



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

July 3, 2024

## Project Name

Carmen Building Historic Overlay

## Docket #1

## Request

CD-CPC-2024-00049  
Overlay District

## Applicant

Old Hyde Park Neighborhood  
Association

## Owner

Kansas 101 Linwood LLC

Location	101 W Linwood Blvd
Area	About 1.45 Acres
Zoning	B4-5
Council District	4
County	Jackson
School District	KCMO 110

## Surrounding Land Uses

**North:** Vacant, zoned B4-5  
**South:** Residential, zoned R-6  
**East:** Commercial, zoned B4-5/R-6  
**West:** Institutional, zoned B4-5

## KC Spirit Playbook Alignment

*LRP determination: Very likely to support  
KC Spirit Playbook historic preservation  
goals.*

## Land Use Plan

The Midtown Plaza Area Plan  
recommends Future Mixed-Use  
Neighborhood for this location.

## Major Street Plan

Linwood Boulevard is identified as an  
Established Boulevard on the City's  
Major Street Plan.

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on 04/10/2024. Scheduling deviations from 2024 Cycle 5.2 have occurred due to technological difficulties.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the Old Hyde Park Neighborhood.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 5/13/24. A summary of the meeting is attached to the staff report, see Attachment #3.

## EXISTING CONDITIONS

A four-story commercial building and parking lot occupies the subject site.

## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a local landmark to designate the Carmen Building at 101 West Linwood Boulevard to the Kansas City Register of Historic Places (H/O Overlay).

## CONTROLLING + RELATED CASES

CH-PRES-2024-00001 APPROVED

To consider the nomination to the Kansas City Register of Historic Places (H/O Overlay) at 101 West Linwood Boulevard.

## HISTORIC PRESERVATION COMMITTEE RECOMMENDATION

Docket #1 Approval

## PLAN REVIEW

Historic Overlay District (HO) designation is used to identify sites and areas within Kansas City 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."

The Historic Overlay district was initiated by the Old Hyde Park 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 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, 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).

## PLAN ANALYSIS

### SPECIFIC REVIEW CRITERIA

In reviewing and making decisions on proposed historic landmark and historic district designations, the City Plan Commission and City Council 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;

*The Carmen building was built in 1923 and designed by Arthur Frederick Adams. It was purchased by the Brotherhood of Railway Carmen of America in 1927 and served as their national headquarters until 1949. During their time in the building, they advocated for the passage of the Railroad Retirement Act of 1937, which had a national impact for railroad workers. The building is eligible under the National Register of Historic Places Criterion A in Social History for its significance in the labor movement as the national headquarters of the Brotherhood of Railway Carmen of America. The Historic Preservation recommended approval of the designation at its March 22, 2024, meeting. (BW)*

- B. Conformance with the City's adopted plans and planning policies; and Zoning and Development Code Map Amendments, Rezoning (88-515-08)
- a. Conformance with adopted plans and planning policies;
    1. The property is located within the Midtown Plaza Area Plan. (BW)
    2. Midtown Plaza Area Plan Guiding Principle: Encourage the Preservation and Adaptive Reuse of Historic Buildings. (BW)
    3. To protect historically and/or architecturally significant structures, they should be listed on the National and/or Local Register of Historic Places (Local Register of Historic Places offers more "protection".) *The H/O Overlay supports this Guiding Principle of the Midtown Plaza Area Plan. (BW)*

## 4. Midtown Plaza Area Plan Future Land Use Recommendations

The recommended future land use of the plan is MIXED USE NEIGHBORHOOD, which is intended to accommodate and promote neighborhood serving retail sales or service uses, as well as mixed-use development consisting of business uses on a building's lower floors and residential uses on upper floors. This type of vertical, mixed-use development that includes a variety of business and residential choices should enhance the pedestrian environment of the community. Encouraging residential development in mixed-use areas provides increased housing choice and promotes higher density housing. This land use classification generally corresponds with the "B1" zoning category within the zoning ordinance. *The proposed H/O Overlay would not conflict with the future land use recommendation. (BW)*

## 5. Midtown Plaza Area Plan Rezoning Recommendations

Changing the zoning is acceptable only if the new zoning district (or land use if UR or MPD zoning) is consistent with the Recommended Land Use Map. The recommended land use is MIXED USE NEIGHBORHOOD. *The proposed H/O Overlay would preserve the existing building and allow for its reuse as multifamily with neighborhood serving retail. (BW)*

## 6. KC Spirit Playbook Recommendation

Goal: Preserve and celebrate community character, history, art, and culture. *The proposed H/O overlay supports this goal. (BW)*

## b. Zoning and use of nearby property;

*The Old Hyde Park Historic District (KC and National Register) is to the south, the Redemptorist Church Complex (KC Register) is to the west. BW*

## c. Physical character of the area in which the subject property is located;

*The buildings sits at the end of the block between Wyandotte and Baltimore and faces north toward Linwood Boulevard. The main façade is set back approximately twenty feet from the curb along Linwood. It is located in the Old Hyde Park Neighborhood, which is a late nineteenth and early twentieth century streetcar suburb with commercial areas along Main Street, Broadway, Linwood and 39th Street. BW*

## d. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

*N/A. BW*

## e. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

*The proposed historic overlay zoning would not affect the commercial use of the property. BW*

## f. Length of time the subject property has remained vacant as zoned;

*The property has been vacant for approximately one year. BW*

## g. The extent to which approving the rezoning will detrimentally affect nearby properties; and

*The proposed H/O Overlay will have no effect on the adjacent properties since properties to the west and south are already listed on the historic register. BW*

- h. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

*The Historic Overlay will allow for the preservation of the historic property and allow for its reuse that is in keeping with the character of the Old Hyde Park neighborhood. (BW)*

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

*The historic designation of the building will not have any economic impact on the surrounding properties or adopted development plans. No other economic impact information was presented at the time of writing the staff report. (BW)*

#### ATTACHMENTS

1. Applicants Submittal
2. Public Engagement Materials
3. Public Testimony

#### HISTORIC PRESERVATION COMMITTEE RECOMMENDATION

Historic Preservation staff recommends **APPROVAL** as stated in the conditions report.

Respectfully Submitted,



Brad Wolf, AICP  
City Historic Preservation Officer



Larisa Chambi, AICP  
Lead Planner





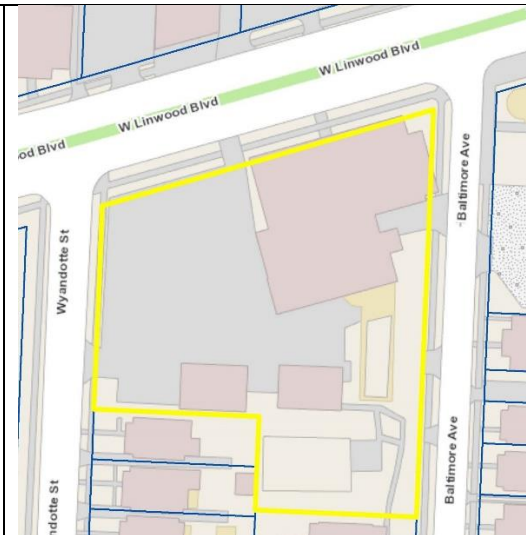
**City Planning and Development Department  
Long Range Planning & Preservation Division  
Historic Preservation Office**

16<sup>th</sup> Floor, City Hall, Room 1603  
414 East 12<sup>th</sup> Street  
Kansas City, Missouri 64106-2795  
[kchp@kcmo.org](mailto:kchp@kcmo.org)

(816) 513-2902  
Fax (816) 513-2899

**Staff Review of  
Kansas City Register Nomination for  
*‘Carmen Building’***

<b>Address:</b>	101 West Linwood Boulevard
<b>Applicant:</b>	Old Hyde Park Historic District
<b>Owner:</b>	Kansas 101 Linwood LLC
<b>Architect:</b>	Arthur Frederick Adams
<b>Date Constructed:</b>	1923, add. 1927
<b>Hearing Date:</b>	3/22/2024
<b>Quorum:</b>	None



**Summary**

The Carmen building would be eligible under the National Register of Historic Places Criterion A in Social History for its significance in the labor movement as the national headquarters of the Brotherhood of Railway Carmen of America from 1927 to 1949.

**Site and Surrounding Area:**

The house is located into the Old Hyde Park neighborhood. There are single family houses that are part of the Old Hyde Park Historic District to the south, Drexel Hall is to the east, the Modern Woodman of American Building to the north and the Redemptorist Church complex to the west.

### **Brotherhood of Railway Carmen of America**

The international labor organization was founded in Topeka, Kansas on September 9, 1890, with the Brotherhood of Railway Car Repairers merging with the Carmen's Mutual Aid Association. The organization established its headquarters in Kansas City, Missouri in the Hall Block at 822 Walnut in 1899. The organization stayed at this location until 1927, when they purchased 101 W Linwood and named it the Carmen Building. The Brotherhood followed the national trend of organized labor to advocate for better pay, benefits and working conditions. One of the great accomplishments while the brotherhood was headquartered at 101 W . Linwood was joining with other unions to advocate for the passage of the Railroad Retirement Act of 1937. The act transferred 50,000 private railroad pensions into a public system, which covered employees for retirement and disability. Initially, disability regulations were extremely stringent, and the new public pension system relieved workers from private pensions that were generally inadequate, liable to capricious termination, and of little assistance to disabled employees

### **Historic Integrity**

The building has alterations, including new windows that match the original design, infilled storefronts on the 1927 addition and a 1992 rear addition. Overall, the building conveys its original exterior design, and the 1927 addition falls within the period of significance. Therefore, the building still retains its historic integrity for which it is nominated.

### **Community Input:**

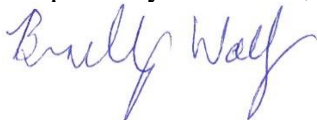
The property owner is opposed to the designation. As of the date of writing this staff report, the City Preservation Office has received nineteen letters of support and no letters of opposition to the designation.

**Staff Recommendation:** Staff recommends approval of the *Carmen Building* located at 101 West Linwood Boulevard in that it is eligible at the local level under National Register Criterion A in Social History for its significance in the labor movement as the national headquarters of the Brotherhood of Railway Carmen of America from 1927 to 1949.

### **LEGAL**

Lots 1 Thru 6 and the North 1/2 of Lot 7 and Lots 28 to 31, Inclusive, Block 1, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri.

Respectfully Submitted,



Bradley Wolf  
City Historic Preservation Officer

March 15, 2024

**EXHIBITS FOR HISTORIC PRESERVATION COMMISSION  
CH-PRES-2024-00001  
101-13 West Linwood Boulevard**

EXHIBIT A - Historic Preservation Commission Ordinance  
EXHIBIT B - Chapter 88-580 and 88-585 of the Development Code  
EXHIBIT C - Rules and Regulations of the Historic Preservation Commission  
EXHIBIT D - Affidavit of Publication  
EXHIBIT E - Affidavit of Mailing  
EXHIBIT F - Staff PowerPoint Presentation  
EXHIBIT G - Designation Application  
EXHIBIT H – Designation Maps  
EXHIBIT I - Photographs  
EXHIBIT J - Survey Form  
EXHIBIT K - Historic Photographs  
EXHIBIT L - Aerial Photographs  
EXHIBIT M – Sanborn Fire Insurance Maps  
EXHIBIT N – Floorplans from 1997  
EXHIBIT O – Historic Kansas City Letter of Support  
EXHIBIT P – Old Hyde Park Letter of Support  
EXHIBIT Q – Valentine Letter of Support  
EXHIBIT R – Heart of Westport Letter of Support  
EXHIBIT S – Joseph Kraly Letter of Support  
EXHIBIT T – Joshua Rose Letter of Support  
EXHIBIT U – Dianna Atkinson Letter of Support  
EXHIBIT V – Brad Menger Letter of Support  
EXHIBIT W – George Niewrzzel Letter of Support  
EXHIBIT X – Julia Garrard Letter of Support  
EXHIBIT Y – Maria Martin Letter of Support  
EXHIBIT Z – Kevin Worley and Karen Gettinger Letter of Support  
EXHIBIT AA – Jordan Hunt Letter of Support  
EXHIBIT BB – Kristen Ellis Johnson Letter of Support  
EXHIBIT CC – Urban Lab KC Letter of Support  
EXHIBIT DD – Kay Miller Boehr Letter of Support  
EXHIBIT EE – Nirmal Kaur Khalsa Letter of Support  
EXHIBIT FF – Diane Capps Letter of Support  
EXHIBIT GG – June Holte Letter of Support  
EXHIBIT HH – David Kemper Letter of Support  
EXHIBIT II – Margot Sims Letter of Support  
EXHIBIT JJ – Broadway Westport Council Letter of Support  
EXHIBIT KK – Southmoreland Letter of Support



# Kansas City Register of Historic Places Application and Nomination Form (H/O Overlay Zoning)

This form is for use in nominating or requesting determinations for individual properties and districts. Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A." For functions, architectural classification, materials, and areas of significance, please refer to the National Register Bulletin 16A: *How to Complete the National Register Form*. The bulletin is available online at <http://www.nps.gov/history/nr/publications/bulletins/nrb16a/>. Place additional entries and narrative items on continuation sheets.

## 1. Name of Site or District

Historic Name(s) Carmen Building (Also known as Deaner Dental Institute, Research Clinic, Salvation Army)

Are you amending an existing historic district? ☐ If yes, Name of District \_\_\_\_\_

## 2. Location

Address if Individual Designation 101 -113 West Linwood Boulevard

Street Boundaries if a District \_\_\_\_\_

County Jackson Zip Code(s) 64111 Council District 4

## 3. Geographical Data

Acreage of Site or District 1.3

Legal Description *(If a district please attach legal description on a continuation sheet using the attached template)*

Lots 1 Thru 5 and Lots 28 to 31, Inclusive, Block 1 Hyde Park

Boundary Justification *(Explain why the boundaries were selected below or on a continuation sheet using the attached template)*

The boundary contains all the land that was historically associated with the building.

Zoning Classification for Site or District B4-5

## 4. Applicant Information

Applications are now submitted through CompassKC. Please contact the Historic Preservation Office for instructions on submission. (816)513-2902.

Name/Title Old Hyde Park Historic District Neighborhood Association

Street & Number PO Box 10013 Telephone \_\_\_\_\_

City or Town Kansas City State MO Zip Code 64171

## 5. Property Owner(s) *(If in a district please enter 'multiple' and work with City Planning Staff for an owners list)*

Name/Title Kansas 101 Linwood LLC

Street & Number 10951 Lake View Ave Telephone \_\_\_\_\_

City or Town Lenexa State KS Zip Code \_\_\_\_\_

Carmen Building  
Name of Historic Site or District

## 6. Classification

### Ownership of Property

(check as many boxes as apply)

- ☒ private  
☐ public-Local  
☐ public-State  
☐ public-Federal  
☐

### Category of Property

(check only one box)

- ☒ Building(s)  
☐ District  
☐ Site  
☐ Structure  
☐ Object

### Number of Resources within Property

Contributing Noncontributing

1	2	Buildings
0	0	District
0	0	Site
0	2	Structure
0	0	Object
0	0	Total

### Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

### Number of contributing resources previously listed in the National Register

## 7. Function or Use

### Historic Function(s)

(Please enter historic functions, i.e., single family dwelling)

COMMERCE/TRADE: organizational  
HEALTHCARE: Clinic

### Current Function(s)

(Please enter current functions, i.e., single family dwelling)

VACANT/ NOT IN USE

## 8. Description

### Architectural Classification

(Please enter the predominate architectural styles i.e. Colonial Revival, etc.)

Two Part Vertical Block/ Sullivanesque

### Materials

(Enter predominate materials of the buildings on the site or in the district)

foundation concrete  
walls brick clad reinforced concrete  
  
roof flat  
other

### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets using the attached template)

Carmen Building  
Name of Historic Site or District

## 9. Description

### Applicable Kansas City Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for Kansas City Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.  
.....
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

### Areas of Significance

(enter categories from instructions)

Social History: Labor History

### Period of Significance

1927-1949

### Significant Dates

1927, 1937, 1949

### Significant Persons

(Complete if Criterion B is marked above)

### Cultural Affiliation

### Architect/Builder

Arthur Frederick Adams (1923)

James C. Sunderland (1927) Addition

## Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets using the attached template)

## 10. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets using the attached template)

## 11. Additional Documentation

The following items must be included with a final application and nomination. Staff will work with the applicant to prepare these items.

- Maps:** **For an Individual Landmark:** Site map showing location of buildings and proposed boundary.  
**For a Historic District:** Map showing building footprints, the boundary of district, and the buildings that are contributing or noncontributing to the district.
- Photographs:** Representative high-quality photographs of the historic site or district

## 11. Additional Documentation (continued)

3. **Historic Resource Survey Forms:** A survey form must be prepared for every building, except non-contributing outbuildings, in the proposed designation area, whether a district or an individual landmark. Please contact the Historic Preservation office to see if there is a form already prepared.

Other items may be required by the Commission to assess whether the site or district meets the requirements for listing on the Kansas City Register of Historic Places. Staff will work with you to make sure the nomination is complete. This nomination form will be uploaded as part of the online application through [CompassKC](#). When you are ready to apply, please contact the Historic Preservation office for assistance completing the application.

Historic Preservation Office, Long Range Planning & Preservation Division  
City Hall, 16th Floor, Room 1603  
414 East 12th Street, Kansas City, MO 64106  
[KCHP@kcmo.org](mailto:KCHP@kcmo.org) (816) 513-2902

## 12. Fees

1. A fee is required to process the application and will be billed through CompassKC. Please contact the Historic Preservation Office for the current fee schedule.

### Kansas City Register Designation Fee Schedule

(1) Historic Landmark.....	\$ 207.00
But, if the Building has been previously listed in the National Register.....	\$ 52.00
(2) Historic District.....	\$ 311.00
Plus, per building survey form .....	\$ 104.00
Not to exceed a total of.....	\$2,072.00
But, if the building has been previously listed in the National Register individually or as part of a district .....	\$ 52.00
Plus, per building survey form .....	\$ 21.00
Not to exceed .....	\$ 414.00
(3) Amended a Historic District .....	\$ 104.00
Plus, per building survey form .....	\$ 104.00
Not to exceed a total of.....	\$2,072.00
But, if the building(s) has been previously listed in the National Register individually or as part of a district .....	\$ 52.00
Plus, per building survey form .....	\$ 21.00
Not to exceed .....	\$ 414.00



# Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section  
Number

Page

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Site or District Name

Carmen Building

## SUMMARY

The Carmen Building (1923, 1927), at 101-13 West Linwood Boulevard in Kansas City, Jackson County, is a four-story building with a fifth story penthouse. It's a stacked vertical block with Sullivan-esque terra cotta elements, a light brown brick cladding over reinforced concrete construction, and a poured concrete foundation. Sullivan-esque style features are the rejection of formal design in favor of the expression of horizontal and vertical structural relationships, and intricate applied ornament incorporating both geometric and plant motifs used at the door or cornice line.

The building has alterations, including new windows that match the original design, infilled storefronts on the 1927 addition and a 1992 rear addition. Overall, the building conveys its original design, and the 1927 addition falls within the period of significance. Therefore, the building still retains its historic integrity for which it is nominated.

## ELABORATION

### Setting

The buildings sites at the end of the block between Wyandotte and Baltimore and faces north toward Linwood Boulevard. The main façade is set back approximately twenty feet from the curb along Linwood. It is located in the Old Hyde Park Neighborhood, which is a late nineteenth and early twentieth century streetcar suburb with commercial areas along Main Street, Broadway, Linwood and 39<sup>th</sup> Street. Linwood Boulevard extends from Broadway Boulevard to Van Brunt Boulevard. It has a 100 foot right of way that was the standard design by George Kessler and adopted by the Parks Board in 1893. The section of Linwood from Broadway to Main was originally called Hunter Avenue. It was incorporated into Linwood Boulevard in 1926.<sup>1</sup>

### Front (North) Façade

The north façade is four stories and has fifteen bays with 2/2 double hung windows on the third and four stories, 2/2 double hung windows with a two-light transom on the second story, and infilled storefronts with narrow 1/1 double hung windows on the first story that feature terra cotta sills. There is a terra cotta band between the second and third stories. The terra cotta surround of the original entrance is located in the middle of the second story. There are terra cotta bas-reliefs between the third and fourth stories windows and additional reliefs below the terra cotta parapet. The 1927 first story addition features a terra cotta cornice with an egg and dart pattern and a terra cotta cap on the brick parapet. There is also terra cotta bas-relief on this part of the parapet that may reference the wheels of the train. There is a cartouche with a horn of plenty and a missing medallion above the main entrance.

