

Docket #10

CD-CPC-2025-00100

Historic Overlay District

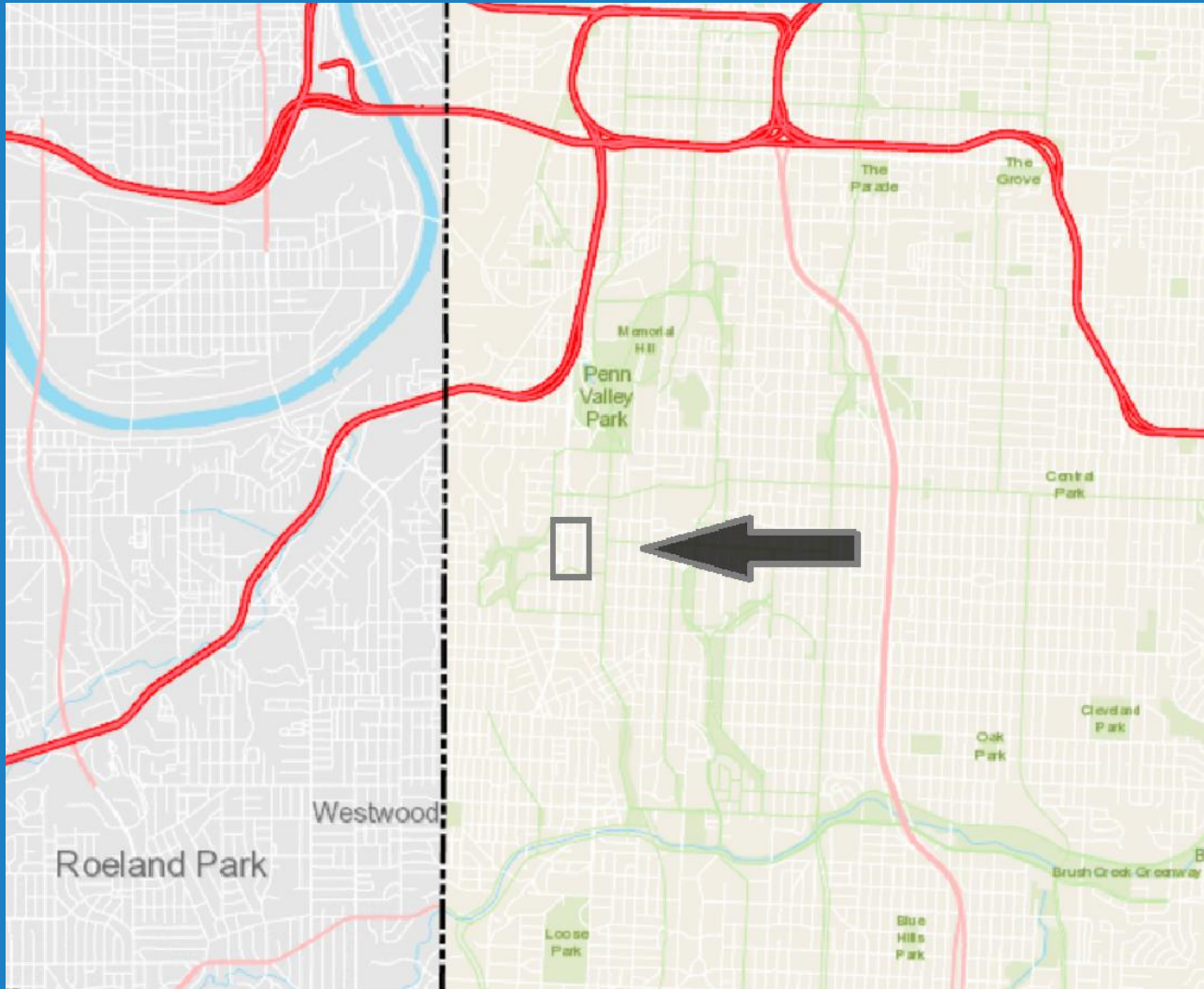
Norman School Historic District Overlay

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

August 20, 2025

City Planning Commission





- 4th District
- Midtown/
Plaza Area
Plan

Kansas City Register of Historic Places

H/O Overlay

‘Norman School Historic District’

