

Docket #10

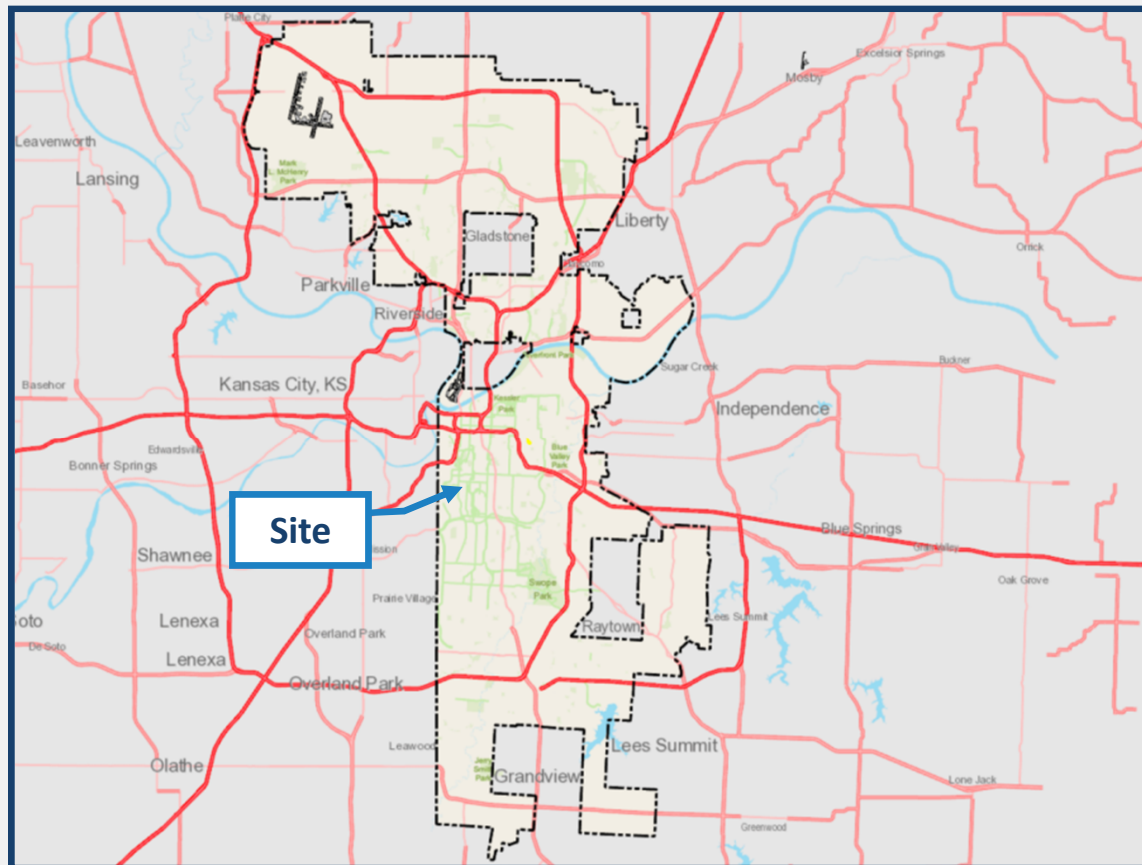
CD-CPC-2024-00049

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).

