those west of Summit did. They banded together, raised \$70,000, and bought up all the vacant lots west of Summit; and they also bought up the corners of Valentine

²¹ Sanborn Fire Insurance Map, Kansas City, Missouri. 1895-1907, Page f001 Missouri Valley Special Collections, Kansas City Public Library.

²² The Roanoke neighborhood has continued to extend its residential covenant under which subdivision of properties for rental is prohibited.

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Road and Summit. The property owners on the east side of Summit declined to participate. This effectively cut off the Roanoke properties east of Summit from those to the west. This helped to create a distinct character for the two sides and helped to later define the area to the west as the Roanoke Neighborhood while the area east of Summit is considered part of the Valentine Neighborhood.

By 1945, use of the streetcar had waned, and more people were relying on automobiles for transportation. The city was seeking ways to reduce congestion and get people by automobile from downtown to their new homes to the south and west. It chose to convert Summit Street to a “trafficway,” a major business route allowing traffic to flow more quickly. The trafficway was officially opened in 1951. The new high-speed highway replaced the slower Summit Street traffic of the past. It also further divided the Roanoke subdivision to the west of the trafficway from the Roanoke subdivision homes on the east of the trafficway.

Penn Valley Plaza Project

In February of 1971, the Penn Valley Plaza Redevelopment Company proposed a \$45 million, 19-acre redevelopment project from Summit to Pennsylvania between W. 33rd Street and Valentine Road, just south of the new Penn Valley Community College. Principals of the corporation included the Kansas City Life Insurance Company, Business Men’s Assurance Company, and the Veterans of Foreign Wars along others. They wanted to use the state’s urban renewal law to declare the area blighted so that property could be condemned for redevelopment.

Neighbors quickly organized as the Valentine Neighborhood Association in 1971. The original boundaries of the association were 33rd to Valentine Road, from Summit Street to Pennsylvania. They challenged the blight designation and the need for redevelopment of the area in the media. Eventually the city plan commission killed the proposal.

Demolition of 23 buildings to the north of West 35th Street 2024 created a loss of historic integrity for those blocks and created the northern boundary of the proposed district.

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Schwenk, Sally, "Historic Colonnaded Apartment Buildings in Kansas City, Mo.," National Register of Historical Places Multiple Property Documentation Form (MPDF), October 2003.

Rosin, Elizabeth and Principal; Lauren Rieke, Historic: Preservation Specialist, "Norman School National Register of Historic Places Registration form," November 2013.

McClelland, Linda Flint and David L. Ames, Sarah Dillard Pope, "Historic Residential Suburbs in the United States" Multiple Property Documentation Form (MPDF) 1830-1960.

MAPS AND AERIALS

Sanborn Fire Insurance Map, Kansas City, Missouri. 1909, Missouri Valley Special Collections, Kansas City Public Library.

Sanborn Fire Insurance Map, Kansas City, Missouri. 1951, Missouri Valley Special Collections, Kansas City Public Library.

Sanborn Fire Insurance Map, Kansas City, Missouri. 1963, Missouri Valley Special Collections, Kansas City Public Library.

Atlas of Kansas City, Mo., and environs, Jackson County Historical Society, 1925.

Sanborn Fire Insurance Map, Kansas City, Missouri. 1895-1907, Page f001 Missouri Valley Special Collections, Kansas City Public Library.

Parcel Viewer - City of Kansas City, MO, <https://kcmo.org/apps/parcelviewer/>

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

BOOKS

"A Legacy of Design: An Historical Survey of the Kansas City, Missouri Parks and Boulevard System, 1893-1940," Kansas City Center for Design Education and Research, 1995.

"Memorial and Biographical Record of Kansas City and Jackson County Mo.," Lewis Pub. Co., 1896.

ARTICLES

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

Section

Number

8

Page

Site or District Name

Norman School Historic District

Advertisement for Vinewood, The Kansas City Star, October 11, 1903, page 39.

For the New South Side School, The Kansas City Star, Wed, 28 Aug 1901, Page 2.
Advertisement for 3529 and 3548 Jefferson, 8 Star Sept. 5, 1907.

For a Temporary School, The Kansas City Star, Aug. 14, 1901 ·Page 16.

Boundary Justification

The northern boundary of the district is defined by vacant lots on the 600 and 700 blocks of West 35th Street, where nearly all of the residential properties have been demolished. On the east, the commercial area of Broadway Boulevard extends from Broadway to the east side of Pennsylvania Avenue, creating a barrier between residential and commercial uses. To the west, Summit Street, which became the Southwest Trafficway in 1951, cuts the area off from the Roanoke neighborhood to the west. Valentine Road, a boulevard, provides a southern boundary.

Legal

Lots 13 through 17 and East 12.52 feet of Lot 18, Merine's 2nd Addition.

West 26,74 Feet of Lot 19 and All Lots 20 to 24, Merine's 2nd Addition.

Lots 1 through 17, Vinewood

Lots 21 through 23, Vinewood

Lots 1 through 12 Block 1, Roanoke

Lots 15 through 27 Block 2, Roanoke

All that part of the two acres off the South end of the East 1/2 of the Southeast 1/4 of Section 18 and the nine acres off the North end of the East 1/2 of the Northeast 1/4 of Section 19, all in Township 49, Range 33 in Kansas City, Jackson County, Missouri which lies East of the East line of Summit Street and West of the West line of Jefferson Street in said Kansas City, or to more particularly describe the land hereby conveyed: Beginning at a point on the East line of Summit Street in Kansas City, Missouri, 66 feet North of the South line of Section 18, Township 49, Range 33; thence East along a line parallel to the South line of said Section 18, 261.13 feet more or less to a point in the West line of Jefferson Street in said Kansas City as established by Ordinance No. 14881 approved February 11, 1901; thence South along the West line of said Jefferson Street 363 feet to a point which is 297 feet South of the North line of said Section 19; thence West along a line parallel to the North line of said Section 19, 265.53 feet more or less to a point in the East line of said Summit Street; thence North along the East line of said Summit Street 363 feet to the point of beginning, Except that part in streets and roads.

All that part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 19, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the Southeast corner of Lot 15, Merine's 2nd Addition then south 363 feet to the Northeast corner of Lot 17, Vinewood, thence West parallel with the North line of said quarter-quarter section and along the North line of said Vinewood, 253.3 feet, more or less, to the East line of Jefferson Street, as now established; thence North along said line 366 feet to the Southwest corner of the East 12.52 Feet of Lot 18, Merine's 2nd Addition, then east 108.52 Feet to the Southeast corner of Lot 16, Merine's 2nd Addition, then southeast to the Southwest corner of Lot 15, Merine's 2nd addition then East 125 Feet to the Point of Beginning.



Tuttle & Pike Key

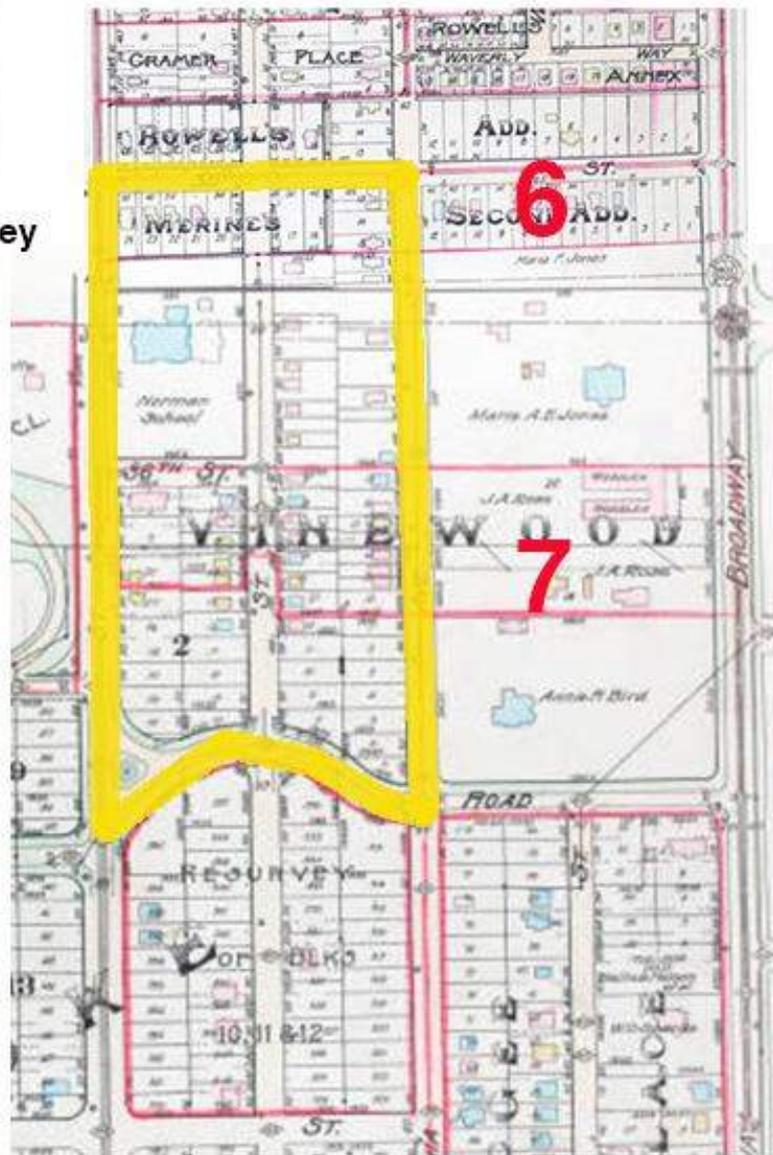
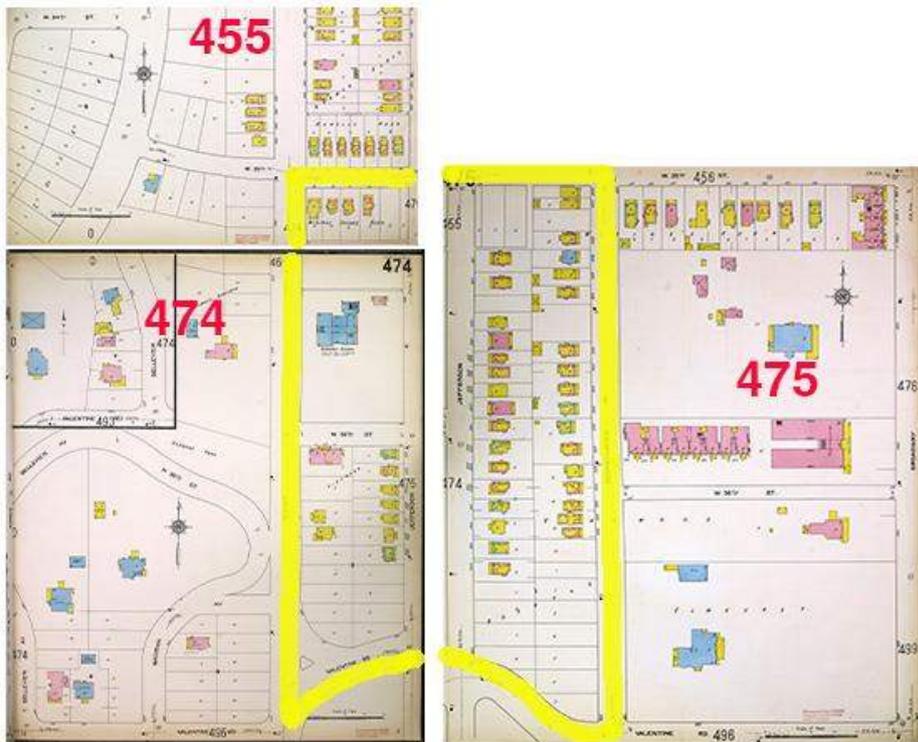


EXHIBIT ? : SANBORN FIRE INSURANCE MAPS

1909 Sanborn Fire Insurance Map



1951 Sanborn Fire Insurance Map



1963 Sanborn Fire Insurance Map

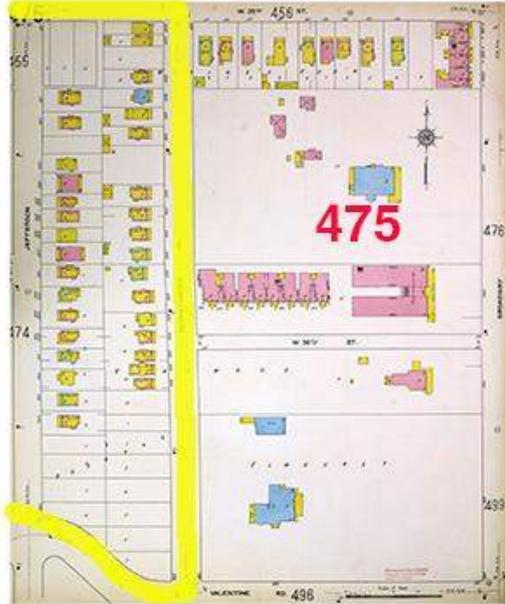


EXHIBIT ? : OTHER HISTORIC PHOTOGRAPHS



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.

EXHIBIT ? : 1940 PHOTOGRAPHS

1940 Photographs, Missouri Valley Special Collections

<p>1</p>	<p>3500 Pennsylvania</p>	
<p>2</p>	<p>3502 Pennsylvania</p>	

3

3504 Pennsylvania



4

3508 Pennsylvania



5

3512 Pennsylvania



6

3514 Pennsylvania



7

3518 Pennsylvania



8

3520 Pennsylvania



9

3524-26 Pennsylvania



10

3528, 3426, 3530, and 3532
Pennsylvania



11	3534 Pennsylvania	
12	3540 Pennsylvania	
13	3542 Pennsylvania	

14

3546 Pennsylvania



15

3548 Pennsylvania



16

3550 Pennsylvania



17

3552 Pennsylvania



18

3554 Pennsylvania



19

3558 Pennsylvania



20	3562 Pennsylvania	
21	3564 Pennsylvania	
22	3568 Pennsylvania	

23

3572 Pennsylvania



24

3574 Pennsylvania



25

3500-02 Jefferson



	3501-03 Jefferson	
26	3504-06 Jefferson	
27	3507-09 Jefferson	

28

3511 Jefferson



29

3517 Jefferson



30

3519-21 Jefferson



31

3523 Jefferson



32

3525-27 Jefferson



33

3529 Jefferson



34

3531 Jefferson



35

3535 Jefferson



36

3537 Jefferson



37

3541 Jefferson



38

3600 Jefferson



39

3601 Jefferson



40

3604 Jefferson



41

3605 Jefferson



42

3608 Jefferson



43

3609 Jefferson



44

3611 Jefferson



45

3612 Jefferson



46

3615 Jefferson



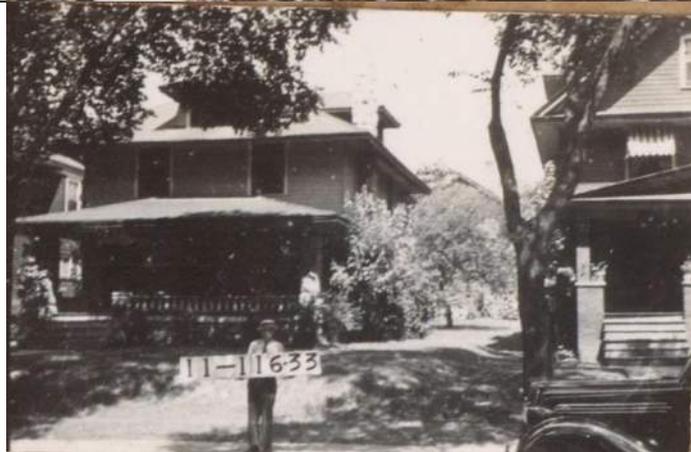
47

3616 Jefferson



48

3619 Jefferson



49

3620 Jefferson



50

3622 Jefferson



51

3623 Jefferson



52	3626 Jefferson	
53	3627 Jefferson	
54	3630 Jefferson	missing

55	3631 Jefferson	
56	3634 Jefferson	missing
57	3635 Jefferson	

58

Norman School/Norman School Lofts



59

3605-7 Summit



60

3617 Summit



61

3621 Summit



62

3623-25 Summit



63

3629 Summit



64	604 Valentine Road	
65	620 Valentine Road	
66	704 Valentine Road	

67

734 Valentine Road



68

717 W. 36th Street



743 W. 35th



715 W. 35th



711 W. 35th



729 W. 35th



EXHIBIT H - Map



'Norman School Historic District'

Page 7

EXHIBIT I- Quick Parcel Overview

Type	Address	Owner	Owner Address	Architectural Styles	Contributing?	
1	Vacant	3500 Pennsylvania Ave	KC Life Insurance	3520 Broadway Kansas City, MO 64111	Vacant	No
2	Vacant	3502 Pennsylvania Ave	KC Life Insurance	3521 Broadway Kansas City, MO 64111	Vacant	No
3	Building	3504 Pennsylvania Ave	Kansas City Life Insurance Co	PO Box 419139 Kansas City, MO 64141	Colonnaded Apartments	Yes
4	Building	3508 Pennsylvania Ave	Oneill Josefina I	3508 Pennsylvania Ave Kansas City, MO 64111	Kansas City Shirtwaist	Yes
5	Building	3512 Pennsylvania Ave	Kansas City Life Insurance Co	3520 Broadway Kansas City, MO 64111	American Four Square	Yes
6	Vacant	3514 Pennsylvania Ave	Kansas City Life Ins Co	3520 Broadway Kansas City, MO 64111	VACANT	No
7	Vacant	3518 Pennsylvania Ave	Kansas City Life Ins Co	3520 Broadway Kansas City, MO 64111	VACANT	No
8	Vacant	3520 Pennsylvania Ave	Kansas City Life Ins Co	3520 Broadway Kansas City, MO 64111	VACANT	No
9	Building	3526-34 Pennsylvania Ave	Terekhov Maxim A	3530 Pennsylvania Ave Kansas City, MO 64111	New Traditional Mediterranean	No
10	Building	3540 Pennsylvania Ave	Fast Julie S	3540 Pennsylvania Ave Kansas City, MO 64111	Kansas City Shirtwaist	Yes
11	Building	3542 Pennsylvania Ave	Byer Jami	10 Rainbow Lake Irvine, CA 92614	Kansas City Shirtwaist	Yes
12	Building	3546 Pennsylvania Ave	Burns Terrence Joseph-Trustee	3546 Pennsylvania Ave Kansas City, MO 64111	Kansas City Shirtwaist	Yes
13	Building	3548 Pennsylvania Ave	Huell Jessica Whitney & Brian Keith Gamble	3548 Pennsylvania Ave Kansas City, MO 6411	Kansas City Shirtwaist	Yes
14	Building	3550 Pennsylvania	Amador Jr Ezekiel & Amador Gloria	3550 Pennsylvania Kansas City, MO 64111	Kansas City Shirtwaist	Yes
15	Building	3552 Pennsylvania Ave	Guida Kenneth Michael & Biviano Jessica Ann	3552 Pennsylvania Ave Kansas City, MO 64111	Kansas City Shirtwaist	Yes
16	Building	3554 Pennsylvania Ave	Carey Adam T	3554 Pennsylvania Ave Kansas City, MO 64111	Kansas City Shirtwaist	Yes
17	Building	3558 Pennsylvania Ave	Nelson Nichole Renee	721 Island St. Springfield, OR 97477	Tudor Revival	Yes
18	Building	3562 Pennsylvania Ave	Bettinger Richard Stephen - Trustee	PO Box 414641 Kansas City, MO 64141	Tudor Revival	Yes
19	Building	3564 Pennsylvania Ave	Bixby Kai Marie	3564 Pennsylvania Ave Kansas City, MO 64111	Prairie	Yes
20	Building	3568 Pennsylvania Ave	Sierra Natalia	3568 Pennsylvania Ave Kansas City, MO 64111	Prairie	Yes
21	Building	3572 Pennsylvania Ave	3572Llc	3572 Pennsylvania Ave Kansas City, MO 64111	Prairie	Yes
22	Building	3574 Pennsylvania Ave	Houk Daniel & Thoman Carl-Trustees	604 Valentine Rd Kansas City, MO 64111	Prairie	Yes
23	Building	604 Valentine Rd	Houk Daniel & Thoman Carl-Trustees	604 Valentine Rd Kansas City, MO 64111	Prairie	Yes
24	Building	620 Valentine Rd	Jones Michael K	620 Valentine Rd Kansas City, MO 64111	Prairie	Yes
25	Building	3635 Jefferson St	Hernandez Christopher	3635 Jefferson St Kansas City, MO 64111	Prairie	Yes
26	Building	3631 Jefferson St	Pomerance Tristan & Brooks Johanna M	3631 Jefferson St Kansas City, MO 64111	Prairie	Yes
27	Building	3627 Jefferson St	Denton Richard & Smith Randy	3627 Jefferson St Kansas City, MO 64111	American Four Square	Yes
28	Building	3623 Jefferson St	Bargar Toby S	3623 Jefferson St Kansas City, MO 64111	Kansas City Shirtwaist	Yes
29	Building	3619 Jefferson St	Westerman Ryan J	3619 Jefferson St Kansas City, MO 64111	Kansas City Shirtwaist	Yes
30	Building	3615 Jefferson St	Kropp Kelsey Rigel	3615 Jefferson St Kansas City, MO 64111	American Four Square	Yes
31	Building	3611 Jefferson St	3611 LLC	PO Box 413124 Kansas City, MO 64141	Kansas City Shirtwaist	Yes
32	Building	3609 Jefferson St	Hanson Matthew	3609 Jefferson St Kansas City, MO 64111	Kansas City Shirtwaist	Yes
33	Building	3605 Jefferson	Mollenkamp Thomas R	3605 Jefferson Kansas City, MO 64111	Kansas City Shirtwaist	Yes
34	Building	3601 Jefferson	Larson Edward E & Jennifer B	3601 Jefferson Kansas City, MO 64111	Kansas City Shirtwaist	Yes
35	Building	3541 Jefferson St	Frisch Amy & Thevar Elangovan	3541 Jefferson St Kansas City, MO 64111	Kansas City Shirtwaist	Yes
36	Building	3537 Jefferson St	Principle Properties Mmp LLC	8311 Cherokee Ln Leawood, KS 66206	Colonnaded Apartments	Yes
37	Building	3535 Jefferson St	Shannon Greg	3535 Jefferson St Kansas City, MO 64111	Craftsman Bungalow	Yes
38	Building	3531 Jefferson St	3531 Jefferson LLC	3145 Broadway Kansas City, MO 64111	Kansas City Shirtwaist	Yes
39	Building	3529 Jefferson St	Johnson Curran & Vanderhyden Max	3529 Jefferson St Kansas City, MO 64111	Kansas City Shirtwaist	Yes
40	Building	3527 Jefferson St	Kansas City Life Ins Co	PO Box 139 Kansas City, MO 64141	Colonnaded Apartments	Yes
41	Building	3523 Jefferson St	Kansas City Life Ins Co	3520 Broadway Kansas City, MO 64111	Dutch Colonial	Yes
42	Building	3521 Jefferson St	Oneill Brian P & Allison A-Trustees	4012 Newport Ct Columbia, MO 65203	American Four Square	Yes
43	Building	3517 Jefferson St	Carter Scott Properties LLC	11903 W 119th St Overland Park, KS 66213	Kansas City Shirtwaist	Yes
44	Building	3511 Jefferson St	Kansas City Life Ins Co	3520 Broadway Kansas City, MO 64111	Kansas City Shirtwaist	Yes
45	Building	3501 Jefferson St 1N	Kansas City Life Ins Co	3520 Broadway Kansas City, MO 64111	2 Colonnaded Apartments	Yes
46	Building	3500 Jefferson St 1N	J35 LLC	PO Box 413124 Kansas City, MO 64141	Colonnaded Apartments	Yes
47	Building	3504 Jefferson St 1N	J35 LLC	PO Box 413124 Kansas City, MO 64141	Classical Revival: Vernacular	Yes
48	Vacant	711 W 35th St	J35 LLC	PO Box 413124 Kansas City, MO 64142	VACANT	No
49	Building	3514 Jefferson St	Norman School Lofts LLC % Del Properties	3535 Broadway Blvd Ste R 101 Kansas City, MO 64111	Jacobethan	Yes
50	Building	717 W 36th St	Vinewood House LLC	3145 Broadway Kansas City, MO 64111	Low-rise Walk-up	Yes
51	Building	3605 Summit St	Provenza Real Estate LLC	11709 Roe Ave Ste D166 Leawood, KS 66211	Low-rise Walk-up	Yes
52	Building	3617 Summit St	Kansas City Life Ins Co	3520 Broadway Kansas City, MO 64111	Kansas City Shirtwaist	Yes
53	Vacant	3621 Summit St	Kansas City Life Ins Co	3520 Broadway Kansas City, MO 64111	VACANT	No
54	Building	3623 Summit St	Kansas City Life Insurance Company	3520 Broadway Kansas City, MO 64111	Colonnaded Apartments	Yes
55	Building	3629 Summit St 1N	Kansas City Life Ins Co	3520 Broadway Kansas City, MO 64111	Colonnaded Apartments	Yes
56	Vacant	734 Valentine Rd	Kansas City Life Ins Co	3520 Broadway Kansas City, MO 64111	VACANT	No
57	Building	704 Valentine Rd	Robinson Robert J	704 Valentine Rd Kansas City, MO 64111	Tudor Revival	Yes
58	Building	3634 Jefferson St	Summers Benjamin Lyon	3634 Jefferson St Kansas City, MO 64111	Prairie	Yes
59	Building	3630 Jefferson St	Carson Julieta V	3630 Jefferson St Kansas City, MO 64111	Prairie	Yes
60	Building	3626 Jefferson St	Moser Michael	3626 Jefferson St Kansas City, MO 64111	Prairie	Yes
61	Building	3622 Jefferson St	Rea Crispin Martin Jr & Emma Lennon	3622 Jefferson St	Kansas City Shirtwaist	Yes
62	Building	3620 Jefferson St	Carrigan James L	3233 Karnes Ave Kansas City, MO 64111	American Four Square	Yes
63	Vacant	3616 Jefferson St	Kansas City Life Ins Co	3520 Broadway Kansas City, MO 64111	VACANT	No
64	Building	3612 Jefferson St	Kansas City Life Insurance Co	3520 Broadway Kansas City, MO 64111	Kansas City Shirtwaist	Yes
65	Building	3608 Jefferson St	Grove Property Group LLC	7646 N Cypress Ave Kansas City, MO 64119	Kansas City Shirtwaist	Yes
66	Building	3604 Jefferson St	Tice David B & Kimberly A	3604 Jefferson St Unit 314 Kansas City, MO 64111	Kansas City Shirtwaist	Yes
67	Building	3600 Jefferson St	Rayos John G & Linda F	3600 Jefferson St Kansas City, MO 64111	Kansas City Shirtwaist	Yes

'Norman School Historic District'

EXHIBIT J – Survey Forms

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3504-06		Pennsylvania		Ave	
Ownership:				<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public
Historic Name:			Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:	Twn:	Rng: Sec:
Historic Use (if known): DOMESTIC: multiple dwelling			Current Use: DOMESTIC: multiple dwelling		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Vernacular: Classical Revival Details	Structural:	
Plan shape: Rectangular	Exterior Cladding: brick	
No. of Stories: 3	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s):
No. of Bays (1st story):	Basement Type:	
Roof Type: flat	Front Porch Type: Full-width, 2 on each floor	
Roof Material: tar & gravel	Acreeage (rural):	
	Visible from Public Rd <input type="checkbox"/>	Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1916	Architect: C.M. Williams	On Kansas City Register?:
Significant Date/Period:	Builder:	Date: Contributing?:
Areas of Significance:	Developer:	On National Register?:
Original or Significant Owners: D.R. Witherup		Date: Contributing?:
National Register eligible?: <input checked="" type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

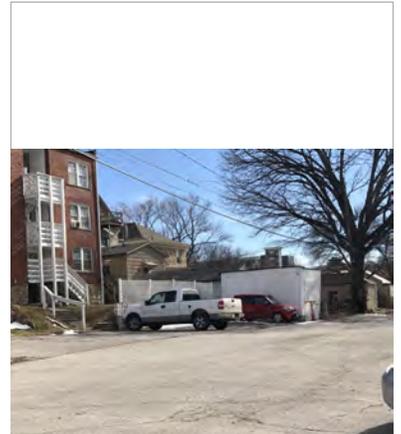
Address: 3504-06

Pennsylvania

Ave

Photographer: Brad Wolf

Photo Date 3/24/2022



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

parking area in rear

Further Description of important architectural features:

This apartment is the Square column subtype is defined in the Historic Colonnaded Apartments of Kansas City MPS. Symmetrically arranged cubic mass. Broad entablature conceals flat roof behind. Brick balustrade on first story and wood balustrade with starburst pattern in center on second and third stories. 6/1 and /41 double hung windows. Front entry door with prairie style muntins and sidelights.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES: Excellent

This property retains integrity and would be eligible for individual listing in the National Register under the MPDF Historic Colonnaded Apartment Buildings in Kansas City, Missouri as an example of a Square Column Porch subtype.

Sources of Information:

Water Permit(s) #: 386

Building Permit(s) #: 11952

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3508		Pennsylvania		Ave	
Ownership:				<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public
Historic Name:			Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling			Current Use: DOMESTIC: single dwelling		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	garage
Plan shape: Rectangular	Exterior Cladding:	
No. of Stories: 2.5	1st story stucco, 2nd story asbestos shingle	
No. of Bays (1st story):	Foundation Material: limestone	Changes
Roof Type: front gable	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Material: asphalt shingle	Front Porch Type: Full width	<input type="checkbox"/> Alteration Date(s):
	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1906	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: John Ravens	Date: Contributing?:
Original or Significant Owners: Mr & Mrs. Alex P. Stewart	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

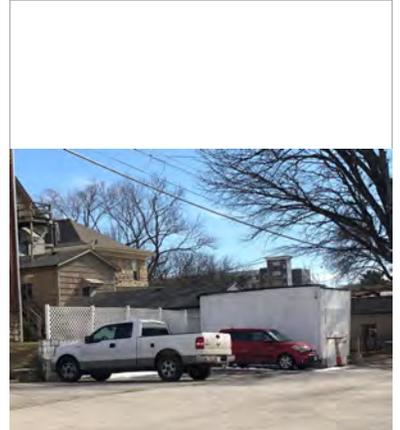
Address: 3508

Pennsylvania

Ave

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Garage with flat roof, plywood cladding and infilled door. Noncontributing

Further Description of important architectural features:

Full width front porch with gable roof. Brick columns with brick balustrade. 1/1 double hung windows. Shed dormers. One story addition on rear. Entresol oriel with hipped roof on north façade with secondary entrance below. Original brick on first floor removed and stucco applied.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES: Fair

Sources of Information:

Water Permit(s) #: 31538

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3512		Pennsylvania	Ave Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling		Current Use: DOMESTIC: single dwelling	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: American Four-Square	Structural:	pool
Plan shape: Rectangular	Exterior Cladding: limestone	
No. of Stories: 2	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: hipped	Front Porch Type: Full width	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1902	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: Mrs. Stewart	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3512

Pennsylvania

Ave

Photographer: Brad Wolf

Photo Date 2/10/2022



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

One car garage with hipped roof, concrete block walls, overhead garage door. Noncontributing

Further Description of important architectural features:

Full width front porch with hipped roof, square stone columns and low stone wall. 1/1 double hung windows. Entresol oriel with hipped roof on south façade. Rear slope stone chimney to NW.

History and Significance:

Building permit in 1911 to remodel residence, owner A.S. Lemmon

Eligibility: eligible: contributes to district

CHANGES: Excellent

Sources of Information:

Valentine Walking Tour, Valentine Neighborhood Association, 1980

Water Permit(s) #: 21016

Building Permit(s) #: 50517

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3530		Pennsylvania		Ave	
Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public					
Historic Name: Joseph R. Bixby Residence			Present Name:		
UTM: Zone: E: N:	Township/Range/Section:		Twn:	Rng:	Sec:
Historic Use (if known): DOMESTIC: single dwelling			Current Use: DOMESTIC: single dwelling		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:) fence, wrought iron
Arch. Style and/or Vernacular Type: New Traditional Mediterranean	Structural:	
Plan shape: irregular	Exterior Cladding: stucco	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 1	Foundation Material: concrete	
No. of Bays (1st story):	Basement Type:	
Roof Type: combination gable and hip	Front Porch Type: portico	
Roof Material: tile	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1977	Architect: Earl Clark, Jr.	On Kansas City Register?: Date: Contributing?:
Significant Date/Period:	Builder: Collins Construction Co.	
Areas of Significance:	Developer:	On National Register?: Date: Contributing?:
Original or Significant Owners:		Part of Multiple Property?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3530

Pennsylvania

Ave

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Fence wrought iron, stucco columns

Further Description of important architectural features:

Characteristic of this style is the simplistic form, stuccoed walls and broad red Spanish tile roofs with exposed rafters. Note how the plain wall surface rises in parapet walls and how the expansive exterior is punctuated by arched or rectangular windows.

History and Significance:

This was the home of Joseph Bixby, the president of Kansas City Life Insurance Company from 1964 to 1990.

Eligibility: not eligible: less than 50 years old

CHANGES: Excellent

Sources of Information:

Roanoke Map 1907, Kansas City Times 6/2/77 p. 11D

Water Permit(s) #: 71558

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3540		Pennsylvania	Ave Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling		Current Use: DOMESTIC: single dwelling	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangular	Exterior Cladding: 1st story limestone, 2nd story wood lap	
No. of Stories: 2.5	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s):
No. of Bays (1st story):	Basement Type:	
Roof Type: hipped	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1904	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: E.C. Chase	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

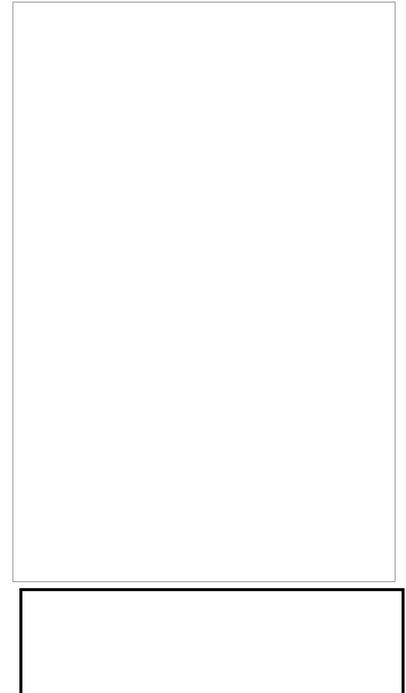
Address: 3540

Pennsylvania

Ave

Photographer: Brad Wolf

Photo Date 3/24/2022



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Black metal fence in front yard

Further Description of important architectural features:

Full width front porch with hipped roof and stone columns and low stone wall. 1/1 double hung vinyl windows. Hipped dormer.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES: Good

Sources of Information:

Valentine Walking Tour, Valentine Neighborhood Association, 1980

Water Permit(s) #: 25708

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3542 Pennsylvania Ave		Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	
Historic Name: James Mullane Residence		Present Name:	
UTM: Zone: E: N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single dwelling		Current Use: DOMESTIC: single dwelling	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangular	Exterior Cladding: 1st story brick, 2nd story asbestos	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: front gable	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1906	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3542

Pennsylvania

Ave

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

Full width front porch with gable roof, square brick column on stone bases, wood balustrade. Small porch extension with hipped roof on southeast corner of porch. 1/1 double hung windows. Paladin window in gable end.

History and Significance:

1906 City Directory Jas. Mullane, steam ft. Permit in 1956 for repairs Owner C. Richards; 1963 permit to finish attic

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1906 City Directory

Water Permit(s) #: 10621

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3546		Pennsylvania	Ave Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling		Current Use: DOMESTIC: single dwelling	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangular	Exterior Cladding: vinyl lap siding	
No. of Stories: 2.5	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s):
No. of Bays (1st story):	Basement Type:	
Roof Type: front gable	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1907	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: John Frazer	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

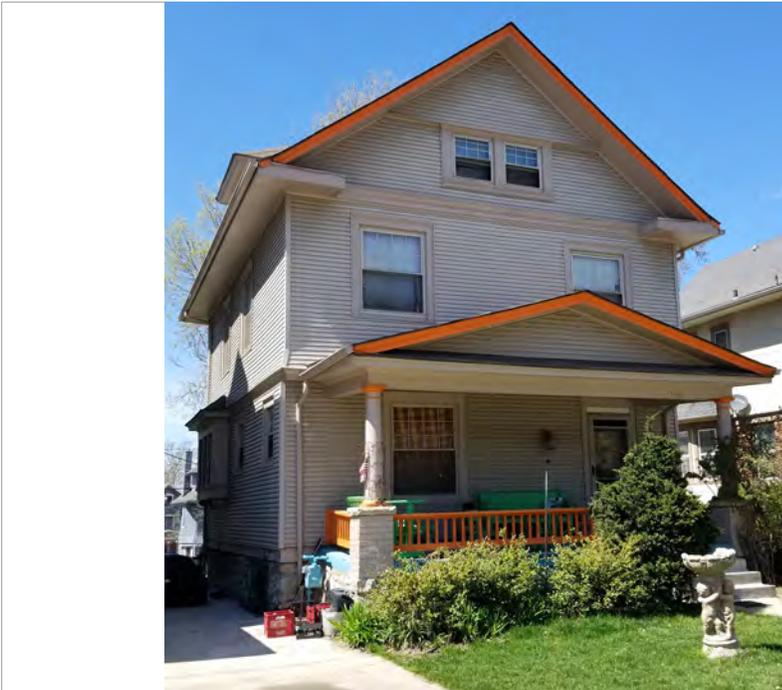
Address: 3546

Pennsylvania

Ave

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

Full width front porch with gabled roof and Doric columns on brick bases. Wood balustrade. 8/1 and 6/1 double hung windows. Hipped dormers.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES: Fair

Sources of Information:

North Valentine Survey Permits: wp 3/25/07 John Frazer; repairs in 1966, owner Louise Yancey

Water Permit(s) #: 32673

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3548		Pennsylvania	Ave Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling		Current Use: DOMESTIC: single dwelling	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	garage
Plan shape: Rectangular	Exterior Cladding: 1st story brick, 2nd story metal lap	
No. of Stories: 2.5	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: front gable	Front Porch Type: Full width	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1906	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Oscar Frank	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

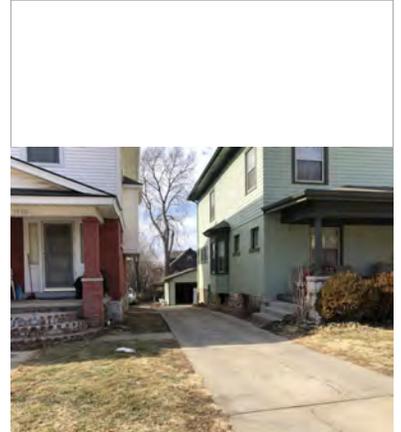
Address: 3548

Pennsylvania

Ave

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Two car garage with gable roof, lap siding, double wide garage door. Noncontributing

Further Description of important architectural features:

Full width front porch with hipped roof, Doric columns on stone bases and wood balustrade. 8/1 double hung windows.

