

WARNER PLAZA, 29 WARNER PLAZA
Kansas City
Jackson County
Missouri

HABS No. MO-1893-I

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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 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 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 22 Warner Plaza (HABS No. MO-1893-D) and 36 Warner Plaza were originally designed in an identical manner and are 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 variations, they share 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) which 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 north side. It 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 IVa" 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.

The design of the focal entrance on the west end of the center section is one element that distinguishes the style types found in the Warner Plaza buildings. In "Type IVa" buildings such as 29 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, engaged spiral columns and rectangular windows creates blind arches of brick. Centered above the arched windows is brick circlet with a hollow center. At 20-22 Warner Plaza (HABS No. MO-1893-D), a terra cotta medallion is located in this spot. This entrance bay extends the full height of the building and terminates in a shaped brick parapet with terra cotta coping. Just below is a shield flanked by horizontal panels with carved, low relief scroll designs.

The center recessed section 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. On the east side of the entrance bay on each story are four bays created by: a single window; a double leaf door opening onto a cantilevered balcony with wrought iron railing; a narrow, full length window and paired windows. All of these openings are boarded over.

Both floors of the projecting end bays feature double leaf doors which open onto cantilevered balconies with wrought iron railings. Wide mullions separating the doors incorporate engaged spiral columns. On the second floor, blind brick arches with a keystone cap each door leaf. Both of the shaped, mission style parapets on the end bays have terra cotta coping. A center escutcheon is flanked by low relief carved panels and small escutcheons. All of the openings in the end bays are boarded over with the exception of the balcony doors on the west end of the second story.

South Side:

The rear, south side is partially visible from a parking lot. A wooden privacy fence screens most of the ground floor level from view. This side has two stories and has no ornamentation. It replicates exactly the asymmetrical fenestration of the north side. Most of the windows are covered with plywood. One exposed pair of windows on the second floor shows the double hung windows. The door opening is 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.