

WARNER PLAZA, 22 WARNER PLAZA  
Kansas City  
Jackson County  
Missouri

HABS No. MO-1893-D

HABS

MO-1893-D

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
MIDWEST REGIONAL OFFICE  
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U.S. Department of the Interior  
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Omaha, NE 68102

## HISTORIC AMERICAN BUILDINGS SURVEY

### WARNER PLAZA, 22 WARNER PLAZA

#### HABS No. MO-1893-D

##### 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, it utilizes a common decorative Spanish brick idiom which incorporates tile roofing and terra cotta ornamentation. This building, and the buildings located at 29 Warner Plaza (HABS No. MO-1893-I) and 36 Warner Plaza were originally designed in an identical manner and feature one of four design "types" found in the complex. For the purposes of this narrative, these buildings are designated as "Type IVa." Except for minor decorative treatments, these buildings originally shared major design characteristics with the buildings located at 23 Warner Plaza (HABS No. MO-1893-J), 28 Warner Plaza (HABS No. MO-1893-E) and 37 Warner Plaza (HABS No. MO-1893-H). Consequently, these buildings are designated as "Type IVb."

##### B. Description of Exterior

Measuring approximately 75' x 35', the apartment building is clad in common Flemish bond course 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. 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 IVa" design variation, an abbreviated mansard-like roof, originally clad in regularly laid straight barrel mission tile covers the center section and is interrupted by the entrance bay's shaped parapet projection. Only a few of the tiles remain leaving the rafters exposed. The projecting end bays have flat, tar and gravel roofs concealed behind projecting shaped mission revival parapets with terra cotta coping.

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 IVa" buildings such as 22 Warner Plaza, the center foyer bay section features a wide entrance composed of a rectangular doorhood and stone surround decorated with terra cotta engaged spiral columns supporting a bracketed cornice. Directly on top of the cornice, located on the stairway landing level mid-way between the first and second floors, are triple arched focal window openings with recessed rectangular windows. The combination of arched terra cotta surrounds and engaged spiral columns and rectangular windows creates blind arches of brick. Centered above the arches is a terra cotta medallion. 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 entrance door and side lights are covered with plywood. The sashes of the triple windows are missing, leaving only the rectangular casings and ornamented, arched surrounds exposed.

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. Only the casing remains on the pair located on the second floor. On the first floor the boarding is loose revealing double hung sashes. 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 these openings are boarded over with the exception of the balcony doors and paired windows on the second story. These openings reveal double leaf, multi-pane doors and double hung windows with six-over-one sashes.

Both stories of the projecting end bays feature double leaf doors with wide mullions that incorporate engaged spiral columns. The double doors open onto cantilevered balconies with wrought iron railings. The paired doors on the second floor balconies are installed under paired, blind brick arches with a keystone. The balcony entrances on the first floor are covered with plywood. Both end bays have terra cotta ornamentation in the shaped mission style parapets. A center escutcheon is flanked by low relief carved panels and small escutcheons.

#### North Side:

The rear, north side is visible from an alley with a narrow sidewalk. The two-story, unadorned side replicates exactly the asymmetrical fenestration of the north side. Most of the windows do not have sashes, only the frames and reveals remain. An upper sash on the northeast corner of the second floor indicates a continu-

ation of double hung window with six-over-one sashes. The door opening is covered 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.