History and Significance:

Oscar Frank was a contractor that lived at 5437 E 11th St. Permit for aluminum siding in 1964.

Eligibility: eligible: contributes to district

CHANGES: Fair

Sources of Information:

1908 City Directory

Water Permit(s) #: 29991

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3550		Pennsylvania	Ave Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling		Current Use: DOMESTIC: multiple family	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangular	Exterior Cladding: 1st story brick, 2nd story, vinyl lap	
No. of Stories: 2	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s):
No. of Bays (1st story):	Basement Type:	
Roof Type: hipped	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: James T. Robinson	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3550

Pennsylvania

Ave

Photographer:

Photo Date



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

Full width front porch with gable roof, brick columns on brick bases. 1/1 double hung windows. Hipped dormer with paired double hung windows and belcast eaves.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES: Fair

Sources of Information:

Water Permit(s) #: 26704

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3552		Pennsylvania	Ave Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling		Current Use: DOMESTIC: multiple dwelling: duplex	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	fence
Plan shape: Rectangular	Exterior Cladding: 1st story brick, 2nd story vinyl lap	
No. of Stories: 2	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: front gable	Front Porch Type: Full width	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1906	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: Mr. & Mrs. Louis N. Geiss	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3552

Pennsylvania

Ave

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

black aluminum picket fence in front yard.

Further Description of important architectural features:

Full width front porch, two stories. First story has brick columns and nonoriginal wood balustrade. The second story has shed roof with square wood posts and a wood balustrade. Wood shingles in gable end.

History and Significance:

The first resident was Louis N. Geiss that work at Galloway & Geiss.

Eligibility: eligible: contributes to district

CHANGES: Fair

Sources of Information:

1907 & 1908 City Directories

Water Permit(s) #: 30545

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3554		Pennsylvania	Ave Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling		Current Use: DOMESTIC: single dwelling	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangular	Exterior Cladding: 1st story brick, 2nd story metal lap	
No. of Stories: 2.5	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s):
No. of Bays (1st story):	Basement Type:	
Roof Type: front gable	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1906	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: John F. Neimeier	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3554

Pennsylvania

Ave

Photographer: Brad Wolf

Photo Date 2/08/2022



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

Full width front porch with hipped roof, square brick columns, wood balustrade. 6/1 and 1/1 double hung windows

History and Significance:

The original address was 3606 Pennsylvania. John F. Neimeier, a butcher, was the first resident.

Eligibility: eligible: contributes to district

CHANGES: Fair

Sources of Information:

1908 City Directory

Water Permit(s) #: 30546

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3558		Pennsylvania	Ave Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: multiple dwelling: duplex		Current Use: DOMESTIC: multiple dwelling: duplex	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Tudor Revival	Structural:	
Plan shape: Rectangular	Exterior Cladding: Stucco with half timbering	
No. of Stories: 2.5	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s):
No. of Bays (1st story):	Basement Type:	
Roof Type: side gable	Front Porch Type: Stoop/entry	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1924	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Bernard Morley, Morely Bros.	Date: Contributing?:
Original or Significant Owners: H.R. Kirk	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3558

Pennsylvania

Ave

Photographer:

Photo Date



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

Gable dormers, front façade had casement windows that were replaced with 1/1 double hung windows. Brick pilasters on corners. Brick arch over entry.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES: Good

Sources of Information:

Valentine Walking Tour, Valentine Neighborhood Association, 1980; 1924 City Directory

Water Permit(s) #:

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3562 Pennsylvania Ave		Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: multiple dwelling: duplex		Current Use: DOMESTIC: multiple dwelling: duplex	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Tudor Revival	Structural:	
Plan shape: Rectangular	Exterior Cladding: Stucco with half timbering	
No. of Stories: 2.5	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s):
No. of Bays (1st story):	Basement Type:	
Roof Type: side gable	Front Porch Type: Stoop/entry	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1924	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Bernard Morley, Morely Bros.	Date: Contributing?:
Original or Significant Owners: H.R. Kirk	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

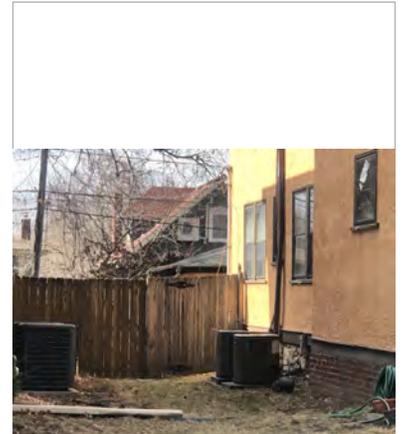
Address: 3562

Pennsylvania

Ave

Photographer:

Photo Date



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Garage in rear. Noncontributing

Further Description of important architectural features:

Gable dormers, front façade had casement windows that were replaced with picture windows. Brick pilasters on corners. Brick arch over entry.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES: Good

Sources of Information:

Valentine Walking Tour, Valentine Neighborhood Association, 1980; 1924 City Directory

Water Permit(s) #: 77559

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3564		Pennsylvania		Ave	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling			Current Use: DOMESTIC: single dwelling		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Prairie	Structural:	fence
Plan shape: Rectangular	Exterior Cladding: 1st story brick, 2nd story, stucco	
No. of Stories: 2	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: hipped	Front Porch Type: Partial width	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1923	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: George F. Grinnell	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3564

Pennsylvania

Ave

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

two car garage with hipped roof bifold doors. Noncontributing

Further Description of important architectural features:

Front stoop with brick columns and flat roof. Paired 6/1 double hung windows. Deep soffits with brackets at corners. Hipped dormer.

History and Significance:

The first resident was George F. Grinnell, owner of Grinnell Heating Co.

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1924 City Directory

Water Permit(s) #: 72844

Building Permit(s) #: 44050

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3568		Pennsylvania	Ave Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling		Current Use: DOMESTIC: single dwelling	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Prairie	Structural:	fence
Plan shape: Rectangular	Exterior Cladding:	
No. of Stories: 2	1st story brick, 2nd story, stucco	
No. of Bays (1st story):	Foundation Material: limestone	Changes
Roof Type: hipped	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Material: asphalt shingle	Front Porch Type: full width	<input type="checkbox"/> Alteration Date(s):
	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1923	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: George F. Grinnell	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3568

Pennsylvania

Ave

Photographer:

Photo Date



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Two car garage with hipped roof bifold doors. Noncontributing

Further Description of important architectural features:

Full width front porch with wood posts and hipped roof. Paired 6/1 double hung windows. Deep soffits with brackets at corners. Gable dormer.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1924 City Directory

Water Permit(s) #: 72845

Building Permit(s) #: 44051

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3572		Pennsylvania	Ave Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling		Current Use: DOMESTIC: single dwelling	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Prairie	Structural:	fence
Plan shape: Rectangular	Exterior Cladding: stucco	
No. of Stories: 2	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: hipped	Front Porch Type: Wrap around	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1921	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Agee Block	Date: Contributing?:
Original or Significant Owners:	Developer: Agee Block	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

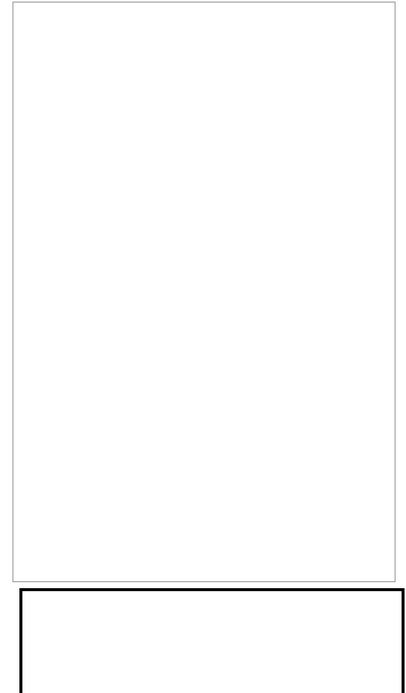
Address: 3572

Pennsylvania

Ave

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Garage, shared; fence

Further Description of important architectural features:

Wrap around porch with gable roof, stucco columns and stucco wall. 1/1 double hung windows. Half-timbering on upper story.

History and Significance:

The first resident was George Remley.

Eligibility: eligible: contributes to district

CHANGES: Excellent

Sources of Information:

1923 City Directory

Water Permit(s) #: 65994

Building Permit(s) #: 38958

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County:	Jackson	City:	Kansas City <input type="checkbox"/> Vicinity	Zip Code	64111
Address:	3574	Pennsylvania		Ave	Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public
Historic Name:			Present Name:		
UTM:	Zone:	E:	N:	Township/Range/Section:	Twn: Rng: Sec:
Historic Use (if known):			Current Use:		
DOMESTIC: single dwelling			DOMESTIC: single dwelling		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Prairie	Structural:	fence
Plan shape: Rectangular	Exterior Cladding: stucco	
No. of Stories: 2	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: hipped	Front Porch Type: Partial width	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1921	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Agee Block	Date: Contributing?:
Original or Significant Owners:	Developer: Agee Block	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3574

Pennsylvania

Ave

Photographer:

Photo Date



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Garage, shared; fence

Further Description of important architectural features:

3/4 width front porch with hipped roof stucco columns and stucco wall. Deep soffit with brackets. 1/1 double hung windows.

History and Significance:

The first resident was Joseph F. Sonnenberg.

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1923 City Directory

Water Permit(s) #: 65995

Building Permit(s) #: 38959

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3500-02		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: multiple dwelling: four plex			Current Use: DOMESTIC: multiple dwelling: four plex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Colonnaded Apartment	Structural:	
Plan shape: Rectangle	Exterior Cladding: Brick	
No. of Stories: 2	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
Roof Type: flat	Front Porch Type: Partial width/one for each apartment	
Roof Material: tar & gravel	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1909	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer: H. Bert Lamonte	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name Owner Address	Form prepared by (name and organization): Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	Survey Date:
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FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3500-02

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:
 The apartment is a Classical Colossal Column porch subtype as defined in the Historic Colonnaded Apartments of Kansas City MPS. Partial width porch with Corinthian columns. Porch railings are not original. Bays on north and south facades with wood shingle cladding. Rear sleeping porch has been demolished and new addition being added to rear.

History and Significance:
 The permits list the owner as H. Bert Lamonte, who was the manager of Commonwealth Securities Company.

Eligibility: eligible: contributes to district **CHANGES:**

Sources of Information:
 1909 & 1910 City Directories, Valentine Walking Tour, Valentine Neighborhood Association, 1980

Water Permit(s) #: 41677	Building Permit(s) #: 9922
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ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3501-03		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: multiple dwelling: six plex			Current Use: DOMESTIC: multiple dwelling: six plex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Colonnaded Apartment	Structural:	
Plan shape: Rectangle	Exterior Cladding: Brick	
No. of Stories: 3	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Bays (1st story):	Basement Type:	
Roof Type: flat	Front Porch Type: Partial width, one for each apartment	
Roof Material: tar & gravel	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1912	Architect: Thurtle & Thayer	On Kansas City Register?: Date: Contributing?:
Significant Date/Period:	Builder:	
Areas of Significance:	Developer: Shyrock Realty	On National Register?: Date: Contributing?:
Original or Significant Owners:	Previous Surveys:	Part of Multiple Property?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential		

OTHER:

Owner Name Owner Address	Form prepared by (name and organization): Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	Survey Date:
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FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	

Address: 3501-03

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:
 The apartment is a Square Brick Column Porch subtype as defined in the Historic Colonnaded Apartments of Kansas City MPS. Two three story porches over each bay. Brick balustrade on first story and non-original wood railings on second and third stories. 1/1 double hung windows.

History and Significance:
 One of a set of two (3507-09)

Eligibility: eligible: contributes to district **CHANGES:**

Sources of Information:
 Stewart's Special, April 5, 1912; Valentine Walking Tour, Valentine Neighborhood Association 1980

Water Permit(s) #: 47636	Building Permit(s) #: 10478
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ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3504-06		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: multiple dwelling: four plex			Current Use: DOMESTIC: multiple dwelling: four plex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Colonnaded Apartment	Structural:	
Plan shape: Rectangle	Exterior Cladding: Brick	
No. of Stories: 2	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
Roof Type: flat	Front Porch Type: Partial width/one for each apartment	
Roof Material: tar & gravel	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1909	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer: H. Bert Lamonte	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3504-06

Jefferson

St

Photographer:	Photo Date 2/02/2022
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

The apartment is a Classical Colossal Column porch subtype as defined in the Historic Colonnaded Apartments of Kansas City MPS. Partial width porch with Corinthian columns. Porch railings are not original. Bays on north and south facades with wood shingle cladding. Rear sleeping porch has demolished in 2022 and currently under renovation.

History and Significance:

The permits list the owner as H. Bert Lamonte, who was the manager of Commonwealth Securities Company.

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1909 & 1910 City Directories, Valentine Walking Tour, Valentine Neighborhood Association, 1980

Water Permit(s) #: 41678

Building Permit(s) #: 10215

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3507-09		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: multiple dwelling: six plex			Current Use: DOMESTIC: multiple dwelling: six plex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Colonnaded Apartment	Structural:	
Plan shape: Rectangle	Exterior Cladding: brick	
No. of Stories: 3	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
Roof Type: flat	Front Porch Type: Full width, one for each apartment	
Roof Material: tar & gravel	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1912	Architect: Thurtle & Thayer	On Kansas City Register?: Date: Contributing?:
Significant Date/Period:	Builder:	
Areas of Significance:	Developer: Shyrock Realty	On National Register?: Date: Contributing?:
Original or Significant Owners:		Part of Multiple Property?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	

OTHER:

Owner Name Owner Address	Form prepared by (name and organization): Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	Survey Date:
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FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3511		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: multiple dwelling: duplex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story, brick; 2nd story, asbestos shingle	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: gable	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1907	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: William Hardacre	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name Owner Address	Form prepared by (name and organization): Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	Survey Date:
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FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3511

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:
 Two story front porch. Brick pier with stone caps on first story and a brick balustrade. The second story has Doric columns with a wood balustrade. 1/1 double hung windows.

History and Significance:
 1910 Census: William Hardacre was contractor that lived at 1730 Jefferson

Eligibility: eligible: contributes to district **CHANGES:**

Sources of Information:
 1909 Sanborn map, 1910 Census

Water Permit(s) #: 32874	Building Permit(s) #:
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ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3517		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: multiple dwelling: duplex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
Plan shape: Rectangle	Exterior Cladding: 1st story, brick; 2nd story, wood lap	
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: gable	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1907	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: William Hardacre	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name Owner Address	Form prepared by (name and organization): Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	Survey Date:
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FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3517

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

One story full width front porch with hipped roof. Stone pier with brick balustrade. Hipped dormers on north and south. Palladian window in front gable end. Wood shingles in gable ends. 6/1 double hung windows on front.

History and Significance:

1910 Census: William Hardacre was contractor that lived at 1730 Jefferson

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1910 Census

Water Permit(s) #: 31929

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3519-21		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: multiple dwelling: duplex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement: north façade	Outbuildings (list, describe on continuation sheet:) garage
Arch. Style and/or Vernacular Type: American Foursquare	Structural:	
Plan shape: Rectangle	Exterior Cladding: brick	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: gable	Front Porch Type: Full width, 1st and 2nd floors	
Roof Material: asphalt shingle	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1914	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: William Hardacre	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name Owner Address	Form prepared by (name and organization): Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	Survey Date:
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FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3519-21

Jefferson

St

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Two car garage with a flat roof and brick walls. Noncontributing

Further Description of important architectural features:

Two story front porch with a hipped roof and brick piers. Brick balustrade on first story, wood balustrade on second story.1/1 vinyl windows.

History and Significance:

1910 Census: William Hardacre was contract that lived at 1730 Jefferson

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1910 Census

Water Permit(s) #: 53404

Building Permit(s) #: 11141

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3523		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Dutch Colonial	North façade	
Plan shape: Rectangle	Structural:	
No. of Stories: 2.5	Exterior Cladding: asbestos shingle	
No. of Bays (1st story):	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
Roof Type: gambrel	Basement Type:	
Roof Material: asphalt shingle	Front Porch Type: Full width	
	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1907	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Carl L. Bliss	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3523

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:
 One story front porch with hipped roof, Doric columns. Nonoriginal wood railing. 1/1 double hung windows.

History and Significance:
 Permits: 1916 garage (demolished) owner Mrs. E. Campbell

Eligibility: eligible: contributes to district **CHANGES:**

Sources of Information:

Water Permit(s) #: 32792	Building Permit(s) #:
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ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22		
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3525-27		Jefferson		St
Historic Name:		Present Name:		
UTM: Zone: E: N:	Township/Range/Section:		Twn:	Rng: Sec:
Historic Use (if known): DOMESTIC: multiple dwelling: four plex		Current Use: DOMESTIC: multiple dwelling: four plex		
Legal Descrip:				

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Colonnaded Apartment	Structural:	
Plan shape: Rectangle	Exterior Cladding: brick	
No. of Stories: 2	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Bays (1st story):	Basement Type:	
Roof Type: flat	Front Porch Type: Full width, 1st and 2nd story	
Roof Material: asphalt shingle	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1909	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Edward A. Leland	Date: Contributing?:
Original or Significant Owners: Burton Daw	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name Owner Address	Form prepared by (name and organization): Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	Survey Date:
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FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3525-27

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:
 The apartment is a Combined Column Porch subtype as defined in the Historic Colonnaded Apartments of Kansas City MPS. Front façade painted. One story front porch with paired Doric columns on stone piers. Non-original wood railings. Stone quoining. 1/1 double hung windows. Stucco over original front cornice.

History and Significance:
 Hallie H. Lane, a surgeon, lived on SW Boulevard in 1909. In 1910, he lived at 3527 Jefferson per the 1910 census.

Eligibility: eligible: contributes to district **CHANGES:**

Sources of Information:
 1909 City Directory, 1910 Census

Water Permit(s) #: 33438	Building Permit(s) #: 24764
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ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3529		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story brick, 2nd story wood lap	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: gable	Front Porch Type: front full width	
Roof Material: asphalt shingle	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1907	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Carl L. Bliss	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3529

Jefferson

St

Photographer:	Photo Date 2/01/2022
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Driveway north side

Further Description of important architectural features:

1/1 double hung windows. Front porch with gable roof, brick piers, concrete floor.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

Water Permit(s) #: 32793

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3531		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: multiple dwelling: duplex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story brick, second story wood shingle	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: hip	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1909	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Edward A. Leland	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3531

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:
 Two story front porch with fluted Ionic columns and wood balustrade. 1/1 double hung vinyl windows. Hipped dormer

History and Significance:
 1912 Permit for a garage (demolished)

Eligibility: eligible: contributes to district **CHANGES:**

Sources of Information:
 1909 Sanborn map

Water Permit(s) #: 41004	Building Permit(s) #:
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ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3535		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Craftsman Bungalow	Structural:	
Plan shape: Rectangle	Exterior Cladding: wood shingle and wood lap	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 1.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: gable	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1909	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Carl L. Bliss	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3535

Jefferson

St

Photographer:	Photo Date
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:
 Full width front porch, original pyramidal stone piers replaced with square stone piers with tapered wood columns. Hipped dormer and wide eaves.

History and Significance:
 Permit 1925 addition, C.O. Larson

Eligibility: eligible: contributes to district **CHANGES:**

Sources of Information:
 1909 Sanborn map

Water Permit(s) #: 32794	Building Permit(s) #:
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ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3537		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: multiple dwelling: duplex			Current Use: DOMESTIC: multiple dwelling: duplex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:) garage
Arch. Style and/or Vernacular Type: Colonnaded Apartment	Structural:	
Plan shape: Rectangle	Exterior Cladding: brick	
No. of Stories: 2	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Bays (1st story):	Basement Type:	
Roof Type: flat/mansard over porch	Front Porch Type: Full width	
Roof Material: Tar and gravel/Tile over porch	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1908	Architect: Edgar C. Faris	On Kansas City Register?: Date: Contributing?:
Significant Date/Period:	Builder:	
Areas of Significance:	Developer: Galloway & Geis	On National Register?: Date: Contributing?:
Original or Significant Owners:	Previous Surveys:	Part of Multiple Property?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential		

OTHER:

Owner Name Owner Address	Form prepared by (name and organization): Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	Survey Date:
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FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	

Address: 3537

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Two car garage with flat roof in rear. Noncontributing

Further Description of important architectural features:

The apartment is a Combined Column Porch subtype as defined in the Historic Colonnaded Apartments of Kansas City MPS. Brick piers on the with fluted square columns. Stone accents. Rolled Spanish tile parapet. Two limestone staircases. Non-original metal and wood railings. Stone quoins on front corners.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

Valentine Walking Tour, Valentine Neighborhood Association, 1980

Water Permit(s) #: 35290

Building Permit(s) #: 8689

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3541		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:) garage
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	south façade	
Plan shape: Rectangle	Structural:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2.5	Exterior Cladding: 1st story, brick; 2nd story, wood lap	
No. of Bays (1st story):	Foundation Material: limestone	
Roof Type: hip	Basement Type:	
Roof Material: asphalt shingle	Front Porch Type: Full width	
	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1909	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: John & Mary Edwards	Developer: Albert E. Holmes	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

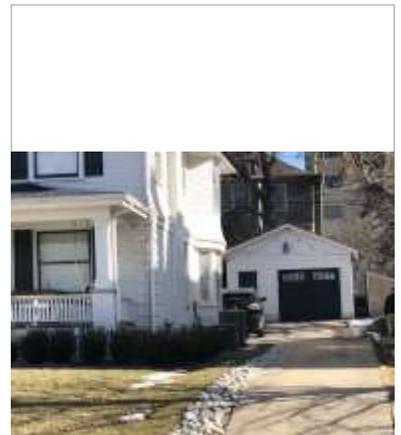
Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3541

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Garage built 1926, owner Mary Edwards. Gable roof, one garage door, lap siding. Noncontributing

Further Description of important architectural features:

Full width porch with brick piers and wood posts. Wood railing and steps. 1/1 double hung windows. Four hipped dormers. Brick quoining on first story.

History and Significance:

Newspaper clipping: Earliest mention, John Mark Edwards lived here, died in 1919. Sanborn Map 1909

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

Newspaper clippings, 1909 Sanborn Map

Water Permit(s) #: 27063

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22		
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3600		Jefferson		St
Historic Name:		Present Name:		
UTM: Zone: E: N:	Township/Range/Section:		Twn:	Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family	
Legal Descrip:				

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story, stone; 2nd story, asbestos shingle	
No. of Stories: 2.5	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Bays (1st story):	Basement Type:	
Roof Type: gable	Front Porch Type: Wrap around	
Roof Material: asphalt Shingle	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer: Albert E. Holmes	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3600

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:
 Hipped dormers on north and south. Double hung windows. Wrap around front porch with cross gable roof, wood posts and wood railing. Stone quoining on first story.

History and Significance:
 Newspaper clippings: earliest mention 1910, for sale. 1905 City Directory: Albert Holmes was City Treasurer and lived at 717 W. 36th Street.

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:
 Roanoke Map 1907, 1905 City Directory

Water Permit(s) #: 27061	Building Permit(s) #:
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ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3601		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story, stone; 2nd story, asbestos shingle	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: gable	Front Porch Type: Wrap around	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer: Albert E. Holmes	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3601

Jefferson

St

Photographer:

Photo Date 2/01/2022



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

Wrap around porch. Stone piers with wood posts. Wood railings. Stone quoining. Double hung windows.

History and Significance:

1905 City Directory: Albert Holmes was City Treasurer and lived at 717 W. 36th Street. 1928 Permit owner: Mrs. Beardsley

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

Sanborn Map 1909, 1905 City Directory

Water Permit(s) #: 27064

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3604		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story, brick; 2nd story, asbestos shingle	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: gable	Front Porch Type: Wrap around	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer: Albert E. Holmes	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3604

Jefferson

St

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

Wrap around front porch with brick pier and wood posts, wood railing and gable roof. 6/1 double hung windows.

History and Significance:

1905 City Directory: Albert Holmes was City Treasurer and lived at 717 W. 36th Street.

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

Roanoke Map 1907, 1905 City Directory

Water Permit(s) #: 27062

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3605		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story, brick; 2nd story, asbestos shingles	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: hip	Front Porch Type: Full width	
Roof Material: Asphalt Shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer: Albert E. Holmes	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3605

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:
 Pool in rear yard. Driveway on south side.

Further Description of important architectural features:
 Full width front porch. Brick piers with wood posts. Wood railings. Brick quoining. Double hung windows; Hipped dormers on all facades.

History and Significance:
 1905 City Directory: Albert Holmes was City Treasurer and lived at 717 W. 36th Street.

Eligibility: eligible: contributes to district **CHANGES:**

Sources of Information:
 1909 Sanborn map, 1905 City Directory

Water Permit(s) #: 27065	Building Permit(s) #:
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ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3608		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story, wood lap; 2nd story, metal lap	
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
Roof Type: hip	Front Porch Type: Wrap around	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer: Albert E. Holmes	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3608

Jefferson

St

Photographer:	Photo Date 2/01/2022
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:
 Wrap around porch with hipped roof. Coffered square wood post on brick piers, wood railing. Hipped roof with four hipped dormers. Double hung windows

History and Significance:
 1905 City Directory: Albert Holmes was City Treasurer and lived at 717 W. 36th Street.; 1941 Permit for a garage (demolished)

Eligibility: eligible: contributes to district **CHANGES:**

Sources of Information:
 Roanoke Map 1907

Water Permit(s) #: 26852	Building Permit(s) #: 10914A
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ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3609		Jefferson		St	
Ownership:				<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	
Historic Name:			Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story, brick; 2nd story, wood lap	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: gable	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer: Albert E. Holmes	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3609

Jefferson

St

Photographer:

Photo Date 2/02/2022



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Driveway on south side

Further Description of important architectural features:

Wrap around front porch, square wood posts on brick piers and a wood railing. Double hung windows. Brick Quoining

History and Significance:

1905 City Directory: Albert Holmes was City Treasurer and lived at 717 W. 36th Street.

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1909 Sanborn map, 1905 City Directory

Water Permit(s) #: 27066

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3611		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story, stone; 2nd story, aluminum siding	
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
Roof Type: hip	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer: Albert E. Holmes	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3611

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

Full width front porch with hipped roof, stone columns atop stone piers Hipped dormers. Double hung windows. Permits: 1915 sleeping porch, owner E.A. Brans

History and Significance:

1905 City Directory: Albert Holmes was City Treasurer and lived at 717 W. 36th Street. 1915 Permit owner E.A. Brans

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1909 Sanborn map, 1905 City Directory

Water Permit(s) #: 27067

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3612		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story, wood lap, 2nd, wood shingle/lap	
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
Roof Type: hip	Front Porch Type: Wrap around	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer: Albert E. Holmes	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3615		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:) garage
Arch. Style and/or Vernacular Type: American Foursquare	Structural:	
Plan shape: Rectangle	Exterior Cladding: asbestos shingle	
No. of Stories: 2.5	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Bays (1st story):	Basement Type:	
Roof Type: hipped	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1904	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: Witte	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3615

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:
 Full width front porch with gable roof and doric columns. Hipped dormer. Double hung windows

History and Significance:
 1916 Permit Owner A.C. Hahn. Garage permit 1929 (demolished)

Eligibility: eligible: contributes to district **CHANGES:**

Sources of Information:
 newspaper clippings: earliest mention 1919, 1909 Sanborn Map

Water Permit(s) #: 25427	Building Permit(s) #:
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ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3619		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	South	
Plan shape: Rectangle	Structural:	
No. of Stories: 2.5	Exterior Cladding: 1st story, stone; 2nd story, wood shingle	
No. of Bays (1st story):	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
Roof Type: hipped	Basement Type:	
Roof Material: asphalt shingle	Front Porch Type: Full width	
	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: McGarvey	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3619

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

Full width front porch with limestone posts, hipped roof and wood railings. 6/1 double hung windows. Exposed rafters with cut tails.

History and Significance:

newspaper clippings: earliest mention 1919

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1909 Sanborn map

Water Permit(s) #: 27133

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3620		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: American Foursquare	Structural:	
Plan shape: Rectangle	Exterior Cladding: asbestos shingle	
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	Changes <input type="checkbox"/> Additions Date(s): 1914 <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
Roof Type: gable	Front Porch Type: Partial width	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1907	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name Owner Address	Form prepared by (name and organization): Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	Survey Date:
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FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3620

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:
 Partail width front porch with gable roof hexagonal columns and metal railings. 12/1 and 4/1 double hung windows.

History and Significance:
 Permits: 1914 addition, builder John Raynard

Eligibility: eligible: contributes to district **CHANGES:**

Sources of Information:
 Roanoke Map 1907

Water Permit(s) #: 26420	Building Permit(s) #:
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ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3622		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:) garage
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story stone, 2nd story wood lap	
No. of Stories: 2.5	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Bays (1st story):	Basement Type:	
Roof Type: side gable	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Roanoke Building Company	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3622

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:
 Two car garage with gable roof, lap siding and single garage door. Noncontributing

Further Description of important architectural features:
 Full width front porch with flat roof wood posts and wood railing. Double hung windows. Gabled dormers. Stone quoining.

History and Significance:
 Permits: 1923 repair fire damage, 1911 Permit Owner Gerney

Eligibility: eligible: contributes to district **CHANGES:**

Sources of Information:
 Roanoke Map 1907

Water Permit(s) #: 26440 **Building Permit(s) #:**

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3623		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story, brick; 2nd story, wood shingle	
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
Roof Type: gable	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer: Albert E. Holmes	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3623

Jefferson

St

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

Full width front porch with gable roof, brick piers and wood railing. Stone quoining. 1/1 double hung windows.

History and Significance:

Permits: repair fire loss 1945

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1909 Sanborn map

Water Permit(s) #: 27068

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3626		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:) garage
Arch. Style and/or Vernacular Type: Prairie	Structural:	
Plan shape: Rectangle	Exterior Cladding: vinyl drop lap siding	
No. of Stories: 2	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): 1926 <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Bays (1st story):	Basement Type:	
Roof Type: hip	Front Porch Type: wrap around	
Roof Material: asphalt shingle	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1919	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Agee-Block Construction Co	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

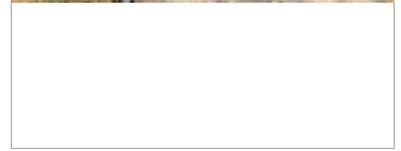
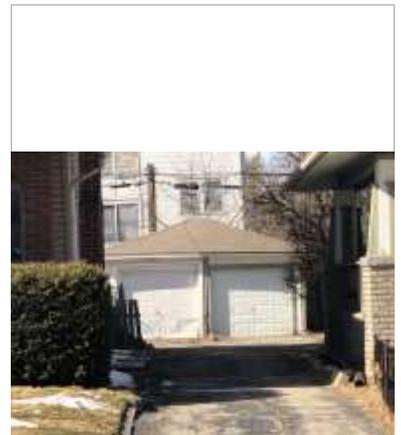
Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3626

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Shared garage with 3630. Two car with hipped roof overhead doors. (noncontributing)

Further Description of important architectural features:

Wrap around porch with tapered stucco square columns with brick piers and a wood railing. 12/1 double hung windows. Hipped dormer.

History and Significance:

1926 addition.

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1909 Sanborn map

Water Permit(s) #: 63049

Building Permit(s) #: 37108

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3627		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:) garage
Arch. Style and/or Vernacular Type: American Foursquare	North	
Plan shape: Rectangle	Structural:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2	Exterior Cladding: wood shinge	
No. of Bays (1st story):	Foundation Material: limestone	
Roof Type: hip	Basement Type: Full width	
Roof Material: asphalt shingle	Acreege (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1919	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Agee-Block Construction Co	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name Owner Address	Form prepared by (name and organization): Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	Survey Date:
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FOR SHPO USE:

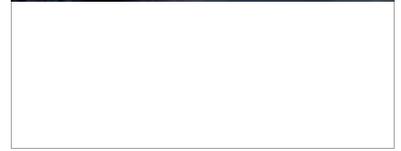
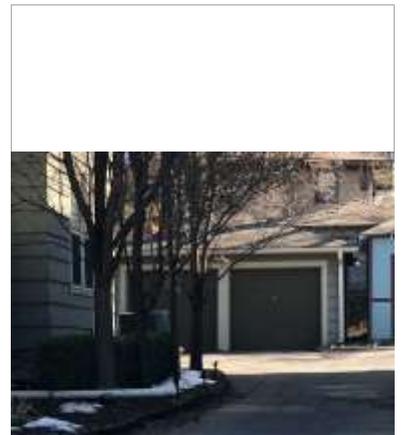
Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3627

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Two car garage with hipped roof and lap siding. Noncontributing

Further Description of important architectural features:

Full width front porch with hipped roof and square stucco columns. 1/1 double hung windows.