<sup>1</sup> Wolfenbarger, Deaon. "Linwood Boulevard," Historic Resource Survey of the 1893 Parks and Boulevard System Kansas City, Missouri.

# Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

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Site or District Name

Carmen Building

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## East Façade

The east façade continues the same ornamentation as the north façade with six bays features 2/2 and 1/1 double hung windows on the third and fourth stories, 2/2 double hung windows with two light transoms on the second story and the first story has paired 1/1 double hung windows.

## West Façade

The west façade continues the same ornamentation as the north façade with six bays features 2/2 and 1/1 double hung windows on the third and fourth stories, 2/2 double hung windows with two light transoms on the second story and 1/1 double hung windows on the first story. The same terra cotta elements on the north façade extend to this façade. The 1992 addition is also connected on the first story of this corner. The 1992 addition is a brown brick with a light tan block below the water table.

## South Façade

The south façade is clad in a red brick and the south façade of the first story penthouse is visible. This façade does not have symmetry of the other façades. This façade features 2/2 and 1/1 double hung windows, a variety of infilled openings, louvered vents and the first story has the 1992 addition. The addition has a brown brick with a tan brick below the water table. There are banks of fixed windows with awning windows below on the addition. There is a secondary entrance on the south façade of the addition and the main entrance to the addition is on the west façade.

## Site and Accessory Buildings

There is a noncontributing parking lot (built in 1980) on the west and south side of the building and a noncontributing brick wall around the parking area that was constructed in 1980. There are two noncontributing metal outbuildings built in 1974 and 1980 on the south side of the property that were placed on the original parking lot site. There is a wrought iron fencing along the east side of the parking lot that is not a historic element.

# Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

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Site or District Name

Carmen Building

## SUMMARY

The Carmen building would be eligible under the National Register of Historic Places Criterion A in Social History for its significance in the labor movement as the national headquarters of the Brotherhood of Railway Carmen of America from 1927 to 1949. While the building at 101-13 West Linwood was designed for the Deane Dental Institute in 1923, by 1927 it has been purchased by the Brotherhood of Railway Carmen of America. The international labor organization was founded in Topeka, Kansas on September 9, 1890, with the Brotherhood of Railway Car Repairers merging with the Carmen's Mutual Aid Association. The organization established its headquarters in Kansas City, Missouri in the Hall Block at 822 Walnut in 1899. The organization stayed at this location until 1927, when they purchased 101 W Linwood and named it the Carmen Building. The Brotherhood followed the national trend of organized labor to advocate for better pay, benefits and working conditions. One of the great accomplishments while the brotherhood was headquartered at 101 W . Linwood was the passage of the Railroad Retirement Act of 1937. The act transferred 50,000 private railroad pensions into a public system, which covered employees for retirement and disability. Initially, disability regulations were extremely stringent, and the new public pension system relieved workers from private pensions that were generally inadequate, liable to capricious termination, and of little assistance to disabled employees.<sup>2</sup>

## ELABORATION

### THE GROWTH OF KANSAS CITY RAILROAD INDUSTRY

The development of Kansas City's railroad industry reflected the nationwide growth of the system. Kansas City was at the confluence of two rivers and in the center of growing regional agricultural business. The construction of the Hannibal Bridge secured Kansas City as a regional hub for industry and railroads. In addition to transporting goods, Kansas City also became a passenger hub. Kansas City's Union Depot was constructed to manage passenger and freight traffic for an estimated regional population of 59,000, the Union Depot in Kansas City's West Bottoms faced the demands of a population that, by 1890, exceeded 171,000 and by 1910 escalated to 330,712. At this time, 150 passenger trains went in or out of the Union Depot daily, while the nearby freight yards handled more than 22,000 cars every twenty-four hours. After multiple floods, a new Union Station was constructed at Pershing and Main in 1914. Thousands of workers worked for the railroad in various capacities, which led to multiple unions establishing chapters, or even a national headquarters in the case of the Brotherhood of Railway Carmen of America, in Kansas City.

<sup>2</sup> Social Security Administration. 'Railroad Retirement Act,' Website, Accessed 14 Feb 2024  
<https://www.ssa.gov/policy/docs/ssb/v68n2/v68n2p41.html#:~:text=The%20revised%20Railroad%20Retirement%20and%20employees%20for%20retirement%20and%20disability.>

# Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

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Site or District Name

Carmen Building

## BROTHERHOOD OF RAILWAY CARMEN OF AMERICA

Railroad workers in the operating trades began to organize in the 1860s and 1870s. The railroad brotherhoods, as the unions were called, grew out of workers' need to address health, safety, and other concerns. High injury and mortality rates led railroad workers to form benevolent societies that administered death and medical benefit programs for members and their families. The Brotherhood of Locomotive Firemen and Enginemen, the Brotherhood of Railroad Trainmen, the Brotherhood of Locomotive Engineers, and the Brotherhood of Railway Conductors struggled with employers for official recognition, improved wages and conditions, and promotions according to seniority.<sup>3</sup>

The Brotherhood of Railway Carmen began in 1888 in Cedar Rapids, IA in a baggage and smoking car as part of this larger movement. The workers, that were responsible for the safe operation of trains, elected W.H. Ronemus as the Grand Chief Car Repairer.<sup>4</sup> They joined other groups and organized at the organization's first convention in Topeka, KS in 1890.<sup>5</sup> They created seven declarations of principles under its mission statement.

"The members of this Brotherhood declare that it is the intent and purpose of the Brotherhood to promote Friendship, Unity and True Brotherly Love among its members."

The organization quickly grew to 143 lodges by 1893 and were able to negotiate wage increases, but these gains were lost during the panic of 1893.<sup>6</sup> After the panic, there was a drop in membership and only 24 lodges remained by 1895 and the Journal of the Brotherhood, the organizations newsletter, stopped printing. In 1899 a new journal was published from its new offices in Kansas City and the number of lodges increased to 48. The early twentieth century brought great progress to the organization in achieving its goals. It successfully negotiated wage increases with various railroads and a nine-hour workday. After the federalization of the railroads during World War I ended in 1919, the workers advocated for wage increases that ultimately lead to a nationwide strike in 1922.

The Great Depression brought about many challenges, including reductions in wages and employment. This did not deter the railway worker, the advocated or the passage of the Emergency Railroad Protection Act of 1934 that created the National Board of Adjustment, a new National Mediation Board, and expanded the previous Railway Labor Act to include railroad and sleeping car and express companies. The Brotherhood advocated these changes for its members and through its publication, the Railway Carmen's Journal, that was published in the Carmen Building at 101 W. Linwood during this period.

<sup>3</sup> National Park Service. *Labor History in the United States: A National Historic Landmarks Theme Study*, January 2022. p.240-41

<sup>4</sup> Painter, Leonard. *Through Fifty Years with the Brotherhood of Railway Carmen of America*. (Kansas City, MO: Brotherhood of Railway Carmen, 1941) p. 12.

<sup>5</sup> Ibid. p.18

<sup>6</sup> Ibid. p.44

# Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section

Number

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Site or District Name

Carmen Building

The Brotherhood continued at this location until it built a new headquarters at 4929 Main Street. They were located there when they decided to merge with the Transportation Communications Union in 1986. BRC remains a division under the larger union when they moved out of the headquarters in Kansas City in the 1990s and are currently headquartered in Rockville, Maryland.<sup>7</sup>

## HISTORY OF 101 WEST LINWOOD BOULEVARD

The story of 101 West Linwood begins in the 1920s with a wealthy capitalist named J.J. Deaner, who made a fortune in oil. Before he struck it rich, however, Deaner was a dentist. In the early 1920s, he wanted to create what he thought of as the Mayo Clinic of Dentistry. He bought a grand old mansion on Broadway at Armour Boulevard and opened the doors of the Deaner Institute in 1921. But just a year later, Kansas City Life Insurance Company desired the site for a new location, and Deaner needed to move. He bought the Richard Keith property at 105 Hunter Avenue (an earlier name for Linwood) and razed it. Deaner engaged architect Arthur Fredrick Adams to build a new Deaner Institute on the site. Collins Brothers Construction Company served as the contractor. The new location formally opened in 1924. Deaner set out to attract the most eminent experts in the country to try to understand, for example, the relationship between dental infections and internal disease and where dentists could get post-graduate instruction.

The Deaner Dental Institute had the building constructed as an inclusive location to address all of a person's dental needs. It was not a school or a charitable organization, but a building with thirty-seven dentists with nineteen specialties. It also included a children's clinic and playroom.<sup>8</sup> This vision did not last long, as by 1927, the building was purchased by the Brotherhood of Railway Carmen of America, who added a storefront addition. The Brotherhood occupied the upper floors and leased out the space in the rest of the building. Some of the notable tenants included the Missouri Valley Historical Society, Burns & McDonnell Engineering, Order of Sleeping Car Conductors, and Missouri State Federation of Labor along with various services in the storefronts.<sup>9</sup> The Brotherhood built a new headquarters at 4929 Main Street in 1949 and sold the building to the Research Clinic.

The Research Clinic was originally known as the William Volker Diagnostic Clinic. Kansas City philanthropist William Volker had intended the enterprise to be "a place where patients of modest means could obtain a complete diagnostic examination at a price they could afford to pay." He also hoped people in Kansas City could go there for world-class medical diagnosis. For the second time, activity in the building was described as aspiring to be like the Mayo Clinic. In fact, the first medical director of the Research Clinic was hired from that institution.

<sup>7</sup> Transportation Communications Union Website. Accessed <https://www.tcunion.org/carmen-division-leadership/>

<sup>8</sup> Kansas City Star, "Dental Clinic is to Open," May 20, 1924, p. 4

<sup>9</sup> Polk City Directories, Kansas City Missouri, 1927 to 1949.

# Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

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Site or District Name

Carmen Building

The next organization to give its name to the building was the Salvation Army, which remodeled the building and moved its headquarters there in 1967.<sup>10</sup> In addition to serving meals, the building in 1981 became a 24-hour shelter to house abused or neglected children. The Salvation Army provided numerous social services at this location until 2022. Although the Salvation Army has since moved its headquarters to 3637 Broadway, many people still refer to the structure as the Salvation Army Building. The building is currently vacant.

## ARCHITECT

Arthur Frederick Adams designed 101 W. Linwood Blvd with many terra cotta decorative elements, which reflected his training. He is an English born architect that was educated at Columbia University. He won the Paris Prize from the Architectural League of New York in 1920 for his proposed design of the Interborough Trolley Station.<sup>11</sup> His training specialized in the Beaux Arts design, where he was inspired by his travels in Italy. He was known for his extensive use of terra cotta and was a member of the Terra Cotta Society in the 1920s. He was part of the architectural firm of Atelier Prevot in New York and assisted in the design of many New York Libraries, including the New Bergen Library in Jersey City. The firm also had offices in Chicago, where Adams was based. They are designed by him in Kansas City, 101 West Linwood and the Marquette Club at 1115 E Armour Blvd.

<sup>10</sup> Jackson County Medical Society Weekley Bulletin, Vol. 50, No. 52, pp 1472-1486, June 30, 1956.

<sup>11</sup> Adams, Arthur Frederick, Student Files Architecture section. Series from January 1, 1911, to December 31, 1920. Pierrefitte-sur-Seine France. Accessed on January 31, 2024 <https://agorha.inha.fr/ark:/54721/fee0db2f-ee25-4da8-bae6-17ed63e63f07>

# Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

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Site or District Name

Carmen Building

## BIBLIOGRAPHY

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Longstreth, Richard. *The Buildings of Main Street: A Guide to American commercial Architecture*, Updated Edition, Walnut Creek, CA, Altimira Press, 2000.

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*Polk's Kansas City, Missouri Directory*. Kansas City, MO: R.L. Polk, Editions from 1899, 1922, 1923, 1927, 1928, 1929, 1930, 1931, 1932, 1934, 1925, 1936, 1939, 1941, 1949, 1955.

Schwenk, Sally, *Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri Jackson County, Missouri Multiple Property Nomination Form*. 2000

Wolfenbarger, Deaon. "Linwood Boulevard," Historic Resource Survey of the 1893 Parks and Boulevard System Kansas City, Missouri. 1992

## MAPS AND AERIALS

Aerial Photograph of 101 W Linwood, 1922, City of Kansas City, MO

Aerial Photograph of 101 W Linwood, 1940, City of Kansas City, MO

Aerial Photograph of 101 W Linwood, 1947, City of Kansas City, MO

Sanborn Fire Insurance Map, Kansas City, Missouri. 1896, Volume 3, Page 315 Missouri Valley Special Collections, Kansas City Public Library.

Sanborn Fire Insurance Map, Kansas City, Missouri. 1909, Volume 4, Page 458 Missouri Valley Special Collections, Kansas City Public Library.

Sanborn Fire Insurance Map, Kansas City, Missouri. 1951, Volume 4, Page 458 Missouri Valley Special Collections, Kansas City Public Library.

Sanborn Fire Insurance Map, Kansas City, Missouri. 1963, Volume 3, Page 458 Missouri Valley Special Collections, Kansas City Public Library.



# Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

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Site or District Name

Carmen Building

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## NEWSPAPER ARTICLES

"City to Get Dental Home," *Kansas City Times*, May 24, 1922, page 1.

"Deaner Building to be Wrecked," *Kansas City Journal*, July 15, 1923, page 9.

"For Keith Home, \$75,000," *Kansas City Times*, Jan. 25, 1923, page 5.

"Historic Home to be Razed," *Kansas City Journal*, Jan. 28, 1923, page 19.

"As Carmen's Building, Once Deaner Institute, Will Appear When Remodeled This Summer," *Kansas City Star*, April 24, 1927.

"In Sweat Shops Here," *Kansas City Star*, April 16, 1933, page 1.

"Doctors Join Hands for Research Clinic Expansion," *Kansas City Star*, March 27, 1949, page 50.

"Clinic in a New Home," *Kansas City Star*, March 28, 1949, page 11.

"Big Day for a Clinic," *Kansas City Star*, Sept. 20, 1949, page 10.

"Carmen Get New Tenant," *Kansas City Star*, March 12, 1933.

"Engineering Firm Expands," *The Kansas City Star*, 25 May 1941, Sun ·Page 54.

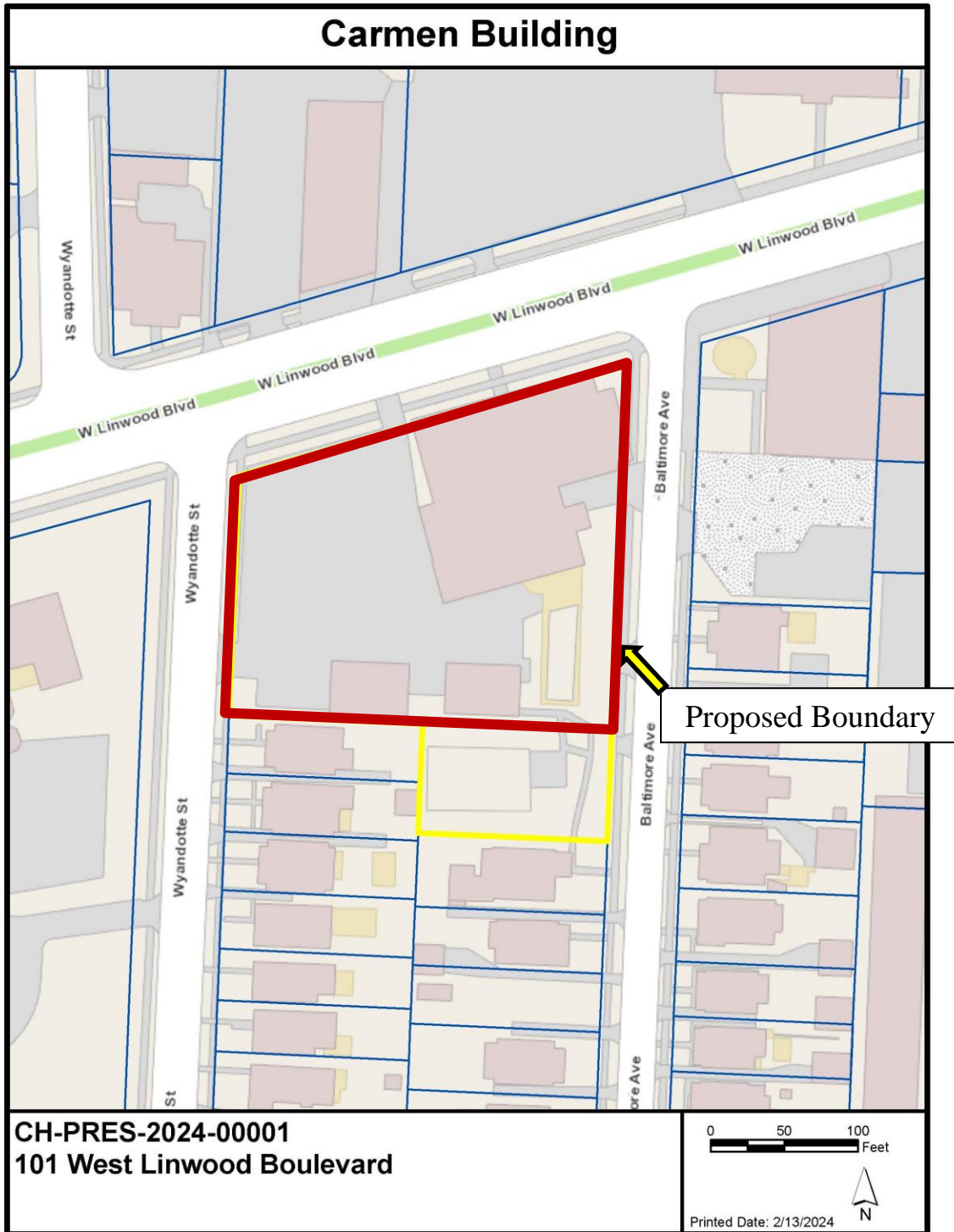
## LEGAL DESCRIPTION

Lots 1 Thru 5 and Lots 28 to 31, Inclusive, Block 1, Hyde Park

## BOUNDARY JUSTIFICATION

The boundary contains all the land that was historically associated with the building.