Generally Bounded by:

- West 35th Street (north)
- Pennsylvania Avenue (east)
- Valentine Road (south)
- Summit Street (west)

Applicant: Valentine Neighborhood Association

Property Owner (owners): Multiple Owners





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



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

The proposed district is eligible for listing under Criteria “C”, the area of architecture under the National Register of Historic Places Criteria for Evaluation

Kansas City Shirtwaist



3517 Jefferson Street
#42



3623 Jefferson Street
#27

American Foursquare



3512 Pennsylvania
#4



3619 Jefferson Street
#28

Prairie Style



604 Valentine Road
#22



3568 Pennsylvania Avenue
#19

Tudor Revival



3562 Pennsylvania
#17



3558 Pennsylvania
#16

Colonnaded Apartment



3501-03 Jefferson Street
#44



3500 Jefferson Street
#45



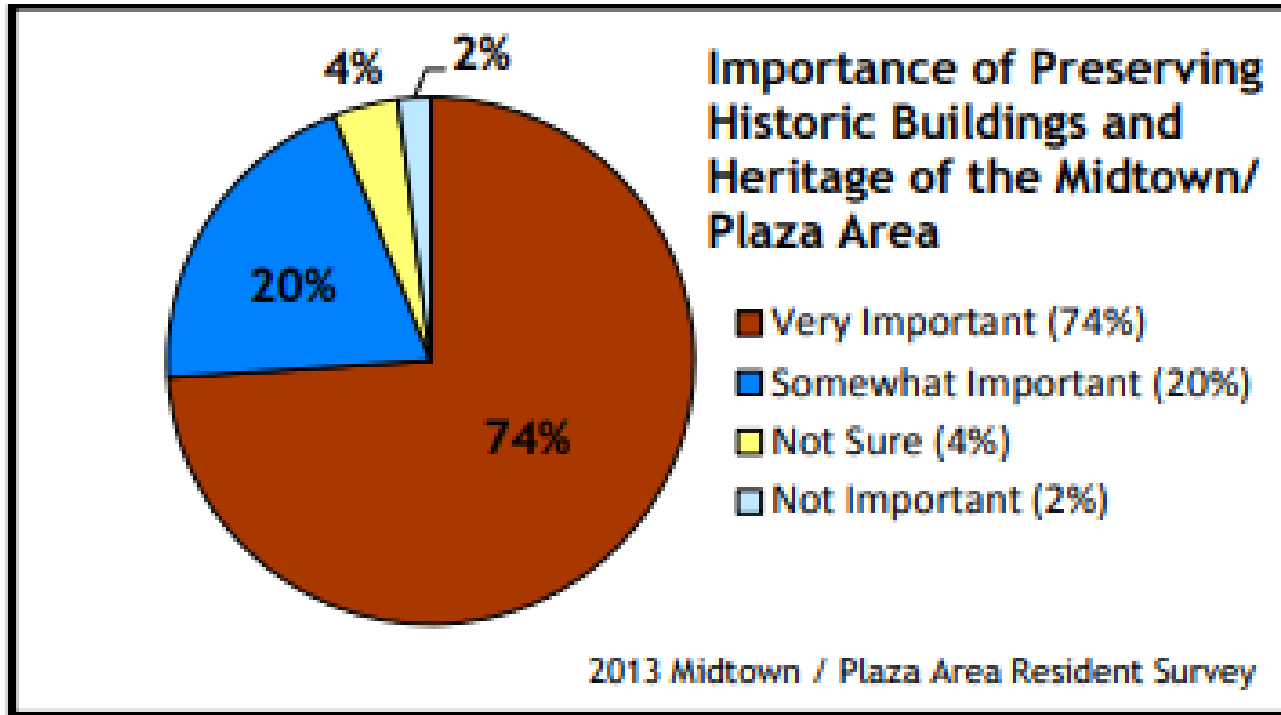
3537 Jefferson Street
#35

Jacobethan Style

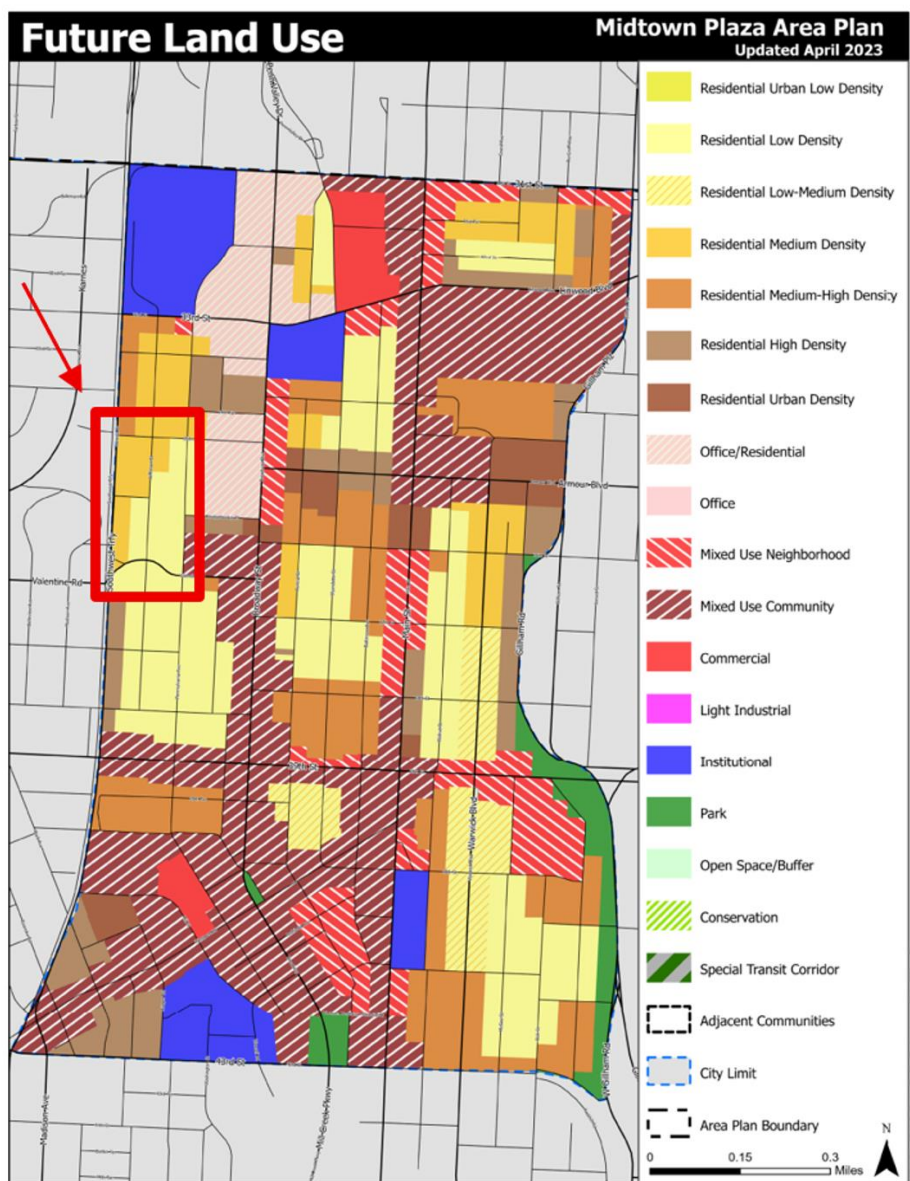
(Norman School)