History and Significance:

Newspaper clipping: first mention 1909 Margaret Merrill, may have been earlier home on this lot

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

Water Permit(s) #: 18413

Building Permit(s) #: 37111

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3630		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:) garage
Arch. Style and/or Vernacular Type: Prairie	North	
Plan shape: Rectangle	Structural:	
No. of Stories: 2	Exterior Cladding: vinyl drop lap siding	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Bays (1st story):	Foundation Material: limestone	
Roof Type: hip	Basement Type:	
Roof Material: asphalt shingle	Front Porch Type: Full width, enclosed	
	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1919	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Agee-Block Construction Comp	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

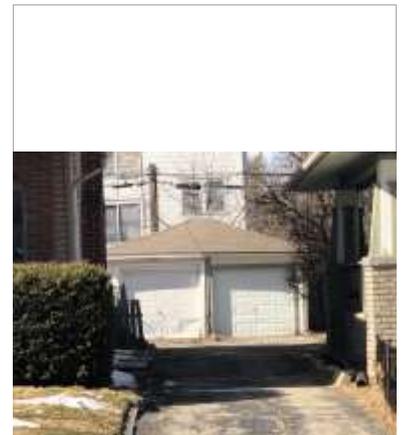
Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3630

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Shared garage with 3626. Two car with hipped roof overhead doors. (noncontributing)

Further Description of important architectural features:

Full width front porch with hipped roof, brick piers, brick balustrade, enclosed. 1/1 dbouel hung windows.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

Water Permit(s) #: 63050

Building Permit(s) #: 37109

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3631		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:) garage
Arch. Style and/or Vernacular Type: Prairie	North	
Plan shape: Rectangle	Structural:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2	Exterior Cladding: wood lap	
No. of Bays (1st story):	Foundation Material: limestone	
Roof Type: hip	Basement Type:	
Roof Material: asphalt shingle	Front Porch Type: Full width	
	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1919	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Agee-Block Construction Co	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3631

Jefferson

St

Photographer:	Photo Date 2/01/2022
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

One car garage with hipped roof, wood lap siding and stucco on front façade. Contributing

Further Description of important architectural features:

full width front porch, shed roof, pair columns with wood lap caldding. 1/1 double hung windows.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

Water Permit(s) #: 62980

Building Permit(s) #: 37112

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3634		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:) garage
Arch. Style and/or Vernacular Type: Prairie	north	
Plan shape: Rectangle	Structural:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2	vinyl lap siding	
No. of Bays (1st story):	Foundation Material: limestone	
Roof Type: hip	Basement Type:	
Roof Material: asphalt shingle	Front Porch Type: Wrap around	
	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1919	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Agee-Block Construction Co	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3634

Jefferson

St

Photographer:	Photo Date 2/01/2022
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

One car garage with hipped roof, vinyl lap siding and swing doors. Noncontributing

Further Description of important architectural features:

Wrap around front porch with three wood posts atop brick piers. 1/1 double hung windows.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES: Fair

Sources of Information:

Water Permit(s) #: 63051

Building Permit(s) #: 37110

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3635		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:) garage
Arch. Style and/or Vernacular Type: Prairie	Structural:	
Plan shape: Rectangle	Exterior Cladding: vinyl drop lap	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: hip	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1919	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Agee-Block Construction Co	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



Address: 3635

Jefferson

St

Photographer:	Photo Date 2/01/2022
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Once car garage with hipped roof, vinyl drop lap siding. Noncontributing

Further Description of important architectural features:

Full width front porch with hipped roof, brick posts. 1/1 double hung windows.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

Water Permit(s) #: 62981

Building Permit(s) #: 37113

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3521 Summit St		Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	
Historic Name: Norman School		Present Name: Normal School Lofts	
UTM: Zone: E: N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): EDUCATION: public		Current Use: DOMESTIC: multiple dwelling	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Jacobethan	Structural:	
Plan shape: irregular	Exterior Cladding: limestone	
No. of Stories: 3	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): 2016 <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Bays (1st story):	Basement Type:	
Roof Type: flat	Front Porch Type:	
Roof Material: tar & gravel	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1906	Architect: Charles A. Smith	On Kansas City Register?:
Significant Date/Period:	Builder: Santa Fe Construction Company	Date: Contributing?:
Areas of Significance:	Developer:	On National Register?: Norman School
Original or Significant Owners:		Date: 1/15/2014 Contributing?: contri
National Register eligible?: <input checked="" type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: KC Public School Survey & Final Report 1989	Part of Multiple Property?: Kansas City School District Pre-1970 MPS

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	

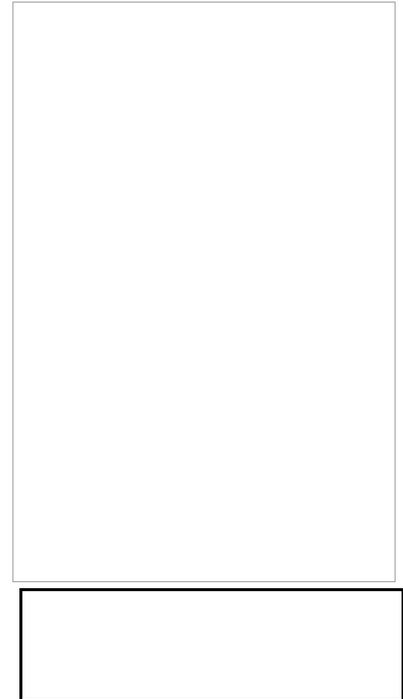
Address: 3521

Summit

St

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

A dense residential community surrounds the property; the primary elevation faces the playground on the large, open lot; and the building displays distinctive Jacobethan Revival details, fenestration, and materials as applied to the standardized building form

Further Description of important architectural features:

The building stands at the north end of the 1.6 acre property, facing south toward a large semi-circular paved playground. It was constructed in two phases in 1906 and 1911. The two-story building has a rectangular plan with a one story block extending from the north elevation. Projecting pavilions at the center and end bays of the building create the symmetrical five-part plan characteristic of the Elementary School sub-type of Early Twentieth Century/ Progressive Era School property type outlined in the Multiple Property Documentation Form (MPDF) "Historic Resources of the Kansas City, Missouri School District Pre-1970." The building stands on a limestone foundation and is capped with a flat roof. It features rusticated limestone cladding

History and Significance:

(Also known as 3514 Jefferson Street)It is an intact example of the Elementary School sub-type of the Early Twentieth Century/ Progressive Era School property type as outlined in the MPDF "Historic Resources of the Kansas City Missouri School District Pre-1970" (MPDF). Construction of the two-story building occurred in two planned phases, beginning with the center, west, and north wings in 1906 and ending with the east wing in 1911.

Eligibility: eligible: individual

CHANGES:

The Norman School is locally significant under National Register Criterion C for the area of ARCHITECTURE. It is an intact example of the Elementary School sub-type of the Early Twentieth Century/ Progressive Era School property type as outlined in the MPDF "Historic Resources of the Kansas City Missouri School District Pre-1970" (MPDF).

Sources of Information:

KC Star March 18, 1906, p.7, KC Journal Dec. 28, 1906; "Norman School History." vertical file. Missouri Valley Special Collections, Kansas City Public Library; "Plans for Norman School," Kansas City Public School Archives

Water Permit(s) #: 188636

Building Permit(s) #: 10334, 60459

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3605-07 Summit St		Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: multiple dwelling: six plex		Current Use: DOMESTIC: multiple dwelling: six plex	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Vernacular	Structural:	
Plan shape: Rectangle	Exterior Cladding: Brick; stucco	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 3	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: flat	Front Porch Type: Portico	
Roof Material: tar & gravel	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1911	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Addison V. Thurmond	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3605-07

Summit

St

Photographer: Brad Wolf

Photo Date 2/08/2022



Taken 2021

ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

fence

Further Description of important architectural features:

Central inset porches. Brick painted gray in 2021. Double hung vinyl windows with limestone lintels and sills. Projecting bay on south façade.

History and Significance:

1920 Census: Addison V. Thurmond is listed as a building contractor that resided at 3111 Linwood

Eligibility: eligible: contributes to district

CHANGES: Fair

This property retains integrity and would be eligible for individual listing in the National Register under the MPDF Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri as an example of a Low-Rise Walk-Up property type.

Sources of Information:

1920 Census

Water Permit(s) #: 47177

Building Permit(s) #: 10596, 95421

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3617 Summit St		Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single dwelling		Current Use: DOMESTIC: single dwelling	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	fence
Plan shape: Rectangle	Exterior Cladding:	
No. of Stories: 2.5	1st story: wood lap, 2nd story: wood shingle	
No. of Bays (1st story):	Foundation Material: limestone	Changes
Roof Type: gable	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Material: asphalt shingle	Front Porch Type: Partial width	<input type="checkbox"/> Alteration Date(s):
	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Roanoke Building Company	Date: Contributing?:
Original or Significant Owners: John Z. Roraback	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

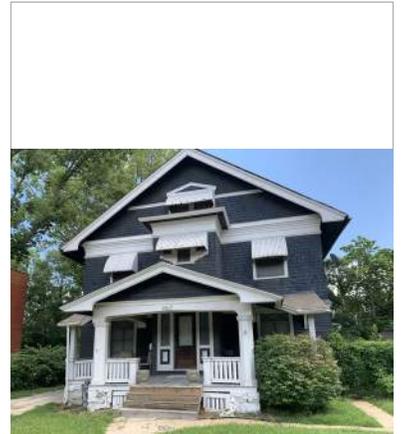
Address: 3617

Summit

St

Photographer: Brad wolf

Photo Date 2/08/2022



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

1923 permit for garage (not extant)

Further Description of important architectural features:

Front porch with gable projection and shed roof. Wood hexagonal columns and wood railing. Second story clad in wood shingles and first story is wood lap siding and has belcast transition between the two materials which is typical for a shirtwaist. 1/1 double hung windows. Projecting bay on front above second story roof.

History and Significance:

1912 permit to extend back porch, Owner Jonathan Z. Rorabach.

Eligibility: eligible: contributes to district

CHANGES: Good

Sources of Information:

1917 City Directory

Water Permit(s) #: 26419

Building Permit(s) #: 52785, 51926, 78411

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3623-25 Summit St		Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: multiple dwelling: six plex		Current Use: DOMESTIC: multiple dwelling: six plex	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Colonnaded Apartment	Structural:	
Plan shape: Rectangle	Exterior Cladding: brick/stucco	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 3	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: flat	Front Porch Type: two full height	
Roof Material: tar & gravel	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1923	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Charles Phillips Building Co.	Date: Contributing?:
Original or Significant Owners:	Developer: Charles Phillips Building Co.	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3623-25

Summit

St

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Driveway on south side of property leads to a parking area.

Further Description of important architectural features:

The apartment is a Combined Column Porch subtype as defined in the Historic Colonnaded Apartments of Kansas City MPS. Two three story porches over each bay with Corinthian columns on brick piers. Brick balustrade on first story and non-original wood railings on second and third stories. 6/1 double hung windows. Curved roof awning over non-original double entry door.

History and Significance:

Newspaper clipping: 1923 new five room apartment

Eligibility: eligible: contributes to district

CHANGES: Excellent

This property retains integrity and would be eligible for individual listing in the National Register under the MPDF Historic Colonnaded Apartment Buildings in Kansas City, Missouri as an example of a Combined Column Porch property type.

Sources of Information:

Water Permit(s) #: 71425

Building Permit(s) #: 13402

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3629 Summit St		Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: multiple dwelling: six plex		Current Use: DOMESTIC: multiple dwelling: six plex	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Colonnaded Apartment	Structural:	
Plan shape: Rectangle	Exterior Cladding: brick/asbestos shingle	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 3	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: flat	Front Porch Type: Six porches, one for each apartment	
Roof Material: tar & gravel	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1923	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Charles Phillips Building Co.	Date: Contributing?:
Original or Significant Owners:	Developer: Charles Phillips Building Co.	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

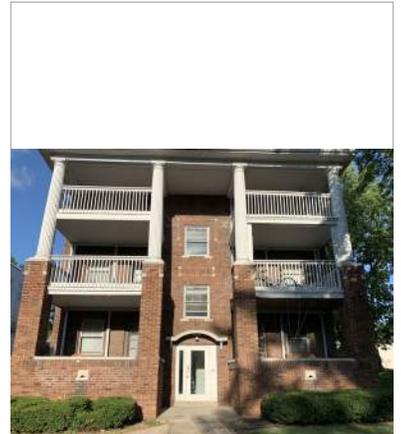
Address: 3629

Summit

St

Photographer: Brad wolf

Photo Date 2/08/2022



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

The apartment is a Combined Column Porch subtype as defined in the Historic Colonnaded Apartments of Kansas City MPS. Two three story porches over each bay with Corinthian columns on brick piers. Brick balustrade on first story and non-original wood railings on second and third stories. 6/1 double hung windows. Curved roof awning over non-original double entry door.

History and Significance:

Newspaper clipping: 1923 new five room apartment

Eligibility: eligible: contributes to district

CHANGES: Excellent

This property retains integrity and would be eligible for individual listing in the National Register under the MPDF Historic Colonnaded Apartment Buildings in Kansas City, Missouri as an example of a Combined Column Porch property type.

Sources of Information:

1923 KC Times

Water Permit(s) #: 71426

Building Permit(s) #: 13403

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 604		Valentine Rd	
Historic Name:		Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	
Present Name:			
UTM: Zone: E: N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single dwelling		Current Use: DOMESTIC: single dwelling	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Prairie	Structural:	garage
Plan shape: Rectangular	Exterior Cladding: stucco	
No. of Stories: 2	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: hipped	Front Porch Type: Stoop/entry	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1917	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: Agee and Block	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

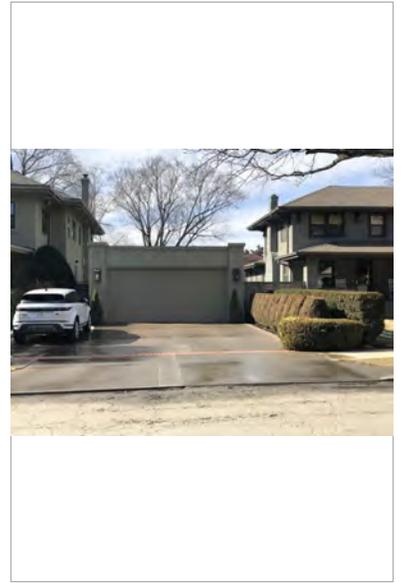
Address: 604

Valentine

Rd

Photographer:

Photo Date



garage

ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Two car garage with flat roof, stucco cladding, and double wide overhead garage door. The garage was built in 1943.

Further Description of important architectural features:

Stoop with hipped roof awning. Hipped dormer. 4/1 double hung windows with craftsman style muntins.

History and Significance:

The first resident was Ernest C. and Evelyn Canfield. Ernest was a traveling salesman for R.M. Sanford & Co.

Eligibility: eligible: contributes to district

CHANGES: Excellent

Sources of Information:

1918 City Directory

Water Permit(s) #: 60653

Building Permit(s) #: 35929

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 620 Valentine Rd		Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single dwelling		Current Use: DOMESTIC: single dwelling	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Prairie	Structural:	garage
Plan shape: Rectangular	Exterior Cladding: stucco	
No. of Stories: 2	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: hipped	Front Porch Type: Stoop/entry	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1917	Architect: White & Dean	On Kansas City Register?:
Significant Date/Period:	Builder: Agee Block	Date: Contributing?:
Areas of Significance:	Developer: Agee Block	On National Register?:
Original or Significant Owners:		Date: Contributing?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 620

Valentine

Rd

Photographer:

Photo Date 2021



garage

ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

one car garage with gable roof and carport that extends in front of the garage. Noncontributing

Further Description of important architectural features:

Front stoop with shed roof and arched stucco clad entry. Side porch on west end with shed roof, stucco cladding, screened. 4/4 and 6/6 double hung vinyl windows.

History and Significance:

The first residence was Addie H. Owen, widow of Clifton Owen.

Eligibility: eligible: contributes to district

CHANGES: Good

Sources of Information:

1918 City Directory

Water Permit(s) #: 60135

Building Permit(s) #: 12443

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22		
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 704		Valentine		Rd
		Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		
Historic Name:		Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:	Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling		Current Use: DOMESTIC: single dwelling		
Legal Descrip:				

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Tudor Revival	Structural:	garage
Plan shape: Rectangular	Exterior Cladding: Brick; stucco cladding	
No. of Stories: 2.5	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: hipped	Front Porch Type: Stoop/entry	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1917	Architect: White & Dean	On Kansas City Register?:
Significant Date/Period:	Builder: Agee Block	Date: Contributing?:
Areas of Significance:	Developer: Agee Block	On National Register?:
Original or Significant Owners:		Date: Contributing?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

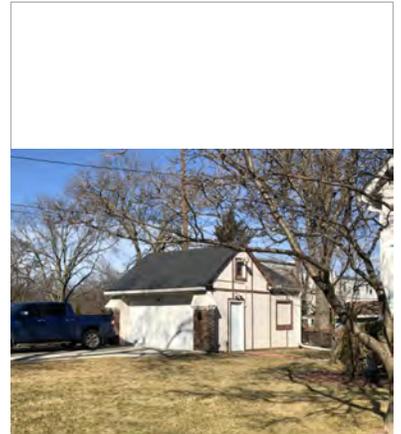
Address: 704

Valentine

Rd

Photographer: Brad wolf

Photo Date 2/08/2022



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Two car garage with gable roof, wood panel with battens on secondary facades and brick pilasters on front façade with stone capitals. Contributing

Further Description of important architectural features:

Combination of a hipped and gable roof. Front patio across front of house. Front entry has arched opening. The east of house has an enclosed porch with French doors. Shed dormer on the east façade. 1/1 double hung vinyl windows

History and Significance:

The first resident was Durbin I. and Constance Parsons. Durban was the Secretary/Treasurer of the US Trust Company of Kansas City

Eligibility: eligible: contributes to district

CHANGES: Good

Sources of Information:

1918 & 1930 City Directory

Water Permit(s) #: 60116

Building Permit(s) #: 35367

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 717 W 36th		St		Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	
Historic Name:			Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:	Twn:	Rng: Sec:
Historic Use (if known): DOMESTIC: multiple dwelling: octaplex			Current Use: DOMESTIC: multiple dwelling: octaplex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Low-rise walkup	Structural:	
Plan shape: Rectangle	Exterior Cladding: brick	
No. of Stories: 3	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s):
No. of Bays (1st story):	Basement Type:	
Roof Type: flat	Front Porch Type: Partial porches on second and third floors	
Roof Material: tar & gravel	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1906	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: Edward E. Holmes	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 717 W 36th St

Photographer: Photo Date 2021



Empty rectangular box for additional information or notes.

ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:
This three story walk up apartment building has classical revival details. Sleeping porches added in 1916, Frantz Wurm, builder. 1/1 double hung wood windows. Balconies with nonoriginal wood railings. Deep soffit with modillions. Limestone sills.

History and Significance:
Original owner was Edward E. Holmes, Vice President of United States & Mexican Trust Company.

Eligibility: eligible: contributes to district **CHANGES:** Good

Sources of Information:
1909 Sanborn Map, 1910 City Directory

Water Permit(s) #: 60614 **Building Permit(s) #:** 60285, 77894

CH-PRES-2025-00002

**EXHIBIT K – Letters
of Support**

From: [Amanda Loughlin](#)
To: [Landmark Commission](#)
Subject: Support Norman School Historic District
Date: Tuesday, April 29, 2025 6:05:48 PM

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Hi Brad and the KC HPC,

Just a note to say that I support the creation of the Norman School Historic District.

Thanks,
Amanda Loughlin.
Resident in 64106

From: [Anna Seydel](#)
To: [Landmark Commission](#)
Cc: [Valentine Neighborhood Association](#); [Wolf, Bradley A](#); lbriscoe@historickansascity.org
Subject: Case CH-PRES-2025-00002 – Norman School Historic District
Date: Wednesday, May 7, 2025 12:32:11 PM

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

To Members of the Historic Preservation Commission:

I support the timely listing of the **Norman School Historic District** in the Kansas City Register of Historic Places.

The property within the **Norman School Historic District boundaries** tells a unique and important story, defines the development history of the community, and provides tangible reminders of the past that create a unique sense of place.

I personally live quite close to this location, and I think it is a wonderful example of historic design within our neighborhood. While I look forward to the continued growth of our area, it is important to me that our historical foundations are preserved going forward.

I recommend that the Commission vote to APPROVE **Case CH-PRES-2025-00002 – Norman School Historic District** for listing on the Kansas City Register of Historic Places.

Sincerely,

Anna Seydel

3609 Jefferson St

3195411480

From: britt_benjamin
To: [Landmark Commission](#)
Cc: valentineneighborhood@gmail.com; [Wolf, Bradley A](#); lbriscoe@historickansascity.org
Subject: Case CH-PRES-2025-00002 – Norman School Historic District
Date: Wednesday, April 30, 2025 7:44:44 AM

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

To the Members of the Historic Preservation Commission:

I strongly support the nomination to list the Norman School Historic District on the Kansas City Register of Historic Places.

The buildings within this district reflect a distinctive chapter in Kansas City's architectural and community development. They represent the layered history of the area—from its ties to the McGee family and the Interstate Fairgrounds to the era of rapid growth driven by local realtors and developers. The Norman School Historic District serves as a meaningful and visible connection to that past, offering a sense of identity and place that is vital to understanding Kansas City's urban fabric.

Constructed between 1902 and 1924, the district holds local significance under Criterion C for ARCHITECTURE. The collection of residential properties showcases a rich mix of design influences, most notably the Kansas City Shirtwaist style, with 27 homes exemplifying its hallmark massing, materials, and stylistic features. A smaller but notable group of Prairie Style homes constructed from 1919 to 1923 further highlights the area's architectural diversity.

Additionally, eight purpose-built multi-family residences contribute to the district's character. These properties align with the requirements outlined in the Colonnaded Apartment MPDF for Criterion C designation. Collectively, they represent a varied interpretation of the colonnaded apartment form, with minimal duplication in design, which enhances the district's architectural integrity.

I respectfully urge the Commission to approve **Case CH-PRES-2025-00002** and formally recognize the Norman School Historic District as a valuable and enduring part of Kansas City's historical and architectural heritage.

Sincerely,

Britt Benjamin
12004 Overbrook Rd
Leawood, KS 66209

5/13/25

Historic Preservation Commission
Kansas City, Missouri City Hall
414 East 12th Street, 16th Floor
Kansas City, MO 64106
kchp@kcmo.org

Case CH-PRES-2025-00002 – Norman School Historic District

To Members of the Historic Preservation Commission:

The Brian P and Allison A O'Neill Trust, owner of 3519/21 Jefferson St., supports the timely listing of the **Norman School Historic District** in the Kansas City Register of Historic Places.

The property within the **Norman School Historic District** boundaries tells a unique and important story, defines the development history of the community, and provides tangible reminders of the past that create a unique sense of place.

Built between 1902 and 1924, the Norman School Historic District is locally significant under Criterion C in the area of ARCHITECTURE. The District's residential resources were designed and developed by a variety of individual entrepreneurs and realty companies, following earlier association with the McGee family landholdings and Interstate Fairgrounds. The District is named for its sole non-residential resource, the Norman School, a visually prominent Progressive-Era school of native limestone.

The Kansas City Shirtwaist style predominates among the District's contributing buildings, accounting for 27 residential homes consistent with material, massing, and stylistic elements characteristic of the style within the District. Also present are a cluster of Prairie Style homes built from 1919-1923. Eight contributing, purpose-built multi-family residential resources remain in the District. All are consistent with the registration requirements listed in the Colonnaded Apartments MPDF to be listed under Criterion C as contributing resources to a district. They exhibit a variety of the sub-types described in the MPDF, with only one example of a design repeated across multiple resources.

The Brian P and Allison A O'Neill Trust recommends that the Commission vote to APPROVE **Case CH-PRES-2025-00002 – Norman School Historic District** for listing on the Kansas City Register of Historic Places.

Sincerely,

Brian and Allison O'Neill

4012 Newport Ct.

Columbia, MO 65203

bastionpropertiesllc@gmail.com

Cc:

Valentine Neighborhood Association, valentineneighborhood@gmail.com

Brad Wolf, bradley.wolf@kcmo.org

Lisa Briscoe, lbriscoe@historickansascity.org

Date 5/16/25
Historic Preservation Commission
Kansas City, Missouri City Hall
414 East 12th Street, 16th Floor
Kansas City, MO 64106
kchp@kcmo.org

Case CH-PRES-2025-00002 – Norman School Historic District

To Members of the Historic Preservation Commission:

The [NAME OF GROUP] supports the timely listing of the **Norman School Historic District** in the Kansas City Register of Historic Places.

The property within the **Norman School Historic District** boundaries tells a unique and important story, defines the development history of the community, and provides tangible reminders of the past that create a unique sense of place.

Built between 1902 and 1924, the Norman School Historic District is locally significant under Criterion C in the area of ARCHITECTURE. The District's residential resources were designed and developed by a variety of individual entrepreneurs and realty companies, following earlier association with the McGee family landholdings and Interstate Fairgrounds. The District is named for its sole non-residential resource, the Norman School, a visually prominent Progressive-Era school of native limestone.

The Kansas City Shirtwaist style predominates among the District's contributing buildings, accounting for 27 residential homes consistent with material, massing, and stylistic elements characteristic of the style within the District. Also present are a cluster of Prairie Style homes built from 1919-1923. Eight contributing, purpose-built multi-family residential resources remain in the District. All are consistent with the registration requirements listed in the Colonnaded Apartments MPDF to be listed under Criterion C as contributing resources to a district. They exhibit a variety of the sub-types described in the MPDF, with only one example of a design repeated across multiple resources.

The [NAME OF GROUP] recommends that the Commission vote to APPROVE **Case CH-PRES-2025-00002 – Norman School Historic District** for listing on the Kansas City Register of Historic Places.

Sincerely,

Name BROWNE'S IRISH MARKET
Address 3300 PENNSYLVANIA AVE
Phone 816 309 3242
Email BROWNES@YAHOO.COM

Cc:

Valentine Neighborhood Association, valentineneighborhood@gmail.com

Brad Wolf, bradley.wolf@kcmo.org

Lisa Briscoe, lbriscoe@historickansascity.org

From: Carolyn Fisher <cosmic.cat.kc@gmail.com>
Sent: Wednesday, May 14, 2025 10:56 PM
To: Landmark Commission
Cc: VNA Valentine Neighborhood Association; Wolf, Bradley A;
briscoe@historickansascity.org
Subject: Please approve the historic designation for the Norman School District

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Case CH-PRES-2025-00002 – Norman School Historic District

To Members of the Historic Preservation Commission:

*I support the timely listing of the **Norman School Historic District** in the Kansas City Register of Historic Places.*

I live in this neighborhood and watching KC Life chip away at the homes within is heartbreaking.

*The property within the **Norman School Historic District** boundaries tells a unique and important story, defines the development history of the community, and provides tangible reminders of the past that create a unique sense of place.*

Built between 1902 and 1924, the Norman School Historic District is locally significant under Criterion C in the area of ARCHITECTURE. The District's residential resources were designed and developed by a variety of individual entrepreneurs and realty companies, following earlier association with the McGee family landholdings and Interstate Fairgrounds. The District is named for its sole non-residential resource, the Norman School, a visually prominent Progressive-Era school of native limestone.

The Kansas City Shirtwaist style predominates among the District's contributing buildings, accounting for 27 residential homes consistent with material, massing, and stylistic elements characteristic of the style within the District. Also present are a cluster of Prairie Style homes built from 1919-1923. Eight contributing, purpose-built multi-family residential resources remain in the District. All are consistent with the registration requirements listed in the Colonnaded Apartments MPDF to be listed under Criterion C as contributing resources to a district. They exhibit a variety of the sub-types described in the MPDF, with only one example of a design repeated across multiple resources.

*I implore the Commission vote to APPROVE **Case CH-PRES-2025-00002 – Norman School Historic District** for listing on the Kansas City Register of Historic Places.*

*Sincerely,
Carolyn Fisher*

3702 Pennsylvania Ave.

KC, MO 64111

816-716-2543

cosmic.cat.kc@gmail.com

From: Cassie Kester <ckester765@gmail.com>
Sent: Thursday, May 15, 2025 12:14 PM
To: Landmark Commission
Cc: valentineneighborhood@gmail.com; Wolf, Bradley A;
lbriscoe@historickansascity.org
Subject: Case CH-PRES-2025-00002 – Norman School Historic District

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

To Members of the Historic Preservation Commission:

*I, Cassie Kester, support the timely listing of the **Norman School Historic District** in the Kansas City Register of Historic Places.*

*The property within the **Norman School Historic District** boundaries tells a unique and important story, defines the development history of the community, and provides tangible reminders of the past that create a unique sense of place.*

Built between 1902 and 1924, the Norman School Historic District is locally significant under Criterion C in the area of ARCHITECTURE. The District’s residential resources were designed and developed by a variety of individual entrepreneurs and realty companies, following earlier association with the McGee family landholdings and Interstate Fairgrounds. The District is named for its sole non-residential resource, the Norman School, a visually prominent Progressive-Era school of native limestone.

The Kansas City Shirtwaist style predominates among the District’s contributing buildings, accounting for 27 residential homes consistent with material, massing, and stylistic elements characteristic of the style within the District. Also present are a cluster of Prairie Style homes built from 1919-1923. Eight contributing, purpose-built multi-family residential resources remain in the District. All are consistent with the registration requirements listed in the Colonnaded Apartments MPDF to be listed under Criterion C as contributing resources to a district. They exhibit a variety of the sub-types described in the MPDF, with only one example of a design repeated across multiple resources.

*I recommend that the Commission vote to **APPROVE Case CH-PRES-2025-00002 – Norman School Historic District** for listing on the Kansas City Register of Historic Places.*

Sincerely,

Cassie Kester

3787 Washington Street, Kansas City, MO 64111

ckester765@gmail.com

From: [Catherine Hayes](#)
To: [Landmark Commission](#)
Cc: [Paul Hayes](#)
Subject: Case CH-PRES-2025-00002 – Norman School Historic District
Date: Wednesday, May 7, 2025 8:50:52 AM

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

May 7th, 2025

Historic Preservation Commission
Kansas City, Missouri City Hall
414 East 12th Street, 16th Floor
Kansas City, MO 64106

kchp@kcmo.org

Case CH-PRES-2025-00002 – Norman School Historic District

To Members of the Historic Preservation Commission:

This is to inform you that Paul and Catherine Hayes (long-time Valentine residents) support the timely listing of the **Norman School Historic District** in the Kansas City Register of Historic Places.

The property within the **Norman School Historic District** boundaries tells a unique and important story, defines the development history of the community, and provides tangible reminders of the past that create a unique sense of place.

Built between 1902 and 1924, the Norman School Historic District is locally significant under Criterion C in the area of ARCHITECTURE. The District's residential resources were designed and developed by a variety of individual entrepreneurs and realty companies, following earlier association with the McGee family landholdings and Interstate Fairgrounds. The District is named for its sole non-residential resource, the Norman School, a visually prominent Progressive-Era school of native limestone.

The Kansas City Shirtwaist style predominates among the District's contributing buildings, accounting for 27 residential homes consistent with material, massing, and stylistic elements characteristic of the style within the District. Also present are a cluster of Prairie Style homes built from 1919-1923. Eight contributing, purpose-built multi-family residential resources remain in the District. All are consistent with the registration requirements listed in the Colonnaded Apartments MPDF to be listed under Criterion C as contributing resources to a district. They exhibit a variety of the sub-types described in the MPDF, with only one example of a design repeated across multiple resources.

We recommends that the Commission vote to APPROVE Case CH-PRES-2025-00002 – Norman

School Historic District for listing on the Kansas City Register of Historic Places.

Sincerely,

Catherine Hayes
3660 Jefferson St, KCMO 64111
816-213-7500
vhmkc@sbcglobal.net

Cc:

Valentine Neighborhood Association, valentineneighborhood@gmail.com
Brad Wolf, bradley.wolf@kcmo.org
Lisa Briscoe, lbriscoe@historickansascity.org



5/17/2025

Historic Preservation Commission
Kansas City, Missouri City Hall
414 East 12th Street, 16th Floor
Kansas City, MO 64106
kchp@kcmo.org

Case CH-PRES-2025-00002 – Norman School Historic District

To Members of the Historic Preservation Commission:

The Coleman Highlands Neighborhood Association supports the timely listing of the Norman School Historic District in the Kansas City Register of Historic Places.

The properties within the Norman School Historic District boundaries tell a unique and important story, define the development history of the community, and provide tangible reminders of the past that create a unique sense of place.

Built between 1902 and 1924, the Norman School Historic District is locally significant under Criterion C in the area of ARCHITECTURE. The District's residential resources were designed and developed by a variety of individual entrepreneurs and realty companies, following earlier association with the McGee family landholdings and Interstate Fairgrounds. The District is named for its sole non-residential resource, the Norman School, a visually prominent Progressive-Era school of native limestone.

The Kansas City Shirtwaist style predominates among the District's contributing buildings, accounting for 27 residential homes consistent with material, massing, and stylistic elements characteristic of the style within the District. Also present are a cluster of Prairie Style homes built from 1919-1923. Eight contributing, purpose-built multi-family residential resources remain in the District. All are consistent with the registration requirements listed in the Colonnaded Apartments MPDF to be listed under Criterion C as contributing resources to a district. They exhibit a variety of the sub-types described in the MPDF, with only one example of a design repeated across multiple resources.

The Coleman Highlands Neighborhood Association recommends that the Commission vote to APPROVE Case CH-PRES-2025-00002 – Norman School Historic District for listing on the Kansas City Register of Historic Places.

Sincerely,

Javier Perez, Coleman Highlands Neighborhood Association Board President

923 W 33rd St Kansas City, MO 64111

(202) 309-4123

javiermperezjr@gmail.com

Date 5-29-25

Historic Preservation Commission
Kansas City, Missouri City Hall
414 East 12th Street, 16th Floor
Kansas City, MO 64106
kchp@kcmo.org

Case CH-PRES-2025-00002 – Norman School Historic District

To Members of the Historic Preservation Commission:

The [NAME OF GROUP] supports the timely listing of the **Norman School Historic District** in the Kansas City Register of Historic Places.

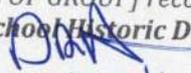
The property within the **Norman School Historic District** boundaries tells a unique and important story, defines the development history of the community, and provides tangible reminders of the past that create a unique sense of place.

Built between 1902 and 1924, the Norman School Historic District is locally significant under Criterion C in the area of ARCHITECTURE. The District's residential resources were designed and developed by a variety of individual entrepreneurs and realty companies, following earlier association with the McGee family landholdings and Interstate Fairgrounds. The District is named for its sole non-residential resource, the Norman School, a visually prominent Progressive-Era school of native limestone.

The Kansas City Shirtwaist style predominates among the District's contributing buildings, accounting for 27 residential homes consistent with material, massing, and stylistic elements characteristic of the style within the District. Also present are a cluster of Prairie Style homes built from 1919-1923. Eight contributing, purpose-built multi-family residential resources remain in the District. All are consistent with the registration requirements listed in the Colonnaded Apartments MPDF to be listed under Criterion C as contributing resources to a district. They exhibit a variety of the sub-types described in the MPDF, with only one example of a design repeated across multiple resources.

The [NAME OF GROUP] recommends that the Commission vote to APPROVE Case CH-PRES-2025-00002 – **Norman School Historic District** for listing on the Kansas City Register of Historic Places.

Sincerely,


Name Del Hedgepeth

Address 3514 Irvington St KC MO

Phone 816 598 7770

Email Delhedgepeth@DelPropertiesKC.com

Cc:

Valentine Neighborhood Association, valentineneighborhood@gmail.com

Brad Wolf, bradley.wolf@kcmo.org

Lisa Briscoe, lbriscoe@historickansascity.org

From: [Diane Capps](#)
To: [Landmark Commission](#)
Subject: I TOTALLY SUPPORT THIS!!!
Date: Tuesday, April 29, 2025 6:29:10 PM

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

I am definitely in favor of the proposed Norman School Historic District!

Diane Capps
Volker resident

From: [Ed Larson](#)
To: [Landmark Commission](#)
Cc: valentineneighborhood@gmail.com; [Wolf, Bradley A](#); lbriscoe@historickansascity.org
Subject: Norman School Historic District in the Kansas City Register of Historic Places
Date: Wednesday, May 7, 2025 8:18:27 AM

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Case CH-PRES-2025-00002 – Norman School Historic District

To Members of the Historic Preservation Commission:

As a resident of the Valentine neighborhood for 21 years I support the timely listing of the Norman School Historic District in the Kansas City Register of Historic Places.

The property within the Norman School Historic District boundaries tells a unique and important story, defines the development history of the community, and provides tangible reminders of the past that create a unique sense of place.

Built between 1902 and 1924, the Norman School Historic District is locally significant under Criterion C in the area of ARCHITECTURE. The District's residential resources were designed and developed by a variety of individual entrepreneurs and realty companies, following earlier association with the McGee family landholdings and Interstate Fairgrounds. The District is named for its sole non-residential resource, the Norman School, a visually prominent Progressive-Era school of native limestone.

The Kansas City Shirtwaist style predominates among the District's contributing buildings, accounting for 27 residential homes consistent with material, massing, and stylistic elements characteristic of the style within the District. Also present are a cluster of Prairie Style homes built from 1919-1923. Eight contributing, purpose-built multi-family residential resources remain in the District. All are consistent with the registration requirements listed in the Colonnaded Apartments MPDF to be listed under Criterion C as contributing resources to a district. They exhibit a variety of the sub-types described in the MPDF, with only one example of a design repeated across multiple resources.

I recommend that the Commission vote to APPROVE Case CH-PRES-2025-00002 – Norman School Historic District for listing on the Kansas City Register of Historic Places.

Sincerely,

Name: Edward and Jennifer Larson
Address: 3601 Jefferson Street, KCMO, 64111
Phone: 816.419.3323
Email: edlars@gmail.com

Thank you for your consideration,

Edward Larson



May 5, 2025

VIA ELECTRONIC MAIL

Re: Case CH-PRES-2025-00002
Norman School Historic District Nomination

To Members of the Historic Preservation Commission:

We write on behalf of Historic Kansas City, and in support of the Valentine Neighborhood Association's nomination of the **Norman School Historic District** listing on the Kansas City Register of Historic Places.

Since its founding in 1974, Historic Kansas City (HKC) has been the only greater Kansas City nonprofit organization dedicated to the preservation of the area's heritage, neighborhoods, and historic built environment. Through advocacy, public policy, outreach, and educational programming, HKC is an advocate for the thoughtful and meaningful preservation and rehabilitation of historic buildings, landscapes, and neighborhoods.

The property within the Norman School Historic District boundaries tells a unique and important story, defines the development history of the community, and provides tangible reminders of the past that create a unique sense of place.

Historic Designation Criterion for Evaluation

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;**

Built between 1902 and 1924, the Norman School Historic District is locally significant under Criterion C in the area of ARCHITECTURE. The District's residential resources were designed and developed by a variety of individual entrepreneurs and realty companies, following earlier association with the McGee family landholdings and Interstate Fairgrounds. The District is named for its sole non-residential resource, the Norman School, a visually prominent Progressive-Era school of native limestone.

The Kansas City Shirtwaist style predominates among the District's contributing buildings, accounting for 27 residential homes consistent with material, massing, and stylistic elements characteristic of the style within the District. Also present are a cluster of Prairie Style homes built from 1919-1923. Eight contributing, purpose-built multi-family residential resources remain in the District. All are consistent with the registration requirements listed in the Colonnaded Apartments MPDF to be listed under Criterion C as contributing resources to a district. They exhibit a variety of the sub-types described in the MPDF, with only one example of a design repeated across multiple resources.

- b. **Conformance With The City's Adopted Plans And Planning Policies;**

*The property lies within the North Central Sub Area of the **Midtown Plaza Area Plan**. The proposed historic designation is in conformance with the plan as follows:*

GUIDING PRINCIPLES WITH AREA-WIDE RECOMMENDATIONS (page 25)

ENCOURAGE THE PRESERVATION AND ADAPTIVE REUSE OF HISTORIC BUILDINGS

Historic districts and structures exist throughout the Midtown / Plaza area and many significant historic buildings exist that are not formally designated. Retaining historic structures is important to the character of the Midtown / Plaza area and steps should be taken to ensure the buildings are preserved for future generations.