EXHIBIT H – Maps



## EXHIBIT H – Maps





**EXHIBIT I – Photographs**



**Front (North) Facade**



**West Facade**



**EXHIBIT I – Photographs**



**East Façade**



**South Façade**



**EXHIBIT I – Photographs**



**Terra Cotta Parapet and decorative panels**



**Terra Cotta Panel above second story window**



**EXHIBIT I – Photographs**



**1927 Front Addition**



**Terra Cotta Detail on 1927 Addition**



**EXHIBIT I – Photographs**



**Terra Cotta Detail on 1927 Addition**



**Terra Cotta Detail on 1927 Additoin**



## EXHIBIT I – Photographs



**1974 and 1980 Outbuildings (Noncontributing)**



**Parking Lot (1980) Noncontributing and 1992 Addition**



**EXHIBIT I – Photographs**



**Linwood Boulevard Looking East form Wyandotte**



**Aerial View**

## EXHIBIT J – Survey Form

KANSAS CITY MISSOURI HISTORIC PRESERVATION OFFICE

Page 1

## ARCHITECTURAL/HISTORIC INVENTORY FORM

Survey No.:

Survey No.:		Survey Name(s)	
County: Jackson	City: Kansas City	<input type="checkbox"/> Vicinity	Zip Code 64111
Address: 101-113 W Linwood		Blvd	Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public
Historic Name: Deaner Dental Institute		Present Name:	
UTM:	Zone:	E:	N: Township/Range/Section: Twn: Rng: Sec:
Historic Use: COMMERCE/TRADE: business		Current Use VACANT/NOT IN USE	
Legal Descrip: Lots 1 Thru 6 and the North 1/2 of Lot 7 and Lots 28 to 31, Inclusive, Block 1 Hyde Park			

## ARCHITECTURAL INFORMATION (Further description of features and resources on continuation page)

Property Category: Building	Chimney Placement:	Outbuildings (list, describe on continuation sheet: two metal clad storage buildings
Arch. Style and/or Vernacular Type: Two Part Vertical Block/ Sullivanesque	Structural: Masonry	
Plan shape: Irregular	Exterior Cladding: brick	<b>Changes</b> <input type="checkbox"/> Additions Date(s): 1927, 1992 <input type="checkbox"/> Alteration Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered By:
No. of Stories: 4	Foundation Material: concrete	
No. of Bays: 9	Basement Type:	
Roof Type: Flat	Front Porch Type:	
Roof Material: Tar & Gravel	Acreage (rural):	
	Visible from Public Rd <input checked="" type="checkbox"/>	

## HISTORICAL DATA: (See additional history and sources of information on continuation page)

Construction Date: 1923	Architect:	On Kansas City Register?:
Significant Date/Period: 1923-1967	Arthur Frederick Adams	
Areas of Significance:	Builder:	Date: Contributing?:
	Collins Construction Co.	On National Register?:
Original or Significant Owners:	Developer:	Date: Contributing?:
National Register eligible?: <input checked="" type="checkbox"/> Individually Eligible <input type="checkbox"/> District Potential	Previous Surveys: Broadway Gillham Survey 1994	Part of Multiple Property?:

## OTHER:

Owner Name	Form prepared by (name and organization):	Survey Date:
Owner Address	Bradley Wolf, KC Historic Preservation Office	2/13/2024

## FOR SHPO USE:

Date entered in inventory:	Level of Survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional Research Needed? <input type="checkbox"/> Yes <input type="checkbox"/> No
National Register Status <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	

## EXHIBIT J – Survey Form

KANSAS CITY MISSOURI HISTORIC PRESERVATION OFFICE

Survey No.:

Page 2

Address: 101-113 W Linwood

Blvd

Photographer: Bradley Wolf

Photo Date 2/10/2024



Outbuildings

## ADDITIONAL INFORMATION

**Description of Environment and Outbuildings:**

There are two metal storage buildings on the southern side of the lot that were built in 1974 and 1980. There is a parking lot on the west side of the building. A low brick wall surrounding the parking areas was built in 1980.

**Further Description of important architectural features:**

The main façade of the building faces north. The building is clad in brick with terra cotta relief, sills, and parapets. The is a one story addition on the front of the building that was added in 1927. The architect was James C. Sunderland. There is a rear addition that was constructed in 1992. The building has 2/2 and 1/1 double hung windows that have been replaced but match the original configuration. The storefronts on the front of the building have been partially infilled. There is a fifth story penthouse on the south end of the building.

**History and Significance:**

The building originally named the Deaner Dental Institute, but was sold the Brotherhood of Railway Carmen in 1927 and was known as the Carmen Building until 1949. It was sold to the Research Clinic, which was established as the William Volker Diagnostic Clinic in 1924. The house medical offices in the building until it was sold to the Salvation Army in 1967, who occupied the building until 2023.

**Eligibility:** eligible: individual**CHANGES:** Good

While the windows and storefronts are not original, the openings have not changes and the prominent features remain intact.

**Sources of Information:**

1909, 1951 & 1963 Sanborn Fire Insurance Company Maps; 1925 Tuttle & Pike Atlas; 1922, 1940 aerials; Kansas City Star, 21 Jan 1923, Various City Directories

**Water Permit(s) #:** 26990**Building Permit(s) #:** 13600, 85896



## EXHIBIT K – Historic Photographs



1923 Photograph, Missouri Valley Special Collections



1923 Photograph, Missouri Valley Special Collections

**EXHIBIT K – Historic Photographs**



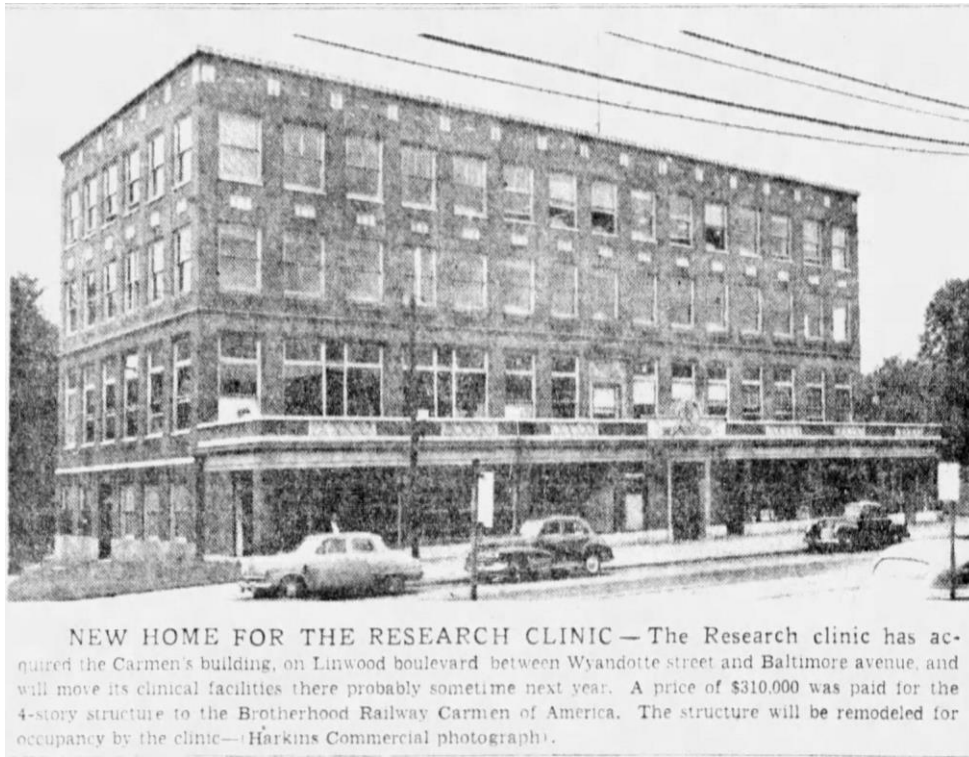
**1927 Image, *Through Fifty Years with the Brotherhood of Railway Carmen of America.***



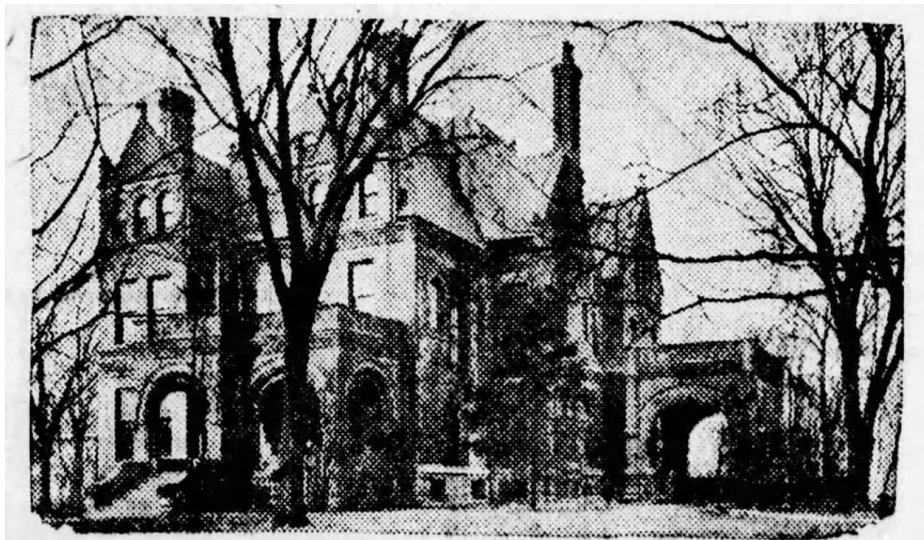
**1940 Photograph, Missouri Valley Special Collections**



## EXHIBIT K – Historic Photographs



Kansas City Star, March 28, 1949



—Photo by Acme Photo Co.

This historic Richard Keith home at the southwest corner of Hunter and Baltimore avenues is to be razed to make way for a four-story building to house the Deaner Dental Institute. Built at a cost of \$100,000 in 1890, it was sold last week for \$85,000.

The house contains 30 rooms, with each finished in different hardwoods. It was the Keith family residence for many years and acknowledged to be one of the most impressive homes in Kansas City.

Keith Mansion, Kansas City Star, Jan. 28, 1923, p.19

**EXHIBIT L – Aerials**



**1922 Aerial**



**1940 Aerial**

**EXHIBIT L - Aerials**



**1980 Aerial**



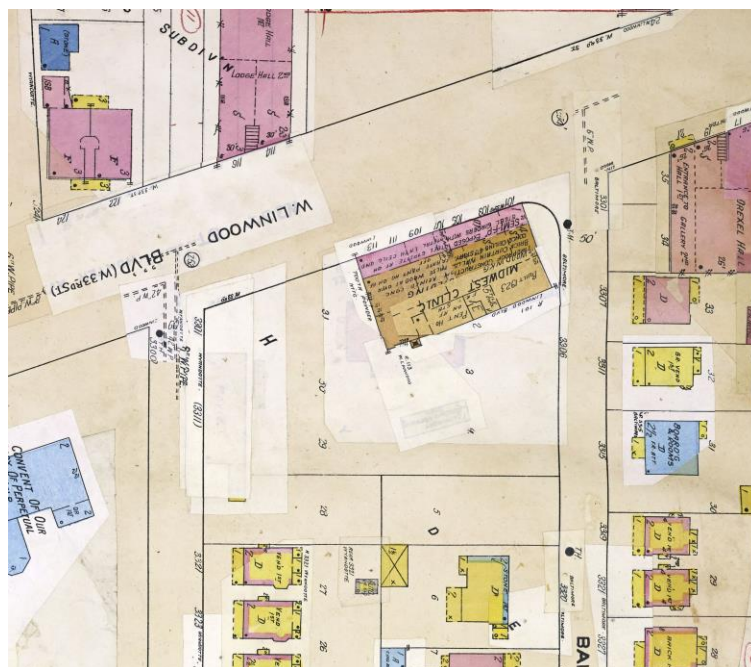
**1995 Aerial**



## EXHIBIT M – Sanborn Fire Insurance Maps



1909 Sanborn Map



1951 Sanborn Map





March 14, 2024

VIA ELECTRONIC MAIL

Re: Case CH-PRES-2024-00001  
101 W. Linwood Blvd. Historic Designation Nomination

To Members of the Historic Preservation Commission:

We write on behalf of Historic Kansas City, and in support of the Old Hyde Park Historic District Neighborhoods nomination of 101 W. Linwood Blvd. listing on the Kansas City Register of Historic Places. Since its founding in 1974, Historic Kansas City (HKC) has been the only greater Kansas City nonprofit organization dedicated to the preservation of the area's heritage, neighborhoods, and historic built environment. Through advocacy, public policy, outreach, and educational programming, HKC is an advocate for the thoughtful and meaningful preservation and rehabilitation of historic buildings, landscapes, and neighborhoods.

We have been working with a coalition of neighborhoods along Main Street concerned about the potential impact of the Main Street streetcar on the character of those neighborhoods. The goal is to balance the pressure for new development along with the need to preserve the existing historic character of the Main Street neighborhoods. Because most of the historic properties along Main Street have already been lost, we feel it is especially important at this time to carefully evaluate the remaining properties before they are destroyed.

The property at 101 W. Linwood Blvd. tells a unique and important story, defines the development history of the community, and provides tangible reminders of the past that create a unique sense of place.

#### Historic Designation Criterion for Evaluation

In reviewing and making decisions on proposed historic landmark and historic district designations, the historic preservation 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; and;**

*The Carmen building would be eligible under the National Register of Historic Places Criterion A in Social History for its significance in the labor movement as the national headquarters of the Brotherhood of Railway Carmen of America from 1927 to 1949. While the building at 101-13 West Linwood was designed for the Deaner Dental Institute in 1923, by 1927 it has been purchased by the Brotherhood of Railway Carmen of America. The international labor organization was founded in Topeka, Kansas on September 9, 1890, with the Brotherhood of Railway Car Repairers merging with the Carmen's Mutual Aid Association. The organization established its headquarters in Kansas City, Missouri in the Hall Block at 822 Walnut in 1899. The organization stayed at this location until 1927, when they purchased 101 W Linwood and named it the Carmen Building. The Brotherhood followed the national trend of organized labor to advocate for better pay, benefits and working conditions. One of the great accomplishments while the brotherhood was headquartered at 101 W. Linwood was the passage of the Railroad Retirement Act of 1937. The act transferred 50,000 private railroad pensions into a public system, which covered employees for retirement and disability. Initially, disability regulations were extremely stringent, and the new public pension system relieved workers from private pensions that were generally inadequate, liable to capricious termination, and of little assistance to disabled employees.*

*The Sullivanesque style Carmen Building conveys its original design, and the 1927 addition falls within the period of significance. Therefore, the building still retains its historic integrity for which it is nominated.*

**b. Conformance With The City's Adopted Plans And Planning Policies;**

The property is designated a Transit Node (FAR 1.0) within the **Main Street Special Character Overlay District**; that status does not include demolition review.

The property lies within the North Central Sub Area of the **Midtown Plaza Area Plan**. The proposed historic designation is in conformance with the plan as follows:

**GUIDING PRINCIPLES WITH AREA-WIDE RECOMMENDATIONS** (page 25)

**ENCOURAGE THE PRESERVATION AND ADAPTIVE REUSE OF HISTORIC BUILDINGS**

Historic districts and structures exist throughout the Midtown / Plaza area and many significant historic buildings exist that are not formally designated. Retaining historic structures is important to the character of the Midtown / Plaza area and steps should be taken to ensure the buildings are preserved for future generations.

- To protect historically and/or architecturally significant structures, they should be listed on the National and/or Local Register of Historic Places (Local Register of Historic Places offers more “protection.”)
- This Plan encourages the preservation and adaptive re-use of historic buildings. Historic buildings (whether designated or not) contribute to the area identity and should be preserved and integrated into new development. Even if the original intent of the structures is obsolete, reusing the buildings in new ways may be the best solution to retain the structure.
- When a historic building (designed or potentially eligible for historic designation) is part of a redevelopment, the Recommended Land Use map’s recommendations should be flexible, in order to retain historic resources, while achieving the goals of this Plan. Any impacts should be minimized and the physical attributes of the structure should remain and appear to fit within the character of the Recommended Land Use and surrounding neighborhood.
- 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.

**SUBJECT PROPERTY IS LOCATED IN A MIXED USE NEIGHBORHOOD AREA.**

Primarily intended to accommodate and promote neighborhood serving retail sales or service uses, as well as mixed-use development consisting of business uses on a building’s lower floors and residential uses on upper floors. This type of vertical, mixed-use development that includes a variety of business and residential choices should enhance the pedestrian environment of the community. Encouraging residential development in mixed-use areas provides increased housing choice and promotes higher density housing. This land use classification generally corresponds with the “B1” zoning category within the zoning ordinance.

**DEVELOPMENT FORM GUIDELINES**

The Development Form Guidelines should be used in conjunction with the Recommended Land Use Map (RLU) and Development Form Map to provide a framework to shape future development. Both the RLU and the Development Form recommendations should be used together to evaluate and guide future development proposals and zoning changes.

**SUBJECT PROPERTY IS LOCATED IN A CORRIDOR AREA - Pink Designation**— Linear land use patterns typically along major roadways that quickly transition to different patterns – either at nodes or off of side streets (1/2 to 1 block depth of corridor pattern is typical). Corridors are generally Residential or Mixed-Use. Corridors are typically major roadways that connect districts, nodes, and neighborhoods featuring a greater density of commercial and/or residential uses.

**Changing the zoning is acceptable only if the new zoning district (or land use if UR or MPD zoning) is consistent with the Recommended Land Use Map.**

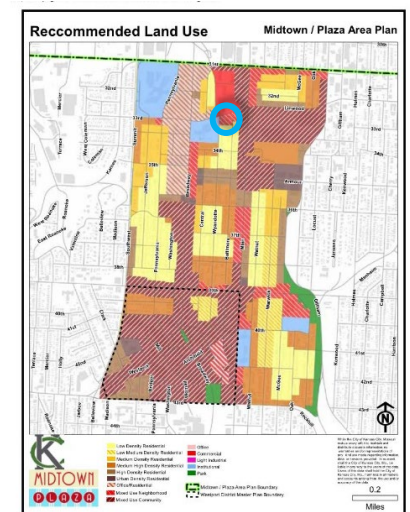


FIG. 4.30 - NORTH CENTRAL RECOMMENDED LAND USE MAP  
MIDTOWN / PLAZA AREA PLAN

LAND USE AND DEVELOPMENT 99

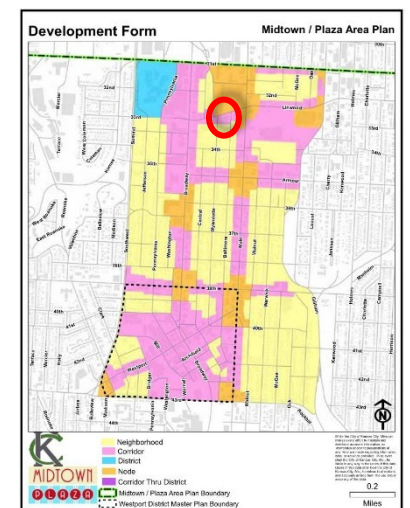


FIG. 4.31 - NORTH CENTRAL DEVELOPMENT FORM MAP  
MIDTOWN / PLAZA AREA PLAN

100 LAND USE AND DEVELOPMENT

MIDTOWN / PLAZA AREA PLAN

**c. The Economic Impact Of The Designation On The Subject Property And The Surrounding Area.**

*Finding the right balance of architectural history and new development is especially important with the return of the new streetcar service to Main Street. Developers from all over the country are eyeing the potential for redevelopment along the streetcar line. Land assemblage and speculative development is underway, with various developers purchasing large swaths of commercial blocks on Main Street. As the corridor continues to be developed there will be more pressure on the remaining historic buildings to be demolished to make way for large-scale development projects. Developers have now snapped up strategic corners at four of the six streetcar stops between downtown and the Country Club Plaza: 31st, 39th, 45th streets and Armour Blvd.*

*It's important to understand and respect the existing context of the area that attracted the new streetcar line to Main Street in the first place, and the economic development factors that must be considered. This is an existing urban fabric where cultural institutions and residential opportunities can blend together into a truly transit oriented neighborhood. The City did not choose Main as the streetcar route in order to devastate what's already there! Or adversely impact neighborhoods that have stuck it out thru thick and thin in this area only to be adversely effected by a development decision that doesn't support their efforts and investment commitments. That's a formula for gentrification and inequitable economic development.*

Almost all of the historic buildings along the original Main Street streetcar line are gone now, making the few that remain even more important. Main Street is also an important entrance to historic neighborhoods such as the Old Hyde Park Historic District, Union Hill, Heart of Westport, Southmoreland, and South Plaza. We should be careful to ensure we are preserving and enhancing the character of those neighborhoods as the streetcar is built.

Saving this building for a 3 year reprieve offers a chance to reimage this property more thoughtfully, and contact developers who are experienced in creating a coherent adaptive re-use or renovation opportunity. This is an opportunity to find a much better solution that enhances the context around it and the Old Hyde Park Historic District Neighborhood residents who have committed their own resources and investments into the area.

It is unusual to designate buildings without the owner's support, but this is an unusual circumstance. Demolishing this structure without any plan for its replacement makes no sense. Once this building is gone, - it's permanent. Should years of adopted city policy that addresses these exact situations be discarded without any viable supported plan for its replacement?

HKC recommends that the Commission vote to APPROVE Case CH-PRES-2024-00001, 101 W. Linwood Blvd for listing on the Kansas City Register of Historic Places.

Best regards,



Vicki Noteis  
President



Lisa Lassman Briscoe,  
Executive Director

cc (via email): HKC Board of Directors  
Old Hyde Park Historic District Neighborhood





CH-PRES-2024-00001 EXHIBIT P

**Old Hyde Park  
Historic District**

March 14, 2024

RE: CH-PRES-2024-00001

To The Kansas City Preservation Commission:

The Old Hyde Park Historic District board respectfully requests the Preservation Commission designate the Carmen Building at 101 W. Linwood Blvd to the Kansas City Register of Historic Places.

