STINSON

David W. Frantze
**PARTNER**
DIRECT: 816.691.3181
OFFICE: 816.842.8600
david.frantze@stinson.com

October 16, 2025

City Clerk's Office
City of Kansas City, Missouri
Attn: Marilyn Sanders, City Clerk
414 E. 12th Street, 25th Floor
Kansas City, Missouri 64106

Re: Opposition to Ordinance No. 250871 | Public Testimony for Ordinance No. 250871

Dear Ms. Sanders:

Stinson represents Kansas City Life Insurance Company ("Kansas City Life") in opposing Ordinance No. 250871 concerning 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. The following materials are submitted for inclusion in the official record for the Neighborhood Planning and Development Committee's and City Council's consideration of the proposed ordinance:

- **Exhibit A:** Memorandum of Opposition to the Application for Designation of the Proposed District
- **Exhibit B:** Letters from Property Owners of 39 Parcels Within the Proposed District Opposing the Historic Designation.
- **Exhibit C:** Memorandum Addressing Misrepresentations and False Narratives by the Applicant Concerning Kansas City Life

Kansas City Life respectfully requests that these materials be distributed to the members of the Neighborhood Planning and Development Committee and the City Council, incorporated into the official record, and uploaded to the City Clerk's website in advance of the public hearing scheduled for October 21, 2025. Please do not hesitate to contact me with any questions.

Sincerely,

**Stinson LLP**

David W. Frantze

**EXHIBIT A – Memorandum of Opposition to the Application for Designation of the Proposed District**

[Memorandum begins on following page]

STINSON

David W. Frantze
PARTNER
DIRECT: 816.691.3181
OFFICE: 816.842.8600
david.frantze@stinson.com

**MEMORANDUM OF OPPOSITION TO APPLICATION FOR DESIGNATION OF NORMAN SCHOOL HISTORIC DISTRICT**

To: Mayor and City Council, City of Kansas City, Missouri

Date: September 25, 2025

Stinson represents Kansas City Life Insurance Company ("KC Life") in opposing 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. Upon August 20, 2025, the City Plan Commission failed to adopt a motion recommending approval of the Application – effectively recommending denial of the Application. However, due to a peculiarity of the City Code dealing with historic preservation, we are advised that City staff will be having an ordinance introduced to approve the Application notwithstanding the failure of CPC to recommend approval. We understand that introduction of the ordinance is scheduled to occur September 18.

Historic designation of the Proposed District to the Kansas City Register of Historic Places is inappropriate, and is opposed by KC Life.

Section 88-580-01-F of the City Code identifies the **minimum** factors that the Council must consider in deciding whether to designate the Proposed District as historic. Those factors include the National Register eligibility criteria, the economic impact on the property and surrounding area, conformance with adopted City plans, and the recommendations of the Historic Preservation Commission and City Plan Commission. But Section 88-580-01-F makes it clear that the Council may give consideration to other relevant factors; specifically, that section states that the Council must consider **at least** those specified factors. The City Council is not limited to considering **only** the factors listed.

In this memorandum, we will discuss the proposed historic district designation of the Proposed District under a number of the listed review criteria. But we will also highlight additional factors that are extremely relevant for your consideration. KC Life believes that those additional factors, together with an evaluation of the listed review criteria, collectively provide a compelling justification for a denial of the Application.

## I. Historic designation is opposed by over 50% of the owners of property within the Proposed District.

The Proposed District includes 72 parcels. To date, the owners of 37 parcels have executed and submitted written objections to the designation of the Proposed District. That is over 50% of the total number of parcels in the Proposed District. 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 owners of a majority of the parcels in the Proposed District oppose the Application, it should be denied on that basis alone.**

## II. Historic designation of the Proposed District is inconsistent with the City's plans and policies - specifically the City's Comprehensive Plan and the Midtown/Plaza Area Plan.

Historic designation of the Proposed District would substantially impede development of housing of the type, density, and character of housing expressly called for in the City's Comprehensive Plan and the Midtown/Plaza Area Plan (the "Area Plan"). The Comprehensive Plan identifies a critical gap in the City's housing supply, a gap that it refers to as the "missing middle", which includes housing options like duplexes, multiplexes, cottage-style courtyard housing, and townhouses. The plan emphasizes the need for more diverse, affordable, community-oriented options like these, and indicates that these housing types create strong neighborhood connections and expand affordability in ways that large apartment complexes or single-family homes cannot.

The Area Plan reinforces this vision. The Area Plan specifically stresses the importance of offering diverse housing choices within the Proposed District and the surrounding area. Further, the recommended future land use in the northern and western portions of the Proposed District is medium density residential, with the southeast quadrant of the proposed generally recommended for low density residential. The Area Plan specifically recommends transitional areas that provide a balanced shift from lower-density residential to higher-density development and the clustering of higher-density housing in nodes and along major corridors. The City's zoning map generally reinforces those land use goals. Attachment 1 shows both the recommended future land use under the Area Plan (the darker shading of the north and west portions indicate higher density under the area plan) and the existing zoning for the Proposed District and the area north of the Proposed District, where higher density residential is contemplated (with zoning districts R-5 and R-1.5 in the north and west areas).