- To protect historically and/or architecturally significant structures, they should be listed on the National and/or Local Register of Historic Places (Local Register of Historic Places offers more “protection.”)
- This Plan encourages the preservation and adaptive re-use of historic buildings. Historic buildings (whether designated or not) contribute to the area identity and should be preserved and integrated into new development. Even if the original intent of the structures is obsolete, reusing the buildings in new ways may be the best solution to retain the structure.
- When a historic building (designed or potentially eligible for historic designation) is part of a redevelopment, the Recommended Land Use map’s recommendations should be flexible, in order to retain historic resources, while achieving the goals of this Plan. Any impacts should be minimized and the physical attributes of the structure should remain and appear to fit within the character of the Recommended Land Use and surrounding neighborhood.
- 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.

THE DISTRICT INCLUDES LOW AND MEDIUM-DENSITY AREAS.

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.

DEVELOPMENT FORM GUIDELINES

The Development Form Guidelines should be used in conjunction with the Recommended Land Use Map (RLU) and Development Form Map to provide a framework to shape future development. Both the RLU and the Development Form recommendations should be used together to evaluate and guide future development proposals and zoning changes.

THE DISTRICT IS DESIGNATED A NEIGHBORHOOD AREA - Areas for household living featuring primarily residential land uses, but occasionally supported by related civic or institutional uses (parks, community centers, schools). There are a variety of neighborhoods that differ primarily by: the mix of building types, the design character of buildings and public spaces; the road patterns and civic space (parks, boulevards, etc.)



FIG. 4-28 NORTH CENTRAL RECOMMENDED LAND USE MAP
MIDTOWN / PLAZA AREA PLAN
LAND USE AND DEVELOPMENT 99



FIG. 4-29 NORTH CENTRAL DEVELOPMENT FORM MAP
MIDTOWN / PLAZA AREA PLAN
LAND USE AND DEVELOPMENT 100

c. The Economic Impact Of The Designation On The Subject Property And The Surrounding Area.

For over 50 years, Historic Kansas City has worked for the advancement and protection of the scenic and historic assets of Kansas City. The community and economic revival power of historic places is demonstrated and real, and in the bedrock of it all is HISTORIC NEIGHBORHOODS. Beginning with the back-to-the-city movement of the 1970s and over ensuing decades, the City's prospects and future have greatly depended on the health of our NEIGHBORHOODS.

Designating buildings without 100% owners' support is unusual, but this is an unusual circumstance.

Repeatedly, the Valentine Neighborhood has contended with Kansas City Life to avoid adverse impacts on the neighborhood. Kansas City Life has used demolition by neglect as a tactic to work around local laws and will argue that historic designation will result in prohibitive cost of repairs and create an economic hardship. The owner's neglect should not be allowed to create an economic hardship.

Almost all of the historic buildings surrounding this area are gone now, making the few that remain even more important. We should be careful to ensure we are preserving and enhancing the character of the Valentine Neighborhoods as the surrounding area redevelops.

HKC recommends that the Commission vote to APPROVE Case CH-PRES-2025-00002, Norman School Historic District for listing on the Kansas City Register of Historic Places.

Best regards,



Katheryn Shields,
President



Lisa Lassman Briscoe,
Executive Director

cc (via email): HKC Board of Directors
Valentine Neighborhood Association



May 14, 2025

RE: CH-PRES-2025-00002 – Norman School Historic District

Historic Preservation Commission
414 E 12th Street, 16th Floor
Kansas City, MO 64106

To Whom It May Concern,

The Hyde Park Neighborhood Association (HPNA) joins our Valentine neighbors in support of case no CH-PRES-2025-00002 for the designation of the Norman School Historic District and its inclusion in the Kansas City Register of Historic Places.

Our historic neighborhoods are significantly older than anyone currently living here and it's important that we consider ourselves as caretakers of the neighborhood for future generations to experience and enjoy, just as we have been able to do so. Having stood for over a century, the organically developed neighborhood surrounding the Norman School is a classic example of what residents and community partners have spent decades trying to preserve. While we understand the need for and support the growth and evolution of our midtown neighborhoods, we strongly oppose the destruction of our unique and historic urban fabric for sake of speculative development or otherwise.

The greatest importance of our neighborhoods is those who live here, many having chosen to call midtown home because of its delicate balance of convenience, affordability, diversity, and historic integrity. We are passionate about all these characteristics which make midtown unique from any other part of greater Kansas City. We respectfully request that you join us in our never-ending battle to protect our historic neighborhoods by supporting the inclusion of the Norman School Historic District in the Kansas City Register of Historic Places.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Koch".

Christopher Koch, AIA
President, HPNA
President@hydeparkkc.org

www.hydeparkkc.org

P.O. Box 32551 Kansas City, MO 64171

James Carrigan
3233 Karnes Boulevard
Kansas City, MO 64111 – 3626
(816) 679 – 4271
Email: jasonlcarrigan@gmail.com

May 9, 2025

Historic Preservation Commission
Kansas City, Missouri City Hall
414 East 12th Street, 16th Floor
Kansas City, MO 64106

Re: Case: CH-PRES-2025-00002

Norman School Historic District

Members of the Commission,

I am writing in support of the designation of the Norman School District as historic under Criterion C as this area has significant historical value in view of its aesthetic, historical, cultural and architectural value.

My current residence is in Coleman Highlands, where I have lived for 32 years. Our house on Karnes Boulevard was built in 1907. The Coleman Highlands neighborhood voted to become an historic district in 1996. At the time when the neighborhood was considering the historic designation, many neighbors expressed concerns about bureaucratic delays to home improvements, loss of autonomy, and infringement of their rights as homeowners. Over the past 29 years, however, I believe the historic designation has significantly improved the stability and character of Coleman Highlands and helped to preserve the historical beauty, flavor and integrity of our community. When new houses were built great care was taken in the planning, with neighborhood input, to be consistent with the historical style and character of our community. In spite of concerns about decreased property values, I believe the historic neighborhood designation may be one factor in Coleman neighborhood homes being in such demand and high value in the market.

I purchased the house at 3620 Jefferson in the Valentine Neighborhood 3 years ago with the intention of restoring it to its original historic beauty. This home was built in 1905 by the Roanoke Homes Company, and primarily occupied by the Finn family, who had added several additions over the years to accommodate the needs of a large family. When the Finns moved out, it sat unoccupied and had been vacant for several years. When I acquired the home, it was in a distressed and dilapidated state.

I chose to renovate this home in the adjacent Valentine neighborhood because of the beautiful historic shirtwaist and prairie style homes and the vibrancy and diversity of the neighborhood. I was shocked and disheartened at the abrupt demolition of 23 plus homes in Valentine, many with recent occupancy but years of neglected maintenance, last year. Recently I learned of the additional planned destruction of homes on Jefferson which would further compromise the historic fabric of our street and our neighborhood. I am saddened at the devastation of huge swaths of the Valentine neighborhood.

Thank you for allowing me to provide this input into this important decision.

Respectfully,

James Carrigan, 3620 Jefferson

Cc: Brad Wolf
Lisa Briscoe
Randy Hite

From: [Landmark Commission](#)
To: [Jeff Yallaly](#); [Landmark Commission](#)
Cc: valentineneighborhood@gmail.com; [Wolf, Bradley A](#); lbriscoe@historickansascity.org
Subject: RE: Case CH-PRES-2025-00002 – Norman School Historic District
Date: Wednesday, April 30, 2025 3:16:01 PM

Thank you. I will present this to the commission.

From: Jeff Yallaly <jeffyllaly@gmail.com>
Sent: Wednesday, April 30, 2025 12:34 PM
To: Landmark Commission <LandmarkCommission@KCMO.org>
Cc: valentineneighborhood@gmail.com; Wolf, Bradley A <Bradley.Wolf@kcmo.org>; lbriscoe@historickansascity.org
Subject: Case CH-PRES-2025-00002 – Norman School Historic District

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

To Members of the Historic Preservation Commission:

My wife, Amy, and I support the timely listing of the **Norman School Historic District** in the Kansas City Register of Historic Places.

The property within the **Norman School Historic District** boundaries tells a unique and important story, defines the development history of the community, and provides tangible reminders of the past that create a unique sense of place.

Built between 1902 and 1924, the Norman School Historic District is locally significant under Criterion C in the area of ARCHITECTURE. The District's residential resources were designed and developed by a variety of individual entrepreneurs and realty companies, following earlier association with the McGee family landholdings and Interstate Fairgrounds. The District is named for its sole non-residential resource, the Norman School, a visually prominent Progressive-Era school of native limestone.

The Kansas City Shirtwaist style predominates among the District's contributing buildings, accounting for 27 residential homes consistent with material, massing, and stylistic elements characteristic of the style within the District. Also present are a cluster of Prairie Style homes built from 1919-1923. Eight contributing, purpose-built multi-family residential resources remain in the District. All are consistent with the registration requirements listed in the Colonnaded Apartments MPDF to be listed under Criterion C as contributing resources to a district. They exhibit a variety of the sub-types described in the MPDF, with only one example of a design repeated across multiple resources.

We recommend that the Commission vote to APPROVE **Case CH-PRES-2025-00002 – Norman School Historic District** for listing on the Kansas City Register of Historic Places.

Sincerely,

Jeff & Amy Yallaly
31 W 36th Street (Old Hyde Park Historic District)
Kansas City, MO 64111
(913) 488-6346

From: [joan shields](#)
To: [Landmark Commission](#)
Subject: Norman School Historic District
Date: Monday, May 5, 2025 9:22:34 AM

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I support making the area an historic district.

--

Joanie Shields
913-908-7840

From: Kathleen Forster <kforster2@yahoo.com>
Sent: Wednesday, May 14, 2025 8:36 AM
To: Landmark Commission
Cc: valentineneighborhood@gmail.com; Wolf, Bradley A
Subject: Case CH-PRES-2025-00002 – Norman School Historic District

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

To Members of the Historic Preservation Commission:

I support the timely listing of the Norman School Historic District in the Kansas City Register of Historic Places.

The property within the Norman School Historic District boundaries tells a unique and important story, defines the development history of the community, and provides tangible reminders of the past that create a unique sense of place.

Built between 1902 and 1924, the Norman School Historic District is locally significant under Criterion C in the area of ARCHITECTURE. The District's residential resources were designed and developed by a variety of individual entrepreneurs and realty companies, following earlier association with the McGee family landholdings and Interstate Fairgrounds. The District is named for its sole non-residential resource, the Norman School, a visually prominent Progressive-Era school of native limestone.

The Kansas City Shirtwaist style predominates among the District's contributing buildings, accounting for 27 residential homes consistent with material, massing, and stylistic elements characteristic of the style within the District. Also present are a cluster of Prairie Style homes built from 1919-1923. Eight contributing, purpose-built multi-family residential resources remain in the District. All are consistent with the registration requirements listed in the Colonnaded Apartments MPDF to be listed under Criterion C as contributing resources to a district. They exhibit a variety of the sub-types described in the MPDF, with only one example of a design repeated across multiple resources.

I recommend that the Commission vote to APPROVE Case CH-PRES-2025-00002 – Norman School Historic District for listing on the Kansas City Register of Historic Places.

Sincerely,

Kathleen Forster
3614 Pennsylvania Ave, KCMO 64111
816-214-8062

Live Simply, Love Generously, Care Deeply, Speak Kindly

1 May, 2025

Historic Preservation Commission
Kansas City, Missouri City Hall
414 East 12th Street, 16th Floor
Kansas City, MO 64106
kchp@kcmo.org

Case CH-PRES-2025-00002 – Norman School Historic District

To Members of the Historic Preservation Commission:

The [NAME OF GROUP, as noted below] supports the timely listing of the **Norman School Historic District** in the Kansas City Register of Historic Places.

The property within the **Norman School Historic District** boundaries tells a unique and important story, defines the development history of the community, and provides tangible reminders of the past that create a unique sense of place.

Built between 1902 and 1924, the Norman School Historic District is locally significant under Criterion C in the area of ARCHITECTURE. The District's residential resources were designed and developed by a variety of individual entrepreneurs and realty companies, following earlier association with the McGee family landholdings and Interstate Fairgrounds. The District is named for its sole non-residential resource, the Norman School, a visually prominent Progressive-Era school of native limestone.

The Kansas City Shirtwaist style predominates among the District's contributing buildings, accounting for 27 residential homes consistent with material, massing, and stylistic elements characteristic of the style within the District. Also present are a cluster of Prairie Style homes built from 1919-1923. Eight contributing, purpose-built multi-family residential resources remain in the District. All are consistent with the registration requirements listed in the Colonnaded Apartments MPDF to be listed under Criterion C as contributing resources to a district. They exhibit a variety of the sub-types described in the MPDF, with only one example of a design repeated across multiple resources.

The [NAME OF GROUP] recommends that the Commission vote to APPROVE Case CH-PRES-2025-00002 – **Norman School Historic District** for listing on the Kansas City Register of Historic Places.

Sincerely,

Larry Dade (Parkside Properties, dba ... Parkside Maintenance, llc)

Member of & on Behalf of; **Vinewood House, llc**, (titled owner of apartment property located at);

717 w 36th street

816.769.8050

parksideprops@aol.com

Cc:

Valentine Neighborhood Association, valentineneighborhood@gmail.com

Brad Wolf, bradley.wolf@kcmo.org

Lisa Briscoe, lbriscoe@historickansascity.org

PS: Separate to the area wide designation being applied for here (which is strongly support):

It should be noted that, I, and Vinewood House, llc, are in the process,

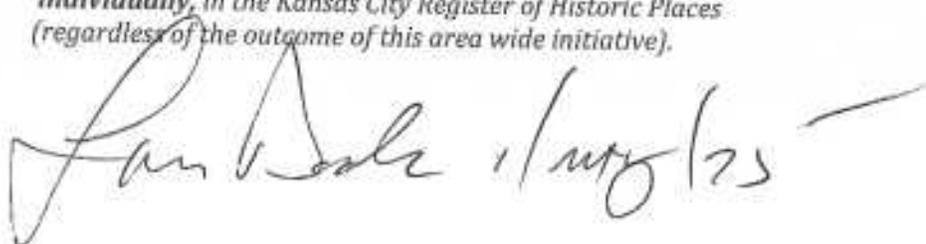
and will continue until completion/acceptance,

to work with the Historic Preservation Commission,

toward the goal of listing our property (717 w 36th)

individually, in the Kansas City Register of Historic Places

(regardless of the outcome of this area wide initiative).



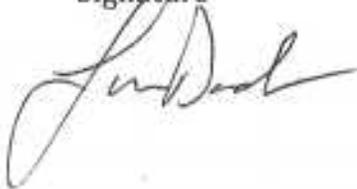
Petition In Support of Local Historic Designation Norman School Historic District

To: Historic Preservation Commission

We, the owners of property within the boundaries of the Norman School Historic District planned area, are in favor of local historic designation for the area bounded by 35th Street on the North, Valentine Road on the South, Summit/Southwest Trafficway on the West, and Pennsylvania on the East.

We understand that local historic designation recognizes the special historical, cultural, or aesthetic value of the area.

We also understand that the Historic Preservation Commission must approve in advance any alteration, demolition, or new construction affecting the designated properties.

Name	Date	Address	Signature	Phone
James D. Wade for Wade	1/25/25	717 W. 36th		816.769.8050
Vineyard House, LLC				

From: Linda <l.mccurry@att.net>
Sent: Wednesday, May 14, 2025 12:02 AM
To: Landmark Commission; Wolf, Bradley A
Cc: Christine Jordan; valentineneighborhood@gmail.com;
bricoe@historickansascity.org
Subject: Case CH-PRES-2025-00002 – Norman School Historic District

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Date May 12, 2025

To Members of the Historic Preservation Commission:

I live adjacent to the Norman School Historic District and I support this area being listed in the Kansas City Register of Historic Places. The property within the Norman School Historic District boundaries tell a story worth preserving about Kansas City neighborhoods as the city expanded south at the turn of the 20th century. I've spoken to several of my neighbors who live within the Norman School District, and they are supportive. Additionally, I believe that protecting this neighborhood area helps solidify all of Midtown's neighborhood and helps to preserve a unique Midtown character.

The detailed description of the district:

"Built between 1902 and 1924, the Norman School Historic District is locally significant under Criterion C in the area of ARCHITECTURE. The District's residential resources were designed and developed by a variety of individual entrepreneurs and realty companies, following earlier association with the McGee family landholdings and Interstate Fairgrounds. The District is named for its sole non-residential resource, the Norman School, a visually prominent Progressive-Era school of native limestone. The Kansas City Shirtwaist style predominates among the District's contributing buildings, accounting for 27 residential homes consistent with material, massing, and stylistic elements characteristic of the style within the District. Also present are a cluster of Prairie Style homes built from 1919-1923. Eight contributing, purpose-built multi-family residential resources remain in the District. All are consistent with the registration requirements listed in the Colonnaded Apartments MPDF to be listed under Criterion C as contributing resources to a district. They exhibit a variety of the sub-types described in the MPDF, with only one example of a design repeated across multiple resources."

Sincerely,
Linda McCurry

816-863-2675

L.MCCURRY@att.net

From: [Margot Sims](#)
To: [Landmark Commission](#)
Cc: [Mary Jo Draper](#); [Lisa Briscoe](#); [Laura Burkhalter](#)
Subject: Norman School Historic District, CH-PRES-2025-00002
Date: Tuesday, May 6, 2025 3:39:15 PM

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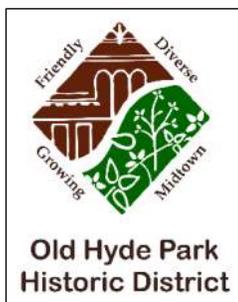
Dear Members of the Historic Preservation Committee:

I strongly urge you to support Case CH-PRES-2025-00002, designating a new Historic District in Kansas City, the Norman School Historic District.

Perhaps I should be more muted and mild when sharing my opinion about this case, but I have decided to let some of my outrage show. Kansas City Life Insurance has shown itself repeatedly to be a poor steward of its extensive properties in the Valentine neighborhood, and that's stating the case charitably. Kansas City Life demolished a huge number of buildings in recent months on the grounds that the structures were unsafe and poorly maintained. If they were dilapidated and dangerous, whose fault is that but the owner's?

It is shameful when property owners care nothing about their neighbors, nothing about responsible ownership, nothing about housing needs and other civic values. We must use all tools available to stop the reckless and selfish actions of Kansas City Life Insurance before it continues its decimation of a lovely, historic neighborhood in Kansas City. Establishing this new Historic District will be an important step in that direction. Please vote YES! Thank you.

Margot Sims simsmargot@gmail.com
4555 Main St., #104
Kansas City MO. 64111



May 1, 2025

Case CH-PRES-2025-00002 – Norman School Historic District

To Members of the Historic Preservation Commission:

The Old Hyde Park Historic District neighborhood supports the timely listing of the Norman School Historic District in the Kansas City Register of Historic Places.

The property within the Norman School Historic District boundaries tells a unique and important story, defines the development history of the community, and provides tangible reminders of the past that create a unique sense of place.

The Norman School Historic District is locally significant under Criterion C in the area of ARCHITECTURE. The District's residential resources were designed and developed by a variety of individual entrepreneurs and realty companies, following earlier association with the McGee family landholdings and Interstate Fairgrounds.

The Old Hyde Park Historic District neighborhood recommends that the Commission vote to APPROVE Case CH-PRES-2025-00002 – Norman School Historic District for listing on the Kansas City Register of Historic Places.

It is important that we preserve our architectural history. If destroyed, those buildings and the sense of place they provide can never be replaced.

Sincerely,

Old Hyde Park Historic District

Nadja Karpilow, President
Angie Phillips, Vice President
Dianna Atkinson, Treasurer
Betsy Ambrose, Secretary
Jacob Ambrose, Director
Matthew Browning Director
Lon Clark, Director
Tabitha Judson, Director

Cc:

Valentine Neighborhood Association, valentineneighborhood@gmail.com
Brad Wolf, bradley.wolf@kcmo.org
Lisa Briscoe, lbriscoe@historickansascity.org



May 4, 2025

*Historic Preservation Commission
Kansas City, Missouri City Hall*

Submitted to: kchp@kcmo.org

Case CH-PRES-2025-00002 – Norman School Historic District

To Members of the Historic Preservation Commission:

*The Plaza Westport Neighborhood Association (PWNA) supports the Valentine Neighborhood Association's application to list the **Norman School Historic District** in the Kansas City Register of Historic Places.*

We share the perspective of our fellow Midtown neighborhood that the single-family residences and smaller scale multi-family residential structures of the proposed **Norman School Historic District** tell a unique and important story and should be preserved to provide tangible reminders of the past that create a unique sense of place for both current and future residents. Without the safeguards from the approval of the listing of this historic district, these residences and structures will likely be lost to the detriment of the Valentine Neighborhood, but also other surrounding Midtown neighborhoods.

Our own Plaza Westport Neighborhood has seen too many single-family residences demolished by developers so that more dense multi-family projects can be built. As this Historic Preservation Commission has observed in our neighborhood, once the fabric of the historic homes and structures is torn by such demolition, that which remains is more vulnerable to decay and further demolition as their numbers no longer will sustain a viable historic designation. What is even worse, our Plaza Westport Neighborhood's experience is that often those redevelopment efforts stall, *even with incentives*, so that affordable housing is demolished, but nothing replaces it.

The application for the Norman School Historic District substantiates this Commission approving **Case CH-PRES-2025-00002 – Norman School Historic District** for listing on the Kansas City Register of Historic Places. ***Please approve such a listing.***

Respectfully,

Robert Martin, Pres. PWNA

Cc: Valentine Neighborhood Association, valentineneighborhood@gmail.com

Robert K Martin, President – PWNA
plazawestport.association@gmail.com

From: Rachel Porter <rachelimporter@gmail.com>
Sent: Thursday, May 15, 2025 2:41 PM
To: Landmark Commission; briscoe@historickansascity.org
Cc: valentineneighborhood@gmail.com; Wolf, Bradley A
Subject: Valentine Neighbors current dilemma 🏠

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Case CH-PRES-2025-00002 – Norman School Historic District

To Members of the Historic Preservation Commission:

*This Coleman Highlands neighbor supports the timely listing of the **Norman School Historic District** in the Kansas City Register of Historic Places.*

*The property within the **Norman School Historic District** boundaries tells a unique and important story, defines the development history of the community, and provides tangible reminders of the past that create a unique sense of place.*

Built between 1902 and 1924, the Norman School Historic District is locally significant under Criterion C in the area of ARCHITECTURE. The District’s residential resources were designed and developed by a variety of individual entrepreneurs and realty companies, following earlier association with the McGee family landholdings and Interstate Fairgrounds. The District is named for its sole non-residential resource, the Norman School, a visually prominent Progressive-Era school of native limestone.

The Kansas City Shirtwaist style predominates among the District’s contributing buildings, accounting for 27 residential homes consistent with material, massing, and stylistic elements characteristic of the style within the District. Also present are a cluster of Prairie Style homes built from 1919-1923. Eight contributing, purpose-built multi-family residential resources remain in the District. All are consistent with the registration requirements listed in the Colonnaded Apartments MPDF to be listed under Criterion C as contributing resources to a district. They exhibit a variety of the sub-types described in the MPDF, with only one example of a design repeated across multiple resources.

*We as neighbors recommends that the Commission vote to APPROVE **Case CH-PRES-2025-00002 – Norman School Historic District** for listing on the Kansas City Register of Historic Places.*

Sincerely,

Rachel Porter

Roanoke Park Vice President, Board Member and Coleman Highland Resident

From: randyhitekc@gmail.com
To: [Landmark Commission](#)
Cc: valentineneighborhood@gmail.com; [Wolf, Bradley A](#); lbriscoe@historickansascity.org
Subject: Case CH-PRES-2025-00002 - Norman School Historic District
Date: Tuesday, May 6, 2025 11:06:51 PM
Importance: High

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

To Members of the Historic Preservation Commission,

I **fully** support the timely listing of the **Norman School Historic District** in the Kansas City Register of Historic Places.

The property within the **Norman School Historic District** boundaries tells a unique and important story, defines the development history of the community, and provides tangible reminders of the past that create a unique sense of place.

I personally live just south of the **Norman School Historic District**, in the Valentine neighborhood, and have lived in the neighborhood for 28 years.

My home is a 3-story Kansas City Shirtwaist style home with a red tile roof that was built in 1907. I love living in a historic home!

My home is very similar to the homes in the **Norman School Historic District**., as they were built around the same time.

When I first moved into the neighborhood, I joined the Valentine Neighborhood Association (VNA), and have been an active member of it ever since.

My fellow members of the VNA told me about its history, about how it was formed in the 1970s after the threat that the Kansas City Life Insurance Company was attempting to destroy all of the historic homes in the VNA by declaring eminent domain.

Thankfully, the neighbors stood up to the threat that the Kansas City Life Insurance Company posed at City Hall, and their plan failed. Defeated, Kansas City Life Insurance Company then began buying properties in the neighborhood, becoming a landlord and renting them. Occasionally, they would demolish a historic home.

Were

You could always tell which homes in the neighborhood were owned by Kansas City Life because they were always the worst-looking houses in the neighborhood, as they did little maintenance and upkeep on the properties.

A few years ago, Kansas City Life Insurance Company evicted the tenants of the historic Knickerbocker Apartments, which were located on Knickerbocker Place between Broadway and Pennsylvania, in the **Norman School Historic District**, right across the street from Kansas City Life Insurance Company.

They tore off the balconies on a couple of the historic 6-plex apartment buildings, and told the VNA that the balconies were unsound and needed to be replaced.

The VNA repeatedly asked Kansas City Life Insurance Company not to tear down these historic apartment buildings. Kansas City Life told the VNA that they had no plans to do that. They were just going to replace the unsafe balconies on the buildings.

However, shortly thereafter, Kansas City Life Insurance Company demolished all of the Knickerbocker Apartments, which were a row of 6-plex apartment buildings that lined Knickerbocker Place.

Last October Kansas City Life Insurance Company demolished 23 structures that they owned from 33rd St north to 35th St, and from SW Trafficway to Pennsylvania Ave. That land is vacant now, except for 2 historic houses that are still standing that Kansas City Life does not own.

The VNA asked Kansas City Life Insurance Company why they were demolishing these 23 historic structures, but they were told that they had no plans for the vacant land.

All of the neighborhoods surrounding the **Norman School Historic District** are already designated historic districts, such as Roanoke, Volker, and Hyde Park.

The structures in the **Norman School Historic District** were built at the same time as the structures in these other historic neighborhoods, so the structures found in the **Norman School Historic District** are just as historic as those in any of the surrounding designated historic districts. The only difference is that the **Norman School Historic District** is just now asking to be recognized for its historic nature.

So, it is just the last neighborhood in this group of neighborhoods to go through this historic designation process.

The impetus of the **Norman School Historic District** to “join the club” of historic neighborhoods in midtown Kansas City is due to the latest actions of Kansas City Life Insurance Company, destroying 23 historic structures within a 2-week period a few months ago.

Their actions of demolishing historic structures have greatly affected the historic nature of the **Norman School Historic District**, and it is extremely important to now formally recognize the historic nature of the **Norman School Historic District** in order to preserve and protect its history from future threats of demolition by Kansas City Life Insurance Company.

For all of these reasons, I strongly urge the Commission to vote to **APPROVE Case CH-PRES-2025-00002 – Norman School Historic District** for listing on the Kansas City Register of Historic Places.

Sincerely,

Randy Hite

3708 Pennsylvania Ave
Kansas City MO 64111-2823
816-516-1966 Cell
650-357-6369 Fax
randyhitek@gmail.com

From: Richard Denton <rdenton555@gmail.com>
Sent: Tuesday, May 13, 2025 11:34 AM
To: Landmark Commission
Cc: valentineneighborhood@gmail.com; Wolf, Bradley A;
lbriscoe@historickansascity.org
Subject: Case CH-PRES-2025-00002 – Norman School Historic District

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

To Members of the Historic Preservation Commission:

*My name is Richard Denton and my partner Randy Smith, both residents of the Valentine Neighborhood, support the timely listing of the **Norman School Historic District** in the Kansas City Register of Historic Places.*

*The property within the **Norman School Historic District boundaries** tells a unique and important story, defines the development history of the community, and provides tangible reminders of the past that create a unique sense of place.*

Built between 1902 and 1924, the Norman School Historic District is locally significant under Criterion C in the area of ARCHITECTURE. The District's residential resources were designed and developed by a variety of individual entrepreneurs and realty companies, following earlier association with the McGee family landholdings and Interstate Fairgrounds. The District is named for its sole non-residential resource, the Norman School, a visually prominent Progressive-Era school of native limestone.

The Kansas City Shirtwaist style predominates among the District's contributing buildings, accounting for 27 residential homes consistent with material, massing, and stylistic elements characteristic of the style within the District. Also present are a cluster of Prairie Style homes built from 1919-1923. Eight contributing, purpose-built multi-family residential resources remain in the District. All are consistent with the registration requirements listed in the Colonnaded Apartments MPDF to be listed under Criterion C as contributing resources to a district. They exhibit a variety of the sub-types described in the MPDF, with only one example of a design repeated across multiple resources.

*We are recommending that the Commission vote to **APPROVE Case CH-PRES-2025-00002 – Norman School Historic District** for listing on the Kansas City Register of Historic Places.*

Sincerely,

Richard Denton and Randy Smith

3627 Jefferson St

816 682 5913

[Rdenton555@gmail.com](mailto:rdenton555@gmail.com)

From: [Rick Fisher](#)
To: [Landmark Commission](#)
Cc: [VNA Valentine Neighborhood Association](#); [Wolf, Bradley A](#); lbriscoe@historickansascity.org
Subject: Case CH-PRES-2025-00002 – Norman School Historic District
Date: Wednesday, May 7, 2025 4:38:11 PM

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*Historic Preservation Commission
Kansas City, Missouri City Hall
414 East 12th Street, 16th Floor
Kansas City, MO 64106*

To Members of the Historic Preservation Commission:

I am writing to support the listing of the **Norman School Historic District** in the Kansas City Register of Historic Places.

I have been a resident of the Valentine Neighborhood for nearly 28 years. We love our neighborhood and its beautiful historic homes and structures.

Over these decades, it has been distressing to see the destruction of many homes owned by Kansas City Life Insurance Company. This has decimated the fabric of our neighborhood. One needs only look at the empty blocks in North Valentine between 35th and 33rd Streets to see this.

An historic district will help ensure that any further destruction may be slowed down in this district where Kansas City Life owns many more properties. But more importantly, the historic district will help preserve the fabric of the neighborhood when structures are replaced. Designating this district will help ensure that replacement buildings fit the style and character of our neighborhood.

Every neighborhood that surrounds us has long ago received historic district designation. I request that the Commission approve this application of designation for the **Normal School Historic District**.

Sincerely,

Rick Fisher
3708 Pennsylvania Ave
Kansas City MO 64111
816-516-5111

From: Sarah Sosland <sosland.sarah@gmail.com>
Sent: Sunday, May 11, 2025 9:46 PM
To: Landmark Commission
Cc: valentineneighborhood@gmail.com; Wolf, Bradley A;
lbriscoe@historickansascity.org
Subject: Case CH-PRES-2025-00002 – Norman School Historic District

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May 11, 2025
Historic Preservation Commission
Kansas City, Missouri City Hall
414 East 12th Street, 16th Floor
Kansas City, MO 64106

kchp@kcmo.org

Case CH-PRES-2025-00002 – Norman School Historic District

To Members of the Historic Preservation Commission:

I, Sarah Sosland, a resident of Coleman Highlands, support the timely listing of the **Norman School Historic District** in the Kansas City Register of Historic Places.

The property within the **Norman School Historic District** boundaries tells a unique and important story, defines the development history of the community, and provides tangible reminders of the past that create a unique sense of place.

Built between 1902 and 1924, the Norman School Historic District is locally significant under Criterion C in the area of ARCHITECTURE. The District's residential resources were designed and developed by a variety of individual entrepreneurs and realty companies, following earlier association with the McGee family landholdings and Interstate Fairgrounds. The District is named for its sole non-residential resource, the Norman School, a visually prominent Progressive-Era school of native limestone.

The Kansas City Shirtwaist style predominates among the District's contributing buildings, accounting for 27 residential homes consistent with material, massing, and stylistic elements characteristic of the style within the District. Also present are a cluster of Prairie Style homes built from 1919-1923. Eight contributing, purpose-built multi-family residential resources remain in the District. All are consistent with the registration requirements listed in the Colonnaded Apartments MPDF to be listed under Criterion C as contributing

resources to a district. They exhibit a variety of the sub-types described in the MPDF, with only one example of a design repeated across multiple resources.

*I request that the Commission vote to APPROVE **Case CH-PRES-2025-00002 – Norman School Historic District** for listing on the Kansas City Register of Historic Places.*

Sincerely,

Sarah Sosland

3334 Karnes Blvd

816-289-5088

sosland.sarah@gmail.com

13 May, 2025

Historic Preservation Commission
Kansas City, Missouri City Hall
414 East 12th Street, 16th Floor
Kansas City, MO 64106
kchp@kcmo.org

Case CH-PRES-2025-00002 – Norman School Historic District

To Members of the Historic Preservation Commission:

Tammi Kennedy supports the timely listing of the **Norman School Historic District** in the Kansas City Register of Historic Places.

The property within the **Norman School Historic District** boundaries tells a unique and important story, defines the development history of the community, and provides tangible reminders of the past that create a unique sense of place.

Built between 1902 and 1924, the Norman School Historic District is locally significant under Criterion C in the area of ARCHITECTURE. The District's residential resources were designed and developed by a variety of individual entrepreneurs and realty companies, following earlier association with the McGee family landholdings and Interstate Fairgrounds. The District is named for its sole non-residential resource, the Norman School, a visually prominent Progressive-Era school of native limestone.

The Kansas City Shirtwaist style predominates among the District's contributing buildings, accounting for 27 residential homes consistent with material, massing, and stylistic elements characteristic of the style within the District. Also present are a cluster of Prairie Style homes built from 1919-1923. Eight contributing, purpose-built multi-family residential resources remain in the District. All are consistent with the registration requirements listed in the Colonnaded Apartments MPDF to be listed under Criterion C as contributing resources to a district. They exhibit a variety of the sub-types described in the MPDF, with only one example of a design repeated across multiple resources.

- Tammi Kennedy recommends that the Commission vote to APPROVE **Case CH-PRES-2025-00002 – Norman School Historic District** for listing on the Kansas City Register of Historic Places.

Sincerely,

Tammi Kennedy

3724 Pennsylvania Ave. KC MO 64111

Phone: 816-695-8918

Email: tgtk@aol.com

Cc:

Valentine Neighborhood Association, valentineneighborhood@gmail.com

Brad Wolf, bradley.wolf@kcmo.org

Lisa Briscoe, lbriscoe@historickansascity.org

From: [Info](#)
To: [Landmark Commission](#)
Cc: valentineneighborhood@gmail.com; [Wolf, Bradley A](#); [Lisa Briscoe](#)
Subject: Case CH-PRES-2025-00002 – Norman School Historic District
Date: Tuesday, May 6, 2025 1:31:40 PM

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Friday May 6, 2025

Historic Preservation Commission
Kansas City, Missouri City Hall
414 East 12th Street, 16th Floor
Kansas City, MO 64106

kchp@kcmo.org

Case CH-PRES-2025-00002 – Norman School Historic District

To Members of the Historic Preservation Commission:

The Union Hill Neighborhood Association supports the timely listing of the Norman School Historic District in the Kansas City Register of Historic Places.

The property within the Norman School Historic District boundaries tells a unique and important story, defines the development history of the community, and provides tangible reminders of the past that create a unique sense of place.

Built between 1902 and 1924, the Norman School Historic

District is locally significant under Criterion C in the area of ARCHITECTURE. The District's residential resources were designed and developed by a variety of individual entrepreneurs and realty companies, following earlier association with the McGee family landholdings and Interstate Fairgrounds. The District is named for its sole non-residential resource, the Norman School, a visually prominent Progressive-Era school of native limestone.

The Kansas City Shirtwaist style predominates among the District's contributing buildings, accounting for 27 residential homes consistent with material, massing, and stylistic elements characteristic of the style within the District. Also present are a cluster of Prairie Style homes built from 1919-1923. Eight contributing, purpose-built multi-family residential resources remain in the District. All are consistent with the registration requirements listed in the Colonnaded Apartments MPDF to be listed under Criterion C as contributing resources to a district. They exhibit a variety of the sub-types described in the MPDF, with only one example of a design repeated across multiple resources.

The Union Hill Neighborhood Association recommends that the Commission vote to APPROVE Case CH-PRES-2025-00002 – Norman School Historic District for listing on the Kansas City Register of Historic Places.

Sincerely,

Union Hill Neighborhood Association Board of Directors

- Stacy Garrett – President
- Jim Edson – Vice President
- Jack Keller
- Paul Tymosko -Treasurer
- Alex East – Secretary
- Chris Cornwell

Cc:

Valentine Neighborhood

Association, valentineneighborhood@gmail.com
Brad Wolf, bradley.wolf@kcmo.org
Lisa Briscoe, lbriscoe@historickansascity.org

May 12, 2025

Historic Preservation Commission
Kansas City, Missouri City Hall
414 East 12th Street, 16th Floor
Kansas City, MO 64106

kchp@kcmo.org

Re: Case CH-PRES-2025-00002 – Norman School Historic District

To Members of the Historic Preservation Commission:

On behalf of the **Volker Neighborhood Association**, we express our strong support for the timely listing of the **Norman School Historic District** in the Kansas City Register of Historic Places.

