

WARNER PLAZA, 9 WARNER PLAZA
Kansas City
Jackson County
Missouri

HABS No. MO-1893-K

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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 Warner Plaza complex, they utilize a common decorative Spanish brick idiom which features tile roofing and light colored terra cotta decoration. Originally designed as mirror images of each other, this building and its "twin" located directly south across the street at 8 Warner Plaza (HABS No. MO-1893-B) feature one of four design "types" found in the complex. The unique style of these buildings is, for the purposes of this narrative, designated as "Type II."

B. Description of Exterior

Measuring approximately 75' x 35', the apartment building is clad in dark, common Flemish bond brick. The design features of the north side determine the building's design type. It contains three parts: a slightly recessed center section and two projecting end bays. The focal entrance in the center section is also an element that distinguishes the style types found in the complex. In "Type" II buildings, the center foyer bay section features a focal arched doorway with a stone surround which is repeated around the windows directly above on the second and third stories. These paired, focal windows are divided by wide mullions. A design of brick work and a horizontal panel of carved terra cotta between the second and third story windows is incorporated inside the surround. Directly above is a horizontal line of three terra cotta diamonds. Framing the surround and delineating the sides of the foyer bay are vertical terra cotta strips. Just below the parapet, a rectangular terra cotta arch spans the width of the bay. The original shaped parapet and cornice and frieze of this bay are missing.

Typical of the Spanish Eclectic style, different visual units in the building have separate roof forms of varying heights arranged in an informal pattern. In the "Type II" design, 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 brick wall. The end bays no longer retain the original parapets with ornamented curvilinear projections. Only small, terra cotta festoons remain. An asymmetrical arrangement of window

openings in relation to the entrance foyer bay distinguishes the center recessed section of the north side. To the west of this bay are single, paired windows on all three stories. To the east are two sets of paired windows on each story. On the upper stories, double hung windows with six-over-one sashes are separated by wide, terra cotta mullions. Paired, arched fanlight windows separated by engaged columns with spiral carving comprise the window openings on the first floor of the center section. A blind brick arch with a central terra cotta shield assimilates each pair of fan windows. The fanlight sash has six panes. The original arched door elements are replaced by a glass and metal door and a narrow side window. The fanlight is boarded over. An arched metal awning frame the width of the entrance surround has been added. A light colored, stone band course separates the first from upper stories.

The projecting end bays match each other. They feature single, windows with six-over-one sashes. With the exception of the focal windows, all of the windows on the north side have rowlock course brick sills. All of the window sashes, surrounds and decorative treatments appear to be intact. On the second and third stories, vertical terra cotta strips under a medallion flank both sides of the windows.

East Side:

The only distinguishing elements of the east side of the building are its symmetrical appearance and the ground floor masonry treatment of random ashlar stone capped by a string-course. The second and third stories each have three bays created by single, double hung rectangular windows with six-over-one sashes. An iron fire escape is attached to the center second floor window. The flat roof features and low, stepped parapet.

South Side:

The rear, south side is partially visible from an open paved parking area. A concrete wall topped by a solid wooden fence conceals the first floor. This side is two stories and has no ornamentation. It replicates exactly the asymmetrical fenestration of the north side. The double hung windows which are visible have six-over-one sashes.

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.