

WARNER PLAZA, 3245 MAIN STREET  
Kansas City  
Jackson County  
Missouri

HABS No. MO-1893-A

HABS  
MO-1893-A

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, 3245 MAIN STREET

HABS No. MO-1893-A

### A. General Statement

Designed primarily as a commercial building with apartment space, this building is one of two buildings located on the corners of Warner Plaza and Main Street which were mirror images of each other and served as a gateway entrance to the apartment buildings facing onto Warner Plaza. The two-story building, like the other buildings in the Warner Plaza complex, utilizes a common decorative Spanish brick idiom which incorporates tile roofing and light colored terra cotta ornamentation. As one of fourteen original buildings in the Warner Plaza complex, this building features one of four design variations or "types" found in the complex. For the purposes of this narrative, the unique style/type of this building and its "twin" located at 3251 Main Street (HABS No. MO-1893-L) are designated as "Type I." These buildings are the most highly ornamented of the four design types found in the complex and reflect features common to the Spanish Eclectic style popular from 1915 to 1940.

### B. Description of Exterior

Measuring approximately 55' x 45', this common Flemish bond course brick building features a three story arcaded bell tower. An ornamented parapet clad in terra cotta encircles the perimeter of the building and incorporates a compound roof plan. Typical of the Spanish Eclectic style, different visual units of the building have separate roof forms of varying heights arranged in an irregular, informal pattern. In this compound roof plan, a flat central section is covered with tar and gravel. The hipped roofs of the arcade tower and the opposite end bay are covered in tile.

#### West Side:

The west side faces onto Main Street. It is composed of three parts: a slightly recessed center with two end bays. A stone band course separates the first and second stories. The two stories were designed to present a balanced appearance. A center vertical line is highlighted with an scrolled terra cotta escutcheon on the parapet, a small square window with a wide surround on the second story and an arched doorway on the ground level.

The first floor of the west side has a balanced appearance despite the asymmetrical arrangement of door openings. Smooth stone facing covers the entire first floor and unites the openings and design

elements. These elements are incorporated in four display window bays which flank the center arched entrance bay. Display windows of the same dimensions and capped with identical stone cornices are located in the recessed center section on either side of the arched central entrance. In the display window bay directly to the south of the arched entrance, a transom door is incorporated into the store front display opening under the cornice. The display window openings on the end bays feature identical concave window hoods. The bay on the north end has a transom door located under the window hood on the south end of the display window opening. The bell tower bay on the south end of the building side features a corner entrance that is visually incorporated as part of the display window opening under the window hood. All of the display windows and transom doors are boarded over. The fanlight of the arched door entrance is boarded over and a modern wooden door has been installed.

The second floor of the west is symmetrical. The small square window is covered with plywood leaving only the wide stone surround exposed. Flanking the square window in the center section are tripartite windows with segmented pediments of terra cotta with centered ornamental lunettes. Segmented brick arches with stone keystones form the lintels over the pediments. These windows have rowlock course brick sills. The window openings are covered with plywood leaving only the pediment exposed. The end bays on the second story feature projecting tripartite windows with bases ornamented in low relief, plastersque carvings. These openings are also covered with plywood leaving only the ornamented stone bases exposed. Just below the base of the parapet in each end bay, a decorative rectangular arch of terra cotta spans the width of the projecting tripartite windows.

The third floor arcaded bell tower walls are clad in terra cotta and feature an arcade of triple arches repeated on all four sides. Centered in the cornice and frieze of the west and south sides is a simple escutcheon flanked by dental-like carvings and projecting rinceau brackets on the corners. Directly below the triple arches, the parapet features a brick and terra cotta treatment. Centered in the bay is a shallow, low relief scrolled escutcheon flanked by horizontal panels carved in a scroll motif. Larger and more deeply carved concave scrolls end the terra cotta treatment leaving corners of exposed brickwork. The low pitched, hipped roof of the bell tower has no eave overhang and is covered in regularly laid straight barrel mission tile.

The bay on the north end of the west side also features a low pitched hipped roof with no eave overhang and is covered in regularly laid straight barrel mission tile. These elements are

supported by an ornamented terra cotta frieze and cornice which rests on a brick section of the building's parapet wall. The decorative carving on this frieze is larger and more defined than other building treatments and features a large, central scrolled escutcheon flanked by horizontal bands of interlocking scrolls.

South Side:

The south side faces onto Warner Plaza. It contains two distinct components: the south side of the bell tower and a simple, two-story brick wall with a symmetrical arrangement of window openings. The south side of the three-story corner bell tower bay replicates exactly the bell tower bay which faces west. On the ground floor, the corner entrance and display window is surrounded with the smooth stone facing and a window hood. The display window and door are boarded up. Above the window hood on the second floor is a tripartite projecting window with an ornamented base which is a duplicate of those found in the end bays of the building's west side. Two of the windows are boarded over. At the time of the photographic documentation, one was open and confirmed the tripartite nature of the window design and the absence of the original sash. The south side of the third floor bell tower arcade and decorative elements duplicate those of the west side.

To the east of the bell tower bay on the south side is a visual unit composed of six bays. This section presents a symmetrical appearance. A narrow stone band separates the first and second stories. Stone banding also continues on the ground level and frames the east corner of the first floor. A center vertical line is highlighted with an scrolled terra cotta escutcheon on the parapet, an arched blind niche faced with stone on the second floor and a small square window with a wide surround on the ground level. The escutcheon and small square window with a wide stone surround are duplicates of those found on the west side. On the first floor two square windows with stone sills and lintels flank the centered small square window. On the second floor, two rectangular windows with stone sills and lintels flank the blind niche. A continuation of the parapet clad in terra cotta caps this section of the south side.

Southeast Side:

The building design incorporates a diagonal side facing southeast onto Warner Plaza. The diagonal segment of the building visually links the shallow commercial setback of the south side of 3245 Main Street with that of 8 Warner Plaza which features a deeper, residential setback. (See photograph, HABS No. 1893-B-2) The southeast side is symmetrical and repeats elements found in the north end bay of the west side. Smooth stone facing covers the entire first floor. A central display window/door opening covered

by a concave stone window hood is boarded over, covering the window or window/door configuration. Directly above the window hood are projecting tripartite windows with bases ornamented in low relief, plastersque carvings. These openings are boarded over leaving only the ornamented stone base exposed. A decorative rectangular arch of terra cotta spans the width of the projecting tripartite windows just below the base of the unadorned, brick parapet,

### **C. Description of Interior**

Other than the arrangement of stairwells and hallways the original elements of the interiors no longer exist. A central entrance stair hall located in the Main Street entrance connects to the second floor hallways which run north and south. Small apartment units opened off the halls. The interior arrangement of first floor commercial space has been significantly altered.