

# CITY PLAN COMMISSION STAFF REPORT

**CD-CPC-2025-00100**

## Norman School Historic District

**August 20, 2025**

### Docket #10

#### Request

Historic Overlay District

#### Applicant

Valentine Neighborhood Association

#### Owner

Multiple Propoerty Owners

#### Site Information

Location	See Summary of Request
Area	Roughly 15 Acres
Zoning	R-1.5, R-5, R-6, UR
Council District	4 <sup>th</sup>
County	Jackson
School District	Kansas City

#### Surrounding Land Uses

North: Residential, zoned R-1.5  
South: Residential, zoned R-6  
East: Commercial/Residential, zoned B4-5, R-1.5, UR  
West: Institutional/Park/Residential, zoned R-5, R-6

#### Land Use Plan

The Midtown/Plaza Area Plan recommends Residential Medium Density and Residential Low Density. The Historic Overlay designation has a high alignment.

#### Major Street Plan

Summit Street is identified as a thoroughfare and Valentine Road is an established Boulevard on the Major Street Plan.

### Approval Process



### Overview

The applicant is seeking approval of a historic designation overlay to the local Kansas City Register of Historic Places. The proposed district contains 58 contributing resources built from 1902-1929. The area is bounded by West 35th Street on the north, Jefferson on the east, Valentine on south, and Summit Street on the west.

### Existing Conditions

There are 58 contributing resources to the proposed district of roughly 15 acres. There have been some minor alterations to few resources, but the overall district has a cohesive character and feel that reflects the period in which the structures were originally constructed.

### Neighborhood(s)

The subject site is located within the Valentine Neighborhood Association.

### Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on August 11, 2025. A meeting summary is attached; see Attachment #3.

### Project Timeline

The application for the subject request was filed on July 1, 2025. No scheduling deviations have occurred.

### Historic Preservation Commission Recommendation Approval

### Professional Staff Recommendation

Docket #10 Approval

## VICINITY MAP



## PLAN REVIEW

The application proposes a historic designation from West 35th Street (north boundary) to Valentine Road (south boundary), Summit Street (west boundary) and Pennsylvania Ave (east boundary) to the Local Kansas City Register of Historic Places (Historic Overlay). The Valentine Neighborhood Association filed the application for the Historic Overlay due to the historic architectural significance of this area. The Historic Overlay (HO) District designation is used to identify sites and areas within Kansas City, Missouri that are historic and/or have stylistic or thematic significance, as identified by historic resource surveys. According to 88-235-02 of the Zoning and Development Code, "The HO district is an overlay zoning classification that establishes additional restrictions and standards on those uses permitted by the underlying district. In the event of a conflict between the overlay zoning district regulations and the regulations of the underlying zoning district, the overlay zoning regulations govern. In all other cases, both the overlay and the underlying zoning regulation apply."

Historic Preservation Commission (HPC) recommended approval of the Norman Historic District Overlay (CH-PRES-2025-0002) on June 27, 2025, in that the proposed district is eligible for listing under Criteria "C", the area of architecture, which are standards set forth from the Secretary of Interior standards of Historic Preservation.

The area was part of the 1897 annexation of Westport and is 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." The area is significant under the National Register Criteria for evaluation "C". The district reflects examples of prominent architectural styles of its time including Kansas City Shirtwaist (25), Tudor Revival (3), American

Foursquare (5), Prairie (11), Dutch Colonial (1), and Craftsman Bungalow (1). The district holds integrity of beautiful multi-family units including: Colonnaded Apartments (9), Kansas City working class low rise walk ups (2), and of course the Jacobethan Revival Norman School.

This Historic Overlay district application was initiated by the Valentine Neighborhood Association without the property owner's consent. As stated in 88-580-01-A-1, there are three different ways to initiate a historic overlay:

1. Applications 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 subjectproperty,
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, or
3. 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).

## **SPECIFIC REVIEW CRITERIA**

### **Historic Designations (88-580-01)**

In reviewing and making decisions on proposed historic district designation, the City Plan Commission must consider at least the following factors:

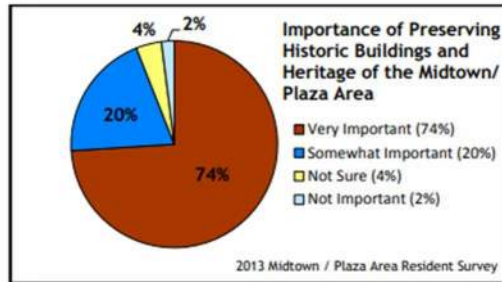
**A. The criteria used in determining eligibility for listing on the US Department of Interior's National Register of Historic Places, including the historic, cultural, aesthetic, or architectural significance of the building, structure, site, object, or district.**

After the review from the Historic Preservation Commission, the proposed site is locally significant under Criterion C - architecture. The district reflects excellent examples of various residential architectural styles of its time.

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

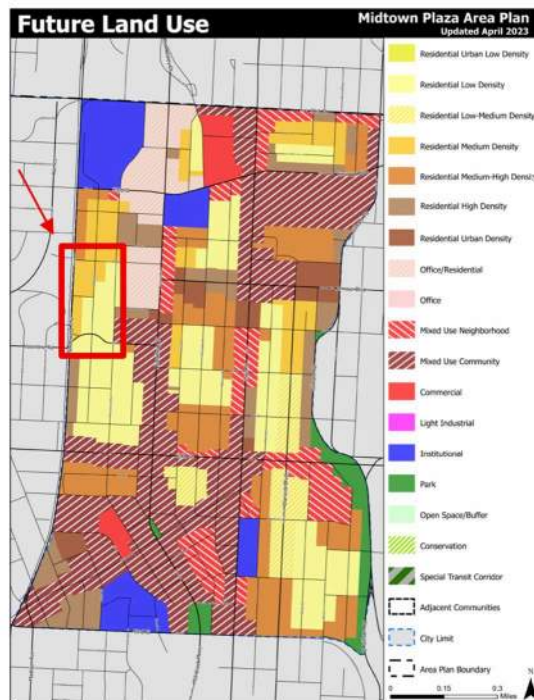
The proposed district's Historic Overlay designation supports the encouragement of preservation in the Midtown Plaza Area Plan.