KC Life has developed conceptual plans for the redevelopment of its Property in the Proposed District, as well as property it owns north of the Proposed District. Those conceptual redevelopment plans contemplate higher density housing along Southwest Trafficway. <u>This is not only consistent with the Area Plan, but it advances major goals of the Comprehensive Plan and the Area Plan</u>. KC Life's redevelopment plans contemplate 30–40 new colonnade-style apartments along Southwest Trafficway, a design consistent with the neighborhood's character, while delivering the missing middle housing identified as lacking in the Comprehensive Plan. This concept project not only provides diverse housing options but also establishes a thoughtful buffer: single-family homes remain in the southeastern portion of the district, while higher-density residential uses are concentrated to the north, precisely as envisioned by the Area Plan. The proposed designation is inconsistent with the both the Area Plan's recommendation to increase the residential density in the Proposed District and the recommendation to cluster higher-density housing in nodes and along major corridors – **like Southwest Trafficway.**

Both the existing zoning and the recommended future land use contemplate higher density than currently exists in the west and north parts of the Proposed District. The designation of the Proposed District, which would encourage the retention of structures that are both physically obsolete and provide residential uses less dense than contemplated by the City's plans and policies, is inconsistent with the City's goals.

It is important to note that, if implemented, KC Life's redevelopment plans in the area **<u>DO NOT</u>** affect in any way the continued use of the southeast portion of the Proposed District as it currently exists. As shown in the attached map, the recommended land use in that portion of the Proposed District is low-density residential, and the zoning district reinforces that current land use. KC Life's redevelopment plans do not impact the part of the Proposed District that is planned and zoned for low-density residential uses.

Another stated goal of the Area Plan is providing an environment that attracts and retains businesses and customers to the area. KC Life's redevelopment plans would result in new residents and customers moving

into the Proposed District. On the other hand, the designation of the Proposed District will result in the continued existence of obsolete, vacant and dangerous structures in the area, with no opportunity for new residents or customers to move into the area. Again, KC Life's development plans support one of the City's identified planning goals; the designation of the Proposed District does not.

Historic designation would undermine a significant number of the planning goals and objectives set forth in the City's Comprehensive Plan and the Area Plan. The result of the designation of the Proposed District will be the loss of planned missing-middle and higher-density housing, along with the carefully designed transition between low- and high-density areas.

In short, designation risks locking the district into an outdated pattern of land use, contrary to the City's long-term vision for a more affordable, connected, and diverse housing environment.

**III. The designation of the Proposed District will have an adverse economic impact.**

City staff has indicated that historic designation would have no economic impact. That conclusion is simply incorrect.

As noted above, KC Life has prepared redevelopment plans for a portion of the Proposed District, together with conceptual plans for the redevelopment of other property it owns outside of the Proposed District. Along Southwest Trafficway on property KC Life owns within the Proposed District, KC Life is planning a project that would add approximately 30 to 42 colonnade-style apartments. These apartments would bring new residents into the neighborhood, and those new residents would support local businesses and strengthen the City's tax base. Historic designation would immediately halt progress on this project, resulting in significant economic loss to the City, local businesses and KC Life.

**IV. Any legitimate concerns that VNA has concerning KC Life's development plans can be addressed through the regular City development process, and no additional layer of review/bureaucracy is needed. The City's existing ordinances provide adequate safeguards to protect residents without the designation of the Proposed District.**

As KC Life proceeds with its development plans, it will be required to obtain from the City all applicable approvals. Those approvals, such as development plan, subdivision and rezoning approvals, all require a process that allows ample opportunity for public input. For that reason, the denial of the Application does not deprive any residents in the Proposed District, or the VNA, of an opportunity to provide feedback and input about KC Life's development, including design, architecture, land use and density – as well as other issues related to the development – to the City.

In addition to the protections provided by the City's development process, 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") that 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 will be required to comply with the Infill Standards. Given that the Infill Standards are specifically designed to preserve the neighborhood's character and aesthetic, additional protections through historic designation are unnecessary.

The existing legal requirements already ensure that any proposed development is consistent 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 and burden that will increase the cost of any future development.

## V. The Proposed District does not maintain the necessary integrity to qualify for historic designation.

A district must possess integrity in order to qualify as historic. Integrity requires that the 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.

Numerous 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. Additionally, the construction of Southwest Trafficway, a six-lane major thoroughfare, has resulted in significant changes to the character of residential properties abutting that thoroughfare. These modifications have resulted in the elimination of any claimed historic integrity (if it ever existed), and as a result the contributing resources no longer authentically convey the feeling or association with the period of significance.

In short, there's no longer enough "there there" to justify historic designation for the Proposed District.

## VI. City Plan Commission's decision to reject the Historic Preservation Commission's recommendation warrants serious consideration by the Council.

On June 27, 2025, the Historic Preservation Commission recommended approval of the Proposed District. At the City Plan Commission hearing on August 20, 2025, a motion to approve the designation of the Proposed District failed, effectively denying the Application.

Under its rules and regulations, the City Plan Commission is required to give "due deference" to the findings of the Historic Preservation Commission. Despite this requirement, the City Plan Commission voted against the Historic Preservation Commission's recommendation, effectively overriding its determination. A key basis for such denial was that historic designation was not supported by a majority of property owners within the Proposed District. The significance of the City Plan Commission's action cannot be understated. The City Plan Commission's decision to diverge from the Historic Preservation Commission's recommendation is highly significant and warrants serious consideration by the Council when evaluating historic designation of the Proposed District

## VII. The Application was filed in retaliation for KC Life's application for demolition permits, and represents an inappropriate attempt to impact KC Life's development of its properties in the Proposed District.

**Let's be clear: the historic designation process is being misused here.** It is being used not to preserve history. Instead, it is being wielded as a weapon to block KC Life's lawful right to use and develop its land. On several occasions during a number of different meetings, representatives of VNA have stated that the reason for the filing of the Application was to stop KC Life's development activities. As recently as August 11, at a required public engagement meeting held by VNA, the President of VNA admitted that the Application was filed in response to KC Life's submission of applications for demolition permits for four dangerous buildings in the Proposed District. Similar statements are made consistently in the letters of support included in the staff report, and the VNA website contains a significant amount of anti-KC Life materials and information.