The building, constructed in 1923, is on the north boundary of our neighborhood. In 1994 when the neighborhood was designated as a historic district, only residential buildings were included and thus the Carmen building, a mainstay in the area for over 100 years, was not included at that time.

Here are three reasons for historic designation:

**Character and Continuity:** Kansas City loses its unique character when historic buildings are torn down. The scale and architecture of the Carmen building fits with the historic district and provides tangible reminders of our history.

**Construction:** The greenest and most ecological construction project is a building that's already built. Reusing the building prevents demolition waste and spares using new materials which most often do not fit with the character of the neighborhood. Its brick and ceramic decor can never again be replaced.

**Common Sense:** This demolition was prepared without any development plan in place. This underscores the need for a Demolition Review Ordinance that would require engagement among all players before any demolition were to take place.

In conclusion, we hope the Commission will designate the building to the Kansas City register and that the owner will explore the potential and possibilities this building could contribute to our community.

Thank you,

Old Hyde Park Historic District Board

Nadja Karpilow, President  
Angie Phillips, Vice President  
Dianna Atkinson, Treasurer  
Betsy Ambrose, Secretary  
Jacob Ambrose  
Matthew Browning  
Aaron Fightmaster  
Tabitha Judson

*Valentine Neighborhood Association* \_\_\_\_\_  
reach us at [valentineneighborhood@gmail.com](mailto:valentineneighborhood@gmail.com)

CH-PRES-2024-00001, 101 Linwood

March 12, 2024

To Members of the Preservation Commission:

The Valentine Neighborhood Association Board of Directors supports the timely listing of the Carmen Building, 101 Linwood Boulevard, on the Kansas City Register of Historic Places.

The residents of the Old Hyde Park Historic District have worked hard to maintain the historic character of their neighborhood, both their homes and the commercial buildings in the area. This hard work by our adjoining neighborhood adds to the unique character of Midtown and we appreciate and support their work. We believe adding the Carmen Building to the Register of Historic Places would help to maintain that historic character.

We also value the history of the building at 101 Linwood, the former home of the Brotherhood of Railway Carmen, which has cultural significance. It honors the working people who played in the development of Midtown. Many of the people who lived in Midtown in the early years worked for the railroad and it is important to remember their contribution to building of our neighborhoods.

Although in some cases new development can benefit the city, we don't believe it makes sense to allow demolition of a building when the community has not had a chance to see plans for the future of the site and weigh the benefits of a new building against the one already standing.

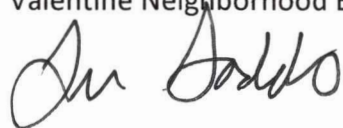
By preserving the building, we are able to both honor the significance of the historical events that took place there while also reusing the building in a way that benefits the community.

For those reasons, the Valentine Board recommends that the Commission vote to APPROVE CH-PRES-2024-00001, 101 Linwood Boulevard for listing on the Kansas City Register of Historic Places.

Thank you.

Sincerely,

Valentine Neighborhood Board of Directors



Travis Gaddis, president



Heart of Westport Neighborhood Association  
3927 Central Street  
Kansas City, MO 64111

Chairperson  
Treasurer  
Secretary

Thomas Platt  
Doris Yonker  
Sheryl Windsor

March 12, 2024

CH-PRES-2024-00001, the Carmen Building, 101 W. Linwood Blvd.

To Members of the Preservation Commission:

The Heart of Westport Neighborhood Association supports listing the Carmen Building, 101 W. Linwood Boulevard, on the Kansas City Register of Historic Places.

The Carmen Building (also referred to as the Deaner Building or the Salvation Army Building), located at 101-113 W. Linwood in Kansas City, Jackson County, Missouri is eligible for listing to the Kansas City Register of Historic Places under Criterion A, for its significance in the labor movement. From 1927 to 1949, it served as the national headquarters for the Brotherhood of Railway Carmen. Kansas City was one of the top railroad hubs in the United States and employed many residents. The Carmen worked with other emerging labor unions to fight for improved health, safety and working conditions for their members and helped to pass the Railroad Retirement Act of 1937 while housed here. Before and after the Carmen owned the building, it played other important roles in Kansas City history.

Opened in 1924 as the Deaner Institute, the building was national center for dental research and instruction. In 1949, it became a major diagnostic clinic funded by William Volker. It has most recently been the headquarters of the Salvation Army in Kansas City.

101 W. Linwood has been adapted to a wide variety of important roles in our city. It is historically significant and can well continue to serve present and future roles. It is part and parcel of our useful history that is disappearing as our important buildings are being destroyed.

The Heart of Westport Neighborhood Association recommends that the Commission vote to APPROVE CH-PRES-2024-00001, the Carmen Building, 101 W. Linwood Boulevard for listing on the Kansas City Register of Historic Places.

Thank you.

Sincerely,

Tom Platt  
Chairperson

CH-PRES-2024-00001 EXHIBIT S

**From:** [joeyk1234@aol.com](mailto:joeyk1234@aol.com)  
**To:** [Landmark Commission](#)  
**Date:** Tuesday, March 5, 2024 10:48:12 AM

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Please grant historic designation to the Carmen building at 101 West Linwood.

Joseph Kraly  
2903 Paseo  
KCMO 64109

## Landmark Commission

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**From:** Joshua Rose <joshuascottrose@gmail.com>  
**Sent:** Tuesday, March 5, 2024 10:27 PM  
**To:** Landmark Commission  
**Subject:** Re: Carmen Building

CH-PRES-2024-00001, the Carmen Building, 101 W. Linwood Blvd.

To Members of the Preservation Commission:

Sur Landscape Architecture, LLC supports the timely listing of the Carmen Building, 101 W. Linwood Boulevard, on the Kansas City Register of Historic Places.

The Carmen Building (also referred to as the Deaner Building or the Salvation Army Building), located at 101-113 W. Linwood in Kansas City, Jackson County, Missouri is eligible for listing to the Kansas City Register of Historic Places under Criterion A, for its significance in the labor movement. From 1927 to 1949, it served as the national headquarters for the Brotherhood of Railway Carmen. Kansas City was one of the top railroad hubs in the United States and employed many local residents. The Carmen worked with other emerging labor unions to fight for improved health, safety and working conditions for their members and helped to pass the Railroad Retirement Act of 1937 while housed here. Before and after the Carmen owned the building, it played other important roles in Kansas City history. Opened in 1924 as the Deaner Institute, the building became an early national center for dental research and instruction. In 1949, it became a major diagnostic clinic originally funded by philanthropist William Volker. The building later became the headquarters of the Salvation Army in Kansas City. 101 W. Linwood has been adapted to a wide variety of important cultural roles in the community.

Today, the Carmen Building contributes to our understanding of the role Kansas City railroads and their workers played in the history of Kansas City. It also signifies several important movements in health care history when it became a center for research.

Sur Landscape Architecture, LLC recommends that the Commission vote to APPROVE CH-PRES-2024-00001, the Carmen Building, 101 W. Linwood Boulevard for listing on the Kansas City Register of Historic Places.

Thank you.

Sincerely,

Sur Landscape Architecture, LLC

## Landmark Commission

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**From:** Diana Atkinson <board03@oldhydeparkkcmo.org>  
**Sent:** Wednesday, March 6, 2024 9:37 AM  
**To:** Landmark Commission  
**Subject:** Carmen building

I am in support of saving the Carmen building and preserving this architectural structure. I would like to see it given historic preservation protection Dianna Atkinson Historic Hyde Park resident Sent from my iPhone

## Landmark Commission

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**From:** Brad Menger <bjmenger01@gmail.com>  
**Sent:** Wednesday, March 6, 2024 10:33 AM  
**To:** Landmark Commission  
**Subject:** Subject: Carmen building

I want to put in a vote of support for the historic designation of the Carmen building. This building should be preserved and repurchased.

Thank you,  
Brad Menger

***George C Niewrzel***

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***4227 Bell  
Kansas City MO 64111***

March 6 2024

CH-PRES-2024-00001, the Carmen Building, 101 W. Linwood Blvd.

To Members of the Preservation Commission:

I support the timely listing of the Carmen Building, 101 W. Linwood Boulevard, on the Kansas City Register of Historic Places.

The Carmen Building (also referred to as the Deaner Building or the Salvation Army Building), located at 101-113 W. Linwood in Kansas City, Jackson County, Missouri is eligible for listing to the Kansas City Register of Historic Places under Criterion A, for its significance in the labor movement. From 1927 to 1949, it served as the national headquarters for the Brotherhood of Railway Carmen. Kansas City was one of the top railroad hubs in the United States and employed many local residents. The Carmen worked with other emerging labor unions to fight for improved health, safety and working conditions for their members and helped to pass the Railroad Retirement Act of 1937 while housed here. Before and after the Carmen owned the building, it played other important roles in Kansas City history. Opened in 1924 as the Deaner Institute, the building became an early national center for dental research and instruction. In 1949, it became a major diagnostic clinic originally funded by philanthropist William Volker. The building later became the headquarters of the Salvation Army in Kansas City. 101 W. Linwood has been adapted to a wide variety of important cultural roles in the community.

Today, the Carmen Building contributes to our understanding of the role Kansas City railroads and their workers played in the history of Kansas City. It also signifies several important movements in health care history when it became a center for research.

I recommend that the Commission vote to APPROVE CH-PRES-2024-00001, the Carmen Building, 101 W. Linwood Boulevard for listing on the Kansas City Register of Historic Places.

Thank you.

Sincerely,

*George C Niewrzel*

George C Niewrzel



## Landmark Commission

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**From:** Skittle My Pony <juliagarrard@gmail.com>  
**Sent:** Wednesday, March 6, 2024 1:13 PM  
**To:** Landmark Commission  
**Subject:** CH-PRES-2024-00001 designation application

CH-PRES-2024-00001, the Carmen Building, 101 W. Linwood Blvd.

To Members of the Preservation Commission:

Hello. My name is Julia Garrard. I am a homeowner in Old Hyde Park neighborhood. One of the reasons I bought a home here is because of the historic buildings. I am concerned that if you tear down the Carman Building we will lose a vital element of that historic flavor.

That said, I support the timely listing of the Carmen Building, 101 W. Linwood Boulevard, on the Kansas City Register of Historic Places.

The Carmen Building (also referred to as the Deaner Building or the Salvation Army Building), located at 101-113 W. Linwood in Kansas City, Jackson County, Missouri is eligible for listing to the Kansas City Register of Historic Places under Criterion A, for its significance in the labor movement. From 1927 to 1949, it served as the national headquarters for the Brotherhood of Railway Carmen. Kansas City was one of the top railroad hubs in the United States and employed many local residents. The Carmen worked with other emerging labor unions to fight for improved health, safety and working conditions for their members and helped to pass the Railroad Retirement Act of 1937 while housed here. Before and after the Carmen owned the building, it played other important roles in Kansas City history. Opened in 1924 as the Deaner Institute, the building became an early national center for dental research and instruction. In 1949, it became a major diagnostic clinic originally funded by philanthropist William Volker. The building later became the headquarters of the Salvation Army in Kansas City. 101 W. Linwood has been adapted to a wide variety of important cultural roles in the community.

Today, the Carmen Building contributes to our understanding of the role Kansas City railroads and their workers played in the history of Kansas City. It also signifies several important movements in health care history when it became a center for research.

In closing, I recommend that the Commission vote to APPROVE CH-PRES-2024-00001, the Carmen Building, 101 W. Linwood Boulevard for listing on the Kansas City Register of Historic Places.

Thank you.  
Sincerely,

Julia Garrard  
3831 Baltimore Ave  
KCMO 64111

## Landmark Commission

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**From:** Maria Martin <mariamartinwriter@gmail.com>  
**Sent:** Wednesday, March 6, 2024 1:34 PM  
**To:** Landmark Commission  
**Subject:** Carmen building

It is shocking to me that a developer can go in and take down a lovely historic structure. Please save this building. It deserves a historic designation.

Maria Martin,  
Old Hyde Park resident.

## Landmark Commission

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**From:** Kevin Worley <kevinworley@mac.com>  
**Sent:** Monday, March 11, 2024 11:35 AM  
**To:** Landmark Commission  
**Subject:** CH-PRES-2024-00001, the Carmen Building, 101 W. Linwood Blvd.

To Members of the Preservation Commission:

My family and I support the timely listing of the Carmen Building, 101 W. Linwood Boulevard, on the Kansas City Register of Historic Places.

Our home is located a block and a half from this building and we see the merit in preserving it, restoring it, and maintaining its historic place in our city's history.

**We also believe that the City must change existing ordinances and policies so that surprise demolition attempts like this can no longer happen. Kansas City makes it WAY too easy for non-local buyers to demolish our history, then sit on the property without developing it.**

Thank you,

Kevin Worley and Karen Gettinger  
34th and Baltimore, KCMO



## Landmark Commission

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**From:** Jordan Hunt <jordydash@gmail.com>  
**Sent:** Monday, March 11, 2024 12:16 PM  
**To:** Landmark Commission; Rea, Crispin; Bunch, Eric; MayorQ  
**Subject:** CH-PRES-2024-00001, the Carmen Building, 101 W. Linwood Blvd.

To Members of the Preservation Commission:

I support the timely listing of the Carmen Building, 101 W. Linwood Boulevard, on the Kansas City Register of Historic Places.

The Carmen Building (also referred to as the Deaner Building or the Salvation Army Building), located at 101-113 W. Linwood in Kansas City, Jackson County, Missouri is eligible for listing to the Kansas City Register of Historic Places under Criterion A, for its significance in the labor movement. From 1927 to 1949, it served as the national headquarters for the Brotherhood of Railway Carmen. Kansas City was one of the top railroad hubs in the United States and employed many local residents. The Carmen worked with other emerging labor unions to fight for improved health, safety and working conditions for their members and helped to pass the Railroad Retirement Act of 1937 while housed here. Before and after the Carmen owned the building, it played other important roles in Kansas City history. Opened in 1924 as the Deaner Institute, the building became an early national center for dental research and instruction. In 1949, it became a major diagnostic clinic originally funded by philanthropist William Volker. The building later became the headquarters of the Salvation Army in Kansas City. 101 W. Linwood has been adapted to a wide variety of important cultural roles in the community.

Today, the Carmen Building contributes to our understanding of the role Kansas City railroads and their workers played in the history of Kansas City. It also signifies several important movements in health care history when it became a center for research.

I recommend that the Commission vote to APPROVE CH-PRES-2024-00001, the Carmen Building, 101 W. Linwood Boulevard for listing on the Kansas City Register of Historic Places.

Thank you,

Jordan Hunt  
4th District

## Landmark Commission

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**From:** Kristen Johnson <kristenjohnsonkc@gmail.com>  
**Sent:** Monday, March 11, 2024 2:17 PM  
**To:** Landmark Commission  
**Subject:** CH-PRES-2024-00001 The Carmen Building - 101 W. Linwood Blvd

Dear Members of the Preservation Commission,

As neighbors of the Carmen building/Salvation Army Building, I am writing to support the historic designation of 101 W Linwood Blvd in the Kansas City Register of Historic Places. I walk past the building almost every day and live a block away and it is important to me that historic buildings like this are preserved and restored, not torn down. What happens with this building will impact the neighborhood in which I live and am raising my three children.

Any future development of this historic building should comply with the requirements of preservation and ensure the historic building is not torn down unnecessarily. The developer has not met with the neighbors or the neighborhood group to discuss redevelopment plans. Preserving the historic character of the Old Hyde Park neighborhood is important to us and if residents must come before the HPC before altering their homes, so should the developer. At very least, the building should undergo pre-demolition review and other necessary processes to inform the community of the development plans.

I understand the building has significant historical value, as detailed by the OHP neighborhood association and qualifies for the designation. I support designation of the building and a requirement for the developer to follow the appropriate processes.

Sincerely,

Kristen Ellis Johnson  
owner 3423 Baltimore Ave

## Landmark Commission

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**From:** Chad Grittman <chad@urbanlabkc.org>  
**Sent:** Monday, March 11, 2024 3:21 PM  
**To:** Landmark Commission  
**Subject:** Carmen Building Preservation

CH-PRES-2024-00001, the Carmen Building, 101 W. Linwood Blvd.

To Members of the Preservation Commission:

I am emailing on behalf of Urban Lab KC to support the urgent listing of the Carmen Building, 101 W. Linwood Boulevard, on the Kansas City Register of Historic Places.

The Carmen Building (also referred to as the Deaner Building or the Salvation Army Building), located at 101-113 W. Linwood in Kansas City, Jackson County, Missouri is eligible for listing to the Kansas City Register of Historic Places under Criterion A, for its significance in the labor movement. From 1927 to 1949, it served as the national headquarters for the Brotherhood of Railway Carmen. Kansas City was one of the top railroad hubs in the United States and employed many local residents. The Carmen worked with other emerging labor unions to fight for improved health, safety and working conditions for their members and helped to pass the Railroad Retirement Act of 1937 while housed here. Before and after the Carmen owned the building, it played other important roles in Kansas City history. Opened in 1924 as the Deaner Institute, the building became an early national center for dental research and instruction. In 1949, it became a major diagnostic clinic originally funded by philanthropist William Volker. The building later became the headquarters of the Salvation Army in Kansas City. 101 W. Linwood has been adapted to a wide variety of important cultural roles in the community.

Today, the Carmen Building contributes to our understanding of the role Kansas City railroads and their workers played in the history of Kansas City. It also signifies several important movements in health care history when it became a center for research.

Urban Lab KC recommends that the Commission vote to APPROVE CH-PRES-2024-00001, the Carmen Building, 101 W. Linwood Boulevard for listing on the Kansas City Register of Historic Places.

Thank you.

Sincerely,  
Chad Grittman, *Urban Lab KC Board of Directors*

## Landmark Commission

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**From:** Kay Boehr <kayboehr@gmail.com>  
**Sent:** Thursday, March 14, 2024 9:11 AM  
**To:** Landmark Commission  
**Subject:** CH-PRES-2024-00001, the Carmen Building, 101 W. Linwood Blvd.

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CH-PRES-2024-00001, the Carmen Building, 101 W. Linwood Blvd.  
To Members of the Preservation Commission:

I am writing to support the timely listing of the Carmen Building, 101 W. Linwood Boulevard, on the Kansas City Register of Historic Places.

The Carmen Building (also referred to as the Deaner Building or the Salvation Army Building), located at 101-113 W. Linwood in Kansas City, Jackson County, Missouri is eligible for listing to the Kansas City Register of Historic Places under Criterion A, for its significance in the labor movement. From 1927 to 1949, it served as the national headquarters for the Brotherhood of Railway Carmen. Kansas City was one of the top railroad hubs in the United States and employed many local residents. The Carmen worked with other emerging labor unions to fight for improved health, safety and working conditions for their members and helped to pass the Railroad Retirement Act of 1937 while housed here. Before and after the Carmen owned the building, it played other important roles in Kansas City history. Opened in 1924 as the Deaner Institute, the building became an early national center for dental research and instruction. In 1949, it became a major diagnostic clinic originally funded by philanthropist William Volker. The building later became the headquarters of the Salvation Army in Kansas City. 101 W. Linwood has been adapted to a wide variety of important cultural roles in the community.

Today, the Carmen Building contributes to our understanding of the role Kansas City railroads and their workers played in the history of Kansas City. It also signifies several important movements in health care history when it became a center for research.

The Carmen Building is part of the fabric of Old Hyde Park Historic Neighborhood. It is my understanding that unknown owners have applied for a demolition permit and there is no mention of a proposed use for the land. I will be writing to my city council members about the demolition process. At the very least, residents of historic neighborhoods should be able to review and comment before a building in their neighborhood is given a demolition permit. Too often, I find myself writing these letters, finding out about an endangered building after a building owner applies for, or worse, is given a demolition permit.

A demolition permit should not be issued in this case, and adding the building to the Kansas City Historic Register will at least temporarily stop it.

I ask that the Commission vote to APPROVE CH-PRES-2024-00001, the Carmen Building, 101 W. Linwood Boulevard for listing on the Kansas City Register of Historic Places.



