

City Planning Commission
Wednesday, May 22 9:00 am
CD-CPC-2024-00049



Adding the Carmen Building to the Kansas City Register of Historic Places
101 W. Linwood

Presented by: The Old Hyde Park Historic District Neighborhood Association



THE CARMEN BUILDING

101 W. LINWOOD

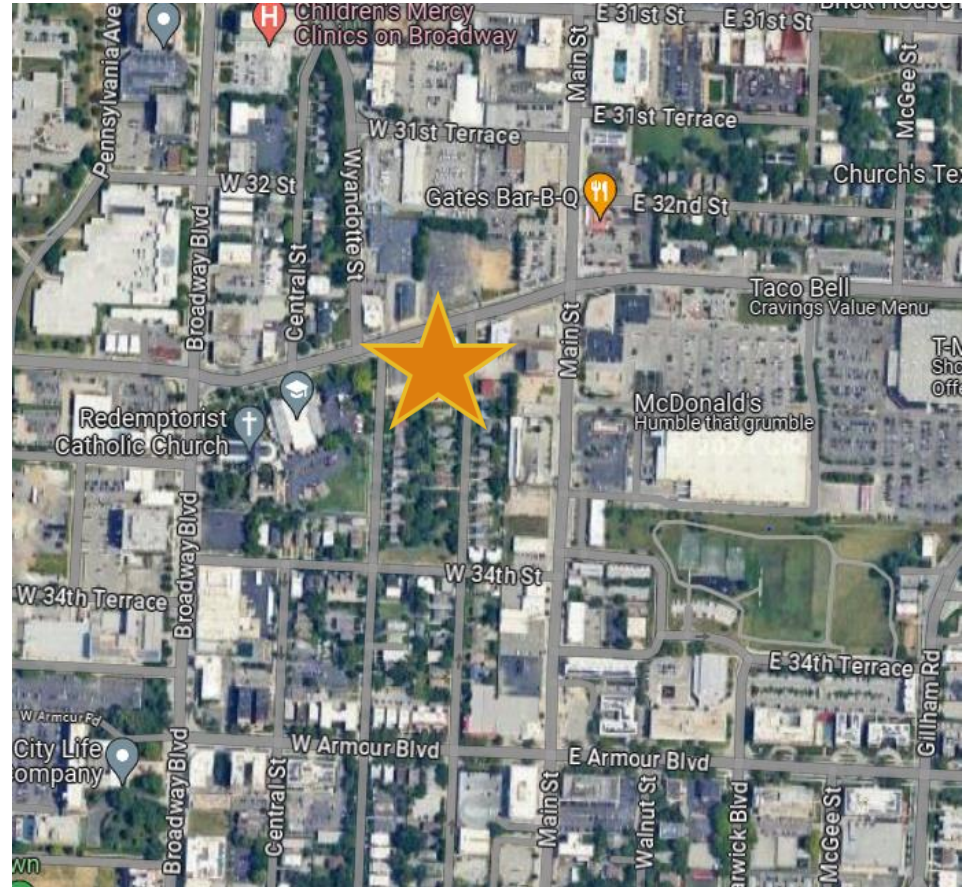
- Location and History
- Property Management
 - Current conditions
- Another Vacant Lot?
 - Adaptive reuse as a viable option
- What's the Plan?



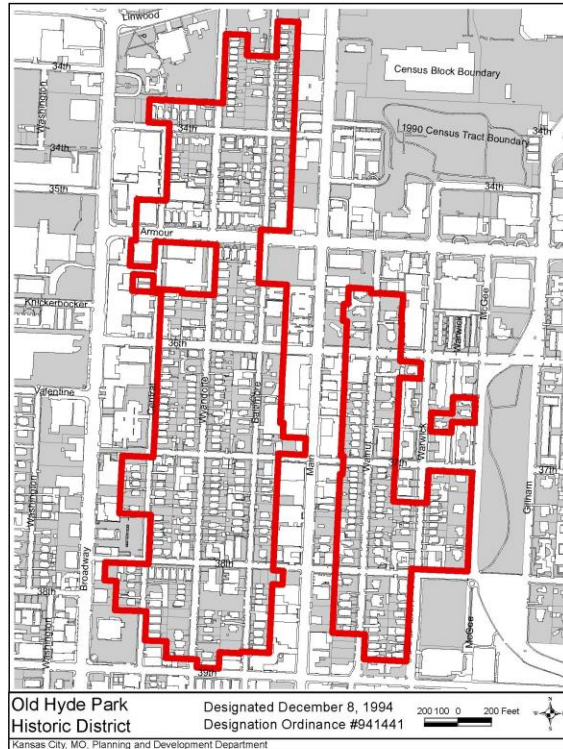
LOCATION

101 W. Linwood is situated between Baltimore and Wyandotte Streets in the Old Hyde Park Historic District Neighborhood.

The property is a block long and within the streetcar corridor.



