

WARNER PLAZA, 12 WARNER PLAZA
Kansas City
Jackson County
Missouri

HABS No. MO-1893-C

HABS

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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 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, they utilize a common decorative Spanish brick idiom which incorporates tile roofing and terra cotta ornamentation. This building, its mirror image originally located directly south across the street at 15 Warner Plaza, and the two facing buildings located at 42 and 43 Warner Plaza (HABS No. MO-1893-F, HABS No. MO-1893-G) feature one of four design variations or "types" found in the complex. For the purposes of this narrative, these buildings are designated as "Type III."

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 south side which faces onto Warner Plaza. This side is composed of three parts: a slightly recessed center section and two projecting end bays. The foundation level masonry treatment is random ashlar stone capped by a stringcourse. 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 employed in Warner Plaza, different visual units in each building type have separate roof forms of varying heights arranged in an irregular, informal pattern. In this "Type III" design variation, an abbreviated mansard-like roof, clad in tile covers the center section and is interrupted by the entrance bay's parapet projection. The projecting end bay on the west features a hipped tiled roof. The tile is regularly laid straight mission tile. The other projecting end bay has a flat, tar and gravel roof hidden by a parapet clad in a terra cotta rinceau frieze.

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 III" buildings such as 12 Warner Plaza, the center foyer bay section features a wide, square doorway with a stone surround decorated with a carved cornice with a bracket

keystone and recessed mission revival shaped carved pediment. Extending directly upward, the surround continues and is repeated around a centered rectangular window located on the stairway landing level, mid-way between the first and second floors. The window surround is capped with a large, terra cotta, escutcheon flanked by vertical scroll designs, creating a pediment effect. The entrance and window are boarded up, leaving only the surrounds and ornamentation exposed. This entrance bay extends the full height of the building and terminates in a brick parapet which is adorned with terra cotta coping, a centered finial projection and, just below, a shield flanked by horizontal panels with carved, low relief scroll designs.

The center recessed section of the south 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 with soldier course sills. On the east end of the entrance bay on each story are four bays created by: a single window, a double door opening with a cantilevered balcony and wrought iron railing, a narrow, full length window and paired windows. All of the window and door openings, including frames and surrounds, are boarded over.

Both floors of the projecting end bays featured double leaf doors opening onto cantilevered balconies with wrought iron railings. The bay at the west end features a third story balconied arcade which, with the hipped tile roof, forms the effect of a bell tower. The arcade is formed by four brick arches with stone keystones. A balconet with a low, decorative wrought iron railing provides additional ornamentation. The arcade features are also repeated on the west side of the building.

North Side:

The rear, north side of the building is visible from an alley with a narrow sidewalk. This two-story side has no ornamentation and replicates exactly the asymmetrical fenestration of the south side. All of the window and door openings are covered over with boards. 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

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.