

MILLER PLAZA, 12-14 MILLER PLAZA
Kansas City
Jackson County
Missouri

HABS No. MO-1892-B

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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 north side of Miller Plaza, this building is one of fourteen original buildings in the Miller Plaza complex which reflected the historical eclecticism of the post-World War I era through the restrained use of a mixture of Tudor and Colonial Revival stylistic influences. The design of the apartment building is one of three architectural style variations or treatments which comprises the Miller Plaza complex and one of two which is repeated in alternating structures which face onto Miller Plaza, creating a streetscape of mirror images. This building and the buildings located at 15 Miller Plaza, 20-22 Miller Plaza (HABS No. MO-1892-D), 23-25 Miller Plaza (HABS No. MO-1892-G), 28-30 Miller Plaza, and 31-33 Miller Plaza (HABS No. MO-1892-F) were originally designed as mirror images of each other. The unique styling of the facing buildings is, for the purposes of this narrative, designated as "Type II."

B. Description of the Exterior

Measuring 66' x 37,' the apartment building is clad in dark, common Flemish bond course brick. The building type is distinguished by the design features of its south side which faces Miller Plaza and includes: symmetrical fenestration, a centered entrance bay with an accentuated entrance focal windows and a tudor shaped projecting parapet, and roofline balustrade. A stone stringcourse and random ashlar limestone treatment visually separates the basement/foundation level from the first story. The central bay and arrangement of windows flanking the central bay creates seven vertical divisions in the side.

South Side:

The focal entrance incorporates a double door with a rectangular stone surround which forms a compound Tudor arch. Abbreviated pilasters on top of ashlar door stoops support a door hood enclosure. Extending directly upward, the stone surround continues and is repeated around a rectangular triple window located on the stairway landing level, mid-way between the first and second floors. The surround is repeated again as part of the elaborated triple window configuration located on the stairway landing level, mid-way between the second and third floors. This window unit is composed of an arched lintel over three square, single-pane windows directly above triple windows with double hung, single-pane sashes.

On each side of the central bays, windows alternate from single to tripartite to single. These windows feature soldier course lintels

and lug sills. A rowlock brick treatment is utilized below the sills and as a continuation of the vertical divisions of the triple windows. Rectangular panels which contain stone balusters appear across the parapet and replicate the width of the windows in the bays below. The panels above the triple windows and in the entrance bay feature terra cotta shields flanked by paired balusters. Stone coping caps the parapet which features a stepped Tudor style parapet above the center bay. The tar and gravel roof is flat.

At the time of photographic documentation, the building was vacant. Some of the window panes were missing. Double hung, single-pane sashes replace the original multi-pane sashes. Square, single windows openings have been cut in the ashlar foundation in the two west bays. The original door has been replaced.

North Side

The north, rear side of the building is visible from a parking lot. With the exception of a narrow brick chimney which extends beyond the roofline and is located immediately to the west of the end bay on the east end and single windows and a door in the center bay, the unadorned side replicates the fenestration of the south side. Many of the windows retain their original multi-pane upper sashes.

C. Description of the 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. Twelve small apartment units, incorporating Murphy beds, opened off the east-west halls.