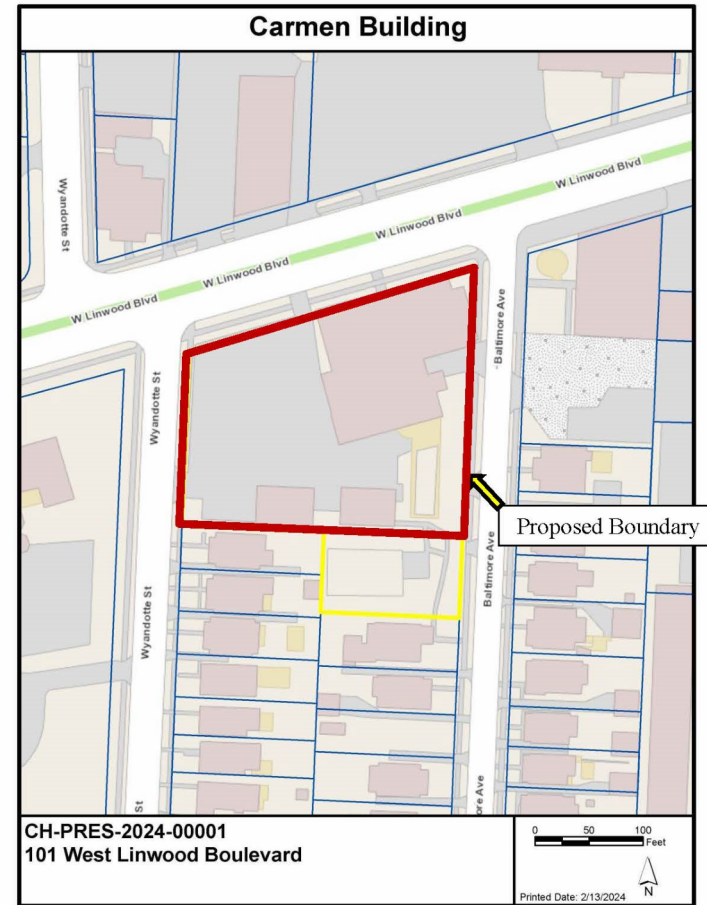
CD-CPC-2024-00049



CD-CPD-2024-00049**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.