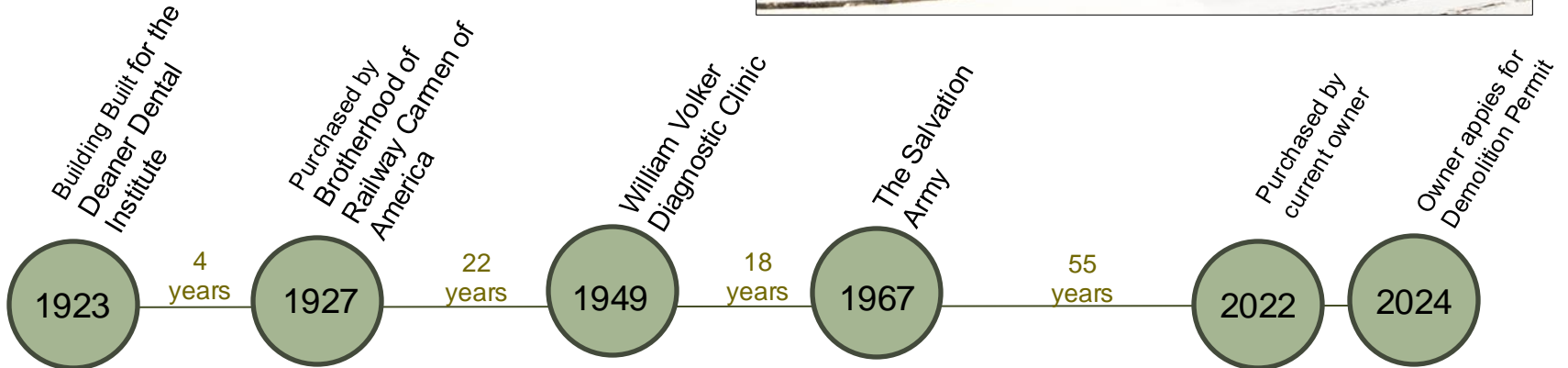
HISTORIC LOCATION



The Carmen Building is within the Old Hyde Park Historic District neighborhood in Midtown Kansas City, however not within the historic district boundaries as illustrated.

HISTORY

The building at 101 W. Linwood



PROPERTY MANAGEMENT

Kansas 101 Linwood LLC in Lenexa; address goes to MISH Hospital and Clinics. The owner has not reached out to the neighborhood association. **Owners purchased a vacant building but have avoided responsibility, leaving the neighborhood with an abandoned building.**



SAFETY & BLIGHT CONCERNS



Residents, businesses and institutional neighbors, including Cristo Rey High School, are subject to unhealthy conditions due to the owner's negligence.

SAFETY & BLIGHT CONCERNS



Neighbors believe the owner is using “demolition by neglect” as a tactic to tear the building down.



ANOTHER VACANT LOT?

Why not to add another vacant lot to the neighborhood:

1. Vacant, abandoned, and deteriorated properties reduce the value of surrounding properties.
2. Local governments incur the costs of remedying nuisances and unsafe conditions, including boarding and securing structures.
3. Studies show that violent crimes increase in neighborhoods with vacant and abandoned properties.

Source: The Center for Community Progress <https://communityprogress.org/blog/how-vacant-abandoned-buildings-affect-community>



ADAPTIVE REUSE

Four parcels in immediate vicinity are occupied or are being rehabilitated for adaptive reuse:

- Drexel Hall, 3301 Baltimore Avenue
- MWA Building, 114 W. Linwood Blvd.
- ABC Storage, 3244 Main St.
- Electric Car Building, 3420 Main St.

There is no development plan for this property. (Blue Star)



ADAPTIVE REUSE

IN ACTION:



PUBLIC COMMENT

“If you tear it down, nothing will happen. If it’s designated, it creates opportunity”

“The existing building is the most valuable part – the rest of the property is more of a problem.”

“Mixed use with apartments and retail would be nice”

“A good example of a historic building blended with modern is the Katz building in Westport”

COMMUNICATION

February 16, 2024:

Old Hyde Park Historic District board members agree to nominate 101 W. Linwood for local historic designation.

March 16, 2024:

Public Community Meeting at Pilgrim Chapel

A community meeting was organized to hear thoughts and concerns about the Carmen Building

March 22, 2024

Historic Preservation Commission

The commission voted unanimously to designate 101 W. Linwood to the Kansas City Register of Historic Places. This is when we heard for the first and only time that the owner wants to build a 15-story building.

March 28, 2024:

Meeting with Drexel Hall/Irish Center Staff

Old Hyde Park HD President and Historic Kansas City met with Irish Center staff to hear their concerns

April 17, 2024:

Old Hyde Park Historic District neighborhood meeting

Codes inspector Sherry McHenry shared information and the efforts of city staff to board up the property and the fines imposed on the owner for negligence.

April 30, 2024:

Meeting with Councilmen Rea and Bunch

Councilman Bunch said he would communicate to the owner and suggest he contact the neighborhood association

May 13, 2024

Public Meeting

Twenty (20) people attended the public meeting at Drexel Hall.

No development plan has been shared.

REVIEW

When residents reacted with concern on the demolition activity, the Hyde Park Historic District neighborhood association applied to list the property on the KC Register of Historic Places **to at least put a pause on the demolition so that a review process could ensue.**

Historic Preservation

101 W. Linwood contributes to the historic character of the neighborhood

Sustainability

The most sustainable buildings are the ones that already exist

Encourage adaptive reuse of the existing building

Avoid another vacant lot

Neighborhood loses with vacant lots

Mixed Use potential

Retail space built in lower level. Potential apartments above

Zoned B4-5, R-6. Desire for density is still an option

There is **no development plan!**

The owner has not reached out to the neighborhood

THANK YOU