At the City Plan Commission hearing, some neighbors opposed to the designation of the Proposed District said that VNA had initially used tactics that some characterized as “fear mongering” to garner support for the Application. Significantly, several of the owners who initially supported the Application have since withdrawn their support after gaining a clearer understanding of the impact of the proposed designation and VNA's tactics. Some neighbors have requested that VNA withdraw the Application, or at least put the request for designation on hold until VNA is prepared to submit an application for historic designation for the entire neighborhood. **VNA has declined.**

And the irony of this proposed historic designation cannot be ignored. The Applicant seeks to impose restrictions on others that it refuses to impose on itself. This Application was not initiated by the property owners in the Proposed District, it was initiated by the VNA. **Of the VNA's eleven board members, only one even lives within the Proposed District.** The rest live outside the Proposed District, free from the very restrictions they seek to force upon their neighbors. In fact, at least one VNA Board member stated at a meeting that he would not want historic designation for his own home because it would limit his ability to repaint, and replace fences and windows. Yet, the board members seek to impose those very limitations on property owners within the Proposed District.

Representatives of VNA have stated 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 those limitations.

KC 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 KC Life.

## Conclusion

The choice is clear. Support for the proposed historic designation will needlessly burden future development opportunities and make the development of new residential units that are consistent with the City's Comprehensive Plan, Area Plan, zoning and established City policies and goals **much less likely to occur**. At the same time, the historic designation is not needed to allow neighborhood residents, and the VNA, to have a voice in any future development, because the City's existing development process and ordinances in place already provide the necessary protections to the neighborhood.

KC Life has been an outstanding corporate citizen in the Kansas City community for over 100 years. It has invested hundreds of millions of dollars in the Kansas City area, and it provides over 400 jobs in Kansas City. KC Life has assisted in the financing of numerous community assets, and has been a generous benefactor for civic and cultural organizations in the community for many years. KC Life's redevelopment plans, if it is able to complete the development, will result in a significant financial investment in an area where investment is desperately needed, and will provide new housing assets for Midtown Kansas City. The approval of the designation of the Proposed District makes that redevelopment less likely to occur.

For all the reasons outlined above, KC Life respectfully requests that the City Council vote in opposition to the ordinance to approve the Application for historic designation of the Proposed District.

# Attachment 1

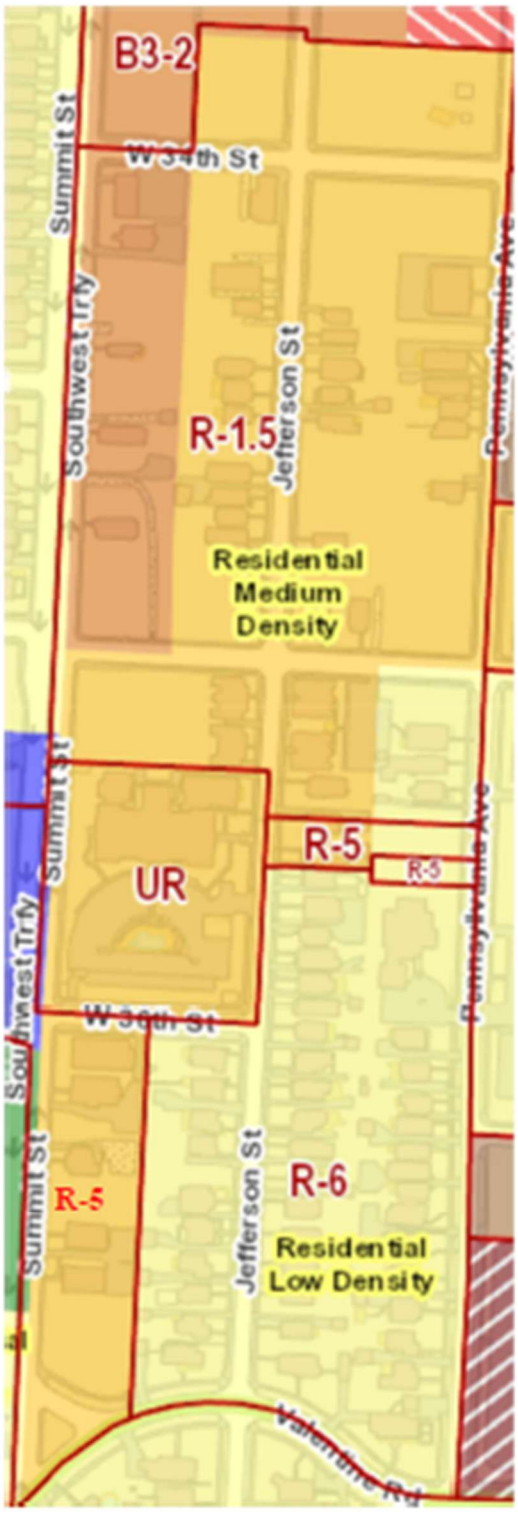

**EXHIBIT B – Letters from Property Owners of 39 Parcels Within the Proposed District Opposing the Historic Designation.**

[Letters of Opposition 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

1

# 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

2

# 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

3

# 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

6

# 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

7

# 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 STTO 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

Julie Fast

5/4/2025

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

12

# 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

14

# 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

Ezekiel Amador

5-7-25

Date

Property Legal Description (per County Tax Records): VINEWOODS 33 1/3' LOT 14Property 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