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North Facade



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West Facade



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East Facade



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South Facade



Docket #10

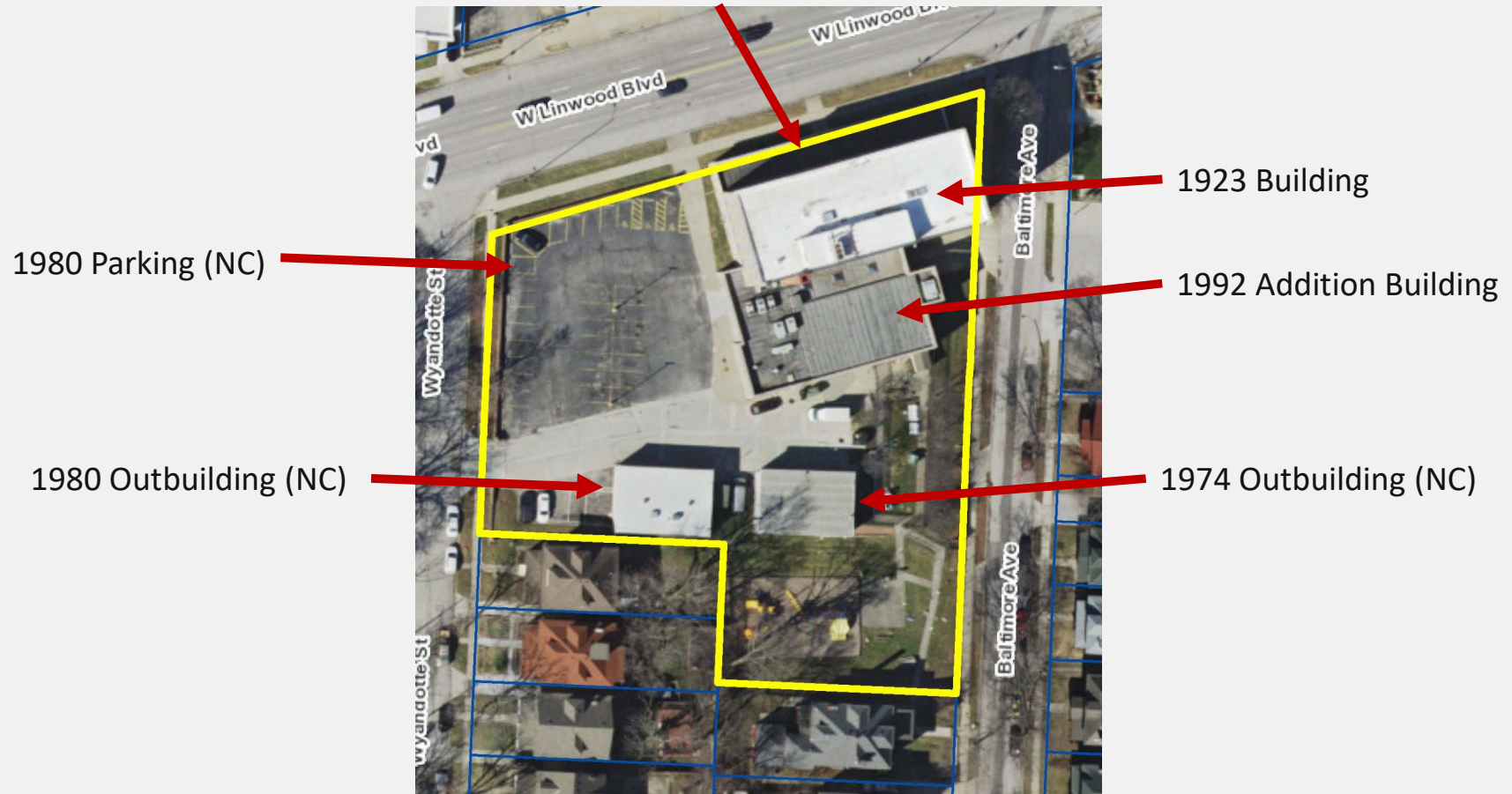
1992 Rear Addition



Outbuildings (non-contributing)



1927 Addition





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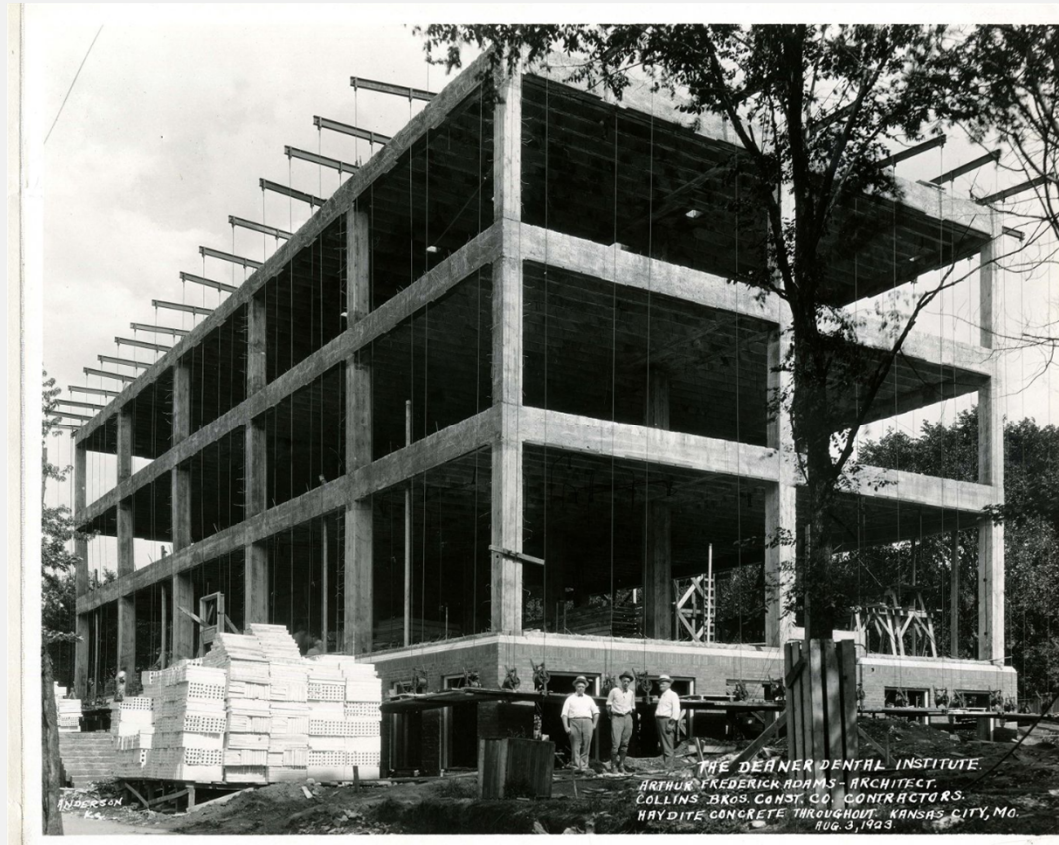
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1923 Photograph



