

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

1. Name of Property

historic name Sewall Paint and Glass Company Building

other names/site number Sewall Paint and Varnish Company Building

2. Location

street & number 1009-1013 W. 8<sup>th</sup> Street [N/A] not for publication  
city or town Kansas City [N/A] vicinity

state Missouri code MO county Jackson code 095 zip code 64104

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the  
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my  
opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered  
significant ☐ nationally ☐ statewide ☒ locally.  
( See continuation sheet for additional comments [ 1 ] )

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO

20 March 2002  
Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.  
( See continuation sheet for additional comments [ ] )

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☐ entered in the National Register  
See continuation sheet [ ].  
☐ determined eligible for the  
National Register  
See continuation sheet [ ].  
☐ determined not eligible for the  
National Register.  
☐ removed from the  
National Register  
☐ other, explain  
See continuation sheet [ ].

Signature of the Keeper

Date

**Sewall Paint and Glass Company Building**  
**Jackson County, Missouri**

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**5. Classification**

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	0	buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	0	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	1	0	Total

**Name of related multiple property listing.**

Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri

**Number of contributing resources previously listed in the National Register.**

0

**6. Function or Use**
**Historic Function**

INDUSTRY/PROCESSING/EXTRACTION:

Manufacturing facility and industrial storage

**Current Functions**

INDUSTRY/PROCESSING/EXTRACTION:

Manufacturing facility and industrial storage

**7. Description**
**Architectural Classification**

 LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY

AMERICAN MOVEMENTS: Commercial Style

**Materials**

foundation brick

walls brick

stone

roof asphalt

other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

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**8. Statement of Significance****Applicable National Register Criteria**

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**ARCHITECTUREINDUSTRY**Periods of Significance**1903-1951**Significant Dates**N/A**Significant Person(s)**N/A**Cultural Affiliation**N/A**Architect/Builder**Van Brunt, Adriance; architectSmith, James; contractor**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographic References****Bibliography**

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

# \_\_\_\_\_

☐ recorded by Historic American Engineering Record

# \_\_\_\_\_

**Primary location of additional data:**

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☒ Local Government City Hall

☒ University Western Historic Manuscripts Collection

☒ Other:

Name of repository: Kansas City Public Library

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**10. Geographical Data****Acreage of Property** less than one acre**UTM References**

A. Zone	Easting	Northing
15	361870	4329680

B. Zone	Easting	Northing
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C. Zone	Easting	Northing
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D. Zone	Easting	Northing
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[ ] See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**name/title Cydney E. Millsteinorganization Architectural and Historical Research, LLC date August 24, 2001street & number P.O. Box 22551 telephone 816.363.0567city or town Kansas City state Missouri zip code 64113**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets****Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional Items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name Faultless Starch/Bon Ami Companystreet & number 510 Walnut Street telephone 816.842.1230city or town Kansas City state MO zip code 64106-1209

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**NATIONAL REGISTER OF HISTORIC PLACES  
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**Sewall Paint and Glass Company Building  
Kansas City, Jackson County, Missouri  
MPS Listing "Railroad Related Historic  
Commercial and Industrial Resources in  
Kansas City, Missouri."**

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**Summary**

The Sewall Paint and Glass Company, located at 1009-1013 W. 8<sup>th</sup> Street, Kansas City, Missouri, was designed by the prominent architectural firm of A. Van Brunt & Brother, Kansas City, in 1903 and constructed that same year. The five-story brick and stone industrial building, imparting a hint of the Romanesque Revival at the main façade, is located in the heart of the Central Industrial District (CID), commonly known as the "West Bottoms." Generally speaking, the CID consists of industrial, commercial and warehouse facilities dating from the 1870s through the 1940s. As defined in the MPS cover document, the Sewall Paint and Glass Company Building, is an intact example of an "industrial facility and commercial distribution building." Furthermore, this property type "comprise[s] the core of commercial and industrial resources found in railroad freight areas in Kansas City," such as the CID. The Sewall Paint and Glass Company, rectangular in shape and sited adjacent to multiple rail tracks, features minimal exterior ornamentation, loading docks, ample fenestration "to capture light and provide ventilation," and a flat roof — all characteristic of that property type.<sup>1</sup>

To the north of the Sewall building is a vacant lot and to the east is a one-story brick building, date unknown. A one-story modern corrugated metal building, which connects the Faultless Starch Company Building (1025 W. 8<sup>th</sup> Street) to Sewall, is attached to the west façade. Multiple railroad tracks are located directly to the south of the Sewall building.

In good condition, the Sewall Paint and Glass Company Building has retained the majority of its historic features to convey its significance. The exterior of the building, as well as the interior, has seen limited alteration over the years. Its integrity of location, design, setting, materials, workmanship, feeling and association has been retained in both the exterior and interior, meeting the registration requirements as set forth in the MPS cover document. It is important to note that the Sewall property is located in an area of Kansas City "which [was] associated with the manufacture, distribution and storage of goods and merchandise for later distribution that relied on railroad freighting services."<sup>2</sup>

**Elaboration**

The main façade of the Sewall Paint and Glass Company faces north on 8<sup>th</sup> Street. The first story, separated by wide brick piers at each bay, features original fenestration and entrances including the following: A prominent recessed arched entrance with multipaned arched transom

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<sup>1</sup> Sally F. Schwenk, "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri." NRHP Multiple Property Documentation Form, November 2000, Section F, Page 1.