16

# 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

Kenneth Guida

5/1/25

Date

Jessica Biviano

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

Kai Bixby

5/5/25

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

5-1-25
Date

Carl Thoman, Trustee

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

24

# 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

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 J EFFERSON ST & N 65 FT OFLOT 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

25

# 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 OFLOT 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

26b

# 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

Mark Coco, Manager

5-2-25

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

26c

# 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

Mark Coco, Manager

5-2-25

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

26 d

# 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 TWNSHP 49 RANGE33 BEG 74 FT S OF N LINE OF SECTION 19-49-33, ON E LINEOF JEFFERSON ST. TH S 35 FT,TH E 126.43 FT, TH N 35FT,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

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

**First Federal Savings & Loan Bank**
700 East Santa Fe, PO Box 636
Olathe, Kansas 66051-0636
Telephone: (913) 782-0026
Fax: (913) 782-4282

FDIC

**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

45

# 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

5/1/2025

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

S9

# 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

62

# 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

64

# 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 LO T 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 I O'Neill

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

**From:** Landmark Commission
**To:** David Tice; Landmark Commission
**Subject:** RE: Proposed Norman School Historic District
**Date:** Monday, June 9, 2025 12:45:00 PM

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Thank you. I will present this to the commission.

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**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.**

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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 C – Memorandum Addressing Misrepresentations and False Narratives by the Applicant Concerning Kansas City Life**

[Memorandum begins on following page]

STINSON

David W. Frantze
**PARTNER**
DIRECT: 816.691.3181
OFFICE: 816.842.8600
david.frantze@stinson.com

**MEMORANDUM ADDRESSING MISREPRESENTATIONS AND FALSE NARRATIVES BY THE APPLICANT CONCERNING KANSAS CITY LIFE**

To: Mayor and City Council, City of Kansas City, Missouri

Date: October 16, 2025

Stinson represents Kansas City Life Insurance Company ("Kansas City Life") in opposing 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. Upon August 20, 2025, the City Plan Commission failed to adopt a motion recommending approval of the Application – effectively recommending denial of the Application. However, due to a peculiarity of the City Code dealing with historic preservation, on October 2, City staff introduced an ordinance to approve the Application notwithstanding the failure of CPC to recommend approval.

Both the Applicant and other proponents who have submitted letters and emails in support of the Proposed District have repeatedly indicated that designation of the Proposed District is necessary to stop Kansas City Life from destroying their neighborhood and have 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.**

In the early 2000's, Kansas City Life owned 40 parcels within the Proposed District. Since 2004, Kansas City Life has sold 22 of those parcels to independent third parties (collectively, the "Formerly-Owned Parcel(s)"). The Formerly-Owned Parcels, which are shown in green on **Exhibit A**, represent over 25% of all the parcels in the Proposed District. Attached as **Exhibit B** are images of the 21 Formerly-Owned Parcels with structures within the Proposed District (the other Formerly-Owned Parcel consists of one vacant lot).

The period of 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 and operated those properties to provide housing at affordable rents, maintaining those properties to allow for continued occupancy over that entire time. 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 Applicant 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, and it has sold more than 50% of the parcels it previously owned within the Proposed District**.

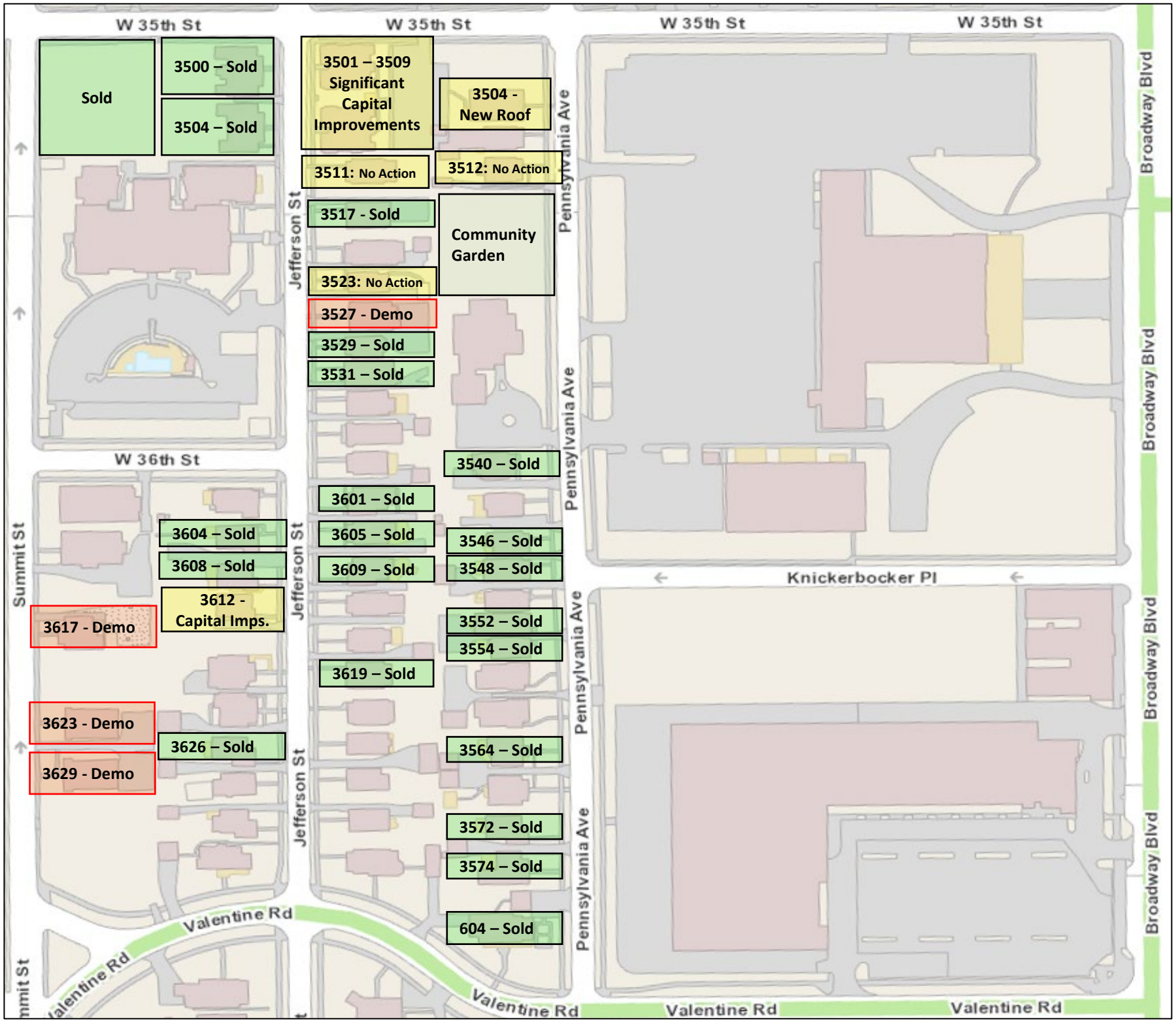
If the goal is to "take over" the area encompassed by the Proposed District, does it make sense that Kansas City Life would have sold to others over half of the properties it previously owned within the area proposed for historic designation? **Obviously, the answer is no.**