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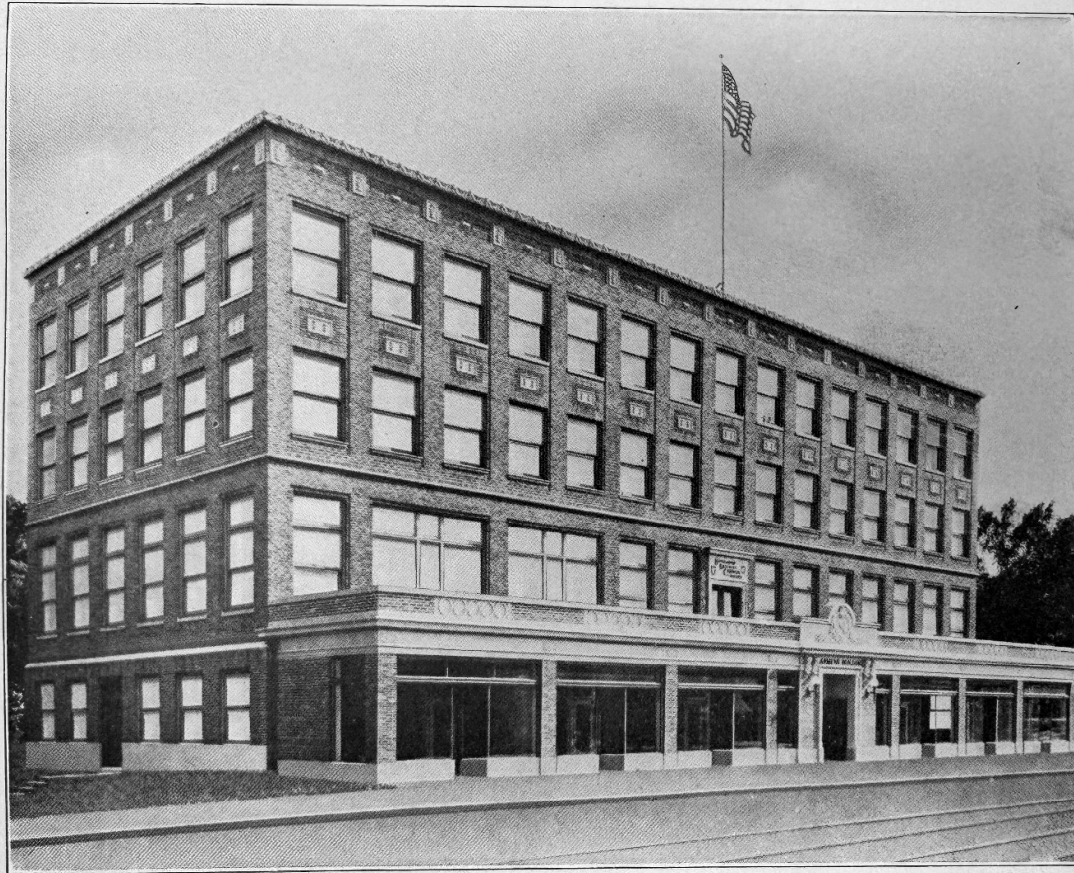
1923 Photograph



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BROTHERHOOD BUILDING IN KANSAS CITY