This district represents a vital piece of Kansas City's architectural and community legacy. Its homes and buildings reflect the city's historic development patterns, rooted in the transformation of McGee family landholdings and the former Interstate Fairgrounds into a vibrant residential neighborhood. These structures—many built between 1902 and 1924—anchor a sense of place that remains relevant and beloved to this day.

We are particularly encouraged by the district's architectural integrity, with 27 Kansas City Shirtwaist-style homes, a cohesive cluster of Prairie Style residences, and eight well-preserved multi-family buildings. These contribute meaningfully to the city's residential architectural diversity and align with the standards outlined in the **Colonnaded Apartments MPDF** for designation under **Criterion C (Architecture)**.

As a neighboring community just west of Valentine, we have seen firsthand the irreplaceable losses caused when historic assets are removed without redevelopment plans. The repeated demolitions of early 20th-century homes in the Valentine neighborhood—specifically tied to Kansas City Life Insurance Company holdings—have left behind vacant lots and removed mature tree canopies that once cooled our streets, held soil, and defined walkable, shaded corridors. These empty spaces contribute to urban blight, undermine neighborhood identity, and erode the continuity of Kansas City's built environment.

Preserving the Norman School Historic District protects against such unsustainable development practices and affirms Kansas City's commitment to place-based heritage. The district offers an opportunity not just to honor the past, but to ensure future generations inherit intact, livable, and dignified urban neighborhoods.

We urge the Commission to vote to **APPROVE Case CH-PRES-2025-00002** and list the Norman School Historic District in the Kansas City Register of Historic Places.

Sincerely,

Volker Neighborhood Association

May 12, 2025

Via Electronic Mail and Overnight Delivery

Historic Preservation Commission of Kansas City, Missouri
c/o City Planning & Development Department
City Hall
414 E 12th St
Kansas City, MO 64106

Re: Opposition to Proposed Norman School Historic District

Ladies and Gentlemen:

Stinson represents Kansas City Life Insurance Company ("Kansas City Life"), and we write to you on its behalf. The Historic Preservation Commission (the "Commission") is scheduled to consider an application (the "Application") submitted by Valentine Neighborhood Association ("VNA" or the "Applicant") to designate the Norman School Historic District (the "Proposed District"), generally bounded by West 35th Street, Summit Street, Valentine Road and Pennsylvania Avenue, to the Kansas City Register of Historic Places on May 16, 2025. Kansas City Life owns 18 parcels located within the Proposed District, the addresses of which are more fully set forth on **Exhibit A**. This letter shall serve as Kansas City Life's opposition to the nomination of the Proposed District to the Kansas City Register of Historic Places.

Historic designation of the Proposed District to the Kansas City Register of Historic Places is inappropriate, and is opposed by Kansas City Life, for the following reasons:

1. Historic designation is opposed by over 50% of the owners of property within the Proposed District.

A. The Proponents of the Proposed District Don't Even Live There, Yet They Want to Burden Their Neighbor's Property

Unlike the Applicant, Kansas City Life has made significant outreach within the Proposed District concerning the proposed designation. That outreach has revealed significant frustration and concern regarding the Application and the designation process. One common theme that Kansas City Life's representatives have heard **repeatedly** is dissatisfaction and anger that the Application was initiated by VNA – *not the property owners within the Proposed District* – and that the representatives of VNA leading the effort to obtain the historic designation do not even reside within the Proposed District. VNA's efforts represent the ultimate "do as I say, not as I do" approach. The officers and board of VNA are happy to create an historic district that imposes significant restrictions and limitations on the rights of the property owners within the Proposed District, while purposefully excluding their own properties from the impact of those same restrictions. VNA, and its officers and board, have no problem forcing the property owners within the Proposed District to participate in a public process requiring review and approval before they can paint their houses, replace their windows, doors and exteriors or make almost any other changes to their property exteriors. But they have no interest in having their own property be subject to those same requirements!

VNA has been working on the designation process for several years. In conjunction with the City's Historic Preservation Officer, VNA representatives conducted the survey of the properties in the Proposed District beginning in 2021. Months after beginning the process, on September 7, 2022, the Applicant hosted a public

1201 Walnut Street, Suite 2900, Kansas City, MO 64106

meeting at the Uptown Theater to discuss the historic designation of the Proposed District. Representatives from Kansas City Life were in attendance.

During the meeting, Applicant conducted an informal vote to gauge support for the proposed designation. Approximately three attendees raised their hands in support, while a significantly larger number expressed opposition. Public comments included an acknowledgement from VNA Board Member and Treasurer, Jim Martin, that he did not want interference when making changes to his own property, specifically noting that historic designation would limit his ability to freely repaint his home, construct an accessory dwelling unit, and replace fences and windows. Notably, Mr. Martin and the majority of the VNA Board members reside in the southern portion of the Valentine Neighborhood, which is excluded from the Proposed District. A map illustrating the location of the residences of the VNA Board members relative to boundaries of the Proposed District is attached as **Exhibit B**.

Anecdotally, Kansas City Life has heard that representatives of VNA claim that the historic designation of the Proposed District is the initial step in a process to request an historic designation for the entire Valentine Neighborhood. Given that VNA has been proceeding to seek the historic designation for the Proposed District for almost four years, such a claim is disingenuous and lacks credibility. It is clear that the intent of the board and officers of VNA is to impose the designation, and the limitations on owner rights such a designation creates, on an unwilling group of property owners while leaving their own properties free of such a designation and the attendant limitations.

B. The Majority of the Property Owners Within the Proposed District Oppose the Historic Designation

The Proposed District includes 74 parcels. To date, 39 property owners have submitted executed "Owner Objection to Designation of the Norman School Historic District" forms (collectively, the "Owner Objections") opposing designation of the Proposed District. Executed copies of the Owner Objections are attached as **Exhibit C**. The map, attached as **Exhibit D**, is marked to show the properties in the Proposed District owned by owners who executed Owner Objections.

There is a clear lack of support for historic designation among property owners within the Proposed District. Approving the designation of the Proposed District despite widespread opposition would disregard the interest of those most affected. Given that the majority of residents oppose the Application, it should be denied on that basis alone.

2. The application for designation of the Proposed District was submitted as a retaliatory measure intended to impede demolition of unsafe structures and the boundaries of the Proposed District were selectively drawn to disproportionately restrict redevelopment efforts.

Kansas City Life believes that the application for designation of the Proposed District was submitted as a retaliatory measure intended to impede the lawful demolition of unsafe structures and that the Proposed District's boundaries were selectively drawn to negatively and disproportionately restrict the lawful redevelopment efforts of Kansas City Life. Approval of the Application would result in an unlawful taking of Kansas City Life's property rights.

In October 2024, Kansas City Life lawfully demolished 23 buildings located north of West 35th Street to prepare for potential future redevelopment of its property. VNA has been an outspoken critic of Kansas City Life for many years, but following those demolitions, VNA has intensified its efforts to block Kansas City Life's exercise of its property rights. VNA's activities included attacks on the company's reputation and, as is obvious from the Application, the use of the historic application process to inappropriately infringe on Kansas City Life's legal rights.

In January 2025, Kansas City Life submitted applications for demolition permits for four additional structures located within the Proposed District. The demolition of those four buildings was part of the implementation of a broader, long-term redevelopment strategy; Kansas City Life had also determined that the four buildings were dangerous buildings, a position that was supported by reports issued by an independent licensed structural engineer. Following the Application, a mandatory 45-day stay was placed on the issuance of the demolition permits pursuant to Ordinance 241070. On April 10, just one business day before the stay was set to expire, VNA submitted its Application for historic designation for the Proposed District. Clearly, VNA is using the historic designation process to impede Kansas City Life's lawful exercise of its rights as a property owner to use and develop its property as it wishes (within the limits of the City's zoning and development ordinances).

As noted in Section 1 above, the boundaries of the Proposed District as described in the Application include only the northern portion of the Valentine Neighborhood and completely exclude the southern portion. The attached **Exhibit E** is a copy of the Application taken from the CompassKC website. **Exhibit E** shows that there was a prior draft of the Application (the "Original Application") that was significantly different than what is now being considered by the Commission. Specifically, **Exhibit E** shows that Brad Wolf, the City's Historic Preservation Officer edited the Original Application – a version presumably prepared and submitted by the Applicant.

The Original Application provides clear and compelling evidence that the Application was submitted in direct, retaliatory response to Kansas City Life's lawful development activities in October 2024 and January 2025. As shown on **Exhibit E**, the Original Application explicitly referenced a map, a copy of which was included in the original version of the Application, depicting the property owned by Kansas City Life, the October 2024 demolitions, and the January 2025 demolition permit applications. Although Mr. Wolf attempted to revise and omit these references, the original, track-changed version of the Application was uploaded, making the retaliatory intent evident. The inclusion of the omitted map and text from the Original Application makes it clear that VNA's intent in filing the Application was to demonstrate its concerns over Kansas City Life's legitimate and strategic development activities, and to miss use the historic designation process to unlawfully place controls on those activities.

The timing of the submission of the Application, the gerrymandered boundaries of the Proposed District and the Original Application that the Commission and the public were not supposed to see all make it clear that the Application was submitted not to preserve the claimed historic character in the Proposed District, but rather with the intent to obstruct Kansas City Life's legitimate and lawful redevelopment efforts. This effort by VNA to hijack the historic designation process for illegitimate purposes represents an abuse of that process and must be rejected if the Commission wishes to preserve the integrity of that process.

3. The involvement of the Historic Preservation Commission staff in preparation of the application for historic designation of the Proposed District creates a conflict of interest and undermines the objectivity of any subsequent staff report.

As the Commission is aware, Brad Wolf serves as the City's Historic Preservation Officer. Pursuant to Article VII, Section F of the *Rules and Regulations Governing the Procedure of the Historic Preservation Commission*, adopted on April 7, 2020, the City Historic Preservation Officer is responsible for preparing a staff report that summarizes the application for historic designation, provides supplemental documentation, and typically provides a staff recommendation. It is a fundamental precept of administrative law that staff working on behalf of a government agency regarding an application should be unbiased, and that any member of the agency staff who demonstrates bias or favoritism should not participate in any way in the administrative process.

As noted in Section 2 above, the Original Application that is included on the CompassKC website (see the attached **Exhibit E**) contains tracked changes reflecting revisions made by Mr. Wolf. As discussed above, these revisions explicitly reference Kansas City Life and clearly demonstrate that VNA has submitted the Application with unlawful intent. But the revisions to the Original Application proposed by Mr. Wolf not

only demonstrate the unlawful intent and misuse of process by VNA. Mr. Wolf's direct involvement in the preparation of the Application, specifically including the deletion of provisions that reflect negatively on VNA, serve to demonstrate his bias in favor of the Applicant and the Application. Specifically, Mr. Wolf proposed edits to the Original Application that hide the true intent of VNA – apparently in an effort to place VNA and the Application in a more favorable light before the Commission – and to our knowledge he has not disclosed his actions, and the implicit bias it demonstrates, to the Commission. Mr. Wolf's role in changing the Original Application to obfuscate the true purpose and intent of VNA gives rise to significant concerns regarding the objectivity of any staff report produced by him or other members of the Commission staff who report to and take direction from him.

Given Mr. Wolf's role in preparing the application for historic designation of the Proposed District, Kansas City Life respectfully requests that any staff report authored under his direction be excluded from the official record due to a conflict of interest. To the extent the report must remain in the record, Kansas City Life requests that any staff recommendation contained therein be stricken and expressly disregarded and not considered by the Commission.

4. The criteria for historic designation under Section 88-580-01-C.4 are not met.

Section 88-580-01-C.4 of the Zoning and Development Code of the City of Kansas City, Missouri (the "Zoning and Development Code") sets forth the factors that the Commission must consider when reviewing and making determinations regarding proposed historic district designations. One factor considered is the "historic, cultural, aesthetic, or architectural significance of the...district."

Section 2-914 of the Zoning and Development Code defines historic, cultural, aesthetic or architectural significance, in relevant part, as "that quality present in buildings, structures, sites, objects, and historic districts which displays the *integrity* of location, design, setting, materials, workmanship, feeling, and association that reflects the community's history, culture, aesthetic values, and architecture" (emphasis added).

As clarified by National Register Bulletin 15, issued by the National Parks Service, this means that a district must possess *integrity* in order to qualify as historic. Integrity requires that a proposed district closely resemble its historic appearance and retain key aspects such as original materials, design elements, and construction features from its identified period of significance, which in this case spans from 1902 to 1924.

Here, the structures identified as contributing resources within the Proposed District have undergone significant alterations, including demolitions, porch extensions and modifications, multiple deck additions, one-story additions, and the replacement of original materials with those not consistent in type or character with the period of significance. These modifications have resulted in the elimination of any claimed historic integrity (if it ever existed), such that the contributing resources no longer authentically convey the feeling or association with the period of significance. Colloquially, there's no longer enough "there there" to justify historic designation for the Proposed District.

5. Current infill guidelines effectively ensure that new development aligns with the neighborhood's established character, making additional protections through historic designation unnecessary.

Section 88-110-07-D of the Zoning and Development Code establishes infill lot and building standards for residential development on infill lots (the "Infill Standards"), which are designed to ensure that new construction is compatible with the existing character and aesthetic of the surrounding neighborhood. All new development within the Proposed District must comply with the Infill Standards. Given that the Infill Standards are specifically designed to preserve the neighborhood's character, additional protections through historic designation would impose unnecessary restrictions on property owners' rights.

Any future redevelopment proposed by Kansas City Life within the Proposed District will be required to adhere to all applicable laws and regulations in effect at that time, including any relevant development guidelines such as the Infill Standards, ensuring that such development is in keeping with the current visual character of the Proposed District. Because the Infill Standards effectively maintain the neighborhood's visual character, additional protections through historic designation are an unnecessary restraint on owner property rights. The existence of the current protections provided by the Infill Standards also lays bare the true purpose of the Applicant – **to strike out at Kansas City Life for its lawful actions taken as a property owner to prepare for potential future development.**

Section 88-580-01-C.4 of the Zoning and Development Code outlines the minimum factors the Commission must consider when reviewing and making determinations on proposed historic district designations. However, the plain language of the Code expressly authorizes the Commission to consider additional factors beyond those specifically enumerated. Kansas City Life respectfully urges the Commission to fully evaluate the broader context and the additional factors detailed herein in reaching its decision. The Commission should not allow itself to be used as a device to help effectuate a personal vendetta.

For all the reasons outlined above, Kansas City Life respectfully requests that the Commission recommend denial of the Application for historic designation of the Proposed District.

Please be advised that the undersigned will be in attendance at the Commission's meeting to consider the application scheduled for Friday, May 16, 2025 at 9:00 AM. We hereby request an opportunity to present Kansas City Life's opposition to the Application and the Proposed District at that meeting.

Sincerely,

Stinson LLP



David W. Frantze

EXHIBIT A – Kansas City Life Property

1. 3500 Pennsylvania Avenue, Kansas City, MO 64111 (Parcel No. :29-940-35-01-00-0-00-000)
2. 3502 Pennsylvania Avenue, Kansas City, MO 64111 (Parcel No. 29-940-35-08-00-0-00-000)
3. 3504 Pennsylvania Avenue, Kansas City, MO 64111 (Parcel No. 29-940-35-07-00-0-00-000)
4. 3512 Pennsylvania Avenue, Kansas City, MO 64111 (Parcel No. 29-940-35-05-00-0-00-000)
5. 3514 Pennsylvania Avenue, Kansas City, MO 64111 (Parcel No. 29-940-35-04-00-0-00-000)
6. 3518 Pennsylvania Avenue, Kansas City, MO 64111 (Parcel No. 30-310-02-01-00-0-00-000)
7. 3520 Pennsylvania Avenue, Kansas City, MO 64111 (Parcel No. 30-310-02-42-00-0-00-000)
8. 3501 Jefferson Street, Unit 1N, Kansas City, MO 64111 (Parcel No. 29-940-35-02-00-0-00-000)
9. 3511 Jefferson Street, Kansas City, MO 64111 (Parcel No. 29-940-35-03-00-0-00-000)
10. 3523 Jefferson Street, Kansas City, MO 64111 (Parcel No. 30-310-02-04-00-0-00-000)
11. 3527 Jefferson Street, Kansas City, MO 64111 (Parcel No. 30-310-02-05-00-0-00-000)
12. 3612 Jefferson Street, Kansas City, MO 64111 (Parcel No. 30-310-08-16-00-0-00-000)
13. 3616 Jefferson Street, Kansas City, MO 64111 (Parcel No. 30-310-08-15-00-0-00-000)
14. 3617 Summit Street, Kansas City, MO 64111 (Parcel No. 30-310-08-04-00-0-00-000)
15. 3621 Summit Street, Kansas City, MO 64111 (Parcel No. 30-310-08-05-00-0-00-000)
16. 3623 Summit Street, Kansas City, MO 64111 (Parcel No. 30-310-08-06-00-0-00-000)
17. 3629 Summit Street, Kansas City, MO 64111 (Parcel No. 30-310-08-07-00-0-00-000)
18. 734 Valentine Road, Kansas City, MO 64111 (Parcel No. 30-310-08-08-00-0-00-000)

EXHIBIT B – Proximity Map

Map Key

- Location of VNA Board Member Residence
- Proposed District Boundary

Of the 11 VNA Board Members, 9 reside outside of the Proposed District; 1 lives within the Proposed District, and 1 resides approximately 1.2 miles outside the boundaries of the Valentine Neighborhood entirely.



EXHIBIT C – Owner Objections

[Owner Objections begin on following page]

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3500 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson

Gina Anderson, Director of Real Estate

5/6/2025

Date

Property Legal Description (per County Tax Records): MERINE'S SECOND ADDN 25 FT OF LOT 13

Property Parcel ID (per County Tax Records): 29-940-35-01-00-0-00-000

Owner Name and Address:

Kansas City Life Insurance Company

ATTN: Real Estate Dept.

3520 Broadway

Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3502 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson
Gina Anderson, Director of Real Estate

5/6/2025
Date

Property Legal Description (per County Tax Records): MERINE'S SECOND ADDS 25 FT OF LOT 13

Property Parcel ID (per County Tax Records): 29-940-35-08-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3504 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson
Gina Anderson, Director of Real Estate

5/6/2025
Date

Property Legal Description (per County Tax Records): MERINE'S SECOND ADDLOT 14
Property Parcel ID (per County Tax Records): 29-940-35-07-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3512 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson
Gina Anderson, Director of Real Estate

5/6/2025
Date

Property Legal Description (per County Tax Records): SEC-18 TWP-49 RNG-33BEG ON W LI OF PENN ST 66' N OF S LI OF SEC18-49-33TH S 40' TH W 128.685' TH N 40' TH E128.685' TO BEG
Property Parcel ID (per County Tax Records): 29-940-35-05-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

S

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3514 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson
Gina Anderson, Director of Real Estate

5/6/2025
Date

Property Legal Description (per County Tax Records): SEC 18-49-33BEG ON W LI OF PENN ST 26' N OF S LI OF SEC 18-49-33TH S 38' TH W 128.685' TH N 38' TH E TO BEG
Property Parcel ID (per County Tax Records): 29-940-35-04-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3518 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson
Gina Anderson, Director of Real Estate

5/6/2025
Date

Property Legal Description (per County Tax Records): RNG 33 TWP 49 SEC 19BEG ON W LI OF PENN ST 12 FT S OF N LI OF NE 1/4 SEC33-49-19 S 40' W 126.34' TH N 40' TH E 126.34' TO POB

Property Parcel ID (per County Tax Records): 30-310-02-01-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3520 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson
Gina Anderson, Director of Real Estate

5/6/2025
Date

Property Legal Description (per County Tax Records): RNG-33 TWP-49 SEC-19BEG AT A PT ON W LI OF PENN ST 52' S OF NE 1/4 TH S 40'TH W 126.65' TH N 40' TH E 126.65' TO W LI OF PENN ST TO PT OF BEG
Property Parcel ID (per County Tax Records): 30-310-02-42-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am the legal owner of the property located at 3540 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002.

As the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of my property within the District.



Julie Fast



Date

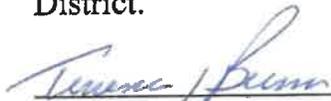
Property Legal Description (per County Tax Records): VINEWOODLOT 17
Property Parcel ID (per County Tax Records): 30-310-02-36-00-0-00-000

Owner Name and Address (per County Tax Records):
Julie Fast
3540 Pennsylvania Ave.
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Trustee of the Terrence Joseph Burns Trust dated December 11, 2018, the legal owner of the property located at 3546 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I have the authority to make the objection contained herein.

On behalf of the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.



Terrence Joseph Burns, Trustee

4-29-2025

Date

Property Legal Description (per County Tax Records): VINEWOODN 33.6 FT OF LOT 15
Property Parcel ID (per County Tax Records): 30-310-02-34-00-0-00-000

Owner Name and Address (per County Tax Records):
Terrence Joseph Burns, Trustee
3546 Pennsylvania Ave
Kansas City, Missouri 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am the legal owner of the property located at 3550 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002.

As the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.


Ezekiel Amador

5-7-25

Date

Property Legal Description (per County Tax Records): VINEWOODS 33 1/3' LOT 14
Parcel ID (per County Tax Records): 30-310-02-32-00-0-00-000

Owner Name and Address:
Ezekiel Amador
3550 Pennsylvania Ave.
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that we are the legal owners of the property located at 3552 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002.

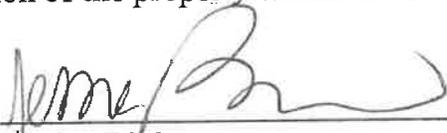
As the owners of said property, we formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.



Kenneth Guida

5/1/25

Date



Jessica Biviano

5/1/2025

Date

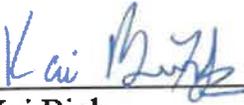
Property Legal Description (per County Tax Records): VINEWOODN 1/2 OF LOT 13
Parcel ID (per County Tax Records): 30-310-02-31-00-0-00-000

Owner Name and Address (per County Tax Records):
Kenneth Guida & Jessica Biviano
3552 Pennsylvania Ave.
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am the legal owner of the property located at 3564 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002.

As the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of my property within the District.



Kai Bixby


Date

Property Legal Description (per County Tax Records): ROANOKELOT 2 BLK 1
Property Parcel ID (per County Tax Records): 30-310-02-27-00-0-00-000

Owner Name and Address (per County Tax Records):
Kai Bixby
3564 Pennsylvania Ave.
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Trustee of the Natalia Sierra Trust dated January 31, 2025, the legal owner of the property located at 3568 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I have the authority to make the objection contained herein.

On behalf of the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District


Natalia Sierra, Trustee

5/1/25
Date

Property Legal Description (per County Tax Records): ROANOKELOT 3 BLK 1
Property Parcel ID (per County Tax Records): 30-310-02-26-00-0-00-000

Owner Name and Address (per County Tax Records):
Natalia Sierra, Trustee
3568 Pennsylvania Ave
Kansas City, Missouri 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Dale Scott of DEScott Holdings, LLC, a Missouri limited liability company, the legal owner of the property located at 3572 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I have the authority to make the objection contained herein.

On behalf of the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.



Dale Scott

Owner

Title

5-6-25

Date

Property Legal Description (per County Tax Records): ROANOKEN 45 FT OF LOT 4 BLK 1
Property Parcel ID (per County Tax Records): 30-310-02-25-00-0-00-000

Owner Name and Address (per County Tax Records):
DEScott Holdings, LLC
ATTN: Dale Scott
5400 Johnson Dr. #105
Mission, KS 66205

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represent that we are the Trustees of the Daniel Houk and Carl Thoman Revocable Trust, dated September 18, 2017, the legal owner of the property located at 3574 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. We have the authority to make the objection contained herein.

On behalf of the owner of said property, we formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.


Daniel Houk, Trustee


Carl Thoman, Trustee

5-1-25
Date

5/1/25
Date

Property Legal Description (per County Tax Records): ROANOKES 5 FT OF LOT 4 & N 45 FT O F LOT5 BLK 1
Property Parcel ID (per County Tax Records): 30-310-02-24-00-0-00-000

Owner Name and Address (per County Tax Records):
Daniel Houk & Carl Thoman, Trustees
604 Valentine Rd.
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Manager of J35, LLC, a Missouri limited liability company, the legal owner of the property located at 3500 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I have the authority to make the objection contained herein.

On behalf of the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.



Mark Coco, Manager

5-2-25

Date

Property Legal Description (per County Tax Records): MERINE'S SECOND ADDN 65 FT OF LOT 19 LY W OF JEFFERSON ST & N 65 FT OF LOT 20
Property Parcel ID (per County Tax Records): 29-940-36-01-00-0-00-000

Owner Name and Address (per County Tax Records):
J35, LLC
ATTN: Mark Coco, Manager
PO Box 413124
Kansas City, Missouri 64141

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Manager of J35, LLC, a Missouri limited liability company, the legal owner of the property located at 3504 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I have the authority to make the objection contained herein.

On behalf of the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Mark Coco

Mark Coco, Manager

5-2-25

Date

Property Legal Description (per County Tax Records): MERINE'S SECOND ADDS 69 FT OF LOT 19 LYING W O F JEFFERSON ST S 69 FT OF LOT 20

Property Parcel ID (per County Tax Records): 29-940-36-07-00-0-00-000

Owner Name and Address (per County Tax Records):

J35, LLC

ATTN: Mark Coco, Manager

PO Box 413124

Kansas City, Missouri 64141

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Manager of J35, LLC, a Missouri limited liability company, the legal owner of the property located at 709 W. 35th St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I have the authority to make the objection contained herein.

On behalf of the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Mark Coco

Mark Coco, Manager

5-2-25

Date

Property Legal Description (per County Tax Records): MERINE'S SECOND ADDLOT 21
Property Parcel ID (per County Tax Records): 29-940-36-02-00-0-00-000

Owner Name and Address (per County Tax Records):
J35, LLC
ATTN: Mark Coco, Manager
PO Box 413124
Kansas City, Missouri 64141

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Manager of J35, LLC, a Missouri limited liability company, the legal owner of the property located at 711 W. 35th St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I have the authority to make the objection contained herein.

On behalf of the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.



Mark Coco, Manager



Date

Property Legal Description (per County Tax Records): MERINE'S SECOND ADDLOT 22
Property Parcel ID (per County Tax Records): 29-940-36-03-00-0-00-000

Owner Name and Address (per County Tax Records):
J35, LLC
ATTN: Mark Coco, Manager
PO Box 413124
Kansas City, Missouri 64141

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Manager of J35, LLC, a Missouri limited liability company, the legal owner of the property located at 715 W. 35th St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I have the authority to make the objection contained herein.

On behalf of the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.



Mark Coco, Manager



Date

Property Legal Description (per County Tax Records): MERINE'S SECOND ADDLOTS 23 & 24

Property Parcel ID (per County Tax Records): 29-940-36-08-00-0-00-000

Owner Name and Address (per County Tax Records):

J35, LLC

ATTN: Mark Coco, Manager

PO Box 413124

Kansas City, Missouri 64141

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3501 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson
Gina Anderson, Director of Real Estate

5/6/2025
Date

Property Legal Description (per County Tax Records): MERINE'S SECOND ADDALL OF LOTS 16 - 17 & 18 LY E OF JEFFERSON ST.

Property Parcel ID (per County Tax Records): 29-940-35-02-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3511 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson
Gina Anderson, Director of Real Estate

5/6/2025
Date

Property Legal Description (per County Tax Records): SEC 18-49-33BEG ON E LI OF JEFFERS ON ST 16' N OF S LI OF SE 1/4OF SE 1/4 OF SEC 18-49-33 TH E TO A PT 1289 685' W OFPENN STTH N 50' TH W TO E LI OF JEFFERSON ST TH S TOBEG
Property Parcel ID (per County Tax Records): 29-940-35-03-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3523 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson
Gina Anderson, Director of Real Estate

5/6/2025
Date

Property Legal Description (per County Tax Records): SECTION 19 TOWNSHIP 49 RANGE 33
BEG 74 FT S OF N LINE OF SECTION 19-49-33, ON E LINE OF JEFFERSON ST. TH S 35
FT, TH E 126.43 FT, TH N 35 FT, TH W TO BEG.

Property Parcel ID (per County Tax Records): 30-310-02-04-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3525 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson
Gina Anderson, Director of Real Estate

5/6/2025
Date

Property Legal Description (per County Tax Records): SECTION 19 TWNSHP 49 RANGE33
BEG 109 FT S OF N LINE OF SECTION 19-49-33 ON ELINE OF JEFFERSON ST TH S 45
FT, TH E 126.39 FT, TH N45 FT, TH W TO BEG.

Property Parcel ID (per County Tax Records): 30-310-02-05-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that we are the legal owners of the property located at 3541 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002.

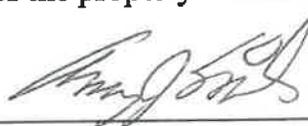
As the owners of said property, we formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.



Elangovan Thevar

5/3/2025

Date



Amy Frisch

5/3/2025

Date

Property Legal Description (per County Tax Records VINEWOODN 43' LOT 7 & 3' N & ADJ Parcel ID (per County Tax Records): 30-310-02-10-00-0-00-000

Owner Name and Address (per County Tax Records):
Elangovan Thevar & Amy Frisch
3541 Jefferson St.
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

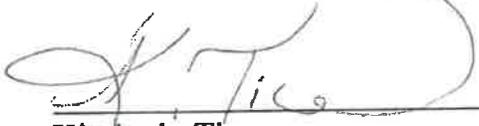
The undersigned hereby represents that we are the legal owners of the property located at 3604 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002.

As the owners of said property, we formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.



David Tice

5/4/25
Date



Kimberly Tice

5/4/2025
Date

Property Legal Description (per County Tax Records VINEWOODN 14 FT OF LOT 4 S 32 FT OF LOT 5

Parcel ID (per County Tax Records): 30-310-08-18-00-0-00-000

Owner Name and Address (per County Tax Records):

David Tice & Kimberly Tice

3604 Jefferson St.

Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Owner of Grove Property Group, LLC, a Missouri limited liability company, the legal owner of the property located at 3608 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Jordan Grove
Printed Name

[Signature]
Signature

Owner
Title

5/7/25
Date

Property Legal Description (per County Tax Records): VINEWOOD---S 42.14' OF N 56.14' OF LOT 4

Property Parcel ID (per County Tax Records): 30-310-08-17-00-0-00-000

Owner Name and Address:
Grove Property Group, LLC
7646 N. Cyprus Ave.
Kansas City, MO 64119

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3612 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson
Gina Anderson, Director of Real Estate

5/6/2025
Date

Property Legal Description (per County Tax Records): VINEWOODN 30 1/3 FT OF LOT 22 & S 6 2/3 FT OF LOT 4

Property Parcel ID (per County Tax Records): 30-310-08-16-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111



FIRST FEDERAL SAVINGS & LOAN BANK

700 East Santa Fe, PO Box 636
Olathe, Kansas 66051-0636
Telephone: (913) 782-0026
Fax: (913) 782-4282



Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am President of First Federal Savings & Loan Bank, a Kansas corporation, the legal owner of the property located at 3611 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Steven Verhulst
Printed Name

Steven Verhulst
Signature

President
Title

5/2/2025
Date

Property Legal Description (per County Tax Records): VINEWOOD---S 27' OF LOT 10 & N 18.07' OF LOT 11
Property Parcel ID (per County Tax Records): 30-310-02-14-00-0-00-000

Owner Name and Address:
First Federal Savings & Loan Bank
ATTN: Steven Verhulst
700 E. Santa Fe
Olathe, KS 66061

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3616 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson
Gina Anderson, Director of Real Estate

5/6/2025
Date

Property Legal Description (per County Tax Records): VINEWOODS 34 2/3 FT OF LOT 22 & N 2 FT OF LOT 15 BLK 2 ROANOKE
Property Parcel ID (per County Tax Records): 30-310-08-15-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am the legal owner of the property located at 3619 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002.

As the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of my property within the District.



Ryan Westerman


Date

Property Legal Description (per County Tax Records): VINEWOOD---W 6.02 FT OF N 45 FT OF LOT 12 N 45 FT OF LOT 21
Property Parcel ID (per County Tax Records): 30-310-02-16-00-0-00-000

Owner Name and Address (per County Tax Records):
Ryan Westerman
3619 Jefferson St.
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Juan Tobon of Provenza Real Estate, LLC, a Missouri limited liability company, the legal owner of the property located at 3605 Summit St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Juan Tobon

Printed Name

Signature

Managing Member

Title

5/7/2025

Date

Property Legal Description (per County Tax Records): VINEWOODS 20' LOT 2 & ALL LOT 3
Property Parcel ID (per County Tax Records): 30-310-08-03-00-0-00-000

Owner Name and Address:
Provenza Real Estate, LLC
11709 Roe Ave., Suite D166
Leawood, KS 66211

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3617 Summit St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson
Gina Anderson, Director of Real Estate

5/6/2025
Date

Property Legal Description (per County Tax Records): VINEWOODLOT 23
Property Parcel ID (per County Tax Records): 30-310-08-04-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3621 Summit St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson
Gina Anderson, Director of Real Estate

5/6/2025
Date

Property Legal Description (per County Tax Records): ROANOKEN 20' LOT 26 & ALL LOT 27 BLK 2

Property Parcel ID (per County Tax Records): 30-310-08-05-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3623 Summit St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson
Gina Anderson, Director of Real Estate

5/6/2025
Date

Property Legal Description (per County Tax Records): ROANOKEN 25' OF LOT 25 & S 30' OF LOT 26 BLK 2

Property Parcel ID (per County Tax Records): 30-310-08-06-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3629 Summit St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson
Gina Anderson, Director of Real Estate

5/6/2025
Date

Property Legal Description (per County Tax Records): ROANOKELOT 24 (EX E 52' OF S 25') & S 25' LOT 25

Property Parcel ID (per County Tax Records): 30-310-08-07-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

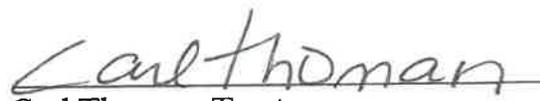
Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represent that we are the Trustees of the Daniel Houk and Carl Thoman Revocable Trust, dated September 18, 2017, the legal owner of the property located at 604 Valentine Rd., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. We have the authority to make the objection contained herein.

On behalf of the owner of said property, we formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.


Daniel Houk, Trustee

5-1-25
Date


Carl Thoman, Trustee

5/1/25
Date

Property Legal Description (per County Tax Records): ROANOKE---S 5 ' LOT 5 & ALL OF LOTS 6 & 7 LY N OF VALENTINE RD BLK 1

Property Parcel ID (per County Tax Records): 30-310-02-44-00-0-00-000

Owner Name and Address (per County Tax Records):

Daniel Houk & Carl Thoman, Trustees

604 Valentine Rd.

Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 734 Valentine Rd., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson
Gina Anderson, Director of Real Estate

5/6/2025
Date

Property Legal Description (per County Tax Records): ROANOKEALL-EX PT IN ST- OF LOT 21, ALL FO LOTS 22 & 23 & E52' OF S 25'OF LOT 24 BLK 2
Property Parcel ID (per County Tax Records): 30-310-08-08-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am the legal owner of the property located at Kansas City, 3508 Pennsylvania Avenue, Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002.

As the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of my property within the District.



Josefina O'Neill

5-7-2025

Date

Property Legal Description (per County Tax Records): MERINE'S SECOND ADDLOT 15
Property Parcel ID (per County Tax Records): 29-940-35-06-00-0-00-000

Owner Name and Address (per County Tax Records):
Josefina O'Neill
3508 Pennsylvania Ave.
Kansas City, MO 64111

EXHIBIT D – Owner Objections Map

To date, 39 of 74 property owners have submitted written objections to the historic designation of the Proposed District.