In support of its position that Kansas City Life is seeking to acquire and destroy the neighborhood, the Applicant and other proponents will cite Kansas City Life's recent request to obtain approval for the demolition of four buildings within the Proposed District. The location of these dangerous structures is shown in red on **Exhibit A**. The demolition request was made because of its determination that the buildings were dangerous buildings at the end of their useful life. This determination was recently confirmed by the City's Dangerous Buildings Division, and the City has issued dangerous building orders. Kansas City Life is proceeding to obtain demolition permits in accordance with the City's determination.

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 City Council recommend denial of the Application for historic designation of the Proposed District.

# EXHIBIT A




Property Sold by Kansas City Life (since 2000)

Structure Owned by Kansas City Life

KCL Structure Proposed for Demo

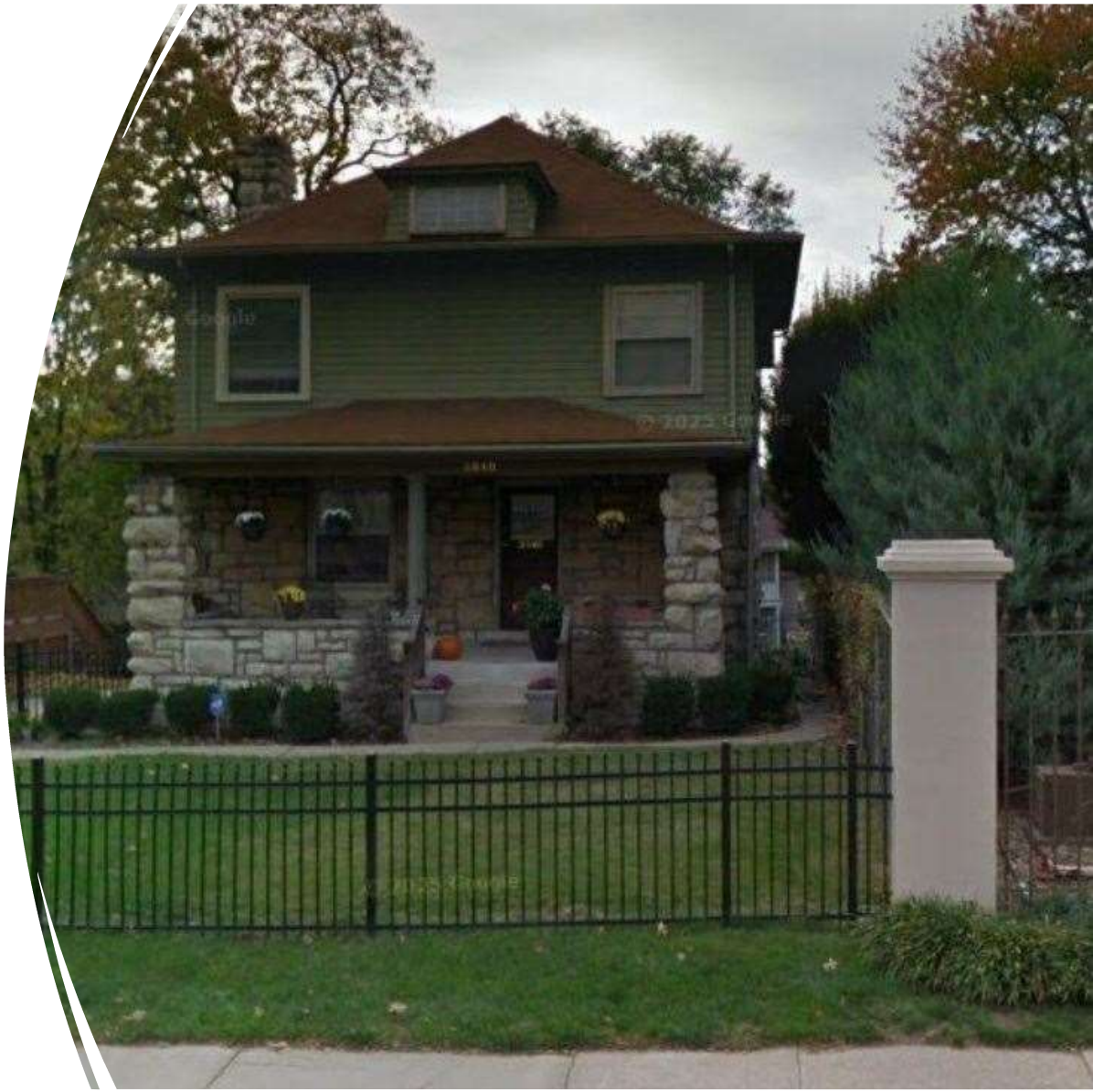
**EXHIBIT B**

# 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

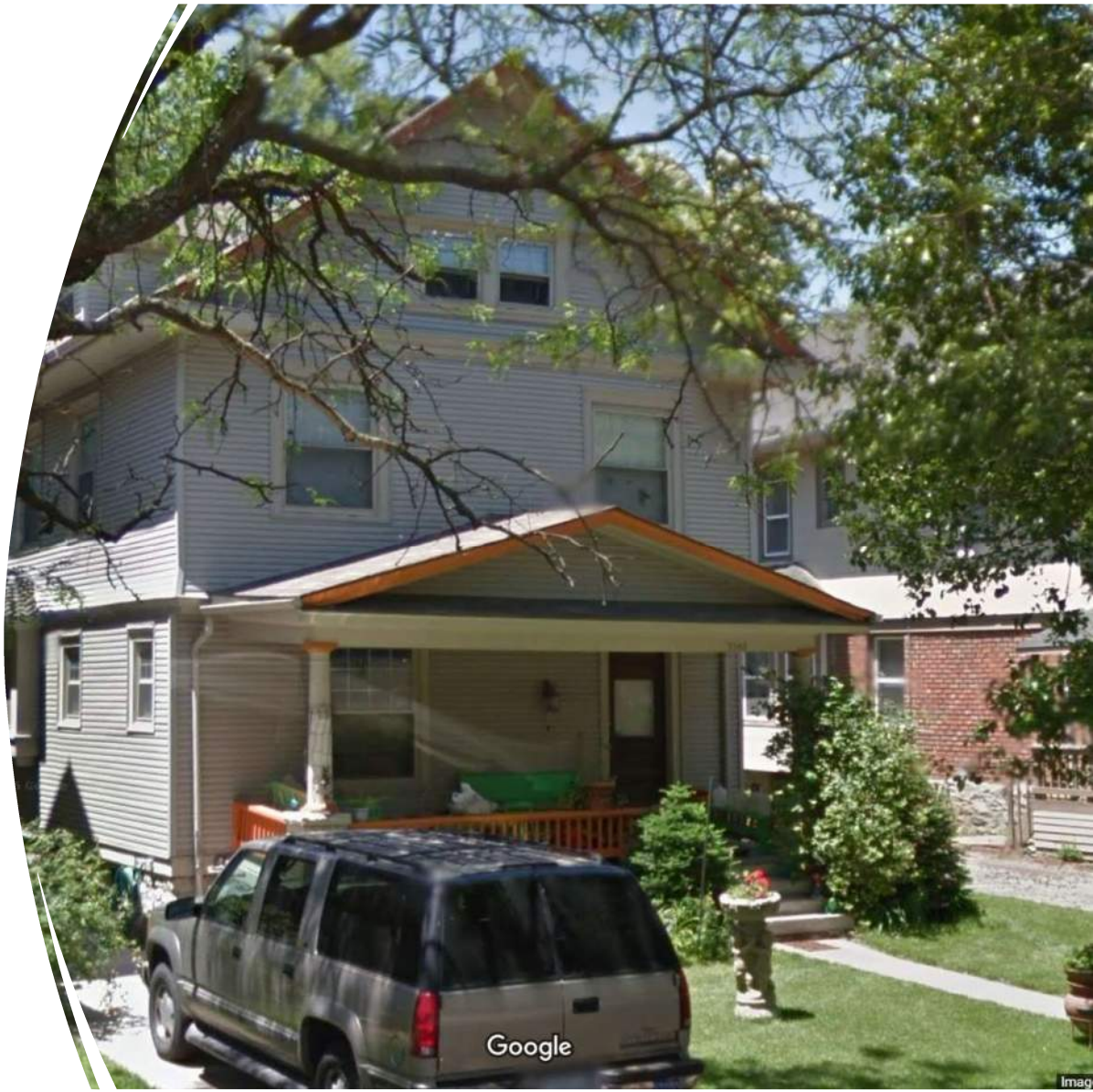
# 3540 Pennsylvania

- 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

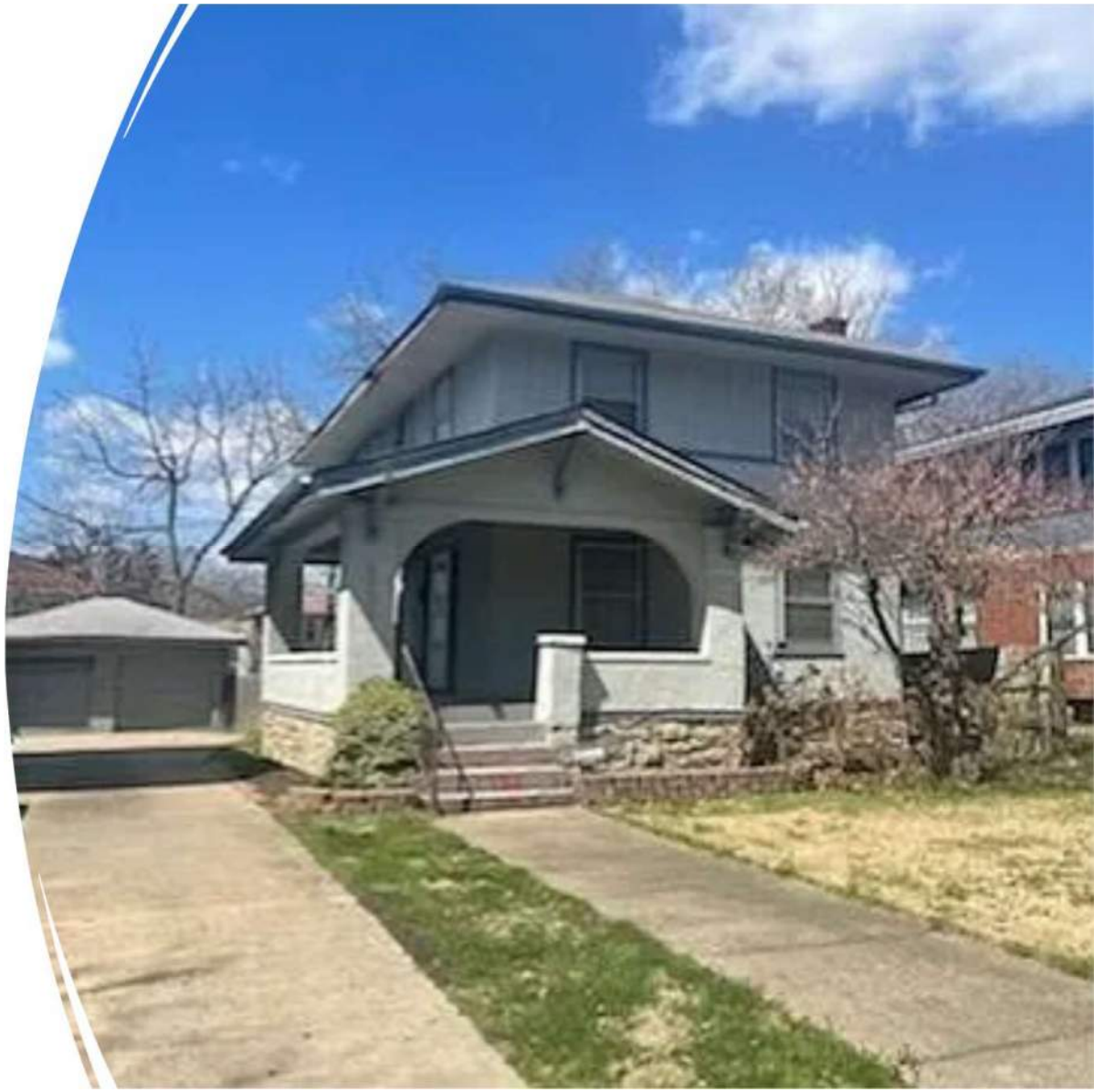
- Proposed District Lot 18
- Purchased: 06/30/1969
- Sold:
  08/12/2008
- 39 Yrs under KCL Stewardship

# 3564 Pennsylvania

- Proposed District Lot 21
- Purchased: 10/17/1984
- Sold:
  06/27/2002
- 18 Yrs under KCL Stewardship

