

WARNER PLAZA, 23 WARNER PLAZA
Kansas City
Jackson County
Missouri

HABS No. MO-1893-J

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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

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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, it utilizes a common decorative Spanish brick idiom which incorporates tile roofing and light colored terra cotta ornamentation. This building, and the buildings located at 28 Warner Plaza (HABS No. MO-1893-E) and 37 Warner Plaza (HABS No. MO-1893-H) were originally designed in an identical manner and feature one of four design "types" found in the complex. For the purposes of this narrative, these buildings are designated as "Type IVb." Except for minor decorative variations, they also originally shared major design characteristics with the buildings located at 29 Warner Plaza (HABS No. MO-1893-I) and 36 Warner Plaza which have been designated as "Type IVa."

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 north side which faces onto Warner Plaza. This side is composed of three parts: a slightly recessed center section and two projecting end bays. 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.

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 IVb" design variation, an abbreviated mansard-like roof clad in regularly laid straight barrel mission tile covers the center section and is interrupted by the entrance bay's shaped parapet projection. The projecting end bays have flat, tar and gravel roofs concealed behind projecting, shaped mission revival parapets with terra cotta coping.

The design of the focal entrance in the center section is one element that distinguishes the four style types and two sub-types found in the Warner Plaza buildings. In "Type IVb" buildings, such as 23 Warner Plaza, the center foyer bay section features a wide,

elaborate entrance composed of a rectangular doorhood which incorporates a cornice originally capped by finials, none of which remain; side brackets supporting the cornice and a carved tudor arch in the entablature. The stone door surround includes engaged, terra cotta spiral columns which support the cornice brackets. Directly above, the stone surround continues around a rectangular focal window located on the stairway landing level, mid-way between the first and second floors. The window surround is carved and is distinguished by a curved crown and an extended, flared base. Centered above the focal window and just below the parapet is a small terra cotta diamond. This entrance bay extends the full height of the building and projects above the roof line. The shaped, mission brick parapet is adorned with terra cotta coping and a large, centered escutcheon. The building is vacant. The entrance door and focal window sashes are missing. The framing and stone surround are all that remain of the original elements.

The center recessed section of the north side features an asymmetrical arrangement of window openings in relation to the entrance foyer bay. To the west of the entrance bay on each story are paired windows. Only the frames and one pair of sashes remain on the pair located on the first floor, revealing double hung windows with six-over-one sashes. Only the reveals and frames remain on the pair of windows on the second floor. On the east side of the entrance bay, the first and second stories each have four bays created by: a single window; a double door opening with a cantilevered balcony with wrought iron railings; a narrow, full length window and paired windows. The single windows on the first floor have been boarded over. The balcony doors are missing. The remaining windows are intact revealing double hung sashes with six-over-one panes.

The end bays have terra cotta coping on the shaped mission style parapets. Both floors of the projecting end bays feature double doors open onto cantilevered balconies. The wrought iron railings are missing. The double doors located on the second floor balcony on the east, end bay are capped by a blind brick arch with a keystone. Inside the arch is a diamond shaped terra cotta ornament. Above the balcony entrance on the second floor of the west bay is a terra cotta medallion. All of the double leaf doors are missing.

West Side:

The west side is visible from Warner Plaza due to the vacant lot on the west. The only elements distinguishing this side are the stepped parapet with terra cotta coping, the symmetrical appearance of the first and second floors and the ground floor masonry treatment of random ashlar stone capped by a string-course. The first and second stories each features four bays created by

single windows. All of the windows on the first floor are boarded over. One of the windows on the second floor retains its mulit-pane upper and single-pane lower sashes. The other windows retain only their frames and partial sashes.

South Side:

The rear, south side is visible from a parking lot. It is two stories and unadorned. The arrangement of openings replicates exactly the asymmetrical fenestration of the north side. All of the windows suffer some degree of damage to the original elements. Those that are intact reveal six-over-one sashes. The door opening is covered over. A simple, brick chimney, located between the sets of paired windows on the east end, projects a full story above the roof line.

C. Description of Interior

The interior of the building on the basement level and first floor has been extensively damaged by fire. 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.