

MILLER PLAZA, 23-25 MILLER PLAZA
Kansas City
Jackson County
Missouri

HABS No. MO-1892-G

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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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MILLER PLAZA, 23-25 MILLER PLAZA

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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 reflect 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 12-14 Miller Plaza (HABS No. MO-1892-B), 15 Miller Plaza, 20-22 Miller Plaza (HABS No. MO-1892-D), 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 north side which faces onto 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 on each side creates seven vertical divisions in the primary facade.

North Facade:

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 windows with four panes directly above triple windows with double hung sashes that have four panes in the upper sash and a single-pane lower sash.

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. With the exception of the windows located in the entrance bay, all of the single windows have double hung sashes with six panes in the upper sash and a single-pane lower sash. The double hung, triple windows feature a center window with six panes in the upper sash and a single-pane lower sash flanked by narrower windows which have four-over-one sashes. Many of the panes are broken, leaving the interior exposed to the elements. One window on the first story is boarded over.

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.

South Side:

With the exception of a narrow brick chimney located immediately to the west of the end bay on the east and single windows and a door in the center bay, the south, rear side replicates the fenestration of the north side. All of the windows retain their original multi-pane upper sashes. Small, rectangular windows have been cut into the ashlar foundation. These are boarded over.

East Side:

The only elements distinguishing the east side of the building are its symmetrical appearance, the parapet with terra cotta coping, and the basement level masonry treatment of random ashlar stone. Two single windows flanked by paired windows in the end bay create four bays on the first, second and third stories. The single windows are smaller than the paired windows. The first floor windows have been boarded over. The remainder of the windows have double hung sashes with six panes in the upper sash and a single-pane lower sash. Three small, rectangular windows have been cut in the foundation and are located in the center and end bays.

C. Description of the Interior

Other than the arrangement of stair wells 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 apartment units, incorporating Murphy beds opened off the east-west halls.