Thank you.  
Sincerely,  
Kay Miller Boehr  
4227 Kenwood Avenue  
Kansas City, Missouri 64110

## Landmark Commission

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**From:** Nirmal Khalsa <nirmalcrochets@gmail.com>  
**Sent:** Tuesday, March 12, 2024 2:21 PM  
**To:** Landmark Commission  
**Subject:** Case No. CH-PRES-2024-00001 Carmen Building

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I was unhappy to learn of the plans to demolish the Carmen (recently the Salvation Army) building on Linwood, especially after I learned about its history.  
I'm very much in favor of approving the historic designation.  
That building has been through many uses and could certainly continue to be used effectively. It's an old and lovely part of Midtown. I pass it frequently and enjoy seeing it.  
One of the major reasons that people like Midtown is the many charming old historic buildings. We should be paying more attention to keeping them.  
I most decidedly am not in favor of growing the city; we need to go for quality, not quantity. Small is beautiful! Help us to keep it historic.  
Sincerely,  
Nirmal Kaur Khalsa  
101 E. 36th St.  
64111

## Landmark Commission

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**From:** Diane Capps <kcragtimer@gmail.com>  
**Sent:** Thursday, March 14, 2024 11:39 AM  
**To:** Landmark Commission  
**Subject:** Save the Carmen Building!

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I'm writing to encourage the saving of the Carmen Building! Kansas City's historic buildings need to be preserved!

Diane Capps  
[www.VolkerKCMO.org](http://www.VolkerKCMO.org)

## Landmark Commission

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**From:** June Holte <msjunie@gmail.com>  
**Sent:** Thursday, March 14, 2024 4:58 PM  
**To:** Landmark Commission  
**Cc:** Nadja Karpilow  
**Subject:** In SUPPORT of HISTORIC DESIGNATION of the CARMEN BUILDING

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To Whom it May Concern:

As a 10-year resident of OLD HYDE PARK HISTORIC DISTRICT NEIGHBORHOOD, who has resided in KCMO mid-town most of 30 years (Manheim Park, North Hyde Park, and Squier Park), **I write to SUPPORT the HISTORIC DESIGNATION of the CARMEN BUILDING**, at 101 W. Linwood Blvd, which is 3 blocks from my home. I also support stopping the demolition of this Historic Building.

I agree with Lisa Briscoe, Executive Director of Historic Kansas City, that "...the residents of the Old Hyde Park Historic District Neighborhood deserve to have input into such an important decision affecting their neighborhood and that demolition should not move forward until they have been given a chance to meet with the developer and understand plans." As per Old Hyde Park Historic District, "The developer has not met with the neighborhood to discuss the demolition or any plans for redevelopment on the site. At this point, scant information is available." I believe that we should not only be given a chance to meet with the developer, but the process should require that we have a say in what becomes of this historic building, and other such historic buildings in our neighborhood.

The lack of public involvement in such an important decision points to an ancillary, but equally important consideration, brought forth by Historic Kansas City, which **I also support: "Kansas City needs a demolition review ordinance to keep this type of situation from happening again and again"**.

Let's face it, with the expansion of the streetcar line (which I support), private equity funds, land speculators, developers, out-of-town real estate moguls, and other such profit-seeking entities are and have been sizing up our historic midtown neighborhoods, hoping to grab a share. We must create an inclusive process before we lose our precious character of our neighborhoods, carved up--for good--for short-term profit, without care for the historic value or cultural significance of this place we call home. **Those who live here and have lived in and cherished these neighborhoods should have a say!**

Sincerely,

June Holte  
816.678.1107

Bringing forth a sustainable, just, fulfilling human presence on Earth,

June Holte  
816.678.1107  
[msjunie@gmail.com](mailto:msjunie@gmail.com)



## Landmark Commission

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**From:** David Kemper <davidbrk@gmail.com>  
**Sent:** Tuesday, March 19, 2024 5:42 PM  
**To:** Landmark Commission  
**Subject:** Please Preserve the Carmen Building

**EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.**

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To Members of the Preservation Commission:

I support the timely listing of the Carmen Building, 101 W. Linwood Boulevard, on the Kansas City Register of Historic Places.

I am disheartened to see another beautiful piece of midtown's urban fabric and Kansas City's history at risk of being destroyed after neglect and without a clear plan for replacement. If it were up for demolition at all the bar would have to be very high for the proposed project given the meaning of the building and its contribution to the remaining historic fabric of midtown, and especially that portion of midtown which has seen so much loss, demolition and now speculation on underused or ugly value destroying parking lots and vacant land.

The Carmen Building (also referred to as the Deaner Building or the Salvation Army Building), located at 101-113 W. Linwood in Kansas City, Jackson County, Missouri is eligible for listing to the Kansas City Register of Historic Places under Criterion A, for its significance in the labor movement. From 1927 to 1949, it served as the national headquarters for the Brotherhood of Railway Carmen. Kansas City was one of the top railroad hubs in the United States and employed many local residents. The Carmen worked with other emerging labor unions to fight for improved health, safety and working conditions for their members and helped to pass the Railroad Retirement Act of 1937 while housed here. Before and after the Carmen owned the building, it played other important roles in Kansas City history. Opened in 1924 as the Deaner Institute, the building became an early national center for dental research and instruction. In 1949, it became a major diagnostic clinic originally funded by philanthropist William Volker. The building later became the headquarters of the Salvation Army in Kansas City. 101 W. Linwood has been adapted to a wide variety of important cultural roles in the community.

Today, the Carmen Building contributes to our understanding of the role Kansas City railroads and their workers played in the history of Kansas City. It also signifies several important movements in health care history when it became a center for research.

I recommend that the Commission vote to APPROVE CH-PRES-2024-00001, the Carmen Building, 101 W. Linwood Boulevard for listing on the Kansas City Register of Historic Places.

Thank you.  
Sincerely,  
David B Kemper

## Landmark Commission

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**From:** Margot Sims <sismargot@gmail.com>  
**Sent:** Wednesday, March 20, 2024 4:36 PM  
**To:** Landmark Commission  
**Cc:** Lisa Briscoe; Laura Burkhalter; renee vanerp; Wanser, Jim; Jan Bentley; Katheryn Shields  
**Subject:** Please protect the Carmen Building

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Dear Hardworking Commission Members:

re: CH-PRES-2024-0001, Carmen Building, 101 W. Linwood Blvd.

It is unfortunate that your presence and good work are, at the moment, the only things that stand between irresponsible, thoughtless demolition of fine structures from Kansas City's past. But that's the hand which has been dealt. Until there is an ordinance--and I understand good folks are working hard to make such an ordinance a reality in Kansas City--which requires in-depth, public review and conversation before structures are destroyed--after little more than a snap of the fingers--we must rely on you.

Thank goodness you are there, and as so many of us learned during the long process of saving 4526 Warwick from the wrecking ball, we know we can count on you to do the hard and exhausting work required to protect our built heritage.

Please use everything in your tool box to save the Carmen Building from demolition. Adaptive reuse is so much smarter, so much more responsible, and so much more respectful of our built environment than demolition. But, hey, adaptive re-use requires imagination and thinking. So much easier just to tear old buildings down. Don't let "them" get away with it, please!

Thank you so much for your attention and diligence.

Sincerely,  
Margot H. Sims  
4555 Main St. #104  
KCMO 64111

March 21, 2024

Re: **CH-PRES-2024-00001, the Carmen Building, 101 W. Linwood Blvd.**

To Members of the Preservation Commission:

At a recent meeting of the board of directors of the Broadway Westport Council, we voted to strongly encourage the timely listing of the Carmen Building, located at 101 W. Linwood Boulevard, on the Kansas City Register of Historic Places as it is a significant and important building within our area.

The Carmen Building is eligible for listing to the Kansas City Register of Historic Places under Criterion A, for its significance in the labor movement.

From 1927 to 1949, this building served as the national headquarters for the Brotherhood of Railway Carmen. During this period, Kansas City was one of the top railroad hubs in the United States and employed many local residents. The Carmen worked with other emerging labor unions to fight for improved health, safety and working conditions for their members and helped to pass the Railroad Retirement Act of 1937 while housed there.

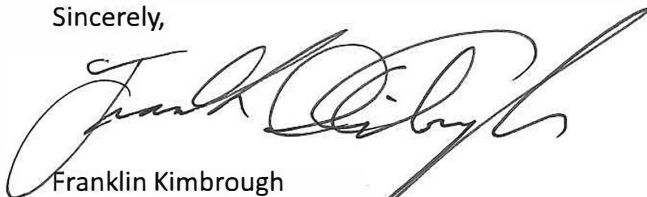
Prior to, and after its occupancy by the Brotherhood of Railway Carmen, it played other important roles in Kansas City's history. In 1924, it operated as the Deaner Institute, an early national center for dental research and instruction. In 1949, it became a major diagnostic clinic originally funded by philanthropist William Volker and later became the headquarters of the Salvation Army.

Today, the Carmen Building contributes to our understanding of the role Kansas City railroads and their workers have played in the history of our city and represents important movements in the history of healthcare through its tenure as a center for research.

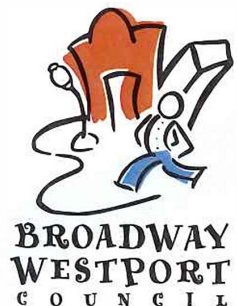
The Broadway Westport Council recommends that the Commission vote to APPROVE **CH-PRES-2024-00001, the Carmen Building, 101 W. Linwood Boulevard** for listing on the Kansas City Register of Historic Places.

On behalf of our board of directors, we thank you for your consideration and on-going efforts to preserve the history of our community.

Sincerely,



Franklin Kimbrough  
President, Broadway Westport Council



**Wolf, Bradley A**

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**From:** Laura Burkhalter <laura.burkhalter@gmail.com>  
**Sent:** Thursday, March 21, 2024 4:52 PM  
**To:** Landmark Commission  
**Cc:** Wolf, Bradley A  
**Subject:** CH-PRES-2024-00001 - Carmen Building

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Dear Commissioners,

**I am writing to share my support for the local historic designation of the Carmen Building at 101 W. Linwood Boulevard.** This building is a significant building, contributing to the historic character of the area.

From the exterior, the building appears to be in good shape, with nearly all of the original architectural features intact. It has had a long history over nearly 100 years, and although it doesn't feature grand ornamentation, it is of an age and an era that is valued, and a long list of noteworthy tenants.

Without a plan for replacement, how does the owner know if this building is indeed suitable for the next use? Through the lenses of community, preservation, and sustainability, it is careless to tear a building like this down without studying all options and the impact of such a demolition.

For better or worse, the only tool the community has to hit 'pause' on demolitions is through the historic designation process, and this building does fit within the guidelines for consideration as a historic property. Many of the remaining characterful buildings in our community will be lost to history (along with the hundreds of others already lost) if we do not take the time to think creatively about how they may be maintained.

I encourage you to vote in support of adding this property to the local historic register.

Thank you,

Laura Burkhalter, RID, IIDA, WELL AP  
[laura.burkhalter@gmail.com](mailto:laura.burkhalter@gmail.com)  
816.885.1943





**City Planning and Development Department  
Long Range Planning & Preservation Division  
Historic Preservation Office**

16<sup>th</sup> Floor, City Hall, Room 1603  
414 East 12<sup>th</sup> Street  
Kansas City, Missouri 64106-2795  
[kchp@kcmo.org](mailto:kchp@kcmo.org)

(816) 513-2902  
Fax (816) 513-2899

***Before the  
Historic Preservation Commission  
of  
Kansas City, Missouri  
March 22, 2024***

***In the Matter of:  
Case No. CH-PRES-2024-00001  
101 West Linwood Boulevard  
'Carmen Building'***

***DISPOSITION AND FINDINGS OF FACT***

1. That the application was filed by the Old Hyde Park Historic District Neighborhood Association to designate the Carmen Building at 101 West Linwood Boulevard to the Kansas City Register of Historic Places(H/O Overlay)
2. That the following exhibits were admitted as evidence:

EXHIBIT A - Historic Preservation Commission Ordinance  
EXHIBIT B - Chapter 88-580 and 88-585 of the Development Code  
EXHIBIT C - Rules and Regulations of the Historic Preservation Commission  
EXHIBIT D - Affidavit of Publication  
EXHIBIT E - Affidavit of Mailing  
EXHIBIT F - Staff PowerPoint Presentation  
EXHIBIT G - Designation Application  
EXHIBIT H – Designation Maps  
EXHIBIT I - Photographs  
EXHIBIT J - Survey Form  
EXHIBIT K - Historic Photographs  
EXHIBIT L - Aerial Photographs

EXHIBIT M – Sanborn Fire Insurance Maps  
EXHIBIT N – Floorplans from 1997  
EXHIBIT O – Historic Kansas City Letter of Support  
EXHIBIT P – Old Hyde Park Letter of Support  
EXHIBIT Q – Valentine Letter of Support  
EXHIBIT R – Heart of Westport Letter of Support  
EXHIBIT S – Joseph Kraly Letter of Support  
EXHIBIT T – Joshua Rose Letter of Support  
EXHIBIT U – Dianna Atkinson Letter of Support  
EXHIBIT V – Brad Menger Letter of Support  
EXHIBIT W – George Niewrzzel Letter of Support  
EXHIBIT X – Julia Garrard Letter of Support  
EXHIBIT Y – Maria Martin Letter of Support  
EXHIBIT Z – Kevin Worley and Karen Gettinger Letter of Support  
EXHIBIT AA – Jordan Hunt Letter of Support  
EXHIBIT BB – Kristen Ellis Johnson Letter of Support  
EXHIBIT CC – Urban Lab KC Letter of Support  
EXHIBIT DD – Kay Miller Boehr Letter of Support  
EXHIBIT EE – Nirmal Kaur Khalsa Letter of Support  
EXHIBIT FF – Diane Capps Letter of Support  
EXHIBIT GG – June Holte Letter of Support  
EXHIBIT HH – David Kemper Letter of Support  
EXHIBIT II – Margot Sims Letter of Support  
EXHIBIT JJ – Broadway Westport Council Letter of Support  
EXHIBIT KK – Southmoreland Letter of Support

3. That the applicant, Nadja Karpilow, President of the Old Hyde Park Neighborhood Association was present and duly sworn and talked to the character of the neighborhood and how the demolition of the building with no plan would create another vacant lot and would not preserve the original building.
4. That Charles Kraft of Williams Construction talked to the number of changes to the building since its original construction and that the owner plans to building up to a fifteen-story building.
5. That the property owner, Dr. Paramjeet Sabharwal of Kansas 101 Linwood LLC talked to the use and the possible design of a tower on the site and noted the property had various alterations over time and was opposed to the designation.
6. That the Commission discussed the changes to the building, the proposed designation boundary, the history of the building in the labor movement, the history of railroads in Kansas and its location on the Linwood Boulevard.
7. That Lisa Lassman Briscoe, Executive Director of Historic Kansas City, spoke in support of the designation and the need for a demolition delay ordinance.

8. That Mary Jo Draper talked about the historical significance of this building and supported the designation.
9. That Amelia McDaniel spoke in support of the designation.
10. That the property is legally described as:  
  
Lots 1 Thru 6 and the North 1/2 of Lot 7 and Lots 28 to 31, Inclusive, Block 1, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri.
11. That the Historic Preservation Commission is a duly authorized Commission pursuant to Section 2.911-923, Administrative Code, Kansas City, Missouri.

### ***CONCLUSIONS***

**Sean Owens** made a motion that the commission recommend approval of Case No. CH-PRES-2024-00001 for the designation of the Carmen Building at 101 West Linwood Boulevard to the Kansas City Register of Historic Place (H/O Overlay) in that it is eligible under the National Register of Historic Places Criterion A in Social History for its significance in the labor movement as the national headquarters of the Brotherhood of Railway Carmen of America from 1927 to 1949 and noting that the boundary should be modified to remove the southern lot that was not part of the original lot and to add some additional history on the importance of railroads in Kansas City and how its location on Linwood Boulevard related to its construction.

**Dona Boley** seconded the motion and the Historic Preservation Commission **approved** the motion by a vote of 5/0.

**Quorum:** Boley, Guth, Legg, Loughlin, Owens

#### In Favor of Decision

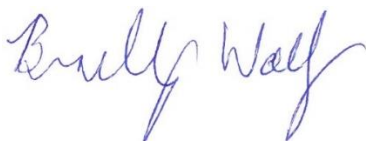
Dona Boley, Walter Guth, Sarah Legg, Amanda Loughlin, Sean Owens

#### Against Decision

none

ATTESTED TO:

Date: June 2, 2023



Bradley Wolf  
City Historic Preservation Officer

**Carmen Public Meeting**  
**Drexel Hall, 3301 Baltimore**

May 14, 2024 5:30 pm

**Attendance:** (add number from attendance sheets) *20 - attached*

OHP Historic District President Nadja Karpilow showed a Powerpoint detailing why the neighborhood is seeking historic designation for the building, the current conditions, and how people can get involved.

The question and answer period of the meetings including the following questions and comments:

**What is the long-term plan? Does it make sense to stall demolition of the building and have it torn down anyway? Is historic designation the right tool?**

- Two times in Old Hyde Park, developers have announced plans to demolish a building, and in both of those cases, a new developer came forward and saved the building.
- It makes it much more likely the building could be put to adaptive reuse if it is on the register and can get historic tax credits.
- One participant said he thought a 15 story building would be better for the neighborhood.
- Another said the neighborhood doesn't need more buildings like the one next to Burger King.
- If you tear it down, nothing will happen. If it is designated, it creates opportunity.
- There is a moral issue in tearing down a sound building, city should not allow.

**Discussion around parking**

- One participant warned others "you have to get over your demand for parking." He said it would be bad if the neighborhood stopped demolition and then opposed a development project that was proposed for the site because it didn't have enough parking.

**What is the plan for the site?**

- Developer has not communicated with neighborhood.
- No one has seen a plan.
- Developer told Historic Preservation Commission he wanted to tear down building and put up a 15-story apartment.



**Concerns about deterioration of site, unhousing people, graffiti, fence that was up but then removed.**

- The city has an arrest warrant out now for code violations at the Carmen Building.
- The owner of the property also owns other property in Old Hyde Park; not well maintained.

**How do we continue to work on keeping the building safe after a decision on designation is made?**

- In Valentine neighborhood, have created a task force to meet monthly with police, codes, homeless services to keep issues top of mind.
- Need to make 311 complaints.

**Would the owner be willing to sell to someone who had a plan to reuse the building?**

- Problem with sale because the board of the past owner, the Salvation Army, was in Chicago. Wanted cash only, so hard for local developers to compete.

**Adaptive reuse**

- One participant said he had bid on the building.
  - The existing building is the most valuable part. The rest of the property is more of a problem.
  - "That building would fly through" the state historic tax credit process.
  - Concrete frame building, still in use until 2 years ago
  - Historic designation is necessary because there is no plan
  - Since it was used as a shelter, plumbing is there
- Audience members said others had bid on the property as well.
- Air conditioning units have been removed from the building
- Good example is Katz building in Westport, where historic building was saved but the site was expanded to include new housing
- Mixed use apartments and retail

**If designated, what else could happen on the site?**

- Developer who had bid on building looked at adding houses
- Problem because of zoning (b4)
- Could do wraparound apartments but that's a problem because you can't get funding for apartments right now



Old Hyde Park  
Historic District

## PUBLIC MEETING

CARMEN BUILDING HISTORIC DESIGNATION – MAY 13, 2024 – CD-CPC-2024-00049

Name	Street Address	E-mail
Nadja Karpilow	3820 Baltimore	
Amy Meya	3345 Baltimore	amymeya@yahoo.com
Dianna Atkinson	3701 Wyandotte	hairdi77@yahoo.com
Debra Robinson	3705 Warwick	debrasrobinson@gmail
Mary Jo Drapa	3625 Pennsylvania	Maryjo@draper.com
Angie Phillips	3814 Warwick Blvd.	
Reid Vilbig	3604 Baltimore Ave	
Brian Gates	3321 Baltimore Ave	brian.k.gates@gmail.com
Brantford Harris	3347 Baltimore Ave	brantford.harris@outlook.com
Mary Kate Gliedt	3801 Baltimore	marykate@irishcenterkc.org
Jan Aylward	3301 Baltimore	Aylward.jan@gmail.com
Charles Krass	15803 S. Arakon St	OCATAE KS PAUL HENSLEY
PAUL HENSLEY	3336 BALTIMORE AVE	KC MO 64111 @TIAHOO.COM
Lisa Briscoe	3514 Jackson St	KC MO 64111
Matthew Browning	Baltimore Ave	KC MO 64111
BOB ELLIS	121448th 567 SULGRAVE	KC MO 64112 nobellis@KCAPARTMENTS.COM
Tom Meyer	4029 Holmes	tmeyer@umkc
Margot Sims	4556 Main St. #104	sims margot@gmail.com
Leland Berman	204 W Linwood Blvd	LeeBaileyBerman@gmail.com
Lynnda Morse-Brown	3315 Baltimore Ave	Lynnda@riseup.net
Tom Morse-Brown	~	design@tomorsebrown.com

# Public Comments

## Chambi, Larisa

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**From:** amy meya <amymeya@yahoo.com>  
**Sent:** Monday, May 13, 2024 10:29 PM  
**To:** Public Engagement; nkarpilow@oldhydeparkkcmo.org; Lynda Morse-Brown; Paul Hensley  
**Subject:** the Carmen Building; Linwood and Baltimore

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Dear City Plan Commission Members,

As a homeowner at 3345 Baltimore Ave since 1999, I support the timely listing of the Carmen Building, 101 W. Linwood Boulevard, on the Kansas City Register of Historic Places. My home is designated as an historic home, and I strongly believe that it was a mistake to exclude the Carmen building from this designation.

