

Docket #10

CD-CPC-2024-00049

Location: 101 West Linwood Boulevard

Zoning District: B4-5

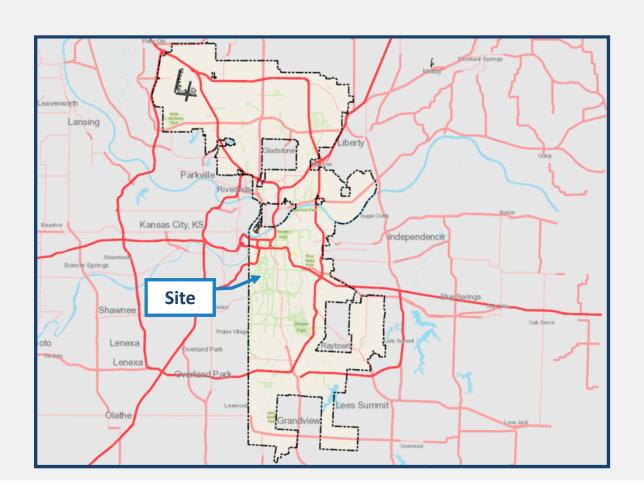
Summary: The applicant is seeking approval of a local landmark to

designate the Carmen Building at 101 West Linwood

Boulevard to the Kansas City Register of Historic Places (H/O

Overlay).





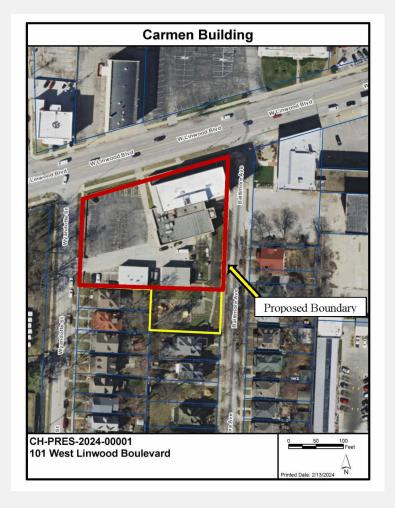


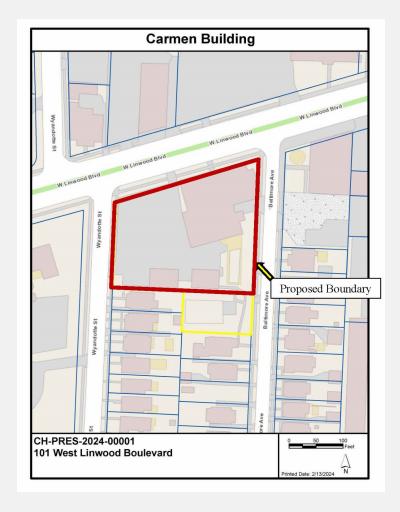
88-580-01-F. REVIEW CRITERIA

In reviewing and making decisions on proposed historic landmark and historic district designations, review and decision-making bodies must consider at least the following factors:

- 1. 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;
- 2. the economic impact of the designation on the subject property and the surrounding area; and
- 3. conformance with the city's adopted plans and planning policies.











Docket #10 North Facade





Docket #10 West Facade





Docket #10 East Facade





Docket #10 South Facade



Docket #10 1992 Rear Addition



Outbuildings (non-contributing)

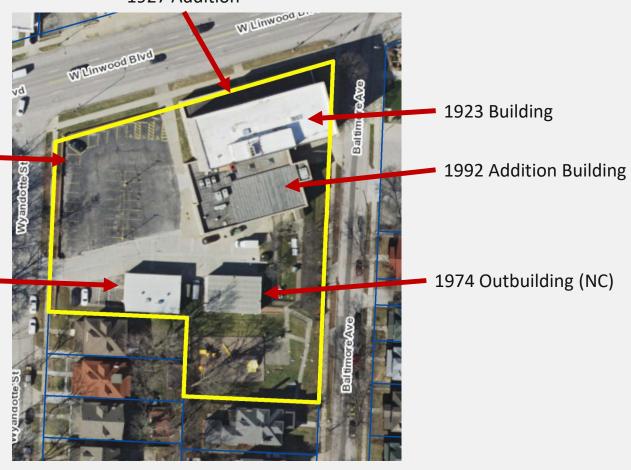


1980 Parking (NC)

1980 Outbuilding (NC)

CPD - Development Management Division

1927 Addition



Docket #10





1923 Photograph





1923 Photograph



1927 Image





1940 Photograph



Docket #10 1940 Aerial





1947 Aerial

Docket #10



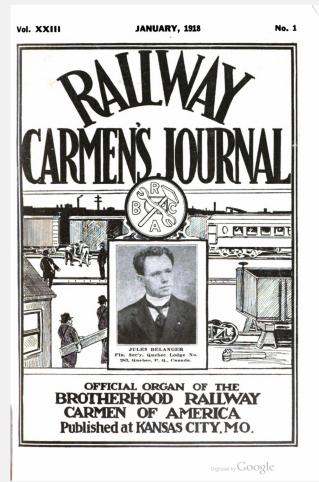


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Pub.