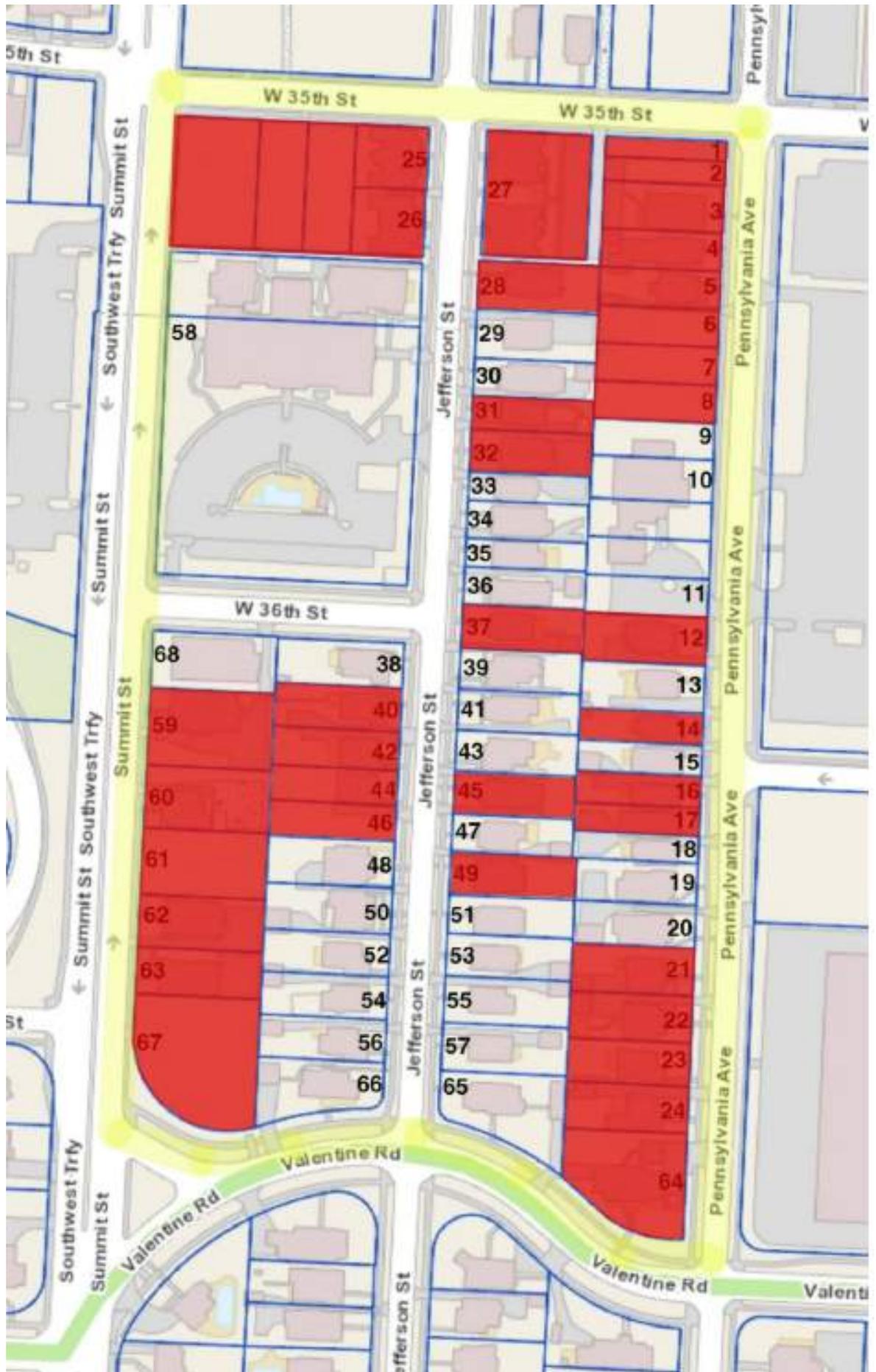


EXHIBIT E - Documented Track Changes by Brad Wolf

City Planning and Development Department
(February 2024)

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

Section Number 8 Page Site or District Name Norman School Historic District

Road and Summit. The property owners on the east side of Summit declined to participate. This effectively cut off the Roanoke properties east of Summit from those to the west. This helped to create a distinct character for the two sides and helped to later define the area to the west as the Roanoke Neighborhood while the area east of Summit is considered part of the Valentine Neighborhood.

By 1945, use of the streetcar had waned, and more people were relying on automobiles for transportation. The city was seeking ways to reduce congestion and get people by automobile from downtown to their new homes to the south and west. It chose to convert Summit Street to a "trafficway," a major business route allowing traffic to flow more quickly. The trafficway was officially opened in 1951. The new high-speed highway replaced the slower Summit Street traffic of the past. It also further divided the Roanoke subdivision to the west of the trafficway from the Roanoke subdivision homes on the east of the trafficway.

Penn Valley Plaza Project

In February of 1971, the Penn Valley Plaza Redevelopment Company proposed a \$45 million, 19-acre redevelopment project from Summit to Pennsylvania between W. 33rd Street and Valentine Road, just south of the new Penn Valley Community College. Principals of the corporation included the Kansas City Life Insurance Company, Business Men's Assurance Company, and the Veterans of Foreign Wars along others. They wanted to use the state's urban renewal law to declare the area blighted so that property could be condemned for redevelopment.

Neighbors quickly organized as the Valentine Neighborhood Association in 1971. The original boundaries of the association were 33rd to Valentine Road, from Summit Street to Pennsylvania. They challenged the blight designation and the need for redevelopment of the area in the media. Eventually the city plan commission killed the proposal.

~~Kansas City Life Insurance continued to buy property in the Norman School Historic District and in the blocks from W. 35th Street north to 33rd between Summit and Pennsylvania. In 2024, the company announced plans to demolish 23 structures within those blocks, leaving only two houses, one commercial structure and one apartment building within those boundaries and creating a northern boundary for the Norman School District. Demolition of 23 buildings to the north of West 35th Street 2024 created a loss of historic integrity for those blocks and created the northern boundary of the proposed district.~~

Wolf, Bradley A
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EXHIBIT E (Cont.) – Documented Track Changes by Brad Wolf

City Planning and Development Department
(February 2024)

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

Section Number 8 Page _____ Site or District Name Norman School Historic District



Properties Owned by Kansas City Life Insurance in 2024.

In early 2025, Kansas City Life applied for demolition permits for four properties located within the Norman School District.

Wolf, Bradley A
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BIBLIOGRAPHY

Rosin Preservation, "Westport Historical Resources Survey," National Register Historic Resources Survey, Historic Kansas City, Nov. 2017.

Millstein, Cydney (AHR, LLC) and Paul Novich (Bowman Bowman Novick, Inc.), "Multiple Property Documentation Form (MPDF), The Kansas City System of Parks and Boulevards," 2014.

Schwenk, Sally, Sally Schwenk Associates, "Multi-family construction: Working and Middle-Income Apartment Buildings in Kansas City, Missouri," National Register Historic Resources Multiple Property Documentation Form (MPDF), 1992.

From: [Landmark Commission](#)
To: [David Tice](#); [Landmark Commission](#)
Subject: RE: Proposed Norman School Historic District
Date: Monday, June 9, 2025 12:45:00 PM

Thank you. I will present this to the commission.

From: David Tice <davidtice1968@gmail.com>
Sent: Sunday, June 1, 2025 10:18 AM
To: Landmark Commission <LandmarkCommission@KCMO.org>
Subject: Proposed Norman School Historic District

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Dear Members of the Historic Preservation Commission,

My wife and I bought a house (3604 Jefferson St) in the proposed Norman School Historic District about a year ago. I am writing to you this morning to let you know I am opposed to our neighborhood being designated a historic district.

There is a reason that a proposed Valentine Historic District has been downsized to the proposed Norman School Historic District. It is because the majority of homeowners who live north of Valentine Road did not want the restrictions and burdens that come with living in a historic district. It is notable that some of the strongest voices in favor of the proposed Norman School Historic District are not actually homeowners within the proposed area but live north of Valentine Road.

I have seen the plans that Kansas City Life has proposed for our neighborhood and I am in favor of them. I agree that Kansas City Life could have been a better neighbor in the past but what is done is done. Punishing them for past misdeeds or mistakes by making restrictions and burdens for current homeowners doesn't make any sense.

There are improvements that we would like to make to our house that will become more expensive and therefore less likely if we are confined by what a historic district limits. And though our plan is to live here long-term, living in a historic district will likely narrow the pool of prospective buyers when the time comes for us to put our house on the market.

There is an empty house and empty apartment buildings behind our house and empty

lots a block north of us. What will make our neighborhood safer and our home value increase is the development of these lots. What Kansas City Life has proposed is tasteful and in keeping with the eclectic character of where we have chosen to live.

Thank you for your consideration.

Sincerely,

David Tice

davidtice1968@gmail.com

816-824-3452

CH-PRES-2025-00002
EXHIBIT M -
KC Life Supplemental Information

May 16, 2025

Via Electronic Mail

Historic Preservation Commission of Kansas City, Missouri
c/o City Planning & Development Department
City Hall
414 E 12th St
Kansas City, MO 64106

Re: Opposition to Proposed Norman School Historic District

SUPPLEMENTAL SUBMISSION

Ladies and Gentlemen:

Stinson represents Kansas City Life Insurance Company ("Kansas City Life"), and we write to you on its behalf. Stinson has previously submitted to The Historic Preservation Commission (the "Commission") a letter, dated May 12, 2025 (the "Prior Submission") with respect to the application (the "Application") submitted by Valentine Neighborhood Association ("VNA" or the "Applicant") to designate the Norman School Historic District (the "Proposed District"), generally bounded by West 35th Street, Summit Street, Valentine Road and Pennsylvania Avenue, to the Kansas City Register of Historic Places on May 30, 2025. This letter shall serve to supplement the Prior Letter to provide additional information to the Commission to support Kansas City Life's opposition to the nomination of the Proposed District to the Kansas City Register of Historic Places.

Both the Applicant and the persons and entities who have submitted letters in support of the designation of the Proposed District have repeatedly suggested (and on occasion expressly stated) that Kansas City Life has historically acquired properties, allowed them to fall into disrepair, and then demolish them.

That narrative is totally false.

Attached to this supplemental letter as **Exhibit A** are a listing and images of **twenty-one** separate parcels (the "Formerly-Owned Parcels") within the Proposed District that were formerly owned by Kansas City Life. The Formerly-Owned Parcels, which represent over 25% of all of the parcels in the Proposed District, have been sold to independent third parties.

The time period for Kansas City Life's ownership of the Formerly-Owned Parcels ranges from 13 years to **53 years**, with an average ownership tenure of almost 30 years. Kansas City Life held the Formerly-Owned Parcels both for income generation as rental properties and to allow the company to plan for future development of those properties. During its ownership, Kansas City Life rented the Formerly-Owned Parcels to tenants. As part of its operation of the Formerly-Owned Parcels in its rental business, Kansas City Life **maintained the condition of the Formerly-Owned Parcels to allow for continued occupancy during the extended term of its ownership.** When Kansas City Life decided to change its future plans for development, it opted to sell the Formerly-Owned Parcels to third-party owners. The Formerly-Owned Parcels remain viable buildings that are critical pieces of the neighborhood.

The facts surrounding the Formerly-Owned Parcels, including Kansas City Life's maintenance of those properties for an average term of over quarter century, as well as Kansas City Life's sale of those properties to third parties, do not support, and in fact repudiate, the narrative regularly presented by the neighborhood

1201 Walnut Street, Suite 2900, Kansas City, MO 64106

STINSON LLP  STINSON.COM

May 16, 2025

Page 2

association and Kansas City Life's detractors. Contrary to the narrative presented, Kansas City Life **did not** allow the Formerly-Owned Parcels to deteriorate, **did not** allow the Formerly-Owned Parcels to sit vacant, and, most significantly, **did not** needlessly demolish structurally-sound structures that it owned. Instead, Kansas City Life maintained and operated those buildings that were structurally sound, and ultimately placed them into the hands of others for continued use and occupancy.

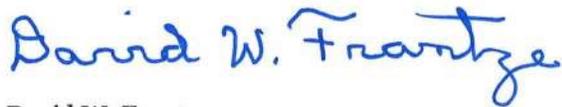
Significantly, Kansas City Life has not acquired any property within the Proposed District for well over a decade.

Kansas City Life's actions with respect to the Formerly-Owned Parcels, and the Proposed District as a whole, unequivocally demonstrates that **there is no nefarious scheme**, as alleged by the company's critics, to run down structurally sound and economically viable properties to create blight, with the ultimate goal of demolishing otherwise-viable structures. **Instead, Kansas City Life's activities reflect its long-term support for the neighborhood and its vitality.** The circumstances surrounding Kansas City Life's ownership of the Formerly-Owned Parcels demonstrate its intent to maintain properties when feasible and consistent with its future development plans for the properties it owns. But no one should expect Kansas City Life to preserve structurally unsound properties that have reached the end of their useful lives.

On behalf of Kansas City Life, we would reiterate its request that the Commission recommend denial of the Application for historic designation of the Proposed District.

Sincerely,

Stinson LLP



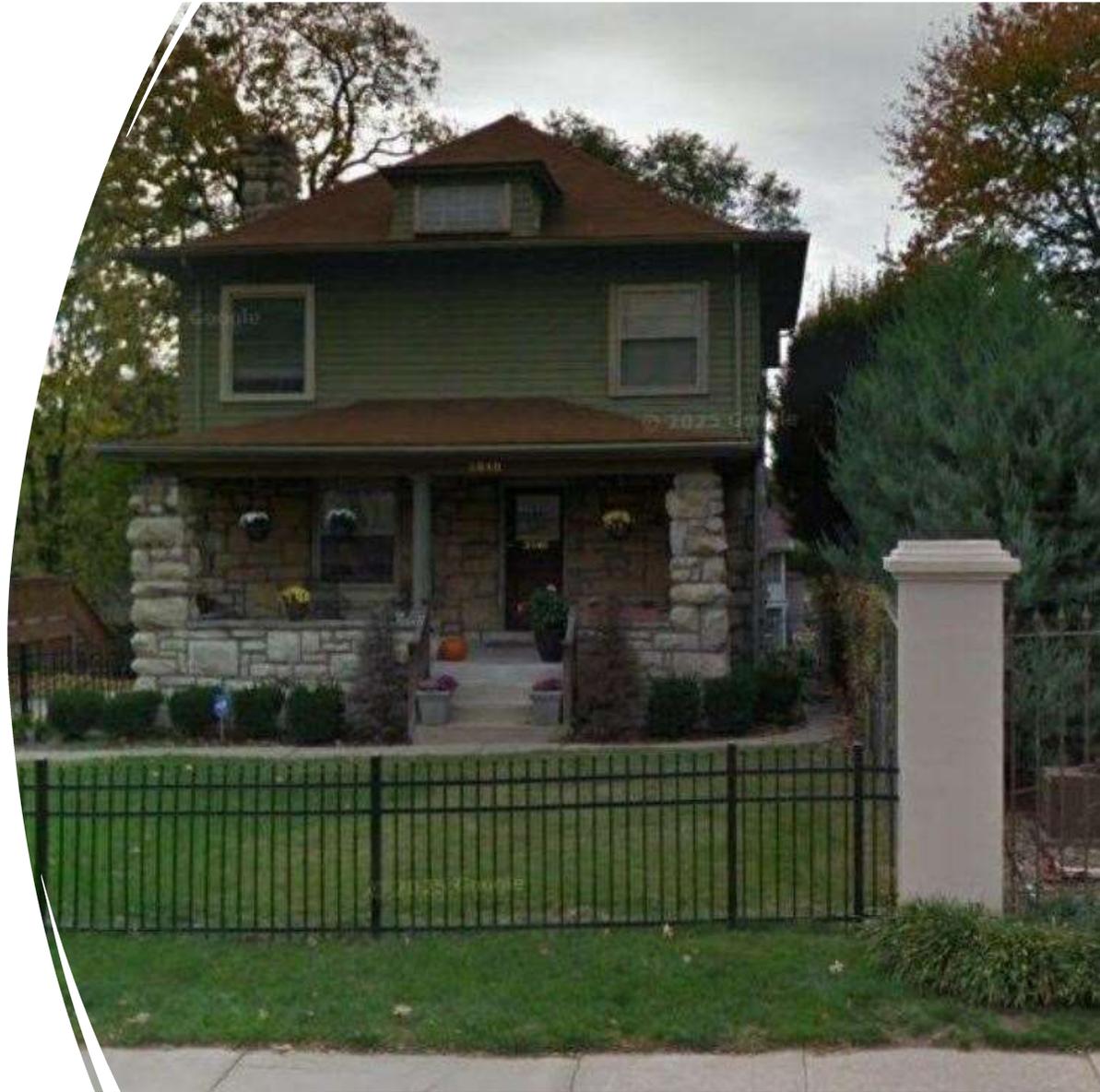
David W. Frantze

Proposed Historic
District Homes Once
Owned by KCL and
Still in Use

21 Properties that Kansas City Life
Purchased, Maintained, Rehabilitated and Sold in
the Proposed District

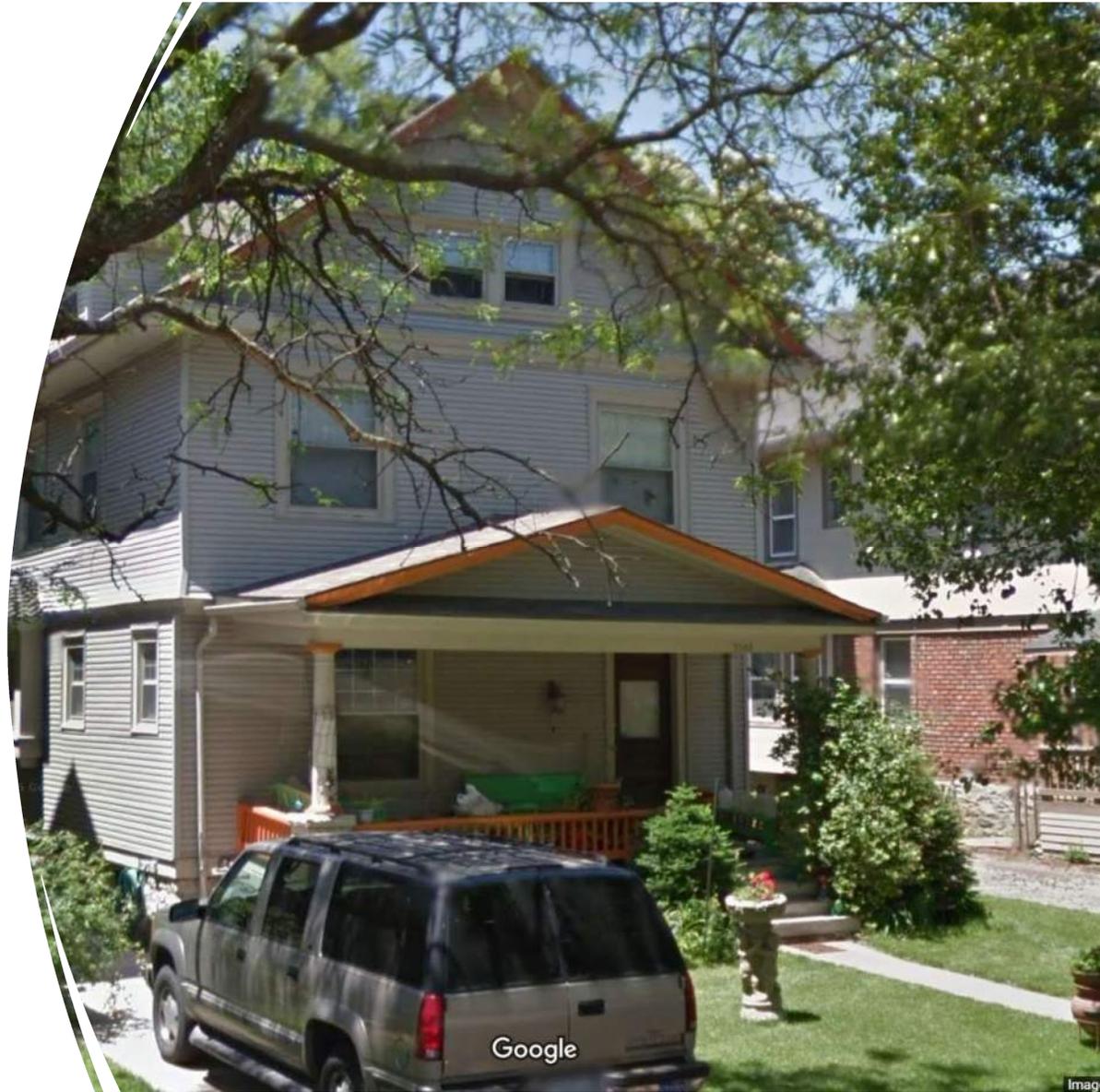
3540 Pennsylvania

- Proposed District Lot 12
- Purchased: 02/18/1977
- Sold:
06/06/2005
- 28 Yrs under KCL
Stewardship



3546 Pennsylvania

- Proposed District Lot 14
- Purchased: 05/24/1978
- Sold:
02/10/2004
- 26 Yrs under KCL
Stewardship



3548 Pennsylvania

- Proposed District Lot 15
- Purchased: 06/30/1969
- Sold:
06/30/2006
- 37 Yrs under KCL
Stewardship



3552 Pennsylvania

- Proposed District Lot 17
- Purchased: 12/27/1978
- Sold:
05/25/2006
- 28 Yrs under KCL
Stewardship



3554 Pennsylvania

- Proposed District Lot 18
- Purchased: 06/30/1969
- Sold:
08/12/2008
- 39 Yrs under KCL
Stewardship



3564 Pennsylvania

- Proposed District Lot 21
- Purchased: 10/17/1984
- Sold:
06/27/2002
- 18 Yrs under KCL
Stewardship



3572 Pennsylvania

- Proposed District Lot 23
- Purchased: 06/30/1988
- Sold:
08/28/2001
- 13 Yrs under KCL
Stewardship



3574 Pennsylvania

- Proposed District Lot 24
- Purchased: 06/30/1988
- Sold:
01/29/2008
- 20 Yrs under KCL
Stewardship



3500 Jefferson

- Proposed District Lot 25
- Purchased: 04/18/1972
- Sold:
11/22/2019
- 47 Yrs under KCL
Stewardship



3504 Jefferson

- Proposed District Lot 26
- Purchased: 12/22/1976
- Sold:
11/22/2019
- 43 Yrs under KCL
Stewardship



3517 Jefferson

- Proposed District Lot 29
- Purchased: 06/06/1979
- Sold:
11/01/2021
- 42 Yrs under KCL
Stewardship



3529 Jefferson

- Proposed District Lot 33
- Purchased: 04/28/1971
- Sold:
02/15/2024
- 53 Yrs under KCL
Stewardship



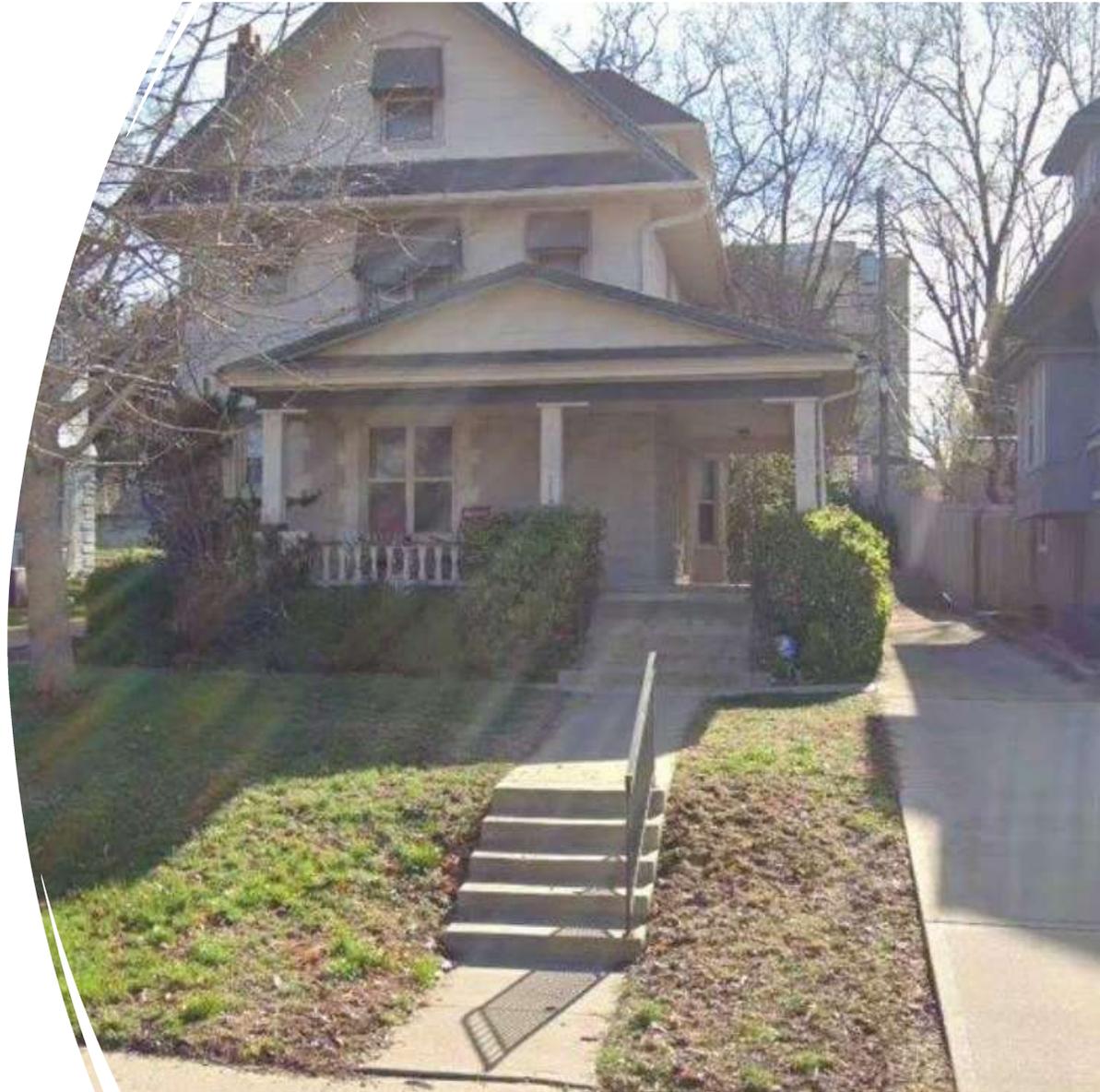
3531 Jefferson

- Proposed District Lot 34
- Purchased: 11/21/1977
- Sold:
06/27/2002
- 25 Yrs under KCL
Stewardship



3601 Jefferson

- Proposed District Lot 39
- Purchased: 08/17/1973
- Sold:
05/20/2003
- 30 Yrs under KCL
Stewardship



3604 Jefferson

- Proposed District Lot 40
- Purchased: 12/22/1976
- Sold:
3/31/2021
- 45 Yrs under KCL
Stewardship



3605 Jefferson

- Proposed District Lot 41
- Purchased: 10/06/1969
- Sold:
09/15/2003
- 34 Yrs under KCL
Stewardship



3608 Jefferson

- Proposed District Lot 42
- Purchased: 7/18/1973
- Sold:
10/29/2004
- 31 Yrs under KCL
Stewardship



3609 Jefferson

- Proposed District Lot 43
- Purchased: 10/06/1969
- Sold:
04/02/2004
- 35 Yrs under KCL
Stewardship



3619 Jefferson

- Proposed District Lot 49
- Purchased: 08/28/1974
- Sold:
11/22/2019
- 45 Yrs under KCL
Stewardship



3626 Jefferson

- Proposed District Lot 52
- Purchased:
8/20/1982
- Sold: 5/2/2005
- 23 Yrs under KCL
Stewardship



604 Valentine

- Proposed District Lot 64
- Purchased: 06/22/1988
- Sold:
11/27/2001
- 13 Yrs under KCL
Stewardship



CH-PRES-2025-0002

EXHIBIT N –

**Additional Letters of
Support**

From: [Robb Roberts](#)
To: [Landmark Commission](#)
Subject: Valentine Historic neighborhood designation
Date: Wednesday, June 25, 2025 8:26:17 PM

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

I support the historic neighborhood designation of the Valentine neighborhood.

Robb Roberts
436 N Denver Avenue
Kansas City, MO 64123

May 12, 2025

Historic Preservation Commission
Kansas City, Missouri City Hall
414 East 12th Street, 16th Floor
Kansas City, MO 64106

kchp@kcmo.org

Re: Case CH-PRES-2025-00002 – Norman School Historic District

To Members of the Historic Preservation Commission:

On behalf of the **Volker Neighborhood Association**, we express our strong support for the timely listing of the **Norman School Historic District** in the Kansas City Register of Historic Places.

This district represents a vital piece of Kansas City's architectural and community legacy. Its homes and buildings reflect the city's historic development patterns, rooted in the transformation of McGee family landholdings and the former Interstate Fairgrounds into a vibrant residential neighborhood. These structures—many built between 1902 and 1924—anchor a sense of place that remains relevant and beloved to this day.

We are particularly encouraged by the district's architectural integrity, with 27 Kansas City Shirtwaist-style homes, a cohesive cluster of Prairie Style residences, and eight well-preserved multi-family buildings. These contribute meaningfully to the city's residential architectural diversity and align with the standards outlined in the **Colonnaded Apartments MPDF** for designation under **Criterion C (Architecture)**.

As a neighboring community just west of Valentine, we have seen firsthand the irreplaceable losses caused when historic assets are removed without redevelopment plans. The repeated demolitions of early 20th-century homes in the Valentine neighborhood—specifically tied to Kansas City Life Insurance Company holdings—have left behind vacant lots and removed mature tree canopies that once cooled our streets, held soil, and defined walkable, shaded corridors. These empty spaces contribute to urban blight, undermine neighborhood identity, and erode the continuity of Kansas City's built environment.

Preserving the Norman School Historic District protects against such unsustainable development practices and affirms Kansas City's commitment to place-based heritage. The district offers an opportunity not just to honor the past, but to ensure future generations inherit intact, livable, and dignified urban neighborhoods.

We urge the Commission to vote to **APPROVE Case CH-PRES-2025-00002** and list the Norman School Historic District in the Kansas City Register of Historic Places.

Sincerely,

Volker Neighborhood Association

CH-PRES-2025-0002

EXHIBIT O –

**Additional Letters of
Opposition**

From: [Landmark Commission](#)
To: [David Tice](#); [Landmark Commission](#)
Subject: RE: Proposed Norman School Historic District
Date: Monday, June 9, 2025 12:45:00 PM

Thank you. I will present this to the commission.

From: David Tice <davidtice1968@gmail.com>
Sent: Sunday, June 1, 2025 10:18 AM
To: Landmark Commission <LandmarkCommission@KCMO.org>
Subject: Proposed Norman School Historic District

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Dear Members of the Historic Preservation Commission,

My wife and I bought a house (3604 Jefferson St) in the proposed Norman School Historic District about a year ago. I am writing to you this morning to let you know I am opposed to our neighborhood being designated a historic district.

There is a reason that a proposed Valentine Historic District has been downsized to the proposed Norman School Historic District. It is because the majority of homeowners who live north of Valentine Road did not want the restrictions and burdens that come with living in a historic district. It is notable that some of the strongest voices in favor of the proposed Norman School Historic District are not actually homeowners within the proposed area but live north of Valentine Road.

I have seen the plans that Kansas City Life has proposed for our neighborhood and I am in favor of them. I agree that Kansas City Life could have been a better neighbor in the past but what is done is done. Punishing them for past misdeeds or mistakes by making restrictions and burdens for current homeowners doesn't make any sense.

There are improvements that we would like to make to our house that will become more expensive and therefore less likely if we are confined by what a historic district limits. And though our plan is to live here long-term, living in a historic district will likely narrow the pool of prospective buyers when the time comes for us to put our house on the market.

There is an empty house and empty apartment buildings behind our house and empty

lots a block north of us. What will make our neighborhood safer and our home value increase is the development of these lots. What Kansas City Life has proposed is tasteful and in keeping with the eclectic character of where we have chosen to live.

Thank you for your consideration.

Sincerely,

David Tice

davidtice1968@gmail.com

816-824-3452

June 10, 2025

To the Historic Preservation Commission:

I am a homeowner in the Norman School area who is opposed to a Historic District. I live at 3604 Jefferson Street, which is the area under consideration. This type of decision--*which greatly affects homeowners*--should be in the hands of the people who actually live within this small area.

Financial Worries:

My husband and I are strongly opposed to turning our house and neighborhood into a historic district. We are middle class homeowners who make an average income. If something were to happen to our house's exterior, we very likely could not afford to fix it according to the rules of a historic district. We would like to continue the freedom to care for our house at our own discretion, free to choose the best ways to fix and maintain our home.

Losing Rights to Build/Fix/Maintain:

We also worry about having to go through a historic committee for permission to maintain or fix our exterior. This causes undue stress on homeowners who simply want to change a paint color, add a garage, replace windows, or even build a fence--anything that can be seen from the street. A step in between could be to form a HOA with specific rules, before moving to form a Historic District, where owners are forced to seek approval for simply improving their home's exterior.

Resale Problems:

Resale is a huge worry: If this house had already been part of an historic district, we would NOT have purchased it. That would have been enough for me to walk away and find a house that doesn't come with historic designation rules and restrictions. I believe that this scares off potential buyers, because it would definitely scare me away.

Abandoned Buildings:

KC Life did not handle the last few years well, and should have shared their plans much sooner, however, I feel that they do have solid plans for improving our area of Valentine, getting rid of the old, abandoned buildings and houses that are no longer safe on Southwest Trafficway, and they have exciting plans for north of us that will improve the area. The abandoned apartments will be replaced with updated and safe places for people to live, which will also improve the way our neighborhood looks and feels. I was deeply saddened that houses were destroyed, but I do have a desire for that area to look and feel refreshed, with new life and energy. Since I moved here, it has looked run-down.

Decision-Making from People Who Are Not Affected:

It concerns me deeply that people from outside the "Norman School District area" are making decisions for those who live inside this area. This speaks volumes to the fact that most people do not want this proposal to go through. It feels worrisome that people who live outside of our area are pressing for this proposal, especially because their houses are not personally on the line.

Thank you so much for your consideration.

Kimberly Tice
3604 Jefferson Street
816-301-3801

EXHIBIT P-
Updated Map



3500

Pennsylvania

VACANT LOT

2

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3504-06		Pennsylvania		Ave	
Ownership:				<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public
Historic Name:			Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:	Twn:	Rng: Sec:
Historic Use (if known): DOMESTIC: multiple dwelling			Current Use: DOMESTIC: multiple dwelling		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Vernacular: Classical Revival Details	Structural:	
Plan shape: Rectangular	Exterior Cladding: brick	
No. of Stories: 3	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s):
No. of Bays (1st story):	Basement Type:	
Roof Type: flat	Front Porch Type: Full-width, 2 on each floor	
Roof Material: tar & gravel	Acreeage (rural):	
	Visible from Public Rd <input type="checkbox"/>	Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1916	Architect: C.M. Williams	On Kansas City Register?:
Significant Date/Period:	Builder:	Date: Contributing?:
Areas of Significance:	Developer:	On National Register?:
Original or Significant Owners: D.R. Witherup		Date: Contributing?:
National Register eligible?: <input checked="" type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Part of Multiple Property?:

OTHER:

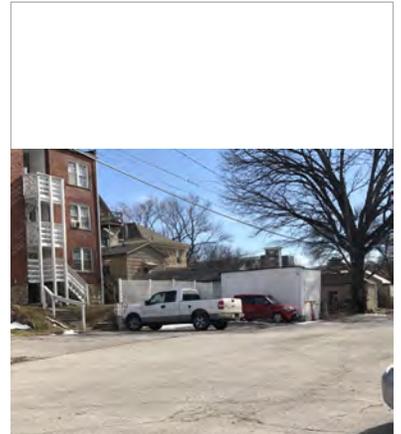
Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3504-06 Pennsylvania Ave

Photographer: Brad Wolf Photo Date 3/24/2022



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

parking area in rear

Further Description of important architectural features:

This apartment is the Square column subtype is defined in the Historic Colonnaded Apartments of Kansas City MPS. Symmetrically arranged cubic mass. Broad entablature conceals flat roof behind. Brick balustrade on first story and wood balustrade with starburst pattern in center on second and third stories. 6/1 and /41 double hung windows. Front entry door with prairie style muntins and sidelights.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES: Excellent

This property retains integrity and would be eligible for individual listing in the National Register under the MPDF Historic Colonnaded Apartment Buildings in Kansas City, Missouri as an example of a Square Column Porch subtype.

Sources of Information:

Water Permit(s) #: 386

Building Permit(s) #: 11952

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3508		Pennsylvania		Ave	
Ownership:				<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public
Historic Name:			Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:	Twn:	Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling			Current Use: DOMESTIC: single dwelling		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	garage
Plan shape: Rectangular	Exterior Cladding:	
No. of Stories: 2.5	1st story stucco, 2nd story asbestos shingle	
No. of Bays (1st story):	Foundation Material: limestone	Changes
Roof Type: front gable	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Material: asphalt shingle	Front Porch Type: Full width	<input type="checkbox"/> Alteration Date(s):
	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1906	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: John Ravens	Date: Contributing?:
Original or Significant Owners: Mr & Mrs. Alex P. Stewart	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

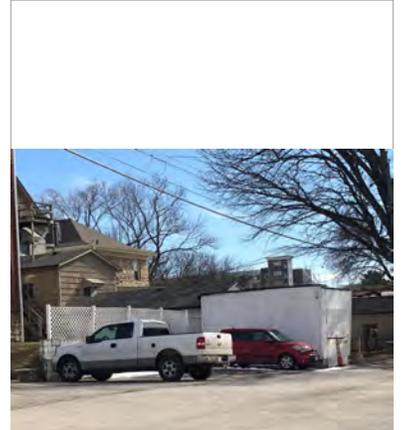
Address: 3508

Pennsylvania

Ave

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Garage with flat roof, plywood cladding and infilled door. Noncontributing

Further Description of important architectural features:

Full width front porch with gable roof. Brick columns with brick balustrade. 1/1 double hung windows. Shed dormers. One story addition on rear. Entresol oriel with hipped roof on north façade with secondary entrance below. Original brick on first floor removed and stucco applied.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES: Fair

Sources of Information:

Water Permit(s) #: 31538

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

4

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3512		Pennsylvania		Ave	
Ownership:				<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public
Historic Name:			Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:	Twn:	Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling			Current Use: DOMESTIC: single dwelling		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: American Four-Square	Structural:	pool
Plan shape: Rectangular	Exterior Cladding: limestone	
No. of Stories: 2	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: hipped	Front Porch Type: Full width	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1902	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: Mrs. Stewart	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

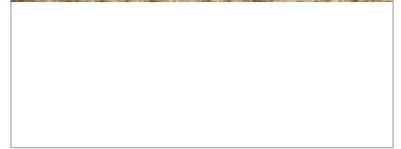
Address: 3512

Pennsylvania

Ave

Photographer: Brad Wolf

Photo Date 2/10/2022



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

One car garage with hipped roof, concrete block walls, overhead garage door. Noncontributing

Further Description of important architectural features:

Full width front porch with hipped roof, square stone columns and low stone wall. 1/1 double hung windows. Entresol oriel with hipped roof on south façade. Rear slope stone chimney to NW.

