

WARNER PLAZA, 37 WARNER PLAZA
Kansas City
Jackson County
Missouri

HABS No. MO-1893-H

HABS

MO-1893-H

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 south 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 light colored terra cotta ornamentation. This building, and the buildings located at 23 Warner Plaza (HABS No. MO-1893-J) and 28 Warner Plaza (HABS No. MO-1893-E) 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 brick and is distinguished by the design features of its north 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, clad in regularly laid straight barrel mission tile covers the center section and is interrupted by the entrance bay's shaped parapet projection. 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 37 Warner Plaza, the center foyer bay section features a wide,

elaborate entrance composed of a rectangular doorhood which incorporates a cornice, originally capped by finials which no longer remain; 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, mid-way between the first and second floors. The window surround is carved and is distinguished by a curved crown and an extended, flared base. A wrought iron railing in front of the window creates a balconet. The small terra cotta diamond, located above the focal window and just below the parapet in the other buildings of this type, is missing. 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 entrance door and foyer window are boarded over.

The center recessed section of the north 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 which are boarded over. On the east side of the entrance bay, the first and second stories each 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. All of these openings are boarded over.

The end bays have terra cotta coping on the shaped mission style parapets. Both floors of the projecting end bays feature double leaf doors opening onto cantilevered balconies with wrought iron balconies. The second story double doors of the west, end bay are capped by a blind brick arch with a keystone. The diamond shaped terra cotta ornament found in the arch on other buildings of this type is not present. Above the balcony entrance on the second floor of the west bay is a terra cotta medallion. All of the end bay openings are covered.

East Side:

The east side is only partially exposed to view because of the spacing between it and the corner building, 43 Warner Plaza (HABS No. MO-1893-G). The only elements distinguishing this side 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 window openings are boarded over. The first and second stories each features four vertical bays created by single windows.

South Side:

The rear, south side is partially visible from a parking lot. This side is two stories and has no ornamentation. It replicates exactly the asymmetrical fenestration of the north side. All of the windows and the door opening are boarded over. 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 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.