

CD-CPC-2026-00036

Historic Overlay District

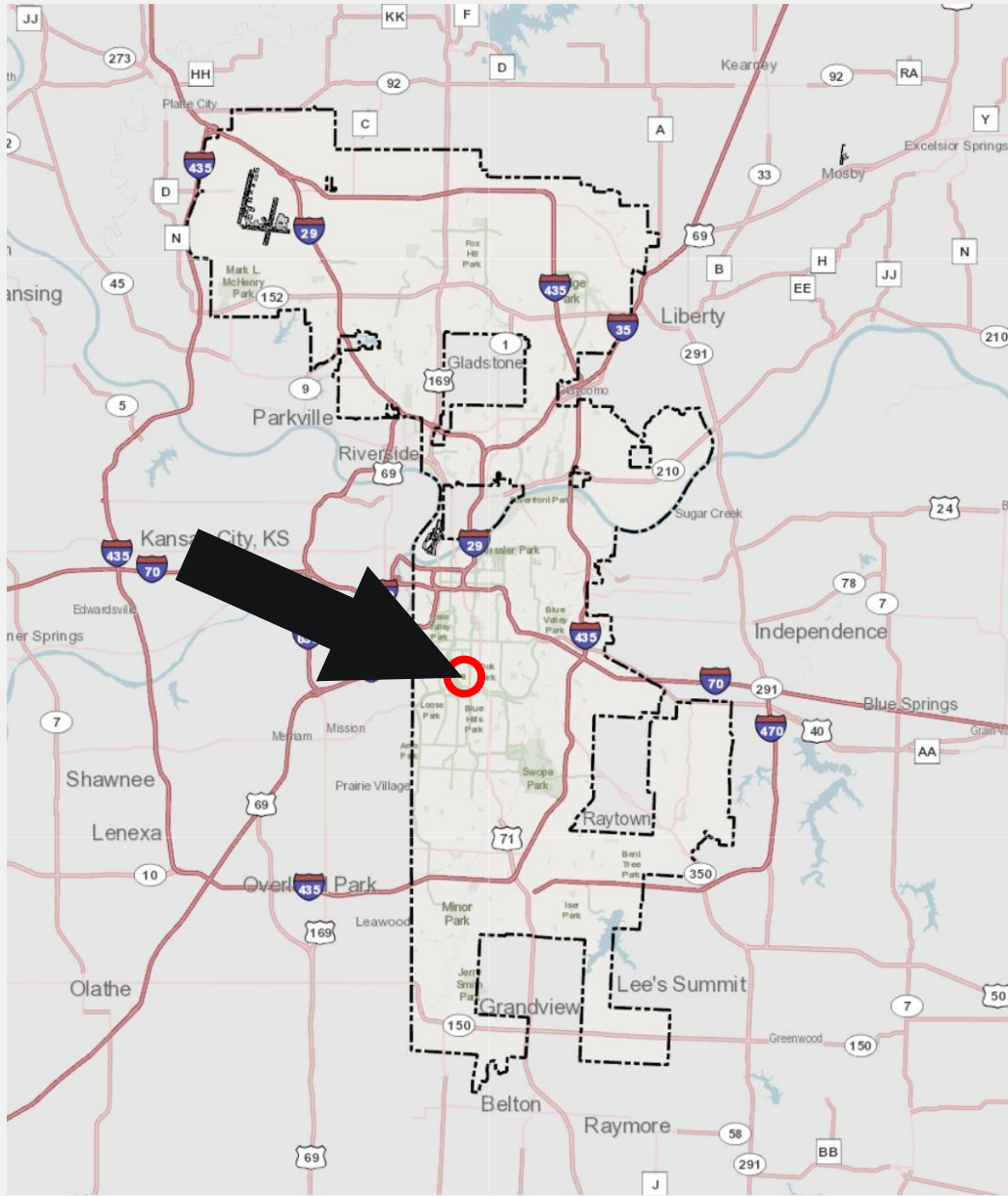
The Bancroft Apartments

4301 Troost Avenue

May 6, 2026

City Plan Commission





3rd District

Midtown/Plaza Area Plan

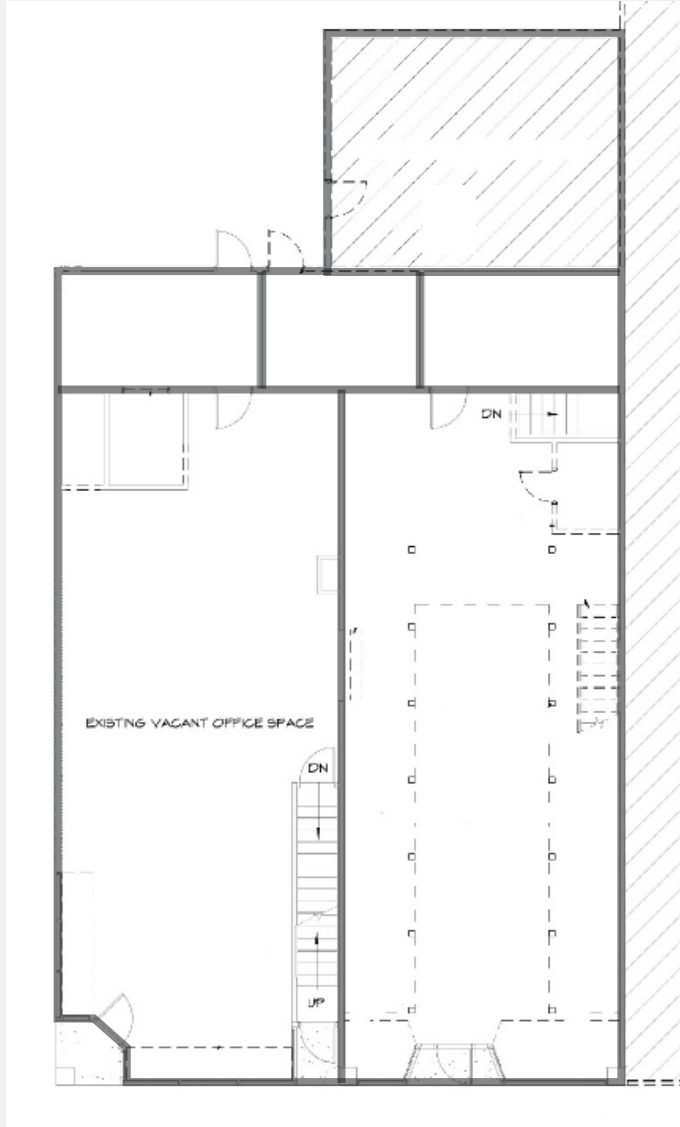




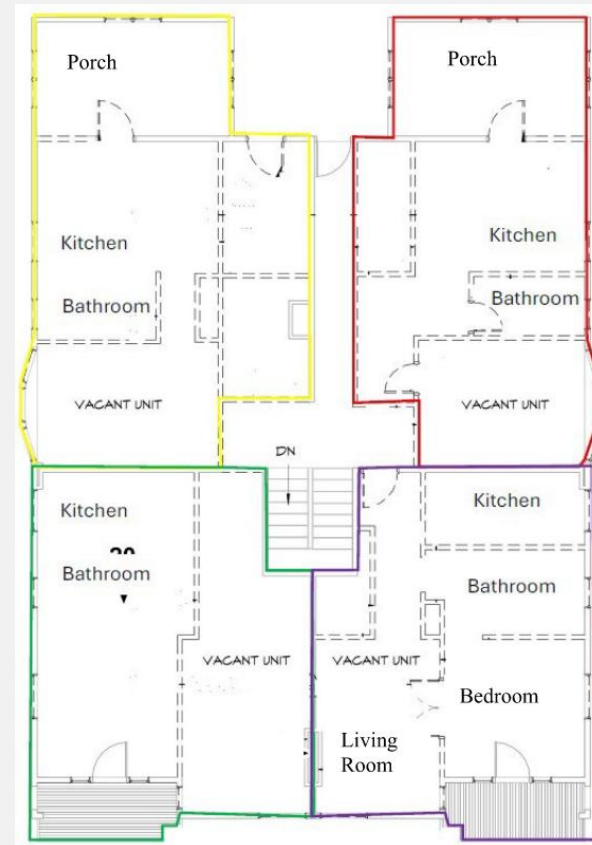
View from 43rd St
(North)



View from Troost Ave
(West)



Ground floor commercial spaces




Upper floor apartments



NATIONAL REGISTER OF HISTORIC PLACES CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:



C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

**Commercial-Residential
Apartment Building
(property subtype)**

**Working-Class and Middle-Income
Apartment Buildings in
Kansas City, Missouri
(MPDF)**

- **The economic impact of the designation on the subject property and the surrounding area.**

There hasn't been any evidence submitted on the economic impact of the designation on the Bancroft Apartments, however the parallel effort to designate on the National Register will make the property eligible for Historic Tax Credits that will enable rehabilitation.

- **Conformance with the city's adopted plans and planning policies**

The Midtown/Plaza Area Plan supports the recommendation to designate the Bancroft Apartments. This mixed-use apartment building aligns with Area Plan recommendations for this portion of Troost Avenue (Area I) to develop as a multimodal neighborhood-serving mixed-use corridor. The Historic Overlay would reinforce the Area Plan recommendation for this parcel to Maintain Predominant Form, noting that "building maintenance and rehabilitation are important for these areas."

**Historic Preservation Commission
Recommendation: APPROVAL**

Staff Recommendation: APPROVAL