This building and its surrounding properties are the connection to our block of 3300 Baltimore and our neighboring block of 3300 Wyandotte, to allow this building to be demolished, would degrade the incredible beauty in the way that our two blocks flow together.

Unfortunately our neighborhood has been surrounded by demolished buildings in the hopes of “renewal”, however the reality is vacant lots and prefab construction with no character. Promises of “when the street car comes” is a reality of never ending construction, pot holes and torn down historic buildings. Why Kansas City isn’t more invested in preserving buildings that can never be replicated is confusing and a disappointment to me personally and as a resident, homeowner, and tax payer.

Kansas City has incredibly beautiful buildings of historic value, the Carman building is not necessarily the most beautiful, but its architecture fits in our neighborhood aesthetic more than any prefab building possibly could, lets keep Kansas City as beautiful as it can be, the pre-fab apartments are such an eye-sore and a disappointment to what our mid-town resurgence could and can become.

The Kansas City Historic Preservation Commission unanimously recognized this property as eligible for listing to the Kansas City Register of Historic Places under Criterion A, for its significance in the labor movement. From 1927 to 1949, it served as the national headquarters for the Brotherhood of Railway Carmen.

- Kansas City’s significant buildings must be allowed to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this structure would impact our culturally rich neighborhood in negative ways.
- Many of the historic structures along the Main Street streetcar line have already been lost. Residents of Kansas City have shown that they value the unique history and culture of Midtown and want to see the new streetcar line revitalize Main Street while preserving its uniqueness. Adding this building to the historic register will help to preserve this balance.
- The owner has no material plans for the property beyond the demolition of the structure. No development plans have been shared with the neighborhood or filed with the City. We are concerned that a valuable, reusable building that could provide much needed housing or small business space could sit for years as another vacant lot.



Today, the Carmen Building contributes to our understanding of the role Kansas City railroads and their workers played in the history of Kansas City. It also signifies several important movements in health care history when it became a center for research.

Please preserve the fabric of our historic, culturally rich Old Hyde Park Historic District neighborhood and recommend the local historic designation of the Carmen Building at 101 W. Linwood Boulevard to the City Council.

## Chambi, Larisa

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**From:** Brian Gates <brian.k.gates@gmail.com>  
**Sent:** Tuesday, May 14, 2024 2:45 PM  
**To:** Public Engagement  
**Cc:** Wolf, Bradley A; Chambi, Larisa  
**Subject:** CD-CPC-2024-00049, the Carmen Building, 101 W. Linwood Blvd.

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To:  
City Plan Commission  
City Planning and Development Department  
Kansas City Missouri City Hall

Re: CD-CPC-2024-00049, the Carmen Building, 101 W. Linwood Blvd.

I personally support the timely list of the Carmen Building (also referred to as the Deaner Building or the Salvation Army Building), 101 W. Linwood Boulevard, on the Kansas City Register of Historic Places.

The Kansas City Historic Preservation Commission unanimously recognized this property as eligible for listing to the Kansas City Register of Historic Places under Criterion A, for its significance in the labor movement. From 1927 to 1949, it served as the national headquarters for the Brotherhood of Railway Carmen.

I understand that no development plan has been filed with the city by the owner. The building was built using concrete columns and should still be in good shape as Salvation Army, until recently housed children there. I expected new ownership would use this multistory building for other purposes, saving the historical value to both our local neighborhood and the community.

Please preserve the fabric of our historic, culturally rich Old Hyde Park Historic District neighborhood and recommend the local historic designation of the Carmen Building at 101 W. Linwood Boulevard to the City Council.

Thanks!

--

Brian Gates  
3321 Baltimore Ave  
816-305-7773  
[brian.k.gates@gmail.com](mailto:brian.k.gates@gmail.com)

## Chambi, Larisa

---

**From:** Candace Vannice <candacevannice1949@gmail.com>  
**Sent:** Tuesday, May 14, 2024 2:36 PM  
**To:** Public Engagement  
**Cc:** Candace Vannice  
**Subject:** Carmen Building

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### **i** This message needs your attention

- This is their first email to your company.
- This is a personal email address.

Dear City Plan Commission Members,

Candace Vannice & Douglas West (3337 Baltimore Avenue) support the timely listing of the Carmen Building, (also referred to as the Deaner Building or the Salvation Army Building), 101 W. Linwood Boulevard, on the Kansas City Register of Historic Places (1927 to 1949, it served as the national headquarters for the Brotherhood of Railway Carmen).

- Douglas & Candace (residents of Baltimore Avenue since 2000) are concerned that a valuable, reusable building that could provide much needed housing or small business space could sit for years as another vacant lot. The owner has no material plans for the property beyond the demolition of the structure. No development plans have been shared with the neighborhood or filed with the City.

- Kansas City's significant buildings must be allowed to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this structure would impact our culturally rich neighborhood in negative ways.

- Many of the historic structures along the Main Street streetcar line have already been lost. Residents of Kansas City have shown that they value the unique history and culture of Midtown and want to see the new streetcar line revitalize Main Street while preserving its uniqueness. Adding this building to the historic register will help to preserve this balance.

Please preserve the fabric of our historic, culturally rich Old Hyde Park Historic District neighborhood and recommend the local historic designation of the Carmen Building at 101 W. Linwood Boulevard to the City Council.

## Chambi, Larisa

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**From:** Desiree Warren <desiree.warren80acres@gmail.com>  
**Sent:** Tuesday, May 14, 2024 9:05 AM  
**To:** Public Engagement  
**Subject:** Carmen Building; Linwood and Baltimore

**EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.**

### This message needs your attention

- This is their first email to your company.
- This is a personal email address.

Dear City Plan Commission Members,

As a homeowner at 806 E 33rd since 2006, I support the timely listing of the Carmen Building, 101 W. Linwood Boulevard, on the Kansas City Register of Historic Places.

This building and its surrounding properties are the connection to our block of 3300 Baltimore and our neighboring block of 3300 Wyandotte, to allow this building to be demolished, would degrade the incredible beauty in the way that our two blocks flow together.

Unfortunately our neighborhood has been surrounded by demolished buildings in the hopes of “renewal”, however the reality is vacant lots and prefab construction with no character. Promises of “when the street car comes” is a reality of never ending construction, pot holes and torn down historic buildings. Why Kansas City isn’t more invested in preserving buildings that can never be replicated is confusing and a disappointment to me personally and as a resident, homeowner, and tax payer.

With the state of the climate disaster today, the idea that any perfectly functional building will be demolished and replaced with a new building of new material that will be, very likely, less well constructed is shameful at its base. It’s not just about preserving the history of the City, it’s about not causing more harm for the sake of greedy developers who happen to give the City a few more dollars of taxes, or somehow don’t and cause the school system to become less and less funded with TIFF and other tax breaks. These are speculators sitting on what is supposed to be valuable real estate “some day” and ruining our town. The demolition of the McGilley funeral home on that corner, when nothing is happening to that land yet, is just an example of fire first, think later.

Kansas City has incredibly beautiful buildings of historic value, the Carman building is not necessarily the most beautiful, but its architecture fits in our neighborhood aesthetic more than any prefab building possibly could, lets keep Kansas City as beautiful as it can be, the pre-fab apartments are such an eye-sore and a disappointment to what our mid-town resurgence could and can become.

The Kansas City Historic Preservation Commission unanimously recognized this property as eligible for listing to the Kansas City Register of Historic Places under Criterion A, for its significance in the labor movement. From 1927 to 1949, it served as the national headquarters for the Brotherhood of Railway Carmen.

- Kansas City’s significant buildings must be allowed to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this structure would impact our culturally rich neighborhood in negative ways.

- Many of the historic structures along the Main Street streetcar line have already been lost. Residents of Kansas City have shown that they value the unique history and culture of Midtown and want to see the new streetcar line

revitalize Main Street while preserving its uniqueness. Adding this building to the historic register will help to preserve this balance.

- The owner has no material plans for the property beyond the demolition of the structure. No development plans have been shared with the neighborhood or filed with the City. We are concerned that a valuable, reusable building that could provide much needed housing or small business space could sit for years as another vacant lot.

Today, the Carmen Building contributes to our understanding of the role Kansas City railroads and their workers played in the history of Kansas City. It also signifies several important movements in health care history when it became a center for research.

Please preserve the fabric of our historic, culturally rich Old Hyde Park Historic District neighborhood and recommend the local historic designation of the Carmen Building at 101 W. Linwood Boulevard to the City Council.

Sincerely,

Desiree Warren





May 14, 2024,

publicengagement@kcmo.org

City Plan Commission  
City Planning & Development Department  
Kansas City Missouri City Hall  
414 East 12th Street, 15th Floor  
Kansas City, MO 64106

**Re: CD-CPC-2024-00049  
101 W. Linwood Blvd. the Carmen Building Historic Designation Nomination**

To Members of the City Plan Commission:

We write on behalf of Historic Kansas City (HKC) and in support of the Old Hyde Park Historic District Neighborhoods nomination of 101 W. Linwood Blvd. listing on the Kansas City Register of Historic Places. Since its founding in 1974, Historic Kansas City has been the only greater Kansas City nonprofit organization dedicated to the preservation of the area's heritage, neighborhoods, and historic built environment. Through advocacy, public policy, outreach, and educational programming, HKC is an advocate for the thoughtful and meaningful preservation and rehabilitation of historic buildings, landscapes, and neighborhoods.

We have been working with a coalition of neighborhoods along Main Street concerned about the potential impact of the Main Street streetcar on the character of those neighborhoods. The goal is to balance the pressure for new development along with the need to preserve the existing historic character of the Main Street neighborhoods. Because most of the historic properties along Main Street have already been lost, we feel it is especially important at this time to carefully evaluate the remaining properties before they are destroyed.

**The Camen building tells a unique and important story, defines the development history of the community, and provides tangible reminders of the past that create a unique sense of place.**

The owner has no material plans for the property beyond the demolition of the building. No development plans have been shared with the neighborhood or filed with the City. The neighborhood will not accept another vacant lot. Vacant lots in their neighborhood become places for tent encampments, which have spurred an increase in property crimes, and endanger the safety of children, business owners and residents.

Demolition by neglect is when old buildings are destroyed not by the wrecking ball, but by time and neglect from owners who either don't care about their condition or wish to raze a historic structure but can't get permission to do so.

More often, neglect is an affirmative strategy used by an owner who wants to develop the property. The community is in the middle, with the city issuing citations to repair the building, and the owner ignoring the citations. Leaving the community frustrated and at risk. Everyone blaming the building.

The property owner is using demolition by neglect as a tactic to work around local laws and will argue that the prohibitive cost of repairs and deferred maintenance creates an economic hardship. The owner's own neglect should not be allowed to create an economic hardship.

Saving this building for a 3-year reprieve offers a chance to reimagine this property more thoughtfully and contact developers who are experienced in creating a coherent adaptive re-use or renovation opportunity. This is an opportunity to find a much better solution that enhances the context around it and the Old Hyde Park Historic District Neighborhood residents who have committed their own resources and investments into the area.

It is unusual to designate buildings without the owner's support, but this is an unusual circumstance. No development plans have been shared with the neighborhood or filed with the City. Demolishing this structure without any plan for its replacement makes no sense. Once this building is gone, - it's permanent. Should years of adopted city policy that addresses these exact situations be discarded without any viable supported plan for its replacement?

Demolition is a Choice – The use of Demolition by Neglect as a tactic is a cancer on the neighborhood.

### Historic Designation Criterion for Evaluation

In reviewing and making decisions on proposed historic landmarks and historic district designations, the **City Plan Commission** must consider 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; and;**

*The Carmen building would be eligible under the National Register of Historic Places Criterion A in Social History for its significance in the labor movement as the national headquarters of the Brotherhood of Railway Carmen of America from 1927 to 1949. While the building at 101-13 West Linwood was designed for the Deane Dental Institute in 1923, by 1927 it has been purchased by the Brotherhood of Railway Carmen of America. The international labor organization was founded in Topeka, Kansas on September 9, 1890, with the Brotherhood of Railway Car Repairers merging with the Carmen's Mutual Aid Association. The organization established its headquarters in Kansas City, Missouri in the Hall Block at 822 Walnut in 1899. The organization stayed at this location until 1927, when they purchased 101 W Linwood and named it the Carmen Building. The Brotherhood followed the national trend of organized labor to advocate for better pay, benefits and working conditions. One of the great accomplishments while the brotherhood was headquartered at 101 W . Linwood was the passage of the Railroad Retirement Act of 1937. The act transferred 50,000 private railroad pensions into a public system, which covered employees for retirement and disability. Initially, disability regulations were extremely stringent, and the new public pension system relieved workers from private pensions that were generally inadequate, liable to capricious termination, and of little assistance to disabled employees.*

- b. **Conformance With The City's Adopted Plans And Planning Policies;**

*The property is designated a Transit Node (FAR 1.0) within the **Main Street Special Character Overlay District**; that status does not include demolition review.*

*The property lies within the North Central Sub Area of the **Midtown Plaza Area Plan**. The proposed historic designation is in conformance with the plan as follows:*

***GUIDING PRINCIPLES WITH AREA-WIDE RECOMMENDATIONS*** (page 25)

#### ***ENCOURAGE THE PRESERVATION AND ADAPTIVE REUSE OF HISTORIC BUILDINGS***

*Historic districts and structures exist throughout the Midtown / Plaza area and many significant historic buildings exist that are not formally designated. Retaining historic structures is important to the character of the Midtown / Plaza area and steps should be taken to ensure the buildings are preserved for future generations.*

- To protect historically and/or architecturally significant structures, they should be listed on the National and/or Local Register of Historic Places (Local Register of Historic Places offers more "protection.")*
- This Plan encourages the preservation and adaptive re-use of historic buildings. Historic buildings (whether designated or not) contribute to the area identity and should be preserved and integrated into new development. Even if the original intent of the structures is obsolete, reusing the buildings in new ways may be the best solution to retain the structure.*
- When a historic building (designed or potentially eligible for historic designation) is part of a redevelopment, the Recommended Land Use map's recommendations should be flexible, in order to retain historic resources, while achieving the goals of this Plan. Any impacts should be minimized, and the physical attributes of the structure should remain and appear to fit within the character of the Recommended Land Use and surrounding neighborhood.*
- 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.*

#### ***SUBJECT PROPERTY IS LOCATED IN A MIXED-USE NEIGHBORHOOD AREA.***

*Primarily intended to accommodate and promote neighborhood serving retail sales or service uses, as well as mixed-use development consisting of business uses on a building's lower floors and residential uses on upper floors. This type of vertical, mixed-use*

development that includes a variety of business and residential choices should enhance the pedestrian environment of the community. Encouraging residential development in mixed-use areas provides increased housing choice and promotes higher density housing. This land use classification generally corresponds with the "B1" zoning category within the zoning ordinance.

#### DEVELOPMENT FORM GUIDELINES

The Development Form Guidelines should be used in conjunction with the Recommended Land Use Map (RLU) and Development Form Map to provide a framework to shape future development. Both the RLU and the Development Form recommendations should be used together to evaluate and guide future development proposals and zoning changes.

**SUBJECT PROPERTY IS LOCATED IN A CORRIDOR AREA - Pink Designation** – Linear land use patterns typically along major roadways that quickly transition to different patterns – either at nodes or off of side streets (1/2 to 1 block depth of corridor pattern is typical). Corridors are generally Residential or Mixed-Use. Corridors are typically major roadways that connect districts, nodes, and neighborhoods featuring a greater density of commercial and/or residential uses.

**Changing the zoning is acceptable only if the new zoning district (or land use if UR or MPD zoning) is consistent with the Recommended Land Use Map.**

#### c. The Economic Impact Of The Designation On The Subject Property And The Surrounding Area.

Finding the right balance of architectural history and new development is especially important with the return of the new streetcar service to Main Street. Developers from all over the country are eyeing the potential for redevelopment along the streetcar line. Land assemblage and speculative development is underway, with various developers purchasing large swaths of commercial blocks on Main Street. As the corridor continues to be developed there will be more pressure on the remaining historic buildings to be demolished to make way for large-scale development projects. Developers have now snapped up strategic corners at four of the six streetcar stops between downtown and the Country Club Plaza: 31st, 39th, 45th streets and Armour Blvd.

It's important to understand and respect the existing context of the area that attracted the new streetcar line to Main Street in the first place, and the economic development factors that must be considered. This is an existing urban fabric where cultural institutions and residential opportunities can blend together into a truly transit oriented neighborhood. The City did not choose Main as the streetcar route in order to devastate what's already there! Or adversely impact neighborhoods that have stuck it out thru thick and thin in this area only to be adversely affected by a development decision that doesn't support their efforts and investment commitments. That's a formula for gentrification and inequitable economic development.

Almost all of the historic buildings along the original Main Street streetcar line are gone now, making the few that remain even more important. Main Street is also an important entrance to historic neighborhoods such as the Old Hyde Park Historic District, Union Hill, Heart of Westport, Southmoreland, and South Plaza. We should be careful to ensure we are preserving and enhancing the character of those neighborhoods as the streetcar is built.

HKC recommends that the Commission vote to APPROVE Case CD-CPC-2024-00049, 101 W. Linwood Blvd for listing on the Kansas City Register of Historic Places.

Best regards,

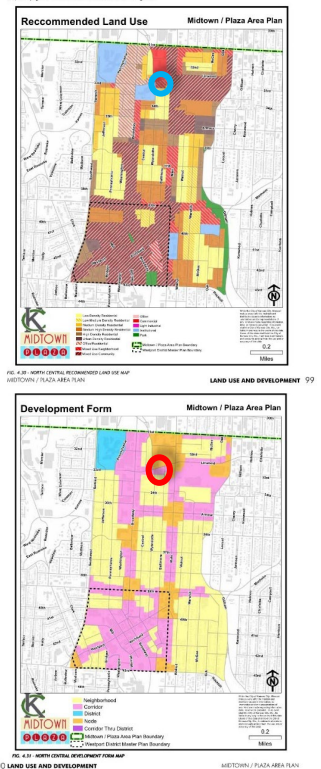


Katheryn Shields  
President



Lisa Lassman Briscoe,  
Executive Director

cc: Old Hyde Park Historic District Neighborhood, Historic Kansas City,  
Larisa Chambi, [larisa.chambi@kcmo.org](mailto:larisa.chambi@kcmo.org) Brad Wolf, [bradley.wolf@kcmo.org](mailto:bradley.wolf@kcmo.org)



## Chambi, Larisa

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**From:** John Dvorak <jdvorak4545@gmail.com>  
**Sent:** Monday, May 13, 2024 1:59 PM  
**To:** Public Engagement  
**Subject:** CD-CPC-2024-00049

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**! This message could be suspicious**

- Similar name as someone in your company.
- This is their first email to your company.
- This is a personal email address.

To the City Plan Commission: Please list the Carmen Building on the Kansas City Register of Historic Places. We tear down way too many buildngs in this city, and there is no good reason why this building should be razed. It could be re-developed into any one of several uses. Tearing down the building would also needlessly injure the surrounding neighborhood. Thank you. John Dvorak, 4545 Wornall, Apt. 502, Kansas City, MO 64111.