History and Significance:

Building permit in 1911 to remodel residence, owner A.S. Lemmon

Eligibility: eligible: contributes to district

CHANGES: Excellent

Sources of Information:

Valentine Walking Tour, Valentine Neighborhood Association, 1980

Water Permit(s) #: 21016

Building Permit(s) #: 50517

3514

Pennsylvania

VACANT LOT

3518

Pennsylvania

VACANT LOT

3520

Pennsylvania

VACANT LOT

Address: 3530

Pennsylvania

Ave

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Fence wrought iron, stucco columns

Further Description of important architectural features:

Characteristic of this style is the simplistic form, stuccoed walls and broad red Spanish tile roofs with exposed rafters. Note how the plain wall surface rises in parapet walls and how the expansive exterior is punctuated by arched or rectangular windows.

History and Significance:

This was the home of Joseph Bixby, the president of Kansas City Life Insurance Company from 1964 to 1990.

Eligibility: not eligible: less than 50 years old

CHANGES: Excellent

Sources of Information:

Roanoke Map 1907, Kansas City Times 6/2/77 p. 11D

Water Permit(s) #: 71558

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22		
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3530		Pennsylvania		Ave
Historic Name: Joseph R. Bixby Residence			Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:	Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling			Current Use: DOMESTIC: single dwelling	
Legal Descrip:				

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: New Traditional Mediterranean	Structural:	fence, wrought iron
Plan shape: irregular	Exterior Cladding: stucco	
No. of Stories: 1	Foundation Material: concrete	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: combination gable and hip	Front Porch Type: portico	<input type="checkbox"/> Alteration Date(s):
Roof Material: tile	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1977	Architect: Earl Clark, Jr.	On Kansas City Register?:
Significant Date/Period:	Builder: Collins Construction Co.	Date: Contributing?:
Areas of Significance:	Developer:	On National Register?:
Original or Significant Owners:		Date: Contributing?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3540		Pennsylvania		Ave	
Ownership:				<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public
Historic Name:			Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:	Twn:	Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling			Current Use: DOMESTIC: single dwelling		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangular	Exterior Cladding: 1st story limestone, 2nd story wood lap	
No. of Stories: 2.5	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: hipped	Front Porch Type: Full width	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1904	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: E.C. Chase	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3540

Pennsylvania

Ave

Photographer: Brad Wolf

Photo Date 3/24/2022



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Black metal fence in front yard

Further Description of important architectural features:

Full width front porch with hipped roof and stone columns and low stone wall. 1/1 double hung vinyl windows. Hipped dormer.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

Valentine Walking Tour, Valentine Neighborhood Association, 1980

Water Permit(s) #: 25708

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3542		Pennsylvania		Ave	
Historic Name: James Mullane Residence				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:	Twn:	Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling			Current Use: DOMESTIC: single dwelling		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangular	Exterior Cladding: 1st story brick, 2nd story asbestos	
No. of Stories: 2.5	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: front gable	Front Porch Type: Full width	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1906	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

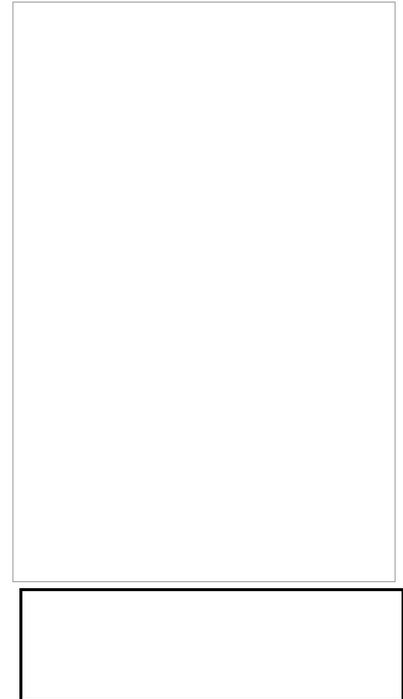
Address: 3542

Pennsylvania

Ave

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

Full width front porch with gable roof, square brick column on stone bases, wood balustrade. Small porch extension with hipped roof on southeast corner of porch. 1/1 double hung windows. Paladin window in gable end.

History and Significance:

1906 City Directory Jas. Mullane, steam ft. Permit in 1956 for repairs Owner C. Richards; 1963 permit to finish attic

Eligibility: eligible: contributes to district

CHANGES: Good

Sources of Information:

1906 City Directory

Water Permit(s) #: 10621

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No. **11**

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3546		Pennsylvania		Ave	
Ownership:				<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public
Historic Name:			Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:	Twn:	Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling			Current Use: DOMESTIC: single dwelling		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangular	Exterior Cladding: vinyl lap siding	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: front gable	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1907	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: John Frazer	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

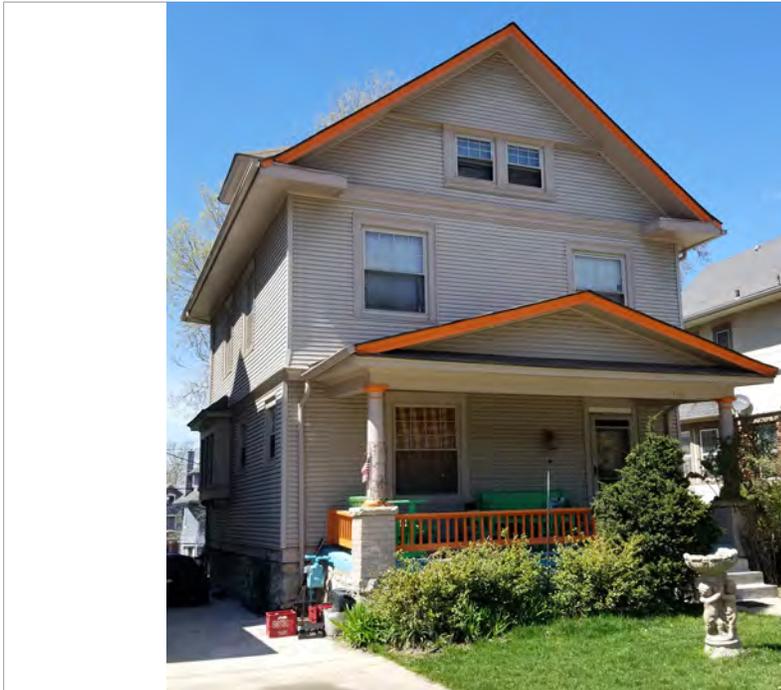
Address: 3546

Pennsylvania

Ave

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

Full width front porch with gabled roof and Doric columns on brick bases. Wood balustrade. 8/1 and 6/1 double hung windows. Hipped dormers.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES: Fair

Sources of Information:

North Valentine Survey Permits: wp 3/25/07 John Frazer; repairs in 1966, owner Louise Yancey

Water Permit(s) #: 32673

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3548		Pennsylvania		Ave	
Ownership:				<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public
Historic Name:			Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:	Twn:	Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling			Current Use: DOMESTIC: single dwelling		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	garage
Plan shape: Rectangular	Exterior Cladding: 1st story brick, 2nd story metal lap	
No. of Stories: 2.5	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: front gable	Front Porch Type: Full width	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1906	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Oscar Frank	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

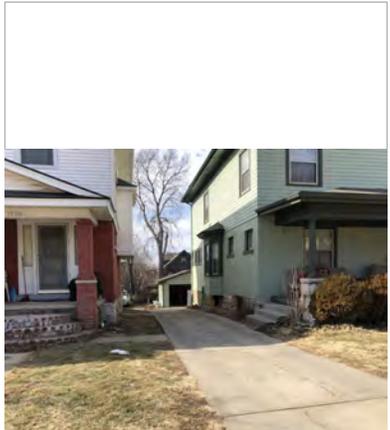
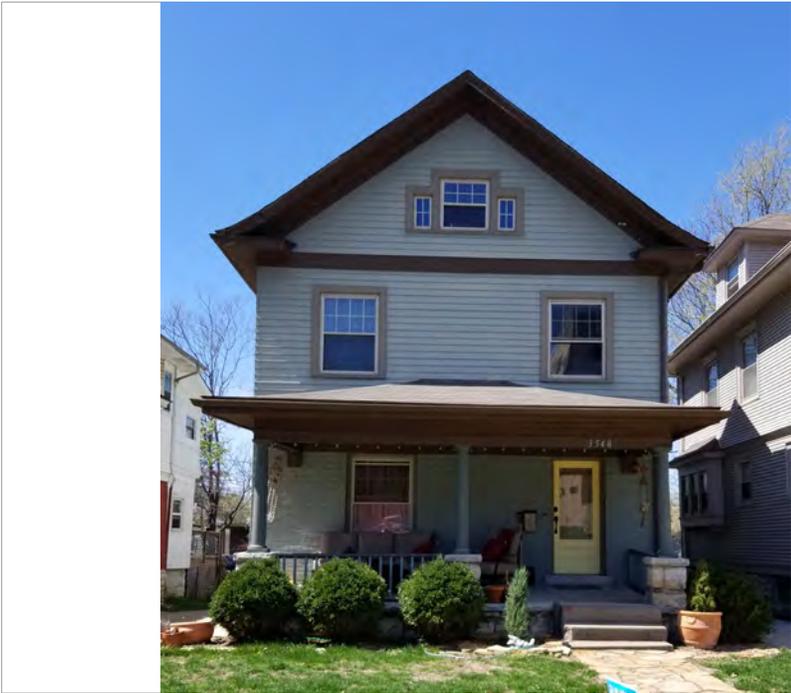
Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3548

Pennsylvania

Ave

Photographer: Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Two car garage with gable roof, lap siding, double wide garage door. Noncontributing

Further Description of important architectural features:

Full width front porch with hipped roof, Doric columns on stone bases and wood balustrade. 8/1 double hung windows.

History and Significance:

Oscar Frank was a contractor that lived at 5437 E 11th St. Permit for aluminum siding in 1964.

Eligibility: eligible: contributes to district

CHANGES: Fair

Sources of Information:

1908 City Directory

Water Permit(s) #: 29991

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.: **13**

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3550		Pennsylvania	Ave Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling		Current Use: DOMESTIC: multiple family	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangular	Exterior Cladding: 1st story brick, 2nd story, vinyl lap	
No. of Stories: 2	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: hipped	Front Porch Type: Full width	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: James T. Robinson	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

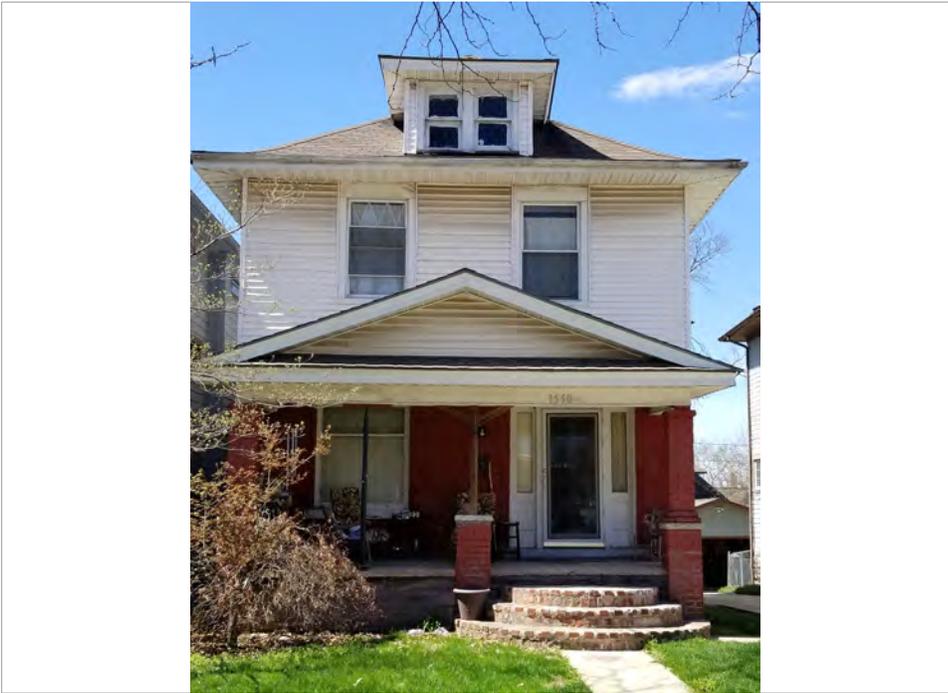
Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3550

Pennsylvania

Ave

Photographer: Photo Date



Empty rectangular box for notes or additional information.

ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:
Full width front porch with gable roof, brick columns on brick bases. 1/1 double hung windows. Hipped dormer with paired double hung windows and belcast eaves.

History and Significance:

Eligibility: eligible: contributes to district **CHANGES:** Fair

Sources of Information:

Water Permit(s) #: 26704 **Building Permit(s) #:**

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3552 Pennsylvania Ave		Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single dwelling		Current Use: DOMESTIC: multiple dwelling: duplex	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	fence
Plan shape: Rectangular	Exterior Cladding: 1st story brick, 2nd story vinyl lap	
No. of Stories: 2	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: front gable	Front Porch Type: Full width	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1906	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: Mr. & Mrs. Louis N. Geiss	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3552

Pennsylvania

Ave

Photographer: Photo Date 2021



Empty rectangular box for notes or additional information.

ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

black aluminum picket fence in front yard.

Further Description of important architectural features:

Full width front porch, two stories. First story has brick columns and nonoriginal wood balustrade. The second story has shed roof with square wood posts and a wood balustrade. Wood shingles in gable end.

History and Significance:

The first resident was Louis N. Geiss that work at Galloway & Geiss.

Eligibility: eligible: contributes to district

CHANGES: Fair

Sources of Information:

1907 & 1908 City Directories

Water Permit(s) #: 30545

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3554		Pennsylvania		Ave	
Ownership:				<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public
Historic Name:			Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling			Current Use: DOMESTIC: single dwelling		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangular	Exterior Cladding: 1st story brick, 2nd story metal lap	
No. of Stories: 2.5	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: front gable	Front Porch Type: Full width	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1906	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: John F. Neimeier	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3554

Pennsylvania

Ave

Photographer: Brad Wolf

Photo Date 2/08/2022



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

Full width front porch with hipped roof, square brick columns, wood balustrade. 6/1 and 1/1 double hung windows

History and Significance:

The original address was 3606 Pennsylvania. John F. Neimeier, a butcher, was the first resident.

Eligibility: eligible: contributes to district

CHANGES: Fair

Sources of Information:

1908 City Directory

Water Permit(s) #: 30546

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3558		Pennsylvania		Ave	
Ownership:				<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public
Historic Name:			Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:	Twn:	Rng: Sec:
Historic Use (if known): DOMESTIC: multiple dwelling: duplex			Current Use: DOMESTIC: multiple dwelling: duplex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Tudor Revival	Structural:	
Plan shape: Rectangular	Exterior Cladding: Stucco with half timbering	
No. of Stories: 2.5	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Bays (1st story):	Basement Type:	
Roof Type: side gable	Front Porch Type: Stoop/entry	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1924	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Bernard Morley, Morely Bros.	Date: Contributing?:
Original or Significant Owners: H.R. Kirk	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3558

Pennsylvania

Ave

Photographer:

Photo Date



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

Gable dormers, front façade had casement windows that were replaced with 1/1 double hung windows. Brick pilasters on corners. Brick arch over entry.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES: Good

Sources of Information:

Valentine Walking Tour, Valentine Neighborhood Association, 1980; 1924 City Directory

Water Permit(s) #:

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3562		Pennsylvania		Ave	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:	Twn:	Rng: Sec:
Historic Use (if known): DOMESTIC: multiple dwelling: duplex			Current Use: DOMESTIC: multiple dwelling: duplex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Tudor Revival	Structural:	
Plan shape: Rectangular	Exterior Cladding: Stucco with half timbering	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: side gable	Front Porch Type: Stoop/entry	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1924	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Bernard Morley, Morely Bros.	Date: Contributing?:
Original or Significant Owners: H.R. Kirk	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

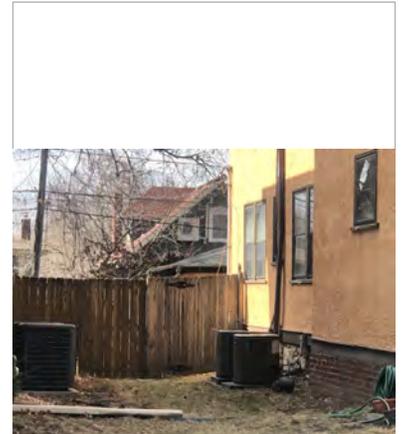
Address: 3562

Pennsylvania

Ave

Photographer:

Photo Date



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Garage in rear. Noncontributing

Further Description of important architectural features:

Gable dormers, front façade had casement windows that were replaced with picture windows. Brick pilasters on corners. Brick arch over entry.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES: Good

Sources of Information:

Valentine Walking Tour, Valentine Neighborhood Association, 1980; 1924 City Directory

Water Permit(s) #: 77559

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3564		Pennsylvania		Ave	
Ownership:				<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public
Historic Name:			Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:	Twn:	Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling			Current Use: DOMESTIC: single dwelling		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Prairie	Structural:	fence
Plan shape: Rectangular	Exterior Cladding: 1st story brick, 2nd story, stucco	
No. of Stories: 2	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: hipped	Front Porch Type: Partial width	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1923	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: George F. Grinnell	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

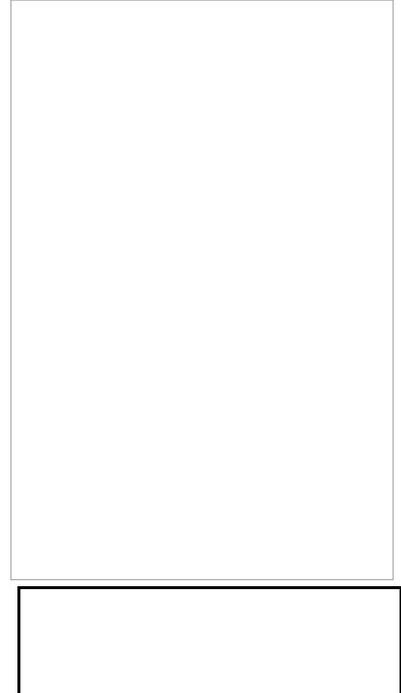
Address: 3564

Pennsylvania

Ave

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

two car garage with hipped roof bifold doors. Noncontributing

Further Description of important architectural features:

Front stoop with brick columns and flat roof. Paired 6/1 double hung windows. Deep soffits with brackets at corners. Hipped dormer.

History and Significance:

The first resident was George F. Grinnell, owner of Grinnell Heating Co.

Eligibility: eligible: contributes to district

CHANGES: Good

Sources of Information:

1924 City Directory

Water Permit(s) #: 72844

Building Permit(s) #: 44050

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.: **19**

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3568		Pennsylvania		Ave	
Ownership:				<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public
Historic Name:			Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:	Twn:	Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling			Current Use: DOMESTIC: single dwelling		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Prairie	Structural:	fence
Plan shape: Rectangular	Exterior Cladding: 1st story brick, 2nd story, stucco	
No. of Stories: 2	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: hipped	Front Porch Type: full width	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1923	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: George F. Grinnell	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3568

Pennsylvania

Ave

Photographer:

Photo Date



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Two car garage with hipped roof bifold doors. Noncontributing

Further Description of important architectural features:

Full width front porch with wood posts and hipped roof. Paired 6/1 double hung windows. Deep soffits with brackets at corners. Gable dormer.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1924 City Directory

Water Permit(s) #: 72845

Building Permit(s) #: 44051

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3572 Pennsylvania Ave		Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single dwelling		Current Use: DOMESTIC: single dwelling	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Prairie	Structural:	fence
Plan shape: Rectangular	Exterior Cladding: stucco	
No. of Stories: 2	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: hipped	Front Porch Type: Wrap around	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1921	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Agee Block	Date: Contributing?:
Original or Significant Owners:	Developer: Agee Block	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3572

Pennsylvania

Ave

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Garage, shared; fence

Further Description of important architectural features:

Wrap around porch with gable roof, stucco columns and stucco wall. 1/1 double hung windows. Half-timbering on upper story.

History and Significance:

The first resident was George Remley.

Eligibility: eligible: contributes to district

CHANGES: Excellent

Sources of Information:

1923 City Directory

Water Permit(s) #: 65994

Building Permit(s) #: 38958

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3574		Pennsylvania		Ave	
Ownership:				<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public
Historic Name:			Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:	Twn:	Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling			Current Use: DOMESTIC: single dwelling		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Prairie	Structural:	fence
Plan shape: Rectangular	Exterior Cladding: stucco	
No. of Stories: 2	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: hipped	Front Porch Type: Partial width	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1921	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Agee Block	Date: Contributing?:
Original or Significant Owners:	Developer: Agee Block	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: North Valentine Survey	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3574

Pennsylvania

Ave

Photographer:

Photo Date



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Garage, shared; fence

Further Description of important architectural features:

3/4 width front porch with hipped roof stucco columns and stucco wall. Deep soffit with brackets. 1/1 double hung windows.

History and Significance:

The first resident was Joseph F. Sonnenberg.

Eligibility: eligible: contributes to district

CHANGES: Good

Sources of Information:

1923 City Directory

Water Permit(s) #: 65995

Building Permit(s) #: 38959

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 604 Valentine Rd		Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single dwelling		Current Use: DOMESTIC: single dwelling	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Prairie	Structural:	garage
Plan shape: Rectangular	Exterior Cladding: stucco	
No. of Stories: 2	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: hipped	Front Porch Type: Stoop/entry	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1917	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: Agee and Block	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

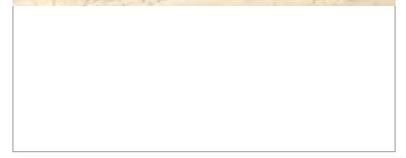
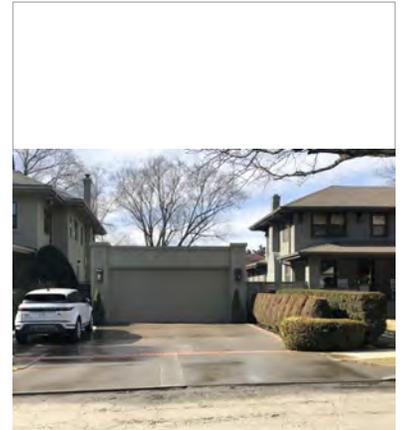
Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 604

Valentine

Rd

Photographer:	Photo Date
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garage

ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:
 Two car garage with flat roof, stucco cladding, and double wide overhead garage door. The garage was built in 1943.

Further Description of important architectural features:
 Stoop with hipped roof awning. Hipped dormer. 4/1 double hung windows with craftsman style muntins.

History and Significance:
 The first resident was Ernest C. and Evelyn Canfield. Ernest was a traveling salesman for R.M. Sanford & Co.

Eligibility: eligible: contributes to district **CHANGES:** Excellent

Sources of Information:
 1918 City Directory

Water Permit(s) #: 60653 **Building Permit(s) #:** 35929

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:		Survey Name(s) Valentine Survey 2021-22		
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 620		Valentine		Rd
		Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		
Historic Name:		Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:	Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling			Current Use: DOMESTIC: single dwelling	
Legal Descrip:				

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Prairie	Structural:	garage
Plan shape: Rectangular	Exterior Cladding: stucco	
No. of Stories: 2	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: hipped	Front Porch Type: Stoop/entry	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1917	Architect: White & Dean	On Kansas City Register?:
Significant Date/Period:	Builder: Agee Block	Date: Contributing?:
Areas of Significance:	Developer: Agee Block	On National Register?:
Original or Significant Owners:		Date: Contributing?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

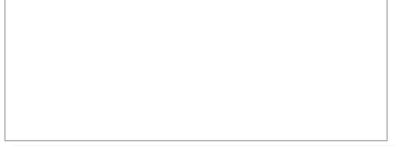
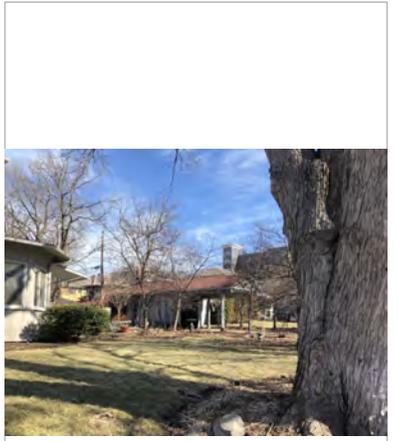
Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 620

Valentine

Rd

Photographer: Photo Date 2021



garage

ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

one car garage with gable roof and carport that extends in front of the garage. Noncontributing

Further Description of important architectural features:

Front stoop with shed roof and arched stucco clad entry. Side porch on west end with shed roof, stucco cladding, screened. 4/4 and 6/6 double hung vinyl windows.

History and Significance:

The first residence was Addie H. Owen, widow of Clifton Owen.

Eligibility: eligible: contributes to district

CHANGES: Good

Sources of Information:

1918 City Directory

Water Permit(s) #: 60135

Building Permit(s) #: 12443

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No. **24**

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3635		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:) garage
Arch. Style and/or Vernacular Type: Prairie	Structural:	
Plan shape: Rectangle	Exterior Cladding: vinyl drop lap	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: hip	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1919	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Agee-Block Construction Co	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3635

Jefferson

St

Photographer:

Photo Date 2/01/2022



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Once car garage with hipped roof, vinyl drop lap siding. Noncontributing

Further Description of important architectural features:

Full width front porch with hipped roof, brick posts. 1/1 double hung windows.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES: Fair

Sources of Information:

Water Permit(s) #: 62981

Building Permit(s) #: 37113

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3631		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:) garage
Arch. Style and/or Vernacular Type: Prairie	North	
Plan shape: Rectangle	Structural:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2	Exterior Cladding: wood lap	
No. of Bays (1st story):	Foundation Material: limestone	
Roof Type: hip	Basement Type:	
Roof Material: asphalt shingle	Front Porch Type: Full width	
	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1919	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Agee-Block Construction Co	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

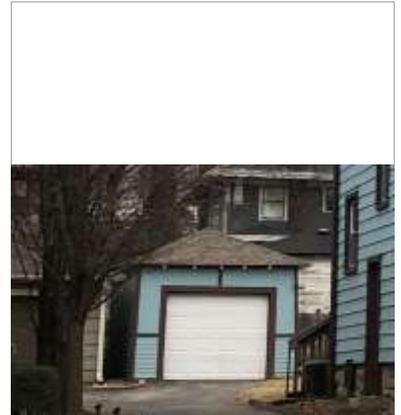
Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3631

Jefferson

St

Photographer:	Photo Date 2/01/2022
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

One car garage with hipped roof, wood lap siding and stucco on front façade. Contributing

Further Description of important architectural features:

full width front porch, shed roof, pair columns with wood lap caldding. 1/1 double hung windows.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

Water Permit(s) #: 62980

Building Permit(s) #: 37112

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3627		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:) garage
Arch. Style and/or Vernacular Type: American Foursquare	North	
Plan shape: Rectangle	Structural:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2	Exterior Cladding: wood shinge	
No. of Bays (1st story):	Foundation Material: limestone	
Roof Type: hip	Basement Type:	
Roof Material: asphalt shingle	Front Porch Type: Full width	
	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1919	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Agee-Block Construction Co	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

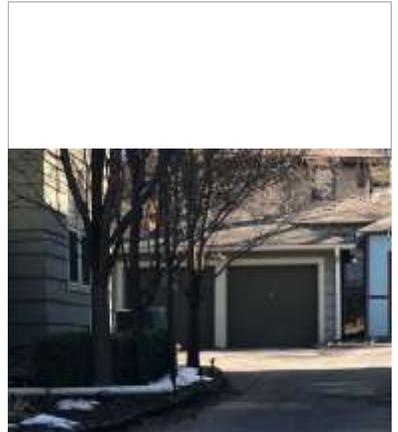
Address: 3627

Jefferson

St

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Two car garage with hipped roof and lap siding. Noncontributing

Further Description of important architectural features:

Full width front porch with hipped roof and square stucco columns. 1/1 double hung windows.

History and Significance:

Newspaper clipping: first mention 1909 Margaret Merrill, may have been earlier home on this lot

Eligibility: eligible: contributes to district

CHANGES: Good

Sources of Information:

Water Permit(s) #: 18413

Building Permit(s) #: 37111

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3623		Jefferson		St	
Ownership:				<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	
Historic Name:			Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story, brick; 2nd story, wood shingle	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: gable	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer: Albert E. Holmes	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3623

Jefferson

St

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

Full width front porch with gable roof, brick piers and wood railing. Stone quoining. 1/1 double hung windows.

History and Significance:

Permits: repair fire loss 1945

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1909 Sanborn map

Water Permit(s) #: 27068

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3619		Jefferson		St	
Ownership:				<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	
Historic Name:			Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	South	
Plan shape: Rectangle	Structural:	
No. of Stories: 2.5	Exterior Cladding: 1st story, stone; 2nd story, wood shingle	
No. of Bays (1st story):	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
Roof Type: hipped	Basement Type:	
Roof Material: asphalt shingle	Front Porch Type: Full width	
	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: McGarvey	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3619

Jefferson

St

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

Full width front porch with limestone posts, hipped roof and wood railings. 6/1 double hung windows. Exposed rafters with cut tails.

History and Significance:

newspaper clippings: earliest mention 1919

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1909 Sanborn map

Water Permit(s) #: 27133

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3615		Jefferson		St	
Ownership:				<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	
Historic Name:			Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:) garage
Arch. Style and/or Vernacular Type: American Foursquare	Structural:	
Plan shape: Rectangle	Exterior Cladding: asbestos shingle	
No. of Stories: 2.5	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Bays (1st story):	Basement Type:	
Roof Type: hipped	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1904	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: Witte	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3615

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:
 Full width front porch with gable roof and doric columns. Hipped dormer. Double hung windows

History and Significance:
 1916 Permit Owner A.C. Hahn. Garage permit 1929 (demolished)

Eligibility: eligible: contributes to district **CHANGES:**

Sources of Information:
 newspaper clippings: earliest mention 1919, 1909 Sanborn Map

Water Permit(s) #: 25427	Building Permit(s) #:
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ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3611		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story, stone; 2nd story, aluminum siding	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: hip	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer: Albert E. Holmes	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3611

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

Full width front porch with hipped roof, stone columns atop stone piers Hipped dormers. Double hung windows. Permits: 1915 sleeping porch, owner E.A. Brans

History and Significance:

1905 City Directory: Albert Holmes was City Treasurer and lived at 717 W. 36th Street. 1915 Permit owner E.A. Brans

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1909 Sanborn map, 1905 City Directory

Water Permit(s) #: 27067

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3609		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story, brick; 2nd story, wood lap	
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
Roof Type: gable	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer: Albert E. Holmes	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3609

Jefferson

St

Photographer:

Photo Date 2/02/2022



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Driveway on south side

Further Description of important architectural features:

Wrap around front porch, square wood posts on brick piers and a wood railing. Double hung windows. Brick Quoining

History and Significance:

1905 City Directory: Albert Holmes was City Treasurer and lived at 717 W. 36th Street.

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1909 Sanborn map, 1905 City Directory

Water Permit(s) #: 27066

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3605		Jefferson		St	
Ownership:				<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	
Historic Name:			Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story, brick; 2nd story, asbestos shingles	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: hip	Front Porch Type: Full width	
Roof Material: Asphalt Shingle	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer: Albert E. Holmes	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3605

Jefferson

St

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Pool in rear yard. Driveway on south side.

Further Description of important architectural features:

Full width front porch. Brick piers with wood posts. Wood railings. Brick quoining. Double hung windows; Hipped dormers on all facades.

History and Significance:

1905 City Directory: Albert Holmes was City Treasurer and lived at 717 W. 36th Street.

Eligibility: eligible: contributes to district

CHANGES:

Fair

Sources of Information:

1909 Sanborn map, 1905 City Directory

Water Permit(s) #: 27065

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3601		Jefferson		St	
Ownership:				<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	
Historic Name:			Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story, stone; 2nd story, asbestos shingle	
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
Roof Type: gable	Front Porch Type: Wrap around	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer: Albert E. Holmes	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3601

Jefferson

St

Photographer:

Photo Date 2/01/2022



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

Wrap around porch. Stone piers with wood posts. Wood railings. Stone quoining. Double hung windows.

History and Significance:

1905 City Directory: Albert Holmes was City Treasurer and lived at 717 W. 36th Street. 1928 Permit owner: Mrs. Beardsley

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

Sanborn Map 1909, 1905 City Directory

Water Permit(s) #: 27064

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3541		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:) garage
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	south façade	
Plan shape: Rectangle	Structural:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2.5	Exterior Cladding: 1st story, brick; 2nd story, wood lap	
No. of Bays (1st story):	Foundation Material: limestone	
Roof Type: hip	Basement Type:	
Roof Material: asphalt shingle	Front Porch Type: Full width	
	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1909	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: John & Mary Edwards	Developer: Albert E. Holmes	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

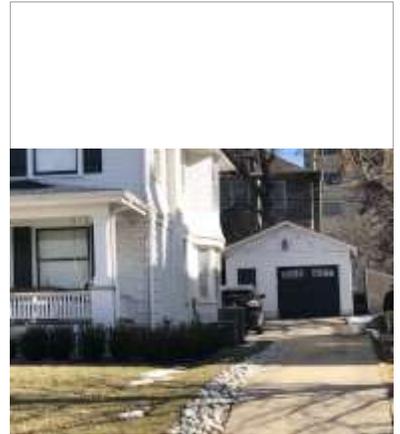
Address: 3541

Jefferson

St

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Garage built 1926, owner Mary Edwards. Gable roof, one garage door, lap siding. Noncontributing

Further Description of important architectural features:

Full width porch with brick piers and wood posts. Wood railing and steps. 1/1 double hung windows. Four hipped dormers. Brick quoining on first story.

History and Significance:

Newspaper clipping: Earliest mention, John Mark Edwards lived here, died in 1919. Sanborn Map 1909

Eligibility: eligible: contributes to district

CHANGES: Good

Sources of Information:

Newspaper clippings, 1909 Sanborn Map

Water Permit(s) #: 27063

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3537		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: multiple dwelling: duplex			Current Use: DOMESTIC: multiple dwelling: duplex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:) garage
Arch. Style and/or Vernacular Type: Colonnaded Apartment	Structural:	
Plan shape: Rectangle	Exterior Cladding: brick	
No. of Stories: 2	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Bays (1st story):	Basement Type:	
Roof Type: flat/mansard over porch	Front Porch Type: Full width	
Roof Material: Tar and gravel/Tile over porch	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1908	Architect: Edgar C. Faris	On Kansas City Register?: Date: Contributing?:
Significant Date/Period:	Builder:	
Areas of Significance:	Developer: Galloway & Geis	On National Register?: Date: Contributing?:
Original or Significant Owners:	Previous Surveys:	Part of Multiple Property?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential		

OTHER:

Owner Name Owner Address	Form prepared by (name and organization): Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	Survey Date:
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FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.: **36**

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3535		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Craftsman Bungalow	Structural:	
Plan shape: Rectangle	Exterior Cladding: wood shingle and wood lap	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 1.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: gable	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1909	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Carl L. Bliss	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3535

Jefferson

St

Photographer:	Photo Date
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:
 Full width front porch, original pyramidal stone piers replaced with square stone piers with tapered wood columns. Hipped dormer and wide eaves.

History and Significance:
 Permit 1925 addition, C.O. Larson

Eligibility: eligible: contributes to district **CHANGES:**

Sources of Information:
 1909 Sanborn map

Water Permit(s) #: 32794	Building Permit(s) #:
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ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3531		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: multiple dwelling: duplex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story brick, second story wood shingle	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: hip	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1909	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Edward A. Leland	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3531

Jefferson

St

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

Two story front porch with fluted Ionic columns and wood balustrade. 1/1 double hung vinyl windows. Hipped dormer

History and Significance:

1912 Permit for a garage (demolished)

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1909 Sanborn map

Water Permit(s) #: 41004

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3529		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story brick, 2nd story wood lap	
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
Roof Type: gable	Front Porch Type: front full width	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1907	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Carl L. Bliss	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3529

Jefferson

St

Photographer:	Photo Date 2/01/2022
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Driveway north side

Further Description of important architectural features:

1/1 double hung windows. Front porch with gable roof, brick piers, concrete floor.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

Water Permit(s) #: 32793

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3525-27		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: multiple dwelling: four plex			Current Use: DOMESTIC: multiple dwelling: four plex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Colonnaded Apartment	Structural:	
Plan shape: Rectangle	Exterior Cladding: brick	
No. of Stories: 2	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
Roof Type: flat	Front Porch Type: Full width, 1st and 2nd story	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1909	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Edward A. Leland	Date: Contributing?:
Original or Significant Owners: Burton Daw	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3525-27

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

The apartment is a Combined Column Porch subtype as defined in the Historic Colonnaded Apartments of Kansas City MPS. Front façade painted. One story front porch with paired Doric columns on stone piers. Non-original wood railings. Stone quoining. 1/1 double hung windows. Stucco over original front cornice.