1927 Image

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1940 Photograph

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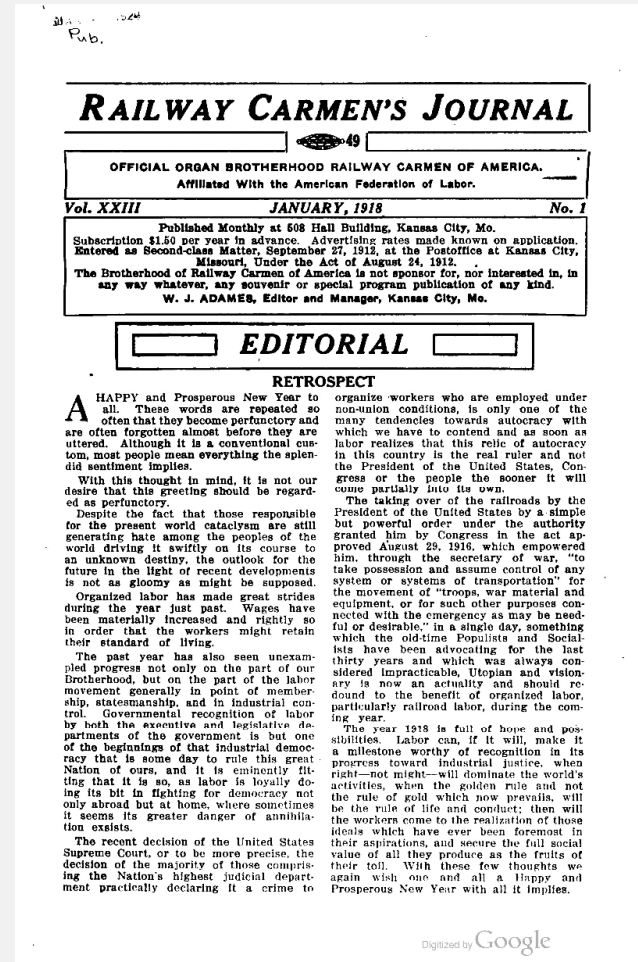
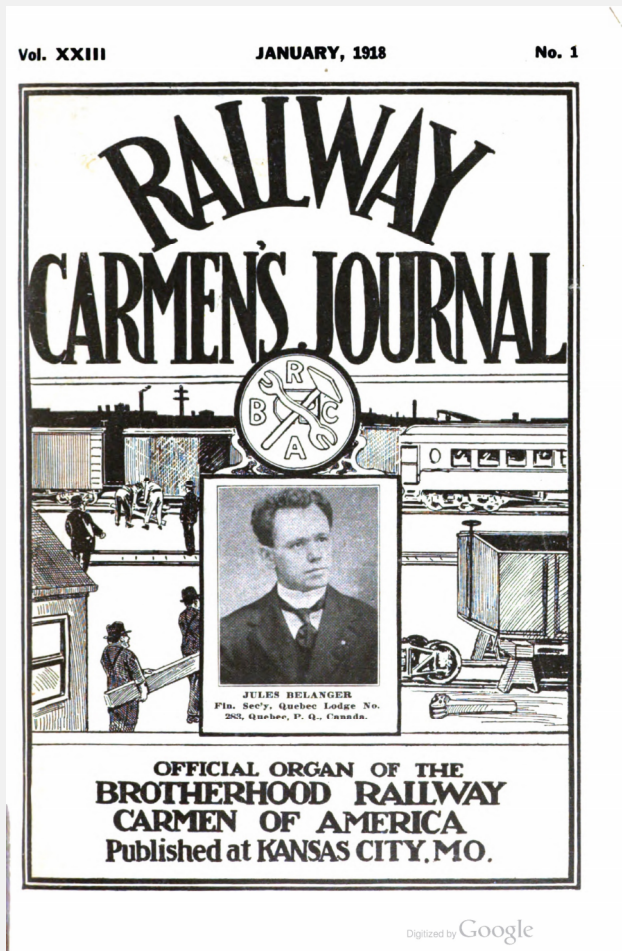






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North Facade





MYSC, Kansas City Public Library, Kansas City, Missouri

MO Valley Historical Society in front of Carmen Building

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ENGINEERS

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

Dixie Terminal Bldg. Ingraham Bldg. 461 South LaDoux Rd.
Cincinnati, Ohio Miami, Fla. Los Angeles, Calif.
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
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Burns & McDonnell 1934 Directory



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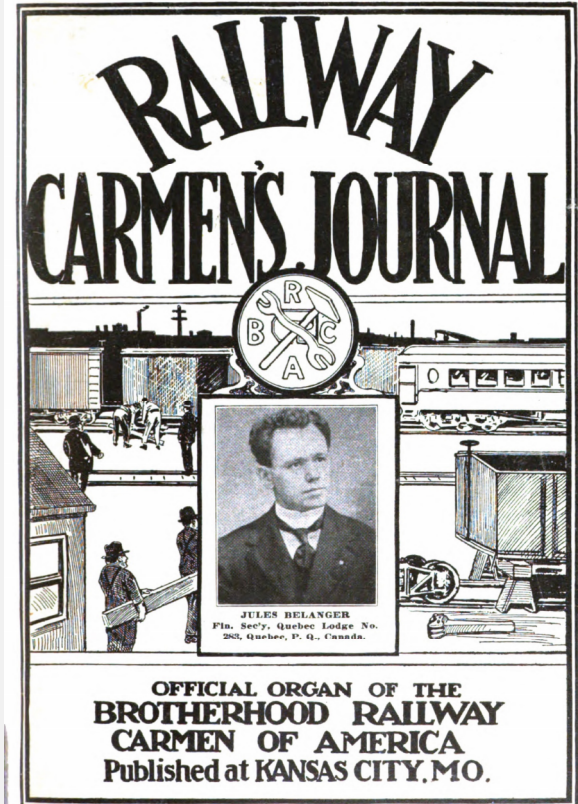
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Vol. XXIII

JANUARY, 1918

No. 1



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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.

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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.

CD-CPD-2024-00049**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.

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REVIEW CRITERIA #3: Conformance with Adopted Plans

KC Spirit Playbook:

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

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Historic Preservation Commission Recommendation: Approval

Staff Recommendation: Approval