**Chambi, Larisa**

---

**From:** Karen Gettinger <kginkc@hotmail.com>  
**Sent:** Tuesday, May 14, 2024 11:46 AM  
**To:** Public Engagement  
**Subject:** Please add 101 W. Linwood to Register of Historic Places

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Dear City Plan Commission Members,

I support the timely listing of the Carmen Building, (also referred to as the Deaner Building or the Salvation Army Building), 101 W. Linwood Boulevard, on the Kansas City Register of Historic Places.

Many of the historic structures along the Main Street streetcar line have already been lost. Please don't let us lose another one.

**The owner has no material plans for the property beyond the demolition of the structure.** No development plans have been shared with the neighborhood or filed with the City. We are concerned that a valuable, reusable building that could provide much needed housing or small business space could sit for years as another vacant lot.

Please preserve the fabric of our historic, culturally rich Old Hyde Park Historic District neighborhood and recommend the local historic designation of the Carmen Building at 101 W. Linwood Boulevard to the City Council.

Sincerely,

Karen Gettinger  
3412 Baltimore Ave.



**Chambi, Larisa**

---

**From:** Kevin Worley <kevinworley@mac.com>  
**Sent:** Tuesday, May 14, 2024 8:29 AM  
**To:** Public Engagement  
**Subject:** Please add 101 W. Linwood to Register of Historic Places

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Dear City Plan Commission Members,

I support the timely listing of the Carmen Building, (also referred to as the Deaner Building or the Salvation Army Building), 101 W. Linwood Boulevard, on the Kansas City Register of Historic Places.

Many of the historic structures along the Main Street streetcar line have already been lost.

**The owner has no material plans for the property beyond the demolition of the structure.** No development plans have been shared with the neighborhood or filed with the City. We are concerned that a valuable, reusable building that could provide much needed housing or small business space could sit for years as another vacant lot.

Please preserve the fabric of our historic, culturally rich Old Hyde Park Historic District neighborhood and recommend the local historic designation of the Carmen Building at 101 W. Linwood Boulevard to the City Council.

Sincerely,

Kevin Worley  
3412 Baltimore Ave.

Leland Berman  
204 w Linwood Blvd  
Kansas City, MO  
leebaileyberman@gmail.com

RE: 101 Linwood Blvd, KCMO 64111 – Support of Historic Designation

Dear City Plan Commission Members,

101 Linwood Blvd, Kansas City MO is a building worth saving and should be placed on Kansas City Register of Historic Places.

As someone who works in development in Kansas City -including restoring historic structures- I am aware that not every building deserves to be saved. However, 101 Linwood is a financially viable building worthy of the efforts to protect it, enforce code compliance upon ownership, and receive an honest assessment of its development future.

For the purposes of this note I'll focus on topics that I engage directly with on a daily basis: responsible real estate ownership, best-practices for development, and honestly assessing developing potential of a historic building.

I am aware that in conveying these opinions I hope you'll hold myself and the larger development community to similar standards on future projects. I do not engage on this topic lightly and take seriously the consideration that it's easier/safer to keep my head down especially when I have in the recent past and hopefully in the near-future will appear in front of you regarding my own development issues. I feel strong enough about this issue to provide my perspective.

101 Linwood provides a case-study in problematic ownership and development practices in Kansas City. What is occurring at 101 Linwood should not be allowed, promoted, or spoken-away within the development community and I hope my letter helps instill in our city government the awareness and self-confidence to take corrective action here in the knowledge that you will not be diminishing the city's development profile in doing so. In fact I believe you'll be helping.

In this letter I'd like to discuss three issues:

- The specifics of the financial viability of 101 Linwood Blvd, KCMO 64111
- Preservation of historic buildings as a pro-development policy.
- The necessity of the city to pursue a more active policy to enforce responsible property ownership.

**Financially Viable:**

101 Linwood Blvd is a building that sits directly outside of my office window at 204 Linwood Blvd. I have had the pleasure of watching it daily for over 3-years, and sadly for these past months. In November 2022 I led a group of investors that submitted a bid of \$2.1mm to purchase the property with the ability to raise our purchase price to \$2.4mm. Our letter of intent also included a financing and permitting

Leland Berman  
204 w Linwood Blvd  
Kansas City, MO  
leebaileyberman@gmail.com

contingency period common in many development purchase proposals. However, our bid was not countered as the Salvation Army wanted a simpler consider. Approximately 12-months later the property was sold for cash for \$2mm. Through this process we received concept construction bids from multiple companies, walked the site twice, and worked with investors and lenders to produce multiple financial scenarios for future development.

Our team ended up with two general concepts to pursue: 1) Restore the historic building as a mixed-use building and construct a 4-over-1 on the remaining site; and 2) Restore the historic building as a mixed-use building and construct a 10-over-3 (light-gauge metal) on the site. In both instances the financially challenging part of the project was the financial viability of the new construction portion. The historic renovation of the existing 101 Linwood structure was (by-far) the most profitable component. Over the past year and half the economic and policy conditions for constructing apartments in Kansas City have gotten more difficult, but the most important financial variables for historic renovation at this location have not changed. The historic property would remain a strong candidate for full state and federal historic tax credits (a total of 45-cents on the dollar of qualified construction costs) and an equally strong candidate for local incentive programs as a historic renovation. Comparatively the historic structure will always remain the most profitable portion of a project. In the short-term I'd calculate the historic renovation is the only portion of the project that is economically viable to propose right now.

Historic properties can be challenging to construction timelines and budgets because of the vast amount of unknowns at property. They come with surprises that some developers don't want to take on. However, purchasing viable buildings for the purposes of tearing them down without an alternative plan is misguided in a city with an abundance of vacant sites.

#### **Development Case to Protect Historic Buildings:**

If 101 Linwood is torn-down, Kansas City will lose economic 'optionality' on this site. In real estate and investment -as well as in good urban planning- you want to remain flexible for multiple paths forwards to ensure implementation or exit. When we raze structures and leave behind vacant land we provide ourselves with only a single business plan to move forward with -new construction. When a building is standing we have multiple paths of embedded potential for future development. Until a developer proposes a specific development (business plan) the you're left to choose between two hypotheticals. In this case you have two options; 1) a financially viable historic building; or 2) an vacant plot of land (for dense apartments). If the city allows the building to be torn-down or waste-away it not only hurts its tax revenue, but limits its future development options. Protecting existing buildings should be the standard operating procedure of a 'pro-development' policy within the city. "If" a developer proposes a specific and financially viable plan that tears down the structure -then we have a separate hypothetical that should be considered on its own merits. Currently at 101 Linwood no viable plan has been proposed to go along with a demolition. No permits should be allowed to remove the historic structure at 101 Linwood until a specific development proposal is approved or a building permit is pulled.

Leland Berman  
204 w Linwood Blvd  
Kansas City, MO  
leebaileyberman@gmail.com

Further in the past three years I have worked with separate groups of investors attempting to pro-forma and propose new apartment construction in multiple locations and scales in the city. We were not scared off by city process, neighborhood groups, local crime, or political pressure, we didn't move forward because of math. Currently the 'math' (i.e. profitability) for apartments in Kansas City is extremely hard to make work. This may change in the future, but the city planning commission should seek clarity on the financial viability of a proposal and consider if they are merely leaving the city with an additional vacant site before approving demolition.

I urge the planning commission to tie demolition permits to approval of a viable alternative plan.

**Responsible Ownership and Management:**

Finally, I'd like to address the concept of responsible stewardship of a property. Having worked and been involved in urban building operations consistently for most of my life I tend to sympathize with the constant pressures an urban environment can place on a property. Maintaining and operating a building is hard work and it can be expensive. A vacant property without revenue or users is even more difficult and must be properly planned for. In Midtown, macro-level social crisis' such as unaddressed mental health, addiction, and chronic homelessness become micro-level problems from residents, businesses, and property managers. On our block of Linwood Blvd I've needed to call the police or 311 more times each year I've worked here than in my prior life combined. We've had break-ins, racial motivated berating of visitors, fist fights, animal abuse, drug overdoses, and most dramatically a man that climbed onto our roof, took off his clothes and threw roofing tiles into Linwood Blvd before the Fire Department could get him down (he caused over \$450,000 insurance in damages). I've managed properties in East and South Boston, Post-Katrina New Orleans, and around KCMO's urban core, Midtown is by-far the neighborhood I've needed to remain the most vigilant. I am not telling you something you haven't heard before, I love Midtown, but these are challenges we all face. However, what is occurring at and around 101 Linwood Blvd is beyond the pale of acceptable and has become a contributor to these issues.

I've had a front row seat to the building being vacant, but under the care of the Salvation Army for over almost 2-years. Being Vacant doesn't mean dilapidated. Vacant doesn't mean blighted. And Vacant doesn't mean uncared for. In the first half of 2024, 101 Linwood Blvd has been left open to the public for days at a time, covered with graffiti, open to the elements (why are there open windows on the upper floors!), multiple fights, open hard-drug usage, fires, and people consistently sleeping on/in the property. The current ownership group may have acquired a vacant building, but they currently own an abandoned building. Yes, our neighborhood has challenges, but just across the street sits a vacant building at 114 Linwood Blvd that has been properly secured and maintained for almost three years without the issues that exist at 101 Linwood. Numerous other stalled developments including the US Bank Building and ABC Storage properties on Main Street have made proper arrangements to remain vacant, but not nuances. The manner in which this property has been neglected shows a complete lack of consideration and awareness for the neighborhood. The current ownership through their actions have created a 'nuance property' in the neighborhood where none existed less than a year ago. I encourage members of the planning commission to stand in front of 101 Linwood and pull up Google

Leland Berman  
204 w Linwood Blvd  
Kansas City, MO  
leebaileyberman@gmail.com

Street View to see the shocking before-and-after transformation that should anger everyone that understands the constant care and effort required to maintain and improve Midtown.

The willful destruction of buildings like 101 Linwood Blvd represents the most short sighted and arrogant impulses of the development community. To speculate if this is intentional attempt to claim 'blight' is only too obvious. When pride, respect for neighbors, and personal reputation aren't enough to influence an owners upkeep the city must step in. The city must take corrective actions before a building like 101 Linwood is only remembered as a 'problem building.' This is a manufactured problem of blight from an ownership entity that has completely abandoned its responsibilities. I am an owner of development sites and vacant buildings at multiple locations across Kansas City's urban core. When I am asking for the city to bring stronger-active enforcement into play I understand what I am advocating for. I am confident as a city we can understand the difference between the 'knock down the grass' notice I received last week for a property (which we immediately dispatched a crew to address) and the wanton destruction of a viable building I watch on a daily basis. When owners abdicate their responsibilities to their neighbors the city should take an active role to upkeep the property, place liens, charge fines, and invoice for services.

Property rights -like all rights- comes with responsibility. The privilege to present a new development to the city is an honor that must not be taken lightly. It is the developer's responsibility to try (if not always achieve) to earn the trust, respect, and understanding of the neighborhoods and communities they wish to develop. I am under the firm opinion that this privilege has been abandoned by this ownership group, when they so quickly abandoned 101 Linwood. To paraphrase: The owners of 101 Linwood have shown you who they are, believe them. The city may not choose to punish bad-ownership, but it should absolutely not reward this behavior.

The City Planning Commission should use the most immediate remedy available to protect 101 Linwood, assigning the property a historic designation.

All the Best,  
Leland "Lee" Berman  
204 w Linwood Blvd, Kansas City MO 64111



## Chambi, Larisa

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**From:** Lynda Morse-Brown <lyn@resetrise.com>  
**Sent:** Tuesday, May 14, 2024 4:16 PM  
**To:** Public Engagement  
**Subject:** The Carmen Building; Linwood and Baltimore

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Dear City Plan Commission Members,

I am a homeowner at 3315 Baltimore Avenue and live directly opposite the Carmen Building, 101 W. Linwood Boulevard, also referred to as the Deaner Building or, the Salvation Army Building.

**I am writing to say I wholeheartedly support the timely listing of the Carmen Building, 101 W. Linwood Boulevard, on the Kansas City Register of Historic Places.**

I live in a beautiful three story stone building (opposite the Carmen Building) as mentioned above and my property is designated as an historic home, as are many of the buildings on our street: Baltimore Avenue. This is a beautiful family neighborhood with a strong community element that we have built together over many years. To allow this building to be demolished would degrade our neighborhood and our neighboring block on Wyandotte.

In my view Kansas City's significant buildings must be allowed to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this structure would impact our culturally rich neighborhood in negative ways.

We have already lost many of the historic structures along the Main Street. Residents of our neighborhood and Kansas City have shown that we deeply value the unique history and culture of midtown and we do not want any more historic buildings destroyed. Retaining the Carmen building and re-purposing it will add value to the culture and history of our community neighborhood and retain an aesthetic that is conducive to our own historic homes on Baltimore and Wyandotte. This is of great importance to me as I live directly opposite the Carmen building.

The Kansas City Historic Preservation Commission unanimously recognized this property as eligible for listing to the Kansas City Register of Historic Places under Criterion A, for its significance in the labor movement. From 1927 to 1949, it served as the national headquarters for the Brotherhood of Railway Carmen. I affirm and repeat that it is my desire for the Carmen building be placed on the Kansas City Register of Historic Places for the reasons listed in this paragraph.

It is very important to be aware that the owner has no material plans for the property beyond the demolition of the structure. No development plans have been shared with the neighborhood or filed with the City. We are concerned that a valuable, reusable building that could provide much needed housing or small business space could sit for years as another vacant lot.

Today, the Carmen Building contributes to our understanding of the role Kansas City railroads and their workers played in the history of Kansas City. It also signifies several important movements in health care history when it became a center for research.

Please preserve the fabric of our historic, culturally rich Old Hyde Park Historic District neighborhood and recommend the local historic designation of the Carmen Building at 101 W. Linwood Boulevard to the City Council.

Thank you!

Lyn Morse-Brown

Executive Leadership Coach & Spiritual Director

816.835.4016



## Chambi, Larisa

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**From:** LeAnn Zimmerman <lzimmerman4545@gmail.com>  
**Sent:** Monday, May 13, 2024 3:21 PM  
**To:** Public Engagement  
**Subject:** cd-cpc-2024-00049

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**i This message needs your attention**

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Hello: I urge the City Planning Commission to save the Carmen Building by putting it on the Kansas City Register of Historic Places. This is a historic building in an older neighborhood. It's in good shape and does not need to be demolished for another high rise building that we don't need. It can be used for a variety of purposes. We just need a little imagination. Please don't allow it to be torn down. LeAnn Zimmerman, 4545 Wornall, KCMO, MO 64111.

## City Plan Commission

City Planning and Development Department  
Kansas City Missouri City Hall  
414 East 12th St., 15th Floor  
Kansas City, MO 64106

**SAVE THE CARMEN! 101 W. Linwood Blvd. CD-CPC-2024-00049**

Dear City Plan Commission Members,

I **support** saving the Carmen Building at 101 W. Linwood.

I **do not support** demolishing this structure.

I **do not support** replacing this structure with a 15-story high-rise building.

I **support** adding this property to the Kansas City Register of Historic Places.

This property has a significant place in our community.

The Kansas City Historic Preservation Commission unanimously recognized this property as eligible for listing to the Kansas City Register of Historic Places under Criterion A, for its significance in the labor movement. From 1927 to 1949, it served as the national headquarters for the Brotherhood of Railway Carmen.

- Kansas City's significant buildings must be allowed to be restored, renovated, or repurposed.
- The demolition of this structure would impact our culturally rich neighborhood in negative ways.
- I own several properties in Old Hyde Park, and I value the unique history and culture of Midtown. I believe the city can balance revitalizing Main Street without destroying our unique history. Adding this building to the historic register will help to preserve this balance.

***Please preserve our neighborhood and recommend the local historic designation of the Carmen Building at 101 W. Linwood Boulevard to the City Council.***

Sincerely,

Mary Farmer



May 13, 2024

Dear City Plan Commission Members,

The Kansas City Irish Center supports the timely listing of the Carmen Building, (also referred to as the Deaner Building or the Salvation Army Building), 101 W. Linwood Boulevard, on the Kansas City Register of Historic Places.

The Kansas City Historic Preservation Commission unanimously recognized this property as eligible for listing to the Kansas City Register of Historic Places under Criterion A, for its significance in the labor movement. From 1927 to 1949, it served as the national headquarters for the Brotherhood of Railway Carmen.

- Kansas City's significant buildings must be allowed to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this structure would impact our culturally rich neighborhood in negative ways.
- Many of the historic structures along the Main Street streetcar line have already been lost. Residents of Kansas City have shown that they value the unique history and culture of Midtown and want to see the new streetcar line revitalize Main Street while preserving its uniqueness. Adding this building to the historic register will help to preserve this balance.
- The owner has no material plans for the property beyond the demolition of the structure. No development plans have been shared with the neighborhood or filed with the City. We are concerned that a valuable, reusable building that could provide much needed housing or small business space could sit for years as another vacant lot.

Today, the Carmen Building contributes to our understanding of the role Kansas City railroads and their workers played in the history of Kansas City. It also signifies several important movements in health care history when it became a center for research.

Please preserve the fabric of our historic, culturally rich Old Hyde Park Historic District neighborhood and recommend the local historic designation of the Carmen Building at 101 W. Linwood Boulevard to the City Council.

Respectfully,

Mary Kate Gliedt  
Executive Director

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3301 Baltimore ■ Kansas City, Missouri 64111  
816.474.3848 ■ [www.irishcenterkc.org](http://www.irishcenterkc.org) ■ tax ID #43-1746820

**Chambi, Larisa**

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**From:** Matt Vawter <matt\_vawter@yahoo.com>  
**Sent:** Friday, May 10, 2024 2:04 PM  
**To:** Public Engagement  
**Subject:** case number CD-CPC-2024-00049

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Dear City Plan Commission

Re: Case number CD-CPC-2024-00049

As a property owner in mid-town Kansas City and taxpayer, I **oppose the historic designation of the Carmen Building** at 101 W. Linwood Blvd. The Carmen Building is already designated a "Transit Node" within the *Main Street Special Character Overlay District*, which allows high-density commercial/residential of 15 stories. The owner/developer (MISH Hospital and Clinics of Lenexa) intends to demolish the building, invest in the neighborhood and build a new structure of 15 stories. This plan of investment is good for Kansas City, good for the Hyde Park Neighborhood, good for mid-town and good for the Transit Node.

I feel strongly that the proposed historic designation sends a dangerous signal to local private property owners that City Hall does not respect their wishes or their investments. If approved, private property owners and investors are likely to be more reluctant to purchase property in the future out of fear of this kind of over-reach by the CPC and HPC. Once buyers and investors are spooked by these draconian policies, how does the city core get future investment and ensure future revitalization? It becomes more difficult.

By approving this proposal, you would be taking steps that could likely lead to a reduction in investment in the future of these neighborhoods and could realistically result the city core languishing in the future.

I also want to point out that by saddling owners with the historic designation against their will, you would be forcing owners to deal with unintended adverse economic implications. By this, I mean that you would apply to them retroactively (post sale) conditions that materially affect the marketability of their property. If approved, the owners would be expected to either invest disproportionate sums of money into rehabilitating the property with negative returns (money pit) or allow it to sit empty, thus further decaying and degrading into the future.

Does the City really want to force property owners into such an adverse economic situation? Wouldn't the city prefer investment and renewal rather than decay for its core? Wouldn't city prefer an environment that fosters investment rather than discourages it?

Denying this application for historic designation is a vote for investment in Kansas City's inner city, a vote for progress and a vote for urban renewal.

Sincerely,





## Chambi, Larisa

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**From:** Paul Hensley <paulhens@yahoo.com>  
**Sent:** Tuesday, May 14, 2024 4:47 PM  
**To:** Public Engagement; nkarpilow@oldhydeparkkcmo.org; Lynda Morse-Brown; Amy Meya  
**Subject:** Carmen Building Historic Designation

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Dear City Plan Commission Members,

As a 22-year resident of Midtown and member of a family that lives on the same street as the Carmen Building, I support its addition to the Kansas City Register of Historic Places.

When moving to the urban core, my wife and I were attracted to the idea of front porches and street parties with neighbors. We fell in love with historic buildings that make you realize you are part of a community that has been thriving for a very long time. Workers over 100 years ago laid the bricks for our house and plastered the walls and built intricate woodwork. When doing a full renovation of our house, we found the glass beer bottles they left in attic spaces after a long day of work and newspapers they might have read on their lunch breaks. Living in a building that has history connects you to a different time. It makes you feel a part of a legacy bigger than yourself. You appreciate that you are merely a caretaker for the buildings you live in, and others will come after you with families and pets and celebrations and everyday life.