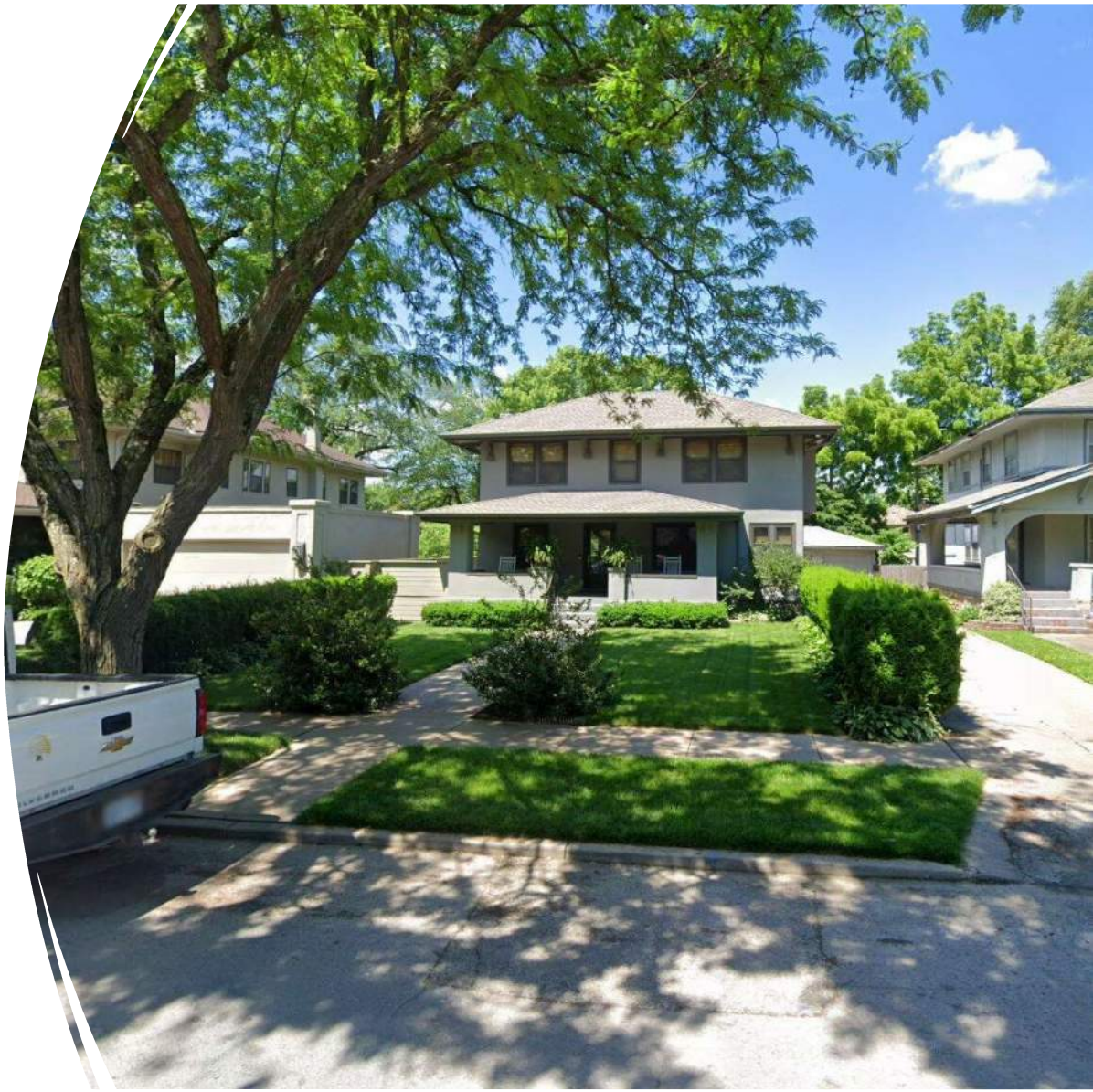
# 3572 Pennsylvania

- 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

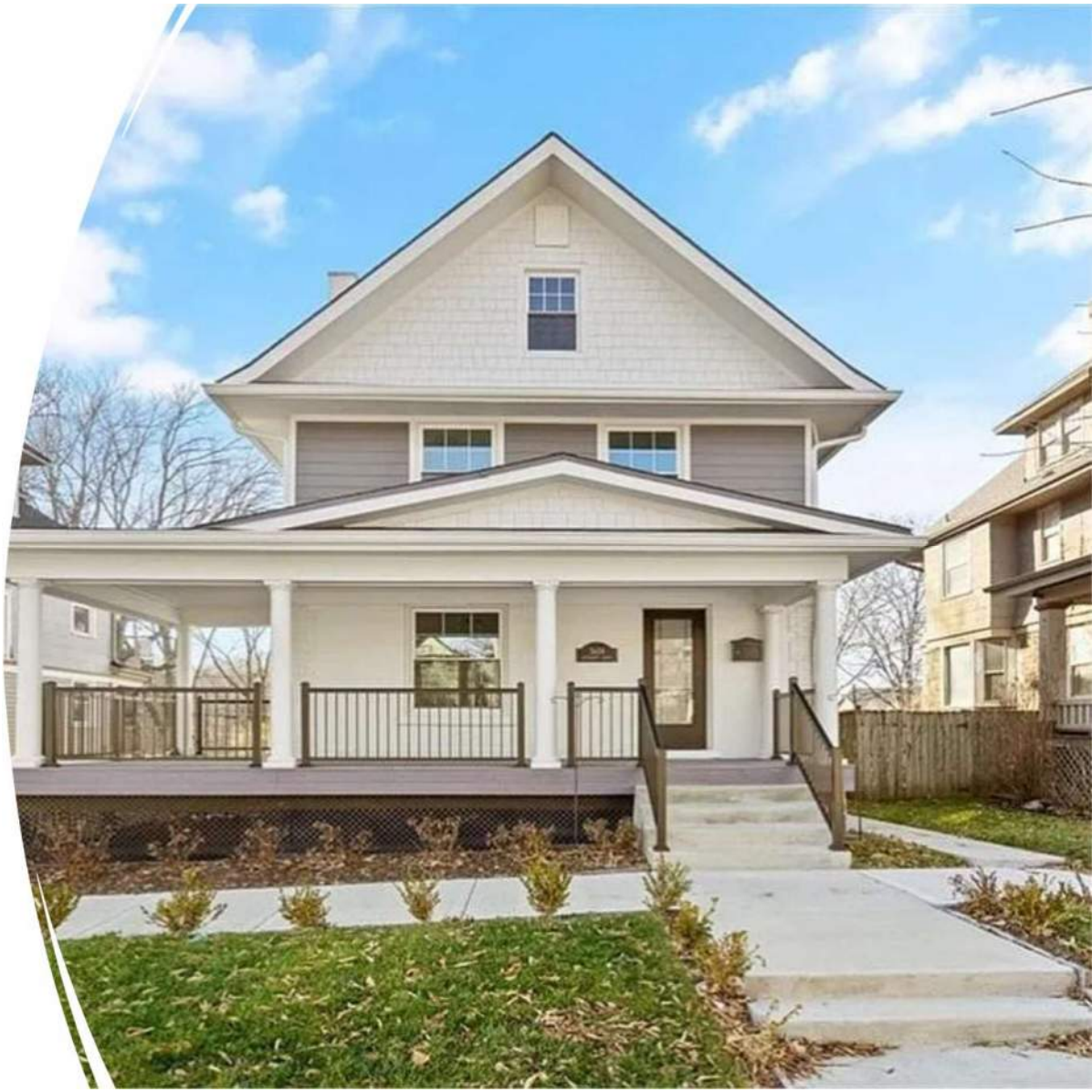
- Proposed District Lot 34
- Purchased: 11/21/1977
- Sold:
  06/27/2002
- 25 Yrs under KCL Stewardship

# 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