

WARNER PLAZA, 43 WARNER PLAZA  
Kansas City  
Jackson County  
Missouri

HABS No. MO-1893-G

HABS

MO-1893-G

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
MIDWEST REGIONAL OFFICE  
National Park Service  
U.S. Department of the Interior  
1709 Jackson Street  
Omaha, NE 68102

# HISTORIC AMERICAN BUILDINGS SURVEY

## WARNER PLAZA, 43 WARNER PLAZA

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### A. General Statement

Located on the south side of Warner Plaza, this building is one of fourteen original buildings in the Warner Plaza complex, all of which reflected features common to the Spanish Eclectic style popular from 1915 to 1940. Like the other buildings in the Warner Plaza complex, they utilize a common decorative Spanish brick idiom which incorporates tile roofing and light colored terra cotta ornamentation. This building, its mirror image located directly north across the street at 42 Warner Plaza (HABS No. MO-1893-F), and the two facing buildings located at 12 Warner Plaza (HABS No. MO-1893-C) and 15 Warner Plaza, feature one of four design variations or "types" found in the complex. For the purposes of this narrative, these buildings are designated as "Type III." Because of their location on the corners of Warner Plaza and Warwick Boulevard, 42 Warner Plaza and 43 Warner Plaza differ from the other "Type III" buildings by having two sides with primary entrances.

### B. Description of Exterior

Measuring approximately 75' x 35', the apartment building is clad in common Flemish bond brick and is distinguished by the design features of its south and east sides. The north side which faces onto Warner Plaza is composed of three parts: a slightly recessed center section and two projecting end bays. The foundation level masonry treatment is random ashlar stone capped by a stringcourse. A narrow, soldiered brick band course separates the random ashlar stone foundation from the brick masonry treatment of the upper stories. The windows on the first and second stories have rowlock course brick sills. The east side which faces onto Warwick Boulevard is distinguished by its symmetrical fenestration, twin bell towers with balconied arcades, and a focal entrance featuring an elaborate entrance with a stone surround and a terra cotta arch which extends upward past the second floor level.

Typical of the Spanish Eclectic style, different visual units in each building type have separate roof forms of varying heights arranged in an irregular, informal pattern. In this "Type III" design variation the north side features an abbreviated mansard-like roof clad in tile covers the center section and is interrupted by the entrance bay's parapet. The projecting bay on the west end has a flat, tar and gravel roof hidden by a parapet clad in a terra cotta rinceau frieze. The other projecting end bay is a bell tower

which features a balconied arcades capped by a low pitched, hipped tile roof with no eave overhang. The roof design of the east side is composed of low pitched, hipped roofs with no eave overhang capping the bell towers and a short, abbreviated mansard-like roof in the center section. All of the tile is regularly laid straight mission tile.

The design of the focal entrance in the center section of the sides facing onto Warner Plaza is one element that distinguishes the style types found in the Warner Plaza buildings. In "Type III" buildings such as 43 Warner Plaza, the center foyer bay section features a wide, square doorway with a stone surround decorated with a carved cornice and recessed mission revival shaped carved pediment. The surround extends upward and incorporates a rectangular, focal window centered above the entrance cornice on the stairway landing level, mid-way between the first and second floors. The window surround is capped with a large, terra cotta escutcheon flanked by vertical scroll designs, creating a pediment effect. A wrought iron railing in front of the focal window creates a balconet. The entrance and window are boarded up, leaving only the surrounds and ornamentation exposed. This entrance bay extends the full height of the building. The brick parapet is adorned with terra cotta coping, a centered finial projection and, just below, a shield flanked by horizontal panels with carved, low relief scroll designs.

The center recessed section of the north side features an asymmetrical arrangement of window openings in relation to the entrance foyer bay. To the east of the entrance bay on each story, including the ground floor, basement level, are paired windows. On the west side of the entrance bay on each of the two stories, are four bays created by: a single window; a double door opening with a cantilevered balcony and wrought iron railing; a narrow, full length window and paired windows. All of the window openings, except the bell tower arcade, are boarded over. The second floor balcony double door opening is open and exposed to the elements. The original double leaf doors are not visible.

Both the first and second stories of the projecting end bays featured double leaf door openings and cantilevered balconies with wrought iron railings. The east, bell tower bay of the south side also includes a tower arcade formed by four brick keystone arches ornamented with a low, wrought iron balconete and, on the basement level, paired windows. The door openings are boarded over.

East Side:

The east side facing onto Warwick Boulevard is composed of three parts: a center section which features a large elaborate focal

entrance, situated below the abbreviated mansard-like roof and two bell tower end bays. Because of the grade of Warwick Boulevard, the east entrance is located on what is the basement or foundation level of the side facing onto Warner Plaza. Thus, this side has three stories and the arcaded bell towers. Unlike the north side, the entire east side, including the foundation, is brick except for the ashlar treatment on the corners of the ground level. Here the ashlar stone in the foundations on the south and north sides wraps around the corners creating quoins. A narrow, soldiered brick band course continues from the north side and, on the east side, separates the entrance level from the upper stories. All the windows feature rowlock course brick.

The fenestration is symmetrical, balanced on either side of the focal entrance bay. On the ground floor, paired windows flank the entrance. On the second and third stories, two single windows flank the focal entrance bay. With the exception of the arcade openings, all of the windows are covered with plywood. The twin, tiled hipped roof bell towers with balconied arcades incorporate single windows centered under the tower arcade.

The elaborate focal entry is composed of a wide, rectangular stone surround with terra cotta ornamentation. The terra cotta entablature includes a horizontal panel in the frieze of exposed brick. Directly over the cornice, located on the stairway landing level, mid-way between the first and second floors, is an elaborate carved, low-relief ornament. The ornamentation is a visual continuation of the door surround and is composed of a central shield-like shape flanked by vertical, elongated scroll designs. The ornamentation creates the effect of a focal window or blind niche by exposing portions of the brick work beneath. These foyer entrance elements are incorporated in a terra cotta arch with an exaggerated keystone. The arch extends upward a full two stories creating a blind arch of brick over the entrance surround. Centered above the focal entrance and directly below the abbreviated mansard-like roof is a center escutcheon flanked by low relief carved panels and small escutcheons.

#### South Side:

The rear, south side is visible from Warwick Boulevard and a parking area. This side replicates exactly the asymmetrical fenestration of the north side. There are, however, two distinct visual components to this side: the bell tower bay which repeats the design and ornamentation of bell tower bay of the south side and the remainder of the rear of the building which is unadorned brick except for the random ashlar foundation and brick string-course. The flat roof over this section has no parapet. The window openings are either covered in plywood or reveal the original

double hung windows with six-over-one sashes. The door opening is covered with boards. The brick chimney located between the two end bays on the west does not extend beyond the roof. The west bell tower arcade is enclosed.

**C. Description of Interior**

Other than the arrangement of stairwells and hallways the original elements of the interiors no longer exist. A central stairway hall ran from the central entrance to the rear. Hallways to the east and west connected with the central hallway. Small apartment units, incorporating Murphy beds opened off the east-west halls.