The plan concluded that 94% of residents surveyed thought it was very important or somewhat important to preserve historic buildings and heritage of the area.



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. Using the Historic Overlay will help achieve the area plans goals.

The plan recommends Residential Medium Density and Residential Low Density future land uses. Currently the land uses within the proposed Historic District comply with the future land use recommendation.



The plan accepts a new zoning overlay district if it is consistent with the recommended land use. The Historic Overlay District reinforces the recommended land uses, in that oversight from the Historic Preservation Commission would support similar development within the proposed district.

Overall, the Midtown/Plaza Area Plan encourages the preservation and adaptive reuse of historic buildings. Historic Overlay Districts are specifically mentioned as a tool to maintain the historic fabric of the area.

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

Overlay supports the KC Spirit Playbook Master plan goal. In reviewing and making decisions on proposed historic landmark and historic district designations, review and decision-making bodies must consider the following factors:

1. Criteria used in determining eligibility for listing will be based 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. Economic impact of the designation on the subject property and the surrounding area.
3. Conformance with the city's adopted plans and planning policies.

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

The historic designation will not have any economic impact within the proposed district or surrounding properties or adopted development plans.

**D. The recommendations of the historic preservation commission and the city plan commission.**

Historic Preservation Commission (HPC) recommended approval of the Norman Historic District Overlay (CH-PRES-2025-0002) on June 27, 2025, in that the proposed district is eligible for listing under Criteria "C", the area of architecture, which are standards set forth from the Secretary of Interior standards of Historic Preservation.

## **ATTACHMENTS**

1. Applicant's Submittal
2. Public Engagement Materials
3. Public Testimony

## **PROFESSIONAL STAFF RECOMMENDATION**

**City staff recommends APPROVAL.**

Respectfully submitted,



Tessa Ramirez  
Historic Preservation Planner





CITY OF  
KANSAS CITY,  
MISSOURI

## CITY PLANNING & DEVELOPMENT

### Public Meeting Summary Form

Project Case # C1D- CPC-2025-00100

Meeting Date: Monday, August 11th, 2025

Meeting Location: Encore Room, Uptown Theater, 3700 Broadway,  
Kansas City, MO

Meeting Time (include start and end time): 5:30-6:30 PM

Additional Comments (optional):

Introduction by Travis Gaddis, President of  
VNA; powerpoint presentation; comments  
by Ethan Starr, HKC; Question and answers

## Meeting Sign-In Sheet

### Project Name and Address

Designation of Norman School Historic District to  
Kansas City Register of Historic Places (H/O overlay)

Monday, August 11th

Name	Address	Phone	Email
Chris Jordan	3720 Penn.	816 309 3228	cjordan@jordanrealty.us
Mary Jo Draper	3625 Penn.	816 516 2446	<del>maryjo</del> maryjo@drapercon.com
Rick Fisher	3708 Penn	816 516 5111	rickfisherke@gmail.com
Randy Hite	3708 Penn	816-516-1966	randyhiteke@gmail.com
Taylor Harrington	1200 Walnut		taylor.harrington@stinson.com
Scott Harrison	3520 Broadway	816.753.7000	Scott.harrison@kc.ife.com
Tony Burns	3546 Pennsylvania		burnsfan1969@gmail.com
Annemarie Starr	3786 Washington	925-337-4523	valentine.mgmt3786@gmail.com
Gina Anderson	3520 Broadway		
Kat Johnson	3520 Broadway		
Dave Frentze	1201 Walnut		

Monday, August 11th

[illegible]



# Public Comments

## 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 35<sup>th</sup> 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 some alteration, demolition, or new construction in the district if it is approved.

	Name	Address	Phone	Date	Signature
1.	Richard & Randy Smith	Denton 3627 Jefferson	816 582-8383	5/2/25	Randy Smith
2.	Tristan & Johanna Brooks	Pomerance 3634 Jefferson	816 590-2515	5/4/25	Johanna Brooks
3.	Chris Hernandez	3635 Jefferson	816 679-4345	5-3-25	Chris Hernandez
4.	Michael Jones	620 Valentine Rd.	816-813-7356	5-3-25	M Jones

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Name	Address	Phone	Date	Signature
110 Maxim Tereshchenko	2530 P			
Kenneth Michael	2531 P			
Josefina C. H. H.	2532 P			
John + Linda Rayos	3600 Jefferson	816-730-8640	5/3/25	John + Linda Rayos 5/3/25

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[illegible]



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[illegible]



[illegible]

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**Fwd: Support**

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**From** Mary Farmer <marymfarmer101@gmail.com>

**Date** Sun 5/11/2025 9:14 PM

**To** cjordan jordanrealty.us <cjordan@jordanrealty.us>

----- Forwarded message -----

**From:** **Mary Farmer** <[marymfarmer101@gmail.com](mailto:marymfarmer101@gmail.com)>

**Date:** Sun, May 11, 2025 at 8:11 PM

**Subject:** Support

**To:** <[valentineneighborhood@gmail.org](mailto:valentineneighborhood@gmail.org)>

I support the historic designation for the Norman School Historic District. Mary Farmer, Owner  
3537Jefferson KCMO 64111