

WARNER PLAZA, 8 WARNER PLAZA  
Kansas City  
Jackson County  
Missouri

HABS No. MO-1893-B

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
MIDWEST REGIONAL OFFICE  
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U.S. Department of the Interior  
1709 Jackson Street  
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# HISTORIC AMERICAN BUILDINGS SURVEY

## WARNER PLAZA, 8 WARNER PLAZA

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### A. General Statement

Located on the north side of Warner Plaza, this building is one of fourteen original buildings in the Warner Plaza complex which reflected features common to the Spanish Eclectic style popular from 1915 to 1940. This building and its "twin" located directly south across the street at 9 Warner Plaza (HABS No. MO-1893-K) are one of four design "types" found in the complex. Originally designed as mirror images of each other, the unique style of these facing buildings is, for the purposes of this narrative, designated as "Type II." 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 decoration.

### B. Description of Exterior

Measuring approximately 75' x 35', 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 onto Warner Plaza. It is composed of three parts: a slightly recessed center section and two projecting end bays. A light colored stone band course separates the first story from the upper stories. The design of the focal entrance in the center section is one element that distinguishes the style types found in the Warner Plaza buildings. In "Type II" buildings such as 8 Warner Plaza, the center foyer bay section features an arched doorway with a stone surround which is repeated around the windows directly above on the second and third stories. These paired windows are divided by wide mullions. A design of exposed brick and carved terra cotta forms a horizontal panel which is incorporated in the stone surround between the second and third story windows. Directly above is a horizontal line of three terra cotta diamonds. Framing the surround and delineating the sides of the foyer bay are vertical strips of terra cotta. A rectangular arch of the same material spans the the bay just below the parapet. The shaped parapet features a center escutcheon flanked by a simple terra cotta cornice and frieze.

Typical of the Spanish Eclectic style, different visual units in each building have separate roof forms of varying heights arranged in an irregular, informal pattern. In this "Type II" design variation, an abbreviated mansard-like roof, originally clad in tile, covers the center section and is interrupted by the entrance bay's parapet and curvilinear projection. The center section is

sheathed in metal which covers the remaining tiles. The projecting end bays have tar and gravel roofs and curvilinear parapets.

The center recessed section of the south side is an asymmetrical arrangement of window openings in relation to the entrance foyer bay. To the west of this bay are single, paired windows on all three stories. To the east are two sets of paired windows on each story. The windows on the first and second stories of the center section, as well as the end bays, have rowlock course brick sills. Three paired, arched fanlight windows separated by engaged spiral columns constitute the window openings on the first floor. The upper fanlight sash features six panes. Each pair of windows is situated under a blind brick arch with a centered terra cotta shield ornament. The fanlight over the door is covered in plywood. A glass and metal door and a narrow side window replace the original door components. On the upper stories of the center section, double hung windows with six-over-one sashes are separated by wide, terra cotta mullions.

The projecting end bays match each other. They feature single windows with six-over-one sashes. The ground floor window on the east has been altered to incorporate a modern door. On the second and third stories, vertical terra cotta strips under a medallion flank both sides of the windows. The parapets of the end bays feature terra cotta cornices and friezes with a horizontal band of carved interlocking scrolls. Projecting from the center of each parapet is a terra cotta curvilinear ornament.

#### East Side:

The only elements distinguishing the the east side of the building are its symmetrical appearance and the ground floor masonry treatment of random ashlar stone capped by a string-course. The second and third stories features six vertical bays created by single, double hung windows with six-over-one sashes.

#### North Side:

The rear, north side is visible from an alley and narrow sidewalk. This unadorned side replicates exactly the asymmetrical fenestration of the south side. All of the window and door openings are covered with boards.

### **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.