History and Significance:

Hallie H. Lane, a surgeon, lived on SW Boulevard in 1909. In 1910, he lived at 3527 Jefferson per the 1910 census.

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1909 City Directory, 1910 Census

Water Permit(s) #: 33438

Building Permit(s) #: 24764

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3523		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Dutch Colonial	North façade	
Plan shape: Rectangle	Structural:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2.5	Exterior Cladding: asbestos shingle	
No. of Bays (1st story):	Foundation Material: limestone	
Roof Type: gambrel	Basement Type:	
Roof Material: asphalt shingle	Front Porch Type: Full width	
	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1907	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Carl L. Bliss	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3523

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

One story front porch with hipped roof, Doric columns. Nonoriginal wood railing. 1/1 double hung windows.

History and Significance:

Permits: 1916 garage (demolished) owner Mrs. E. Campbell

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

Water Permit(s) #: 32792

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

41

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3519-21		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: multiple dwelling: duplex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:) garage
Arch. Style and/or Vernacular Type: American Foursquare	north façade	
Plan shape: Rectangle	Structural:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2	brick	
No. of Bays (1st story):	Foundation Material: limestone	
Roof Type: gable	Basement Type:	
Roof Material: asphalt shingle	Front Porch Type: Full width, 1st and 2nd floors	
	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1914	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: William Hardacre	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3519-21

Jefferson

St

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Two car garage with a flat roof and brick walls. Noncontributing

Further Description of important architectural features:

Two story front porch with a hipped roof and brick piers. Brick balustrade on first story, wood balustrade on second story.1/1 vinyl windows.

History and Significance:

1910 Census: William Hardacre was contract that lived at 1730 Jefferson

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1910 Census

Water Permit(s) #: 53404

Building Permit(s) #: 11141

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3517		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: multiple dwelling: duplex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story, brick; 2nd story, wood lap	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: gable	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1907	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: William Hardacre	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3517

Jefferson

St

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

One story full width front porch with hipped roof. Stone pier with brick balustrade. Hipped dormers on north and south. Palladian window in front gable end. Wood shingles in gable ends. 6/1 double hung windows on front.

History and Significance:

1910 Census: William Hardacre was contractor that lived at 1730 Jefferson

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1910 Census

Water Permit(s) #: 31929

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3511		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: multiple dwelling: duplex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
Plan shape: Rectangle	Exterior Cladding: 1st story, brick; 2nd story, asbestos shingle	
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: gable	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1907	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: William Hardacre	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name Owner Address	Form prepared by (name and organization): Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	Survey Date:
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FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3511

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:
 Two story front porch. Brick pier with stone caps on first story and a brick balustrade. The second story has Doric columns with a wood balustrade. 1/1 double hung windows.

History and Significance:
 1910 Census: William Hardacre was contractor that lived at 1730 Jefferson

Eligibility: eligible: contributes to district **CHANGES:**

Sources of Information:
 1909 Sanborn map, 1910 Census

Water Permit(s) #: 32874	Building Permit(s) #:
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ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

44

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3501-03		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: multiple dwelling: six plex			Current Use: DOMESTIC: multiple dwelling: six plex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Colonnaded Apartment	Structural:	
Plan shape: Rectangle	Exterior Cladding: Brick	
No. of Stories: 3	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Bays (1st story):	Basement Type:	
Roof Type: flat	Front Porch Type: Partial width, one for each apartment	
Roof Material: tar & gravel	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1912	Architect: Thurtle & Thayer	On Kansas City Register?: Date: Contributing?:
Significant Date/Period:	Builder:	
Areas of Significance:	Developer: Shyrock Realty	On National Register?: Date: Contributing?:
Original or Significant Owners:	Previous Surveys:	Part of Multiple Property?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential		

OTHER:

Owner Name Owner Address	Form prepared by (name and organization): Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	Survey Date:
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FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	

Address: 3501-03

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

The apartment is a Square Brick Column Porch subtype as defined in the Historic Colonnaded Apartments of Kansas City MPS. Two three story porches over each bay. Brick balustrade on first story and non-original wood railings on second and third stories. 1/1 double hung windows.

History and Significance:

One of a set of two (3507-09)

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

Stewart's Special, April 5, 1912; Valentine Walking Tour, Valentine Neighborhood Association 1980

Water Permit(s) #: 47636

Building Permit(s) #: 10478

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3507-09		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: multiple dwelling: six plex			Current Use: DOMESTIC: multiple dwelling: six plex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Colonnaded Apartment	Structural:	
Plan shape: Rectangle	Exterior Cladding: brick	
No. of Stories: 3	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
Roof Type: flat	Front Porch Type: Full width, one for each apartment	
Roof Material: tar & gravel	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1912	Architect: Thurtle & Thayer	On Kansas City Register?: Date: Contributing?:
Significant Date/Period:	Builder:	
Areas of Significance:	Developer: Shyrock Realty	On National Register?: Date: Contributing?:
Original or Significant Owners:	Previous Surveys:	Part of Multiple Property?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential		

OTHER:

Owner Name Owner Address	Form prepared by (name and organization): Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	Survey Date:
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FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.: **45**

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3500-02		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: multiple dwelling: four plex			Current Use: DOMESTIC: multiple dwelling: four plex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Colonnaded Apartment	Structural:	
Plan shape: Rectangle	Exterior Cladding: Brick	
No. of Stories: 2	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
Roof Type: flat	Front Porch Type: Partial width/one for each apartment	
Roof Material: tar & gravel	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1909	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer: H. Bert Lamonte	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3500-02

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

The apartment is a Classical Colossal Column porch subtype as defined in the Historic Colonnaded Apartments of Kansas City MPS. Partial width porch with Corinthian columns. Porch railings are not original. Bays on north and south facades with wood shingle cladding. Rear sleeping porch has been demolished and new addition being added to rear.

History and Significance:

The permits list the owner as H. Bert Lamonte, who was the manager of Commonwealth Securities Company.

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1909 & 1910 City Directories, Valentine Walking Tour, Valentine Neighborhood Association, 1980

Water Permit(s) #: 41677

Building Permit(s) #: 9922

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3504-06		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: multiple dwelling: four plex			Current Use: DOMESTIC: multiple dwelling: four plex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Colonnaded Apartment	Structural:	
Plan shape: Rectangle	Exterior Cladding: Brick	
No. of Stories: 2	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Bays (1st story):	Basement Type:	
Roof Type: flat	Front Porch Type: Partial width/one for each apartment	
Roof Material: tar & gravel	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1909	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer: H. Bert Lamonte	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3504-06

Jefferson

St

Photographer:

Photo Date 2/02/2022



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

The apartment is a Classical Colossal Column porch subtype as defined in the Historic Colonnaded Apartments of Kansas City MPS. Partial width porch with Corinthian columns. Porch railings are not original. Bays on north and south facades with wood shingle cladding. Rear sleeping porch has demolished in 2022 and currently under renovation.

History and Significance:

The permits list the owner as H. Bert Lamonte, who was the manager of Commonwealth Securities Company.

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

1909 & 1910 City Directories, Valentine Walking Tour, Valentine Neighborhood Association, 1980

Water Permit(s) #: 41678

Building Permit(s) #: 10215

47

711 35th Street

VACANT LOT

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3521 Summit		St	Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public
Historic Name: Norman School		Present Name: Normal School Lofts	
UTM: Zone: E: N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): EDUCATION: public		Current Use: DOMESTIC: multiple dwelling	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Jacobethan	Structural:	
Plan shape: irregular	Exterior Cladding: limestone	
No. of Stories: 3	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): 2016 <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Bays (1st story):	Basement Type:	
Roof Type: flat	Front Porch Type:	
Roof Material: tar & gravel	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1906	Architect: Charles A. Smith	On Kansas City Register?:
Significant Date/Period:	Builder: Santa Fe Construction Company	Date: Contributing?:
Areas of Significance:	Developer:	On National Register?: Norman School
Original or Significant Owners:		Date: 1/15/2014 Contributing?: contri
National Register eligible?: <input checked="" type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys: KC Public School Survey & Final Report 1989	Part of Multiple Property?: Kansas City School District Pre-1970 MPS

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3521

Summit

St

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

A dense residential community surrounds the property; the primary elevation faces the playground on the large, open lot; and the building displays distinctive Jacobethan Revival details, fenestration, and materials as applied to the standardized building form

Further Description of important architectural features:

The building stands at the north end of the 1.6 acre property, facing south toward a large semi-circular paved playground. It was constructed in two phases in 1906 and 1911. The two-story building has a rectangular plan with a one story block extending from the north elevation. Projecting pavilions at the center and end bays of the building create the symmetrical five-part plan characteristic of the Elementary School sub-type of Early Twentieth Century/ Progressive Era School property type outlined in the Multiple Property Documentation Form (MPDF) "Historic Resources of the Kansas City, Missouri School District Pre-1970." The building stands on a limestone foundation and is capped with a flat roof. It features rusticated limestone cladding

History and Significance:

(Also known as 3514 Jefferson Street)It is an intact example of the Elementary School sub-type of the Early Twentieth Century/ Progressive Era School property type as outlined in the MPDF "Historic Resources of the Kansas City Missouri School District Pre-1970" (MPDF). Construction of the two-story building occurred in two planned phases, beginning with the center, west, and north wings in 1906 and ending with the east wing in 1911.

Eligibility: eligible: individual

CHANGES:

The Norman School is locally significant under National Register Criterion C for the area of ARCHITECTURE. It is an intact example of the Elementary School sub-type of the Early Twentieth Century/ Progressive Era School property type as outlined in the MPDF "Historic Resources of the Kansas City Missouri School District Pre-1970" (MPDF).

Sources of Information:

KC Star March 18, 1906, p.7, KC Journal Dec. 28, 1906; "Norman School History." vertical file. Missouri Valley Special Collections, Kansas City Public Library; "Plans for Norman School," Kansas City Public School Archives

Water Permit(s) #: 188636

Building Permit(s) #: 10334, 60459

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 717 W 36th		St		Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	
Historic Name:			Present Name:		
UTM: Zone:	E:	N:	Township/Range/Section:	Twn:	Rng: Sec:
Historic Use (if known): DOMESTIC: multiple dwelling: octaplex			Current Use: DOMESTIC: multiple dwelling: octaplex		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Low-rise walkup	Structural:	
Plan shape: Rectangle	Exterior Cladding: brick	
No. of Stories: 3	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s):
No. of Bays (1st story):	Basement Type:	
Roof Type: flat	Front Porch Type: Partial porches on second and third floors	
Roof Material: tar & gravel	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1906	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners: Edward E. Holmes	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

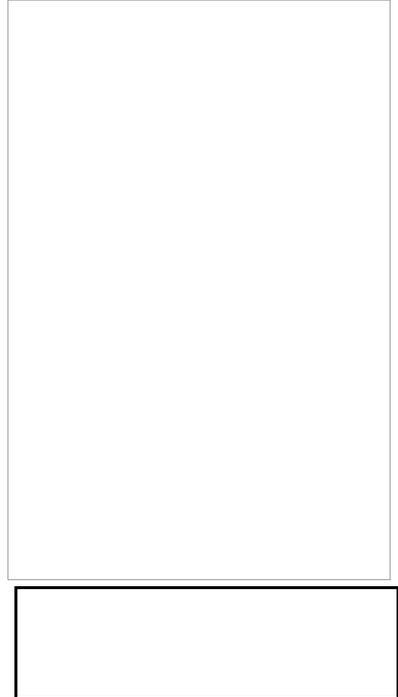
FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 717 W 36th St

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

This three story walk up apartment building has classical revival details. Sleeping porches added in 1916, Frantz Wurm, builder. 1/1 double hung wood windows. Balconies with nonoriginal wood railings. Deep soffit with modillions. Limestone sills.

History and Significance:

Original owner was Edward E. Holmes, Vice President of United States & Mexican Trust Company.

Eligibility: eligible: contributes to district

CHANGES: Good

Sources of Information:

1909 Sanborn Map, 1910 City Directory

Water Permit(s) #: 60614

Building Permit(s) #: 60285, 77894

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

50

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3605-07 Summit		St	Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: multiple dwelling: six plex		Current Use: DOMESTIC: multiple dwelling: six plex	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Vernacular	Structural:	
Plan shape: Rectangle	Exterior Cladding: Brick; stucco	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 3	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: flat	Front Porch Type: Portico	
Roof Material: tar & gravel	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1911	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Addison V. Thurmond	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3605-07

Summit

St

Photographer: Brad Wolf

Photo Date 2/08/2022



Taken 2021

ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

fence

Further Description of important architectural features:

Central inset porches. Brick painted gray in 2021. Double hung vinyl windows with limestone lintels and sills. Projecting bay on south façade.

History and Significance:

1920 Census: Addison V. Thurmond is listed as a building contractor that resided at 3111 Linwood

Eligibility: eligible: contributes to district

CHANGES: Fair

This property retains integrity and would be eligible for individual listing in the National Register under the MPDF Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri as an example of a Low-Rise Walk-Up property type.

Sources of Information:

1920 Census

Water Permit(s) #: 47177

Building Permit(s) #: 10596, 95421

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111
Address: 3617	Summit	St	Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single dwelling		Current Use: DOMESTIC: single dwelling	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	fence
Plan shape: Rectangle	Exterior Cladding:	
No. of Stories: 2.5	1st story: wood lap, 2nd story: wood shingle	
No. of Bays (1st story):	Foundation Material: limestone	Changes
Roof Type: gable	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Material: asphalt shingle	Front Porch Type: Partial width	<input type="checkbox"/> Alteration Date(s):
	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Roanoke Building Company	Date: Contributing?:
Original or Significant Owners: John Z. Roraback	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

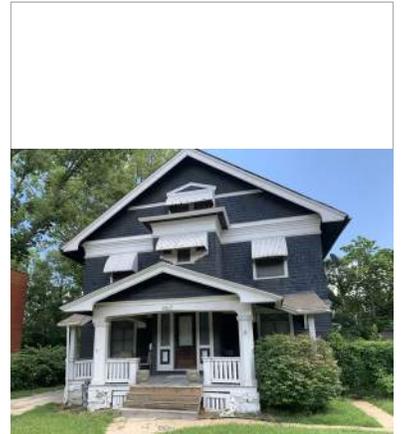
Address: 3617

Summit

St

Photographer: Brad wolf

Photo Date 2/08/2022



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

1923 permit for garage (not extant)

Further Description of important architectural features:

Front porch with gable projection and shed roof. Wood hexagonal columns and wood railing. Second story clad in wood shingles and first story is wood lap siding and has belcast transition between the two materials which is typical for a shirtwaist. 1/1 double hung windows. Projecting bay on front above second story roof.

History and Significance:

1912 permit to extend back porch, Owner Jonathan Z. Rorabach.

Eligibility: eligible: contributes to district

CHANGES: Good

Sources of Information:

1917 City Directory

Water Permit(s) #: 26419

Building Permit(s) #: 52785, 51926, 78411

52

3621 Summit Street

VACANT LOT

53

Survey No.:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3623-25 Summit		St	Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: multiple dwelling: six plex		Current Use: DOMESTIC: multiple dwelling: six plex	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Colonnaded Apartment	Structural:	
Plan shape: Rectangle	Exterior Cladding: brick/stucco	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 3	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: flat	Front Porch Type: two full height	
Roof Material: tar & gravel	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1923	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Charles Phillips Building Co.	Date: Contributing?:
Original or Significant Owners:	Developer: Charles Phillips Building Co.	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

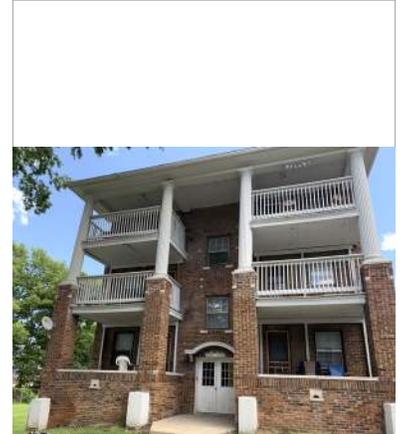
Address: 3623-25

Summit

St

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Driveway on south side of property leads to a parking area.

Further Description of important architectural features:

The apartment is a Combined Column Porch subtype as defined in the Historic Colonnaded Apartments of Kansas City MPS. Two three story porches over each bay with Corinthian columns on brick piers. Brick balustrade on first story and non-original wood railings on second and third stories. 6/1 double hung windows. Curved roof awning over non-original double entry door.

History and Significance:

Newspaper clipping: 1923 new five room apartment

Eligibility: eligible: contributes to district

CHANGES: Excellent

This property retains integrity and would be eligible for individual listing in the National Register under the MPDF Historic Colonnaded Apartment Buildings in Kansas City, Missouri as an example of a Combined Column Porch property type.

Sources of Information:

Water Permit(s) #: 71425

Building Permit(s) #: 13402

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 3629 Summit St		Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	
Historic Name:		Present Name:	
UTM: Zone: E: N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: multiple dwelling: six plex		Current Use: DOMESTIC: multiple dwelling: six plex	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Colonnaded Apartment	Structural:	
Plan shape: Rectangle	Exterior Cladding: brick/asbestos shingle	
No. of Stories: 3	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Bays (1st story):	Basement Type:	
Roof Type: flat	Front Porch Type: Six porches, one for each apartment	
Roof Material: tar & gravel	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1923	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Charles Phillips Building Co.	Date: Contributing?:
Original or Significant Owners:	Developer: Charles Phillips Building Co.	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3629

Summit

St

Photographer: Brad wolf

Photo Date 2/08/2022



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

The apartment is a Combined Column Porch subtype as defined in the Historic Colonnaded Apartments of Kansas City MPS. Two three story porches over each bay with Corinthian columns on brick piers. Brick balustrade on first story and non-original wood railings on second and third stories. 6/1 double hung windows. Curved roof awning over non-original double entry door.

History and Significance:

Newspaper clipping: 1923 new five room apartment

Eligibility: eligible: contributes to district

CHANGES: Excellent

This property retains integrity and would be eligible for individual listing in the National Register under the MPDF Historic Colonnaded Apartment Buildings in Kansas City, Missouri as an example of a Combined Column Porch property type.

Sources of Information:

1923 KC Times

Water Permit(s) #: 71426

Building Permit(s) #: 13403

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734 Valentine Road

VACANT LOT

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22	
County: Jackson	City: Kansas City <input type="checkbox"/> Vicinity	Zip Code 64111	
Address: 704		Valentine Rd	
Historic Name:		Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	
Present Name:			
UTM: Zone: E: N:	Township/Range/Section: Twn: Rng: Sec:		
Historic Use (if known): DOMESTIC: single dwelling		Current Use: DOMESTIC: single dwelling	
Legal Descrip:			

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Tudor Revival	Structural:	garage
Plan shape: Rectangular	Exterior Cladding: Brick; stucco cladding	
No. of Stories: 2.5	Foundation Material: limestone	Changes
No. of Bays (1st story):	Basement Type:	<input type="checkbox"/> Additions Date(s):
Roof Type: hipped	Front Porch Type: Stoop/entry	<input type="checkbox"/> Alteration Date(s):
Roof Material: asphalt shingle	Acreage (rural):	<input type="checkbox"/> Moved Date(s):
	Visible from Public Rd <input type="checkbox"/>	<input type="checkbox"/> Other Date(s):
		Endangered By:

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1917	Architect: White & Dean	On Kansas City Register?:
Significant Date/Period:	Builder: Agee Block	Date: Contributing?:
Areas of Significance:	Developer: Agee Block	On National Register?:
Original or Significant Owners:		Date: Contributing?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

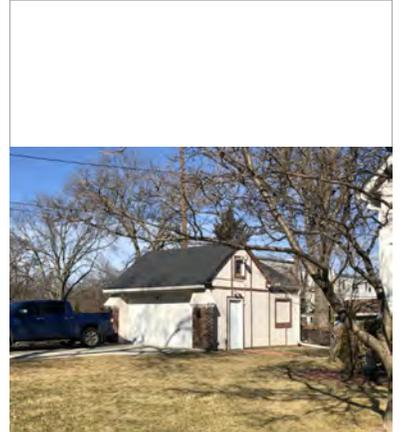
Address: 704

Valentine

Rd

Photographer: Brad wolf

Photo Date 2/08/2022



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Two car garage with gable roof, wood panel with battens on secondary facades and brick pilasters on front façade with stone capitals. Contributing

Further Description of important architectural features:

Combination of a hipped and gable roof. Front patio across front of house. Front entry has arched opening. The east of house has an enclosed porch with French doors. Shed dormer on the east façade. 1/1 double hung vinyl windows

History and Significance:

The first resident was Durbin I. and Constance Parsons. Durban was the Secretary/Treasurer of the US Trust Company of Kansas City

Eligibility: eligible: contributes to district

CHANGES: Good

Sources of Information:

1918 & 1930 City Directory

Water Permit(s) #: 60116

Building Permit(s) #: 35367

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3634		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:) garage
Arch. Style and/or Vernacular Type: Prairie	north	
Plan shape: Rectangle	Structural:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2	Exterior Cladding: vinyl lap siding	
No. of Bays (1st story):	Foundation Material: limestone	
Roof Type: hip	Basement Type: Wrap around	
Roof Material: asphalt shingle	Front Porch Type: Wrap around	
	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1919	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Agee-Block Construction Co	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3634

Jefferson

St

Photographer:	Photo Date 2/01/2022
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

One car garage with hipped roof, vinyl lap siding and swing doors. Noncontributing

Further Description of important architectural features:

Wrap around front porch with three wood posts atop brick piers. 1/1 double hung windows.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES: Fair

Sources of Information:

Water Permit(s) #: 63051

Building Permit(s) #: 37110

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3630		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:) garage
Arch. Style and/or Vernacular Type: Prairie	North	
Plan shape: Rectangle	Structural:	
No. of Stories: 2	Exterior Cladding: vinyl drop lap siding	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Bays (1st story):	Foundation Material: limestone	
Roof Type: hip	Basement Type:	
Roof Material: asphalt shingle	Front Porch Type: Full width, enclosed	
	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1919	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Agee-Block Construction Comp	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

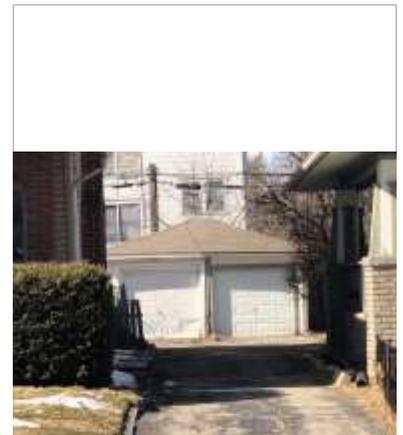
Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3630

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Shared garage with 3626. Two car with hipped roof overhead doors. (noncontributing)

Further Description of important architectural features:

Full width front porch with hipped roof, brick piers, brick balustrade, enclosed. 1/1 dbouel hung windows.

History and Significance:

Eligibility: eligible: contributes to district

CHANGES: Fair

Sources of Information:

Water Permit(s) #: 63050

Building Permit(s) #: 37109

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3626		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:) garage
Arch. Style and/or Vernacular Type: Prairie	Structural:	
Plan shape: Rectangle	Exterior Cladding: vinyl drop lap siding	
No. of Stories: 2	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): 1926 <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Bays (1st story):	Basement Type:	
Roof Type: hip	Front Porch Type: wrap around	
Roof Material: asphalt shingle	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1919	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Agee-Block Construction Co	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

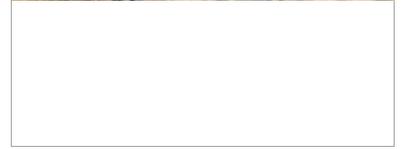
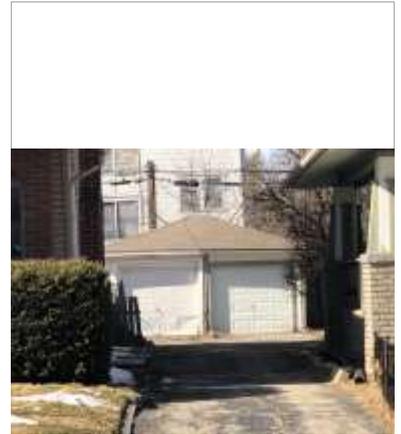
Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3626

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Shared garage with 3630. Two car with hipped roof overhead doors. (noncontributing)

Further Description of important architectural features:

Wrap around porch with tapered stucco square columns with brick piers and a wood railing. 12/1 double hung windows. Hipped dormer.

History and Significance:

1926 addition.

Eligibility: eligible: contributes to district

CHANGES: Fair

Sources of Information:

1909 Sanborn map

Water Permit(s) #: 63049

Building Permit(s) #: 37108

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.: **60**

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3622		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:) garage
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story stone, 2nd story wood lap	
No. of Stories: 2.5	Foundation Material: limestone	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Bays (1st story):	Basement Type:	
Roof Type: side gable	Front Porch Type: Full width	
Roof Material: asphalt shingle	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder: Roanoke Building Company	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

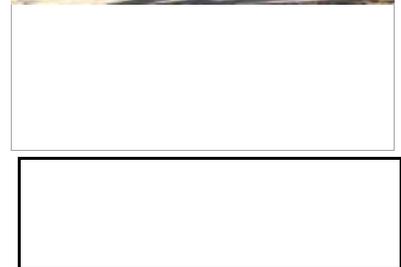
Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3622

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Two car garage with gable roof, lap siding and single garage door. Noncontributing

Further Description of important architectural features:

Full width front porch with flat roof wood posts and wood railing. Double hung windows. Gabled dormers. Stone quoining.

History and Significance:

Permits: 1923 repair fire damage, 1911 Permit Owner Gerney

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

Roanoke Map 1907

Water Permit(s) #: 26440

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3620		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: American Foursquare	Structural:	
Plan shape: Rectangle	Exterior Cladding: asbestos shingle	Changes <input type="checkbox"/> Additions Date(s): 1914 <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: gable	Front Porch Type: Partial width	
Roof Material: asphalt shingle	Acreage (rural): Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1907	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer:	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3620

Jefferson

St

Photographer:	Photo Date 2021
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ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:
 Partail width front porch with gable roof hexagonal columns and metal railings. 12/1 and 4/1 double hung windows.

History and Significance:
 Permits: 1914 addition, builder John Raynard

Eligibility: eligible: contributes to district **CHANGES:**

Sources of Information:
 Roanoke Map 1907

Water Permit(s) #: 26420	Building Permit(s) #:
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62

3616 Jefferson Street

VACANT LOT

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3612		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story, wood lap, 2nd, wood shingle/lap	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: hip	Front Porch Type: Wrap around	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer: Albert E. Holmes	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.: **64**

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3608		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story, wood lap; 2nd story, metal lap	
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
Roof Type: hip	Front Porch Type: Wrap around	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer: Albert E. Holmes	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

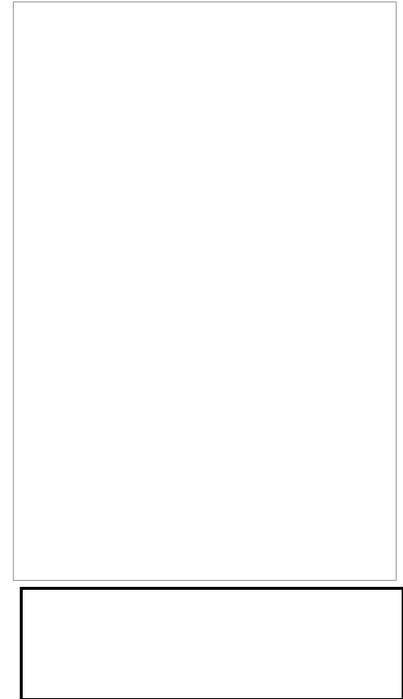
Address: 3608

Jefferson

St

Photographer:

Photo Date 2/01/2022



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

Wrap around porch with hipped roof. Coffered square wood post on brick piers, wood railing. Hipped roof with four hipped dormers. Double hung windows

History and Significance:

1905 City Directory: Albert Holmes was City Treasurer and lived at 717 W. 36th Street.; 1941 Permit for a garage (demolished)

Eligibility: eligible: contributes to district

CHANGES: Good

Sources of Information:

Roanoke Map 1907

Water Permit(s) #: 26852

Building Permit(s) #: 10914A

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3604		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story, brick; 2nd story, asbestos shingle	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	
Roof Type: gable	Front Porch Type: Wrap around	
Roof Material: asphalt shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer: Albert E. Holmes	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3604

Jefferson

St

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

Wrap around front porch with brick pier and wood posts, wood railing and gable roof. 6/1 double hung windows.

History and Significance:

1905 City Directory: Albert Holmes was City Treasurer and lived at 717 W. 36th Street.

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

Roanoke Map 1907, 1905 City Directory

Water Permit(s) #: 27062

Building Permit(s) #:

ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:		Survey Name(s) Valentine Survey 2021-22			
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111		
Address: 3600		Jefferson		St	
Historic Name:				Present Name:	
UTM: Zone:	E:	N:	Township/Range/Section:		Twn: Rng: Sec:
Historic Use (if known): DOMESTIC: single family			Current Use: DOMESTIC: single family		
Legal Descrip:					

ARCHITECTURAL INFORMATION (Further description of features and resoruces on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet:)
Arch. Style and/or Vernacular Type: Kansas City Shirtwaist	Structural:	
Plan shape: Rectangle	Exterior Cladding: 1st story, stone; 2nd story, asbestos shingle	
No. of Stories: 2.5	Foundation Material: limestone	
No. of Bays (1st story):	Basement Type:	Changes <input type="checkbox"/> Additions Date(s): <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
Roof Type: gable	Front Porch Type: Wrap around	
Roof Material: asphalt Shingle	Acreage (rural):	
	Visible from Public Rd <input type="checkbox"/>	

HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1905	Architect:	On Kansas City Register?:
Significant Date/Period:		
Areas of Significance:	Builder:	Date: Contributing?:
Original or Significant Owners:	Developer: Albert E. Holmes	On National Register?:
National Register eligible?: <input type="checkbox"/> Individually Eligible <input checked="" type="checkbox"/> District Potential	Previous Surveys:	Date: Contributing?:
		Part of Multiple Property?:

OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Mary Jo Draper & Chris Jordan, Valentine Neighborhood; Brad Wolf, KCHP Office	

FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district	Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		

Address: 3600

Jefferson

St

Photographer:

Photo Date 2021



ADDITIONAL INFORMATION:

Description of Environment and Outbuildings:

Further Description of important architectural features:

Hipped dormers on north and south. Double hung windows. Wrap around front porch with cross gable roof, wood posts and wood railing. Stone quoining on first story.

History and Significance:

Newspaper clippings: earliest mention 1910, for sale. 1905 City Directory: Albert Holmes was City Treasurer and lived at 717 W. 36th Street.

Eligibility: eligible: contributes to district

CHANGES:

Sources of Information:

Roanoke Map 1907, 1905 City Directory

Water Permit(s) #: 27061

Building Permit(s) #:

May 28 2025

Via Electronic Mail

Historic Preservation Commission of Kansas City, Missouri
c/o City Planning and Development Department
City Hall
414 E. 12th Street, 16th Floor
Kansas City, MO 64106

Re: Request for Commissioner Sarah Legg Recusal

Ladies and Gentlemen:

Stinson represents Kansas City Life Insurance Company ("Kansas City Life"), and we write to you on its behalf with respect to the application (the "Application") submitted by Valentine Neighborhood Association to designate the Norman School Historic District, generally bounded by West 35th Street, Summit Street, Valentine Road and Pennsylvania Avenue, to the Kansas City Register of Historic Places on May 30, 2025.

This letter shall serve as Kansas City Life's formal request that Commissioner Sarah Legg either voluntarily recuse herself, or be removed by the Historic Preservation Commission of Kansas City, Missouri ("HPC"), from any participation in the consideration of the Application. As detailed below, Commissioner Legg's demonstrated bias and inability to serve as a fair and impartial decision maker, as required by applicable rules and standards, necessitate this action.

We have attached, as Exhibit A, social media posts made by Commissioner Legg regarding the Application. These posts contain false and defamatory statements, and demonstrate bias and hostility toward Kansas City Life, making Commissioner Legg's continued participation in the HPC's consideration of the Application improper. These actions create a conflict of interest in violation of the rules and regulations governing HPC procedures, adopted April 7, 2020 (including, for example, Section E). Furthermore, Commissioner Legg's involvement in any hearing or vote concerning the Application would be in violation of the Kansas City Code of Ethics as set forth in Chapter 2, Article XV of the Kansas City, Missouri, Code of Ordinances, which is binding upon any Boards and Commissions, as defined therein.

Accordingly, Kansas City Life requests that Commissioner Legg be removed, either voluntarily or by act of HPC, from any consideration of the Application.

If you have any questions or if I can provide any further information, please let me know.

Sincerely,

Stinson LLP



/s/ Douglas R. Dalglish

Enclosure

1201 Walnut Street, Suite 2900, Kansas City, MO 64106

STINSON LLP  STINSON.COM

EXHIBIT A

Various Posts on FB by HPC Commissioner Sarah Legg:





10:53

WhatsApp

5G 69%



write a reply...



Amy Brown

Sounds like some company has plans for a future housing development and they just aren't telling anyone. The US overall is so very bad at zoning and city planning.

2d Like Reply

16   



Sarah Legg

[Amy Brown](#) it would seem that way, however in this case, that will not happen.

2d Like Reply



Rusty Smith

[Amy Brown](#) run for office and fix it then.

2d Like Reply



Write a reply...



Pat Woolley

Write a comment...



10:57

WhatsApp

5G% 68



development?

2d Like Reply

18



Noelle Lanham

[Toni Webb](#) by keeping it as a 'loss' they can write down their overall taxes owed. They may never do anything with the land.

21h Like Reply

1



Sarah Legg

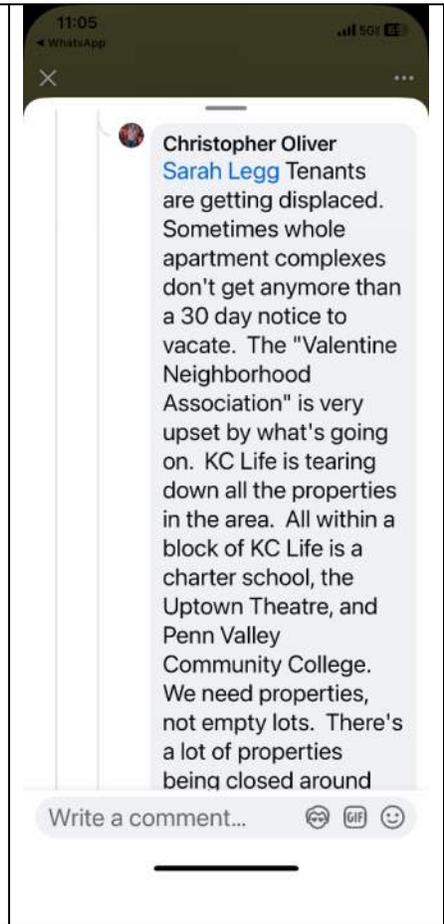
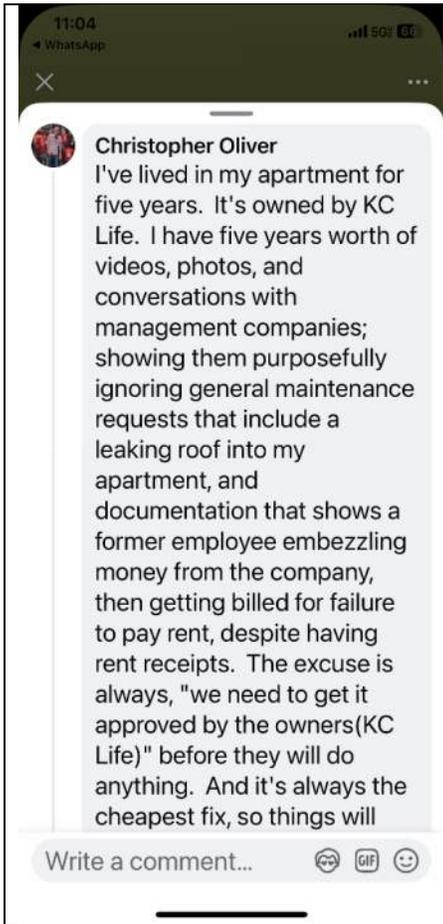
[Toni Webb](#) there is no plan for the land. 50 years ago they wanted to turn it in to an office park (in the middle of multiple neighborhoods). Now they sit on vacant land with a low tax write off, while the company gets sued by its policy holders.

2d Like Reply

2

Write a comment...





11:08

5G 65%

WhatsApp



Judith Thompson

Why don't individuals buy the properties if they're so upset about it? Or at least contact historic registry to have the properties protected. Everyone wants things protected, but it's easier to complain than fight 🙄

2d Like Reply

23 👍 😂 🙄



Sarah Legg

[Judith Thompson](#) thanks for that fantastic idea Judy! That's what neighbors have been trying to do for at least 40 years but the company has been refusing to sell properties, save for the rare two or three they sold to flippers.

2d Like Reply

15 👍

Write a comment...



