



May 4, 2026

**Neighborhood Planning and Development Committee:**

Mayor Pro Tem Ryana Parks-Shaw, Chairperson

4th District Councilmember Eric Bunch, Vice Chairperson

1st District Councilmember Nathan Willett

3rd District At Large Councilmember, Melissa Patterson-Hazley

**RE: Please Support Proposed Ordinances No. 260399, 260400 and 260401**

To Committee Members:

Old Hyde Park Historic District strongly supports three ordinances to help prevent *Demolition by Neglect*.

For too long, the City has allowed developers and property owners to buy or hold properties, let them deteriorate and then call them “blighted” or “dangerous” to ask for help or incentives from the City, or to demolish them to “fix” the problem.

A perfect example of a neglected vacant and historic property in Old Hyde Park Historic District is the Carmen Building at 101 W. Linwood. This structure was nearly demolished but due to quick action from neighbors and partners, this solid 100-year-old building was saved. However, the owner continues to neglect the property and does not care about the drug-users and homeless people entering the building and its impact on the neighborhood.

Three ordinances would help improve this situation. It would have the effect of incentivizing absentee property owners to dispose of un- or underimproved properties to willing buyers, of which there were several interested in 101 W. Linwood, but the owner wouldn’t budge.

Midtown has been plagued by developers acquiring existing, and often occupied, residential structures, then allowing them to deteriorate, then tearing them down, and then stockpiling the ground for a period of years. This pattern removes affordable housing without replacing it.

The Old Hyde Park Historic District asks that your committee, and the full City Council support all three of these ordinances.

Sincerely,

Old Hyde Park Historic District Board:

Nadja Karpilow, President  
Angie Phillips, Vice President  
Dianna Atkinson, Treasurer  
Betsy Ambrose, Secretary

Jacob Ambrose, Director  
Matthew Browning, Director  
Lon Clark, Director  
Tabitha Judson, Director