RAILWAY CARMEN'S JOURNAL

49 OFFICIAL ORGAN BROTHERHOOD RAILWAY CARMEN OF AMERICA. Affiliated With the American Federation of Labor.

Vol. XXIII JANUARY, 1918

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W. J. ADAMES, Editor and Manager, Kansas City, Mo.

EDITORIAL

RETROSPECT

A HAPPY and Prosperous New Year to all. These words are repeated so often that they become pertunctory and are often forgotten almost before they are uttered. Although it is a conventional custom, most people mean everything the splendid sentiment implies.

did sentment implies.

With this thought in mind, it is not our desire that this greeting should be regard-as perfunctory.

Int those responsible for the present world cataclysm are still generating hate among the peoples of the world driving it swiftly on its course to an unknown destiny, the outlook for the fature in the light of recent developments in the light of recent developments. Organized labor has made years, striffes.

organized labor has made great strides during the year just past. Wages have been materially increased and rightly so in order that the workers might retain their standard of living.

their standard of living.

The past year has also seen unexampled progress not only on the part of our brotherhood, but on the part of the liabor movement generally in point of membership, atteswarship, and in industrial control. Governmental recognition of labor partments of the government is but one of the beginnings of that industrial democracy that is some day to rule this great Nation of ours, and it is eminently fitting that it is so, as labor is loyally doing the bit in Eghting for democracy more than the property of the seems its greater danger of annihilation exsists.

The recent decision of the United States

The recent decision of the United States Supreme Court, or to be more precise, the decision of the majority of those comprising the Nation's highest judicial department practically declaring it a crime to

organize workers who are employed under rona-timo conditions, is only one of the many tendencies towards autocracy with which we have to contend and as soon as labor realizes that this relie of autocracy in this country is the real ruler and not the President of the United States, Control of the United States, Control of the United States when the President of the United States by a simple but powerful order under the authority granted him by Congress in the act approved August 28, 1916, which empowering the many control of any system or systems of transportation" for take possession and assume control of any system or systems of transportation of the under the movement of "troops, war material and equipment, or for such other purposes connected with the emergency as may be need which the old-time Populists and Socialists have been advocating for the last thirty years and which was always considered impracticable, Utopian and visionary is now an actuality and should redound to the benefit of organized labor, my sar. The year 1918 is full of hone and possibilities. Labor can, if it will, make it a milestone worthy of recognition in its procress toward industrial justice, when the golden rule and not the rule of gold which now prevails, will be the rule of life and conduct; then will the workers come to the realization of those ideals which have ever been forement in their tool. With these few thoughts we again wish one and all a linppy and Prosperous New Year with all it implies.

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MO Valley Historical Society in front of Carmen Building

ENGINEERS

4

BURNS & McDONNELL

Engineering Company

McDONNELL-SMITH-BALDWIN-LAMBERT-TIMANUS

CONSULTING ENGINEERS

R. E. McDONNELL R. L. BALDWIN R. H. McDONNELL

C. A. SMITH C. F. LAMBERT C. S. TIMANUS

ASSOCIATE ENGINEERS

C. K. MATTHEWS C. R. HATFIELD M. P. HATCHER C. E. BROWN

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107 W. Linwood Blvd., 3rd Floor—Phone LOgan 4466 KANSAS CITY, MO.

WATER WORKS
WATER PURIFICATION
SEWER SYSTEMS
SEWAGE DISPOSAL
GARBAGE DISPOSAL

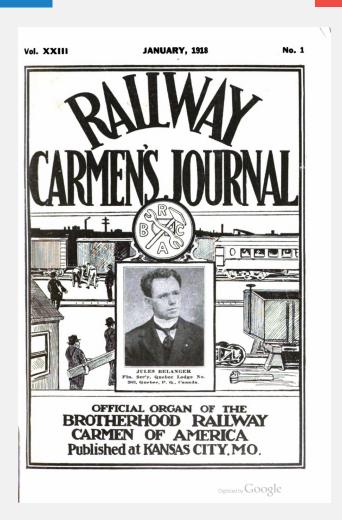
LIGHTING AND POWER
APPRAISALS AND REPORTS
RATE INVESTIGATIONS
EXPERT TESTIMONY
GAS SYSTEMS

Burns & McDonnell 1934 Directory

Docket #10







Docket #10



REVIEW CRITERIA #1: Eligibility for Listing

- 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.



REVIEW CRITERIA #2: 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.



REVIEW CRITERIA #3: Conformance with Adopted Plans

Midtown Plaza Area Plan:

- Midtown Plaza Area Plan Guiding Principle: Encourage the Preservation and Adaptive Reuse of Historic Buildings.
- 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.
- The proposed H/O Overlay would not conflict with the future land use recommendation.



REVIEW CRITERIA #3: Conformance with Adopted Plans

KC Spirit Playbook:

 Will preserve and celebrate community character, history, art, and culture



Historic Preservation Commission Recommendation: Approval

Staff Recommendation: Approval