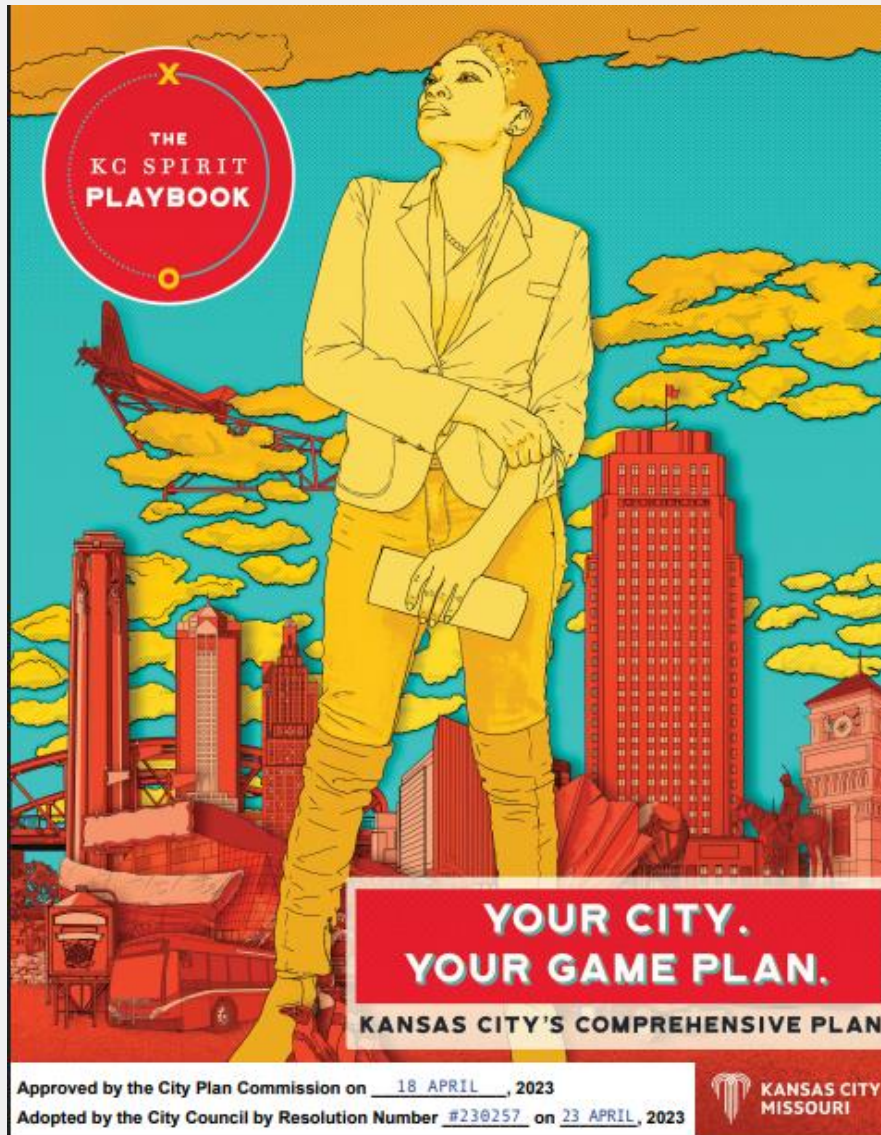
3521 Summit Street
#48



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



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



- The KC Spirit Playbook aims to preserve the city's built character through the preservation of historic architecture, landmarks, and districts. The proposed Historic Overlay supports the KC Spirit Playbook Master plan goal.

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

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

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**Staff Recommendation:
APPROVAL**

**Historic Preservation Commission:
APPROVAL**

Area Plan Future Land Use



- **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.

Encourage preservation

- In order to maintain the historic fabric of the area, tools such as tax incentives, overlay districts or other appropriate measures should be utilized when a historic property is redeveloped.(25)

88-580-01-A. APPLICATION FILING

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

1-the owner(s) of record of the subject property, any other person or organization with the full consent and written approval of the owner(s) of record of a subject property,

2-a member of the historic preservation commission, a member of the city council, the neighborhood association for the area in which that property is located, a historic preservation organization,

3-or any other person or organization where at least 51% of the owners of the affected parcels in a proposed district do not object to the nomination (exclusive of all publicly owned property, streets, and alleys).