

WARNER PLAZA, 28 WARNER PLAZA
Kansas City
Jackson County
Missouri

HABS No. MO-1893-E

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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, it utilizes a common decorative Spanish brick idiom which incorporates tile roofing and terra cotta ornamentation. This building, and the buildings located at 23 Warner Plaza (HABS No. MO-1893-J) and 37 Warner Plaza (HABS No. MO-1893-H) 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 IVb." Except for minor decorative variations, they also originally shared major design characteristics with the buildings located at 29 Warner Plaza (HABS No. MO-1893-I) and 36 Warner Plaza which have been designated as "Type IVa."

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 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, different visual units in each building type have separate roof forms of varying heights arranged in an irregular, informal pattern. In this Type "IVb" 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. The roof is partially destroyed; only the rafters on the east end remain. 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 four style types and two sub-types found in the Warner Plaza buildings. In "Type IVb" buildings, such

as 28 Warner Plaza, the center foyer bay section features a wide, elaborate entrance composed of a rectangular doorhood which includes a cornice, originally capped by finials (only one remains); side brackets supporting the cornice and a carved tudor arch in the entablature. The stone door surround incorporates engaged, terra cotta spiral columns which support the cornice brackets. Directly above, the stone surround continues around a rectangular focal window located on the stairway landing level midway between the first and second floors. The window surround is carved and is distinguished by a curved crown and an extended, flared base. Centered above the focal window and just below the parapet is a small terra cotta diamond. This entrance bay extends the full height of the building and projects above the roof line. The shaped, mission brick parapet is adorned with terra cotta coping and a large, centered escutcheon. The bottom part of this shield shaped ornamentation is missing. The entrance is boarded over. The framing and stone surround are all that remain of the original focal window.

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. Only the frame and double hung sashes remains on the pair located on the second floor. The pair of windows on the first floor are covered with boarding. On the east end of the entrance bay, the first and second stories have four bays created by: a single window; a double door opening with a cantilevered balcony with wrought iron railings; a narrow, full length window and paired windows. The doorways opening onto these balconies are open revealing double leaf, multi-pane doors. A single sash, horizontal window the width of the paired windows has been installed in the stone foundation just below the soldier course and abutting the projecting end bay. All of the windows and doors are either boarded up or open and exposed to the elements. The double hung, single window on the second floor adjacent to the entrance bay shows six-over-one sashes. The single window directly below is covered in plywood. The remainder of the windows on the second floor are boarded over. Those on the first floor are without sashes.

The end bays have terra cotta ornamentation in the shaped mission style parapets. Both floors of the projecting end bays feature double leaf doors opening onto cantilevered balconies. The balconies on the second floor have wrought iron railings. The second story double doors of the east, end bay are capped by a blind brick arch with a keystone. Inside the arch is a diamond shaped terra cotta ornament. The balcony entrance below on the first floor is open to the elements. Above the balcony entrance on

the second floor of the west bay is a terra cotta medallion. At the time of photographic documentation, the plywood covering this entrance was not attached. Plywood boards cover the first floor entrance below.

East Side:

The only elements distinguishing the side of the building are the stepped parapet with terra cotta coping, the symmetrical appearance of the first and second floors and the ground floor masonry treatment of random ashlar stone capped by a string-course. The ground floor, basement level has three irregularly placed window openings. No frames or sashes remain. From the scorch marks on the surrounding stone, it is evident a fire has damaged the interior. The first and second stories each feature four vertical bays created by single windows. Six are open and show no remaining sashes. Two on the north end of the second floor are covered in plywood.

North Side:

The rear, north side of the building is visible from an alley with a narrow sidewalk. This two-story, unadorned brick side replicates exactly the asymmetrical fenestration of the south side. The windows do not have sashes, only the frames and reveals remain. 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

The interior of the building on the basement level and first floor has been extensively damaged by fire. Other than portions that reveal 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.