The Carmen building is also one of these buildings. It has a rich history and is still in very good shape. It is valuable to save for those who will come after us. It also is extremely valuable because of this history and the charm that a building built over 100 years ago has. My hope is that this designation will be the first step in its redevelopment and use again for more residents that are needed in our neighborhood. They will ride the streetcar to jobs downtown or shopping on the Plaza or to visit friends. They will walk in Penn Valley Park or Loose Park or our other parks. My hope is that the building will come alive again with activity.

We have to save buildings like the Carmen. We've lost too many others in this neighborhood that could be redeveloped to bring density and further life. Please make every effort to save this building and put in place policies that make the destruction of our valuable historic building stock more difficult.

Sincerely,

Paul & Shekinah Hensley  
3336 Baltimore Ave  
Kansas City, MO 64111  
816-645-7285  
paulhens@yahoo.com

CD-CPC-2024-00049, the Carmen Building, 101 W. Linwood Blvd.

**Chambi, Larisa**

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**From:** Steve Vawter <svawter@gmail.com>  
**Sent:** Monday, May 13, 2024 9:42 AM  
**To:** Public Engagement  
**Subject:** CD-CPC-2024-00049 case number

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To:  
City of Kansas City Missouri  
City Plan Commission  
[publicengagement@kcmo.org](mailto:publicengagement@kcmo.org)

Date: May 13, 2024

re: CD-CPC-2024-00049  
Historic nomination of the Carmen Building  
101 W Linwood Blvd

I write today to express my solid and firm support for the redevelopment of the Carmen building property at 101 West Linwood Blvd.

I strongly oppose Historic designation of this property.

This property as designated a "Transit Node" within the Main Street Special Character Overlay District has the potential to offer the community many more benefits in the future than the current configuration/layout.

Please respect the vision of the developer and support the plan for the future of this property. We should respect the past while embracing the future!

I am a taxpayer and resident of Jackson County, Kansas City Missouri and I have a stake in the future of this community.

Sincerely,  
Steve Vawter  
[svawter@gmail.com](mailto:svawter@gmail.com)

## Chambi, Larisa

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**From:** Tabitha Judson <244taj@gmail.com>  
**Sent:** Thursday, May 9, 2024 4:47 PM  
**To:** Public Engagement  
**Cc:** lbriscoe@historickansascity.org; Chambi, Larisa; Wolf, Bradley A  
**Subject:** SAVE THE CARMEN! 101 W. Linwood Blvd. CD-CPC-2024-00049

**Follow Up Flag:** Follow up  
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- This is a personal email address.

### City Plan Commission

City Planning and Development Department  
Kansas City Missouri City Hall  
414 East 12th St., 15th Floor  
Kansas City, MO 64106

**SAVE THE CARMEN! 101 W. Linwood Blvd. CD-CPC-2024-00049**

Dear City Plan Commission Members,

I **support** saving the Carmen Building at 101 W. Linwood.

I **do not support** demolishing this structure.

I **do not support** replacing this structure with a 15-story highrise building.

I **support** adding this property to the Kansas City Register of Historic Places.

This property has a significant place in our community.

The Kansas City Historic Preservation Commission unanimously recognized this property as eligible for listing to the Kansas City Register of Historic Places under Criterion A, for its significance in the labor movement. From 1927 to 1949, it served as the national headquarters for the Brotherhood of Railway Carmen.

- Kansas City's significant buildings must be allowed to be restored, renovated, or repurposed.
- The demolition of this structure would impact our culturally rich neighborhood in negative ways.
- I am a resident in Old Hyde Park, and I value the unique history and culture of Midtown. I believe the city can balance revitalizing Main Street without destroying our unique history. Adding this building to the historic register will help to preserve this balance.

***Please preserve the our neighborhood and recommend the local historic designation of the Carmen Building at 101 W. Linwood Boulevard to the City Council.***

Sincerely,

**Tabitha Judson**  
3432 Wyandotte Street  
816-918-4640  
[244taj@gmail.com](mailto:244taj@gmail.com)

## Chambi, Larisa

---

**From:** design tommorsebrown.com <design@tommorsebrown.com>  
**Sent:** Tuesday, May 14, 2024 4:07 PM  
**To:** Public Engagement  
**Cc:** Lynda Morse-Brown  
**Subject:** The Carmen Building

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Dear City Plan Commission Members,

Lyn and I support the timely listing of the Carmen Building, (also referred to as the Deaner Building or the Salvation Army Building), 101 W. Linwood Boulevard, on the Kansas City Register of Historic Places for the following reasons:

- the building structure is sound
- there is no plan for us to approve or agree to if the building is demolished
- the aesthetics of an empty abandoned lot does not add value to us as a neighborhood on Baltimore Ave.

The Kansas City Historic Preservation Commission unanimously recognized this property as eligible for listing to the Kansas City Register of Historic Places under Criterion A, for its significance in the labor movement. From 1927 to 1949, it served as the national headquarters for the Brotherhood of Railway Carmen.

- Kansas City's significant buildings must be allowed to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this structure would impact our culturally rich neighborhood in negative ways.
- Many of the historic structures along the Main Street streetcar line have already been lost. Residents of Kansas City have shown that they value the unique history and culture of Midtown and want to see the new streetcar line revitalize Main Street while preserving its uniqueness. Adding this building to the historic register will help to preserve this balance.
- The owner has no material plans for the property beyond the demolition of the structure. No development plans have been shared with the neighborhood or filed with the City. We are concerned that a valuable, reusable building that could provide much needed housing or small business space could sit for years as another vacant lot.

Today, the Carmen Building contributes to our understanding of the role Kansas City railroads and their workers played in the history of Kansas City. It also signifies several important movements in health care history when it became a center for research.

Please preserve the fabric of our historic, culturally rich Old Hyde Park Historic District neighborhood and recommend the local historic designation of the Carmen Building at 101 W. Linwood Boulevard to the City Council. We want the building re-purposed. This is our preferred option - for a green footprint.

Thank you,

Tom and Lyn Morse-Brown





## Chambi, Larisa

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**From:** UHNA Admin <admin@unionhillkc.com>  
**Sent:** Monday, May 20, 2024 9:14 PM  
**To:** Public Testimony  
**Cc:** public.engagement@kcmo.org; Wolf, Bradley A; Chambi, Larisa  
**Subject:** CD-CPC-2024-00049 Carmen Building

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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## May 2024

City Plan Commission  
City Planning and Development Department  
Kansas City Missouri City Hall  
414 East 12th St., 15th Floor  
Kansas City, MO 64106

CD-CPC-2024-00049, the Carmen Building, 101 W. Linwood Blvd.

Dear City Plan Commission Members,

The UNION HILL NEIGHBORHOOD ASSOCIATION supports the timely listing of the Carmen Building, (also referred to as the Deaner Building or the Salvation Army Building), 101 W. Linwood Boulevard, on the Kansas City Register of Historic Places.

The Kansas City Historic Preservation Commission unanimously recognized this property as eligible for listing to the Kansas City Register of Historic Places under Criterion A, for its significance in the labor movement. From 1927 to 1949, it served as the national headquarters for the Brotherhood of Railway Carmen.

- Kansas City's significant buildings must be allowed to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this structure would impact our culturally rich neighborhood in negative ways.
- Many of the historic structures along the Main Street streetcar line have already been lost. Residents of Kansas City have shown that they value the unique history and culture of Midtown and **want to see the new streetcar line revitalize Main Street while preserving its uniqueness.** Adding this building to the historic register will help to preserve this balance.

- **The owner has no material plans for the property beyond the demolition of the structure. No development plans have been shared with the neighborhood or filed with the City. We are concerned that a valuable, reusable building that could provide much needed housing or small business space could sit for years as another vacant lot.**

Today, the Carmen Building contributes to our understanding of the role Kansas City railroads and their workers played in the history of Kansas City. It also signifies several important movements in health care history when it became a center for research.

Please preserve the fabric of our historic, culturally rich Old Hyde Park Historic District neighborhood and recommend the local historic designation of the Carmen Building at 101 W. Linwood Boulevard to the City Council.

Sincerely,

Union Hill Neighborhood Association

cc: Old Hyde Park Historic District Neighborhood, Historic Kansas City,  
Larisa Chambi, [larisa.chambi@kcmo.org](mailto:larisa.chambi@kcmo.org) Brad Wolf, [bradley.wolf@kcmo.org](mailto:bradley.wolf@kcmo.org)

Sent from my iPhone

*Valentine Neighborhood Association* \_\_\_\_\_  
reach us at [valentineneighborhood@gmail.com](mailto:valentineneighborhood@gmail.com)

CD-CPC-2024-00049, 101 Linwood

May 14, 2024

To Members of the City Plan Commission:

The Valentine Neighborhood Association Board of Directors supports the timely listing of the Carmen Building, 101 Linwood Boulevard, on the Kansas City Register of Historic Places.

The residents of the Old Hyde Park Historic District have worked hard to maintain the historic character of their neighborhood, both their homes and the commercial buildings in the area. This hard work by our adjoining neighborhood adds to the unique character of Midtown and we appreciate and support their work. We believe adding the Carmen Building to the Register of Historic Places would help to maintain that historic character.

We also value the history of the building at 101 Linwood, the former home of the Brotherhood of Railway Carmen, which has cultural significance. It honors the working people who played in the development of Midtown. Many of the people who lived in Midtown in the early years worked for the railroad and it is important to remember their contribution to building of our neighborhoods.

Although in some cases new development can benefit the city, we don't believe it makes sense to allow demolition of a building when the community has not had a chance to see plans for the future of the site and weigh the benefits of a new building against the one already standing.

By preserving the building, we are able to both honor the significance of the historical events that took place there while also reusing the building in a way that benefits the community.

For those reasons, the Valentine Board recommends that the Commission vote to APPROVE CH-PRES-2024-00001, 101 Linwood Boulevard for listing on the Kansas City Register of Historic Places.

Thank you.

Sincerely,

Valentine Neighborhood Board of Directors

Travis Gaddis, president



4600 Madison Avenue, Suite 800  
Kansas City, MO 64112  
Main +1 816 221 2200  
Fax +1 913 273 1398  
cushmanwakefield.com

May 14, 2024

City Plan Commission

RE: Case number CD-CPC-2024-00049

Dear City Plan Commission,

I strongly oppose the Historic Property Commission's nomination of the Carmen Building at 101 West Linwood over the objections of the property owners.

My position on this issue has been shaped by over sixty-six years in the commercial real estate business, seven years as Chairman of the Kansas City Planning Commission, four years on the Landmark's Commission, and over fifty years as a historic property owner and preservationist. I am also the spouse of Day Kerr (one of the three founders of the Historic Kansas City Foundation in 1974).

Recent changes in Kansas City Ordinances have created "blanket Historic Property Overlay Districts" which are a mistake needing immediate correction.

Immediate Problems:

- 1) The Price Management Company property at the NEC of 31<sup>st</sup> and Main Street. The Union Hill Historic District Overlay at the NEC of 31<sup>st</sup> & Main Street protects an old property that has never been financially successful, attractive, or the highest and best use of the land.
- 2) The Vawter property at 4526 Warwick Blvd. (opposite the KCAI Campus), has been nominated by the Southmoreland Homes Association acting as a stand-in for Mr. Ryan Hiser (a rejected buyer of the Vawter property).
- 3) 101-105 West Linwood, MISH Hospital & Clinics (former Salvation Army Property and Carmen Building), Dr. Paramjeet Sabharwal – owner, nominated by Old Hyde Park Historic Property Overlay District.

Each of the above three properties has been listed by the Historic Property Commission against the owners' wishes – a reversal of the City Policy that for fifty years did not follow this policy. Not only did the new ordinance increase the time period of denial of a demolition permit from eighteen months to thirty-six months, but now the "thirty-six-month denial period" does not commence until the protracted period of administrative hearings has passed. In the Vawter case that process started April 26, 2023 and ended eleven months later when the Vawters filed suit against the City on March 25, 2024. The result is an interference of the private property rights for nearly four years! Who knows how long this legal dispute may continue?

During the eleven months of City required hearings, the Vawters have also spent over \$100,000 defending their property rights opposing the listing of their property on the historic property register. This is not good public policy.

Under the new ordinance, once a property is nominated by the Historic Property Commission, a Homes Association, or Historic District (against the owner's wishes), the property owner finds himself over the rim of "an administrative funnel". That administrative hearing process must then run its full course before the property owner can seek a legal remedy in any Federal Court or in the local Circuit Court.



To further illustrate how unfair this new ordinance is to the property owner, in the Vawter case in June of 2023, Mr. George Birt and the Vawter brothers signed sale contracts for 4526 Warwick Blvd. for \$1,900,000. That contract is still in force and in escrow at the Title Company. The owners remain in limbo!

The nominator of the Vawter property was the Southmoreland Homes Association. That HOA has ignored the existence of the Birt and Vawter contract since last June. Even though that contract is \$800,000 more than the \$1,100,000 offer tendered by Mr. Hiser, the original nominator of the property to the HRC.

This is wrong! It is a taking of private property rights without compensation to the owner. In the real estate development business "time is money", and "time is of the essence". In the meantime, the Historic Property Overlay District, or the Homeowner's Association is judgement-proof with very little or no net worth to pursue in court, and with no skin in the game. These new ordinances impede the renewal of old and depressed areas of our city and discourage developers from working in our city.

In the future, hopefully the present ordinance can be amended to correct the problems outlined above. The City procedure should be amended to require HOAs or Historic Districts to post a bond when listing a property against the owner's wishes.

In the Vawter case at 4526 Warwick Blvd. the City Planning Commission recommended last year to the City Council that the Vawter property not be listed against the owners' wishes. I respectfully urge the Planning Commission to recommend not listing 101-105 West Linwood on the Historic Property Register, and to recommend amendments to the City Council that will correct the problems now adversely affecting the above three property owners.

Sincerely,

A handwritten signature in black ink, appearing to read "Whitney E. Kerr Sr.", written in a cursive style.

Whitney E. Kerr Sr., SIOR, CCIM, CRE  
Senior Director



May 14, 2024

Re. CD-CPC-2024-00049

Dear City Plan Commission Members,



## Old Hyde Park Historic District

The board of the Old Hyde Park Historic District supports the listing of the Carmen Building, (also referred to as the Deaner Building or the Salvation Army Building), 101 W. Linwood Boulevard, on the Kansas City Register of Historic Places.

Kansas City's significant buildings must be allowed to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this structure would impact our historic district in multiple ways, including the addition of another vacant lot and the decline of our historic fabric.

As soon as the demolition order was stopped, the building and site quickly became a haven for illegal dumping, graffiti, and other illicit activity. It is as if the owner is purposely running it into the ground to further justify demolition.

The Kansas City Historic Preservation Commission unanimously recognized this property as eligible for listing to the Kansas City Register of Historic Places under Criterion A, for its significance in the labor movement. From 1927 to 1949, it served as the national headquarters for the Brotherhood of Railway Carmen.

Many of the historic structures along the Main Street streetcar line have already been lost. Residents of Kansas City have shown that they value the unique history and culture of Midtown and want to see the new streetcar line revitalize Main Street while preserving its uniqueness. Adding this building to the historic register will help to preserve this balance.

The owner has no material plans for the property beyond the demolition of the structure. **No development plans have been shared with the neighborhood** or filed with the City. We are concerned that a valuable, reusable building that could provide much needed housing or small business space could sit for years as another vacant lot.

Please preserve the fabric of our historic, culturally rich Old Hyde Park Historic District neighborhood and recommend the local historic designation of the Carmen Building at 101 W. Linwood Boulevard to the City Council.

Thank you,

Old Hyde Park Historic District Board

Nadja Karpilow, President  
Angie Phillips, Vice President  
Dianna Atkinson, Treasurer  
Betsy Ambrose, Secretary  
Matthew Browning, Director  
Aaron Fightmaster, Director  
Tabitha Judson, Director  
Jacob Ambrose, Director

cc Brad Wolf, Larisa Chambi

## Chambi, Larisa

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**From:** romstaker@aol.com  
**Sent:** Sunday, June 16, 2024 3:49 PM  
**To:** Public Engagement  
**Cc:** arisa.chambi@kcmo.org; Wolf, Bradley A; hkcf@historickansascity.org  
**Subject:** Carmen Building on Linwood...Designate it as a historic building..Don't allow demolition!!!

**EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.**

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Date 6/16/24

(publicengagement@kcmo.org)

City Plan Commission

City Planning and Development Department

Kansas City Missouri City Hall

414 East 12th St., 15th Floor

Kansas City, MO 64106

CD-CPC-2024-00049, the Carmen Building, 101 W. Linwood Blvd.

Dear City Plan Commission Members,

I support the timely listing of the Carmen Building, (also referred to as the Deaner Building or the Salvation Army Building), 101 W. Linwood Boulevard, on the Kansas City Register of Historic Places.

The Kansas City Historic Preservation Commission unanimously recognized this property as eligible for listing to the Kansas City Register of Historic Places under Criterion A, for its significance in the labor movement. From 1927 to 1949, it served as the national headquarters for the Brotherhood of Railway Carmen.

- Kansas City's significant buildings must be allowed to be restored, renovated, or repurposed before resorting to drastic measures like demolition. The demolition of this structure would impact our culturally rich neighborhood in negative ways.
- Many of the historic structures along the Main Street streetcar line have already been lost. Residents of Kansas City have shown that they value the unique history and culture of Midtown and want to see the new streetcar line revitalize Main Street while preserving its uniqueness. Adding this building to the historic register will help to preserve this balance.
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Today, the Carmen Building contributes to our understanding of the role Kansas City railroads and their workers played in the history of Kansas City. It also signifies several important movements in health care history when it became a center for research.

For too long Kansas City MO has allowed "developers" to demolish old and historic buildings (like the Carmen Building on Linwood). As a 50+ resident and tax payer of KCMO and 50 year member of Historic Kansas City Foundation, I believe KCMO needs to allow historic preservation of these old buildings NOT DEMOLITION. The old historic buildings and

structures were built with the blood, sweat, tears, and money of city founders and others who came before us...Please treasure and help preserve the historic Kansas City buildings as they do throughout Europe...Also establish a KCMO pre-demolition review ordinance as advocated and detailed by Historic Kansas City Foundation..

**Please preserve the fabric of our historic, culturally rich Old Hyde Park Historic District neighborhood and recommend the local historic designation of the Carmen Building at 101 W. Linwood Boulevard to the City Council.**

Sincerely,

R. D. Staker

romstaker@ aol.com  
Kansas City, MO

cc: Old Hyde Park Historic District Neighborhood, Historic Kansas City,  
Larisa Chambi, larisa.chambi@kcmo.org Brad Wolf, bradley.wolf@kcmo.org

Sincerely,

Jamie Closson  
627 E. 46th Street, Kansas City, MO 64110

816-694-4909  
[jamiec@kansascityhomes.com](mailto:jamiec@kansascityhomes.com)

cc: Old Hyde Park Historic District Neighborhood, Historic Kansas City,  
Larisa Chambi, [larisa.chambi@kcmo.org](mailto:larisa.chambi@kcmo.org) Brad Wolf, [bradley.wolf@kcmo.org](mailto:bradley.wolf@kcmo.org)

**Chambi, Larisa**

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**From:** Diane Capps <[kcragtimer@gmail.com](mailto:kcragtimer@gmail.com)>  
**Sent:** Thursday, June 13, 2024 1:11 PM  
**To:** Public Engagement  
**Subject:** Save the Carmen Building!!!

**EXTERNAL: This email originated from outside the [kcmo.org](http://kcmo.org) organization. Use caution and examine the sender address before replying or clicking links.**

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I am writing in support of saving the historic Carmen Building. Saving old buildings is so important, especially when we see what replaces them: ugly new buildings with NO CHARACTER!!!

Thank you!

Sincerely,

Diane E. Capps  
3535 Genessee St.  
Kansas City, MO 64111  
816-753-0909  
[KCRagtimer@gmail.com](mailto:KCRagtimer@gmail.com)  
Membership Chairman for [www.VolkerKCMO.org](http://www.VolkerKCMO.org)