<sup>2</sup> Ibid, Section F, Page 4.

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and sidelights set in a corbeled surround at the far east bay. The main door is multipaned glass with a wood apron. A second entrance, located at the third bay (moving east to west) features a double-leaf multipaned glass and wood door flanked by multipaned sidelights and a wide tripartite transom. Fenestration of the first story, also original, is comprised of wooden, twelve-over-twelve, double-hung sash windows; the unit of the second bay is flanked by multipaned sidelights, while the unit at the fourth bay is paired. Window units also feature cast-iron lintels and brick bulkheads feature stone trim at the base. A concrete loading dock is placed at the 8<sup>th</sup> Street façade.

A non-original corrugated metal shed roof canopy with metal brackets separates the first and second story. Large brick piers separate the bays, while brick spandrels are placed between each floor. Fenestration is a combination of paired double-hung wood sash at the outer bays (second through fourth stories) and tripartite at the inner bays. Fourth story units are multipaned, and the second story unit at the third bay (moving east to west) is arranged in a set of four. The fifth story units, altered from the original, are aluminum-framed, double-hung, sash and feature carved stone keystones. All fenestration at the second through fourth floors are corbeled at the crown. Additional embellishments include stone lug sills at the second and third story units and a continuous stringcourse at the second and fourth story windows.

Located adjacent to multiple railroad tracks, the south façade of the Sewall Building features industrial sash, multipaned metal windows, paired at the end bays and in a tripartite configuration at the central bays. The center portions of the window units are operable. The first story features similarly styled multipaned industrial windows at the first, third and fourth bays (moving west to east) and a freight door at the second bay. A concrete loading dock and shed roof metal canopy are also placed at the south façade.

Fenestration of the east and west facades is minimal. Both façades, partially obscured by their respective one-story adjacent buildings, feature recessed, multipaned, industrial sash units at the second and third story levels. Several generations of the company's name are painted at the upper stories of these secondary façades. A one-story addition, which shared a party wall with the west façade of the 1903 building, was destroyed in the 1951 flood.

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**Summary**

The Sewall Paint and Glass Company Building, 1009-1013 W. 8<sup>th</sup> Street, Kansas City, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places under Criteria A and C and is locally significant in the following areas: INDUSTRY and ARCHITECTURE. The development the Sewall Paint and Varnish Company coincides with historic contexts identified in the MPS cover Document: "The Evolution of Kansas City Railroad Freight Industry, 1859-1950," ("Railroad Development in the West Bottoms"), "Commercial and Industrial Businesses Located Near Rail Freight Facilities, 1865-1950" ("Manufacturers") and "Commercial and Industrial Architecture in Kansas City's Railroad Freight Districts, 1869-1950" ("Commercial and Industrial Buildings and Structures 1900-1950"). As a representative example of a notable Kansas City industry, Sewall Paint and Glass Company, at its West 8<sup>th</sup> Street facility, grew to be one of the major manufacturers and distributors of industrial paints, varnishes and lacquers in the United States. DURAL, a pyroxylin lacquer, developed by Sewall, was one of their principal products, for which they later obtained a trademark.

Located adjacent to the historic Missouri Pacific RR and Wabash RR tracks, the Sewall Company easily transported its extensive line of products nation-wide. Additionally, as a leader in the industry as a whole, the Sewall Company held several trademarks and patents including that of a "rubbing machine," used in varnishing and polishing irregular, curved and uneven surfaces on automobiles. Designed by A. Van Brunt and Brother, Kansas City in 1903 and constructed that same year, the Sewall Paint and Glass Company building remains an excellent example of the property type "industrial manufacturing facility and warehouse," and possesses the "distinct stylistic and functional characteristics that qualify it as this property type." It is also representative as one of the few extant works of one of Kansas City's celebrated architectural firms.

The period of significance is 1903 through 1951, the end date established by the discretionary cut-off period by the National Register.

**The Establishment and Subsequent Growth of the Sewall Paint and Glass Company,  
Kansas City, Missouri**

Frederick N. Sewall, founder of the Sewall Paint and Glass Company, was the son of a well-known Vermont family. The Sewall family of Coventry, England was part of the first Puritan settlement that arrived in New England in 1634. The Sewall name holds a prominent position in the political history of Vermont including Frederick's uncle, Arthur Sewall, who was the Democratic candidate for vice-president in 1896.

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Frederick, one of four sons, was born October 15, 1864. He moved to Kansas City in 1887 where he joined the firm of Campbell and Cutler, a paint and glass dealer that opened their business in 1880 at Eleventh and Hickory Streets. After only two years, in 1889, Sewall left the firm and went into partnership with A. N. Hughes opening the Sewall and Hughes Paint and Glass Co., located on the corner of 11<sup>th</sup> and Mulberry in the West Bottoms of Kansas City. The partnership continued until 1895 at which time, Sewall bought out Hughes' interest and reorganized the company under the name Sewall Paint and Glass Company.<sup>3</sup>

The success of the company prompted Sewall to contact the noted Kansas City architect Adriance Van Brunt of A. Van Brunt and Brother, in the spring of 1903 to design a new plant for his firm which was to be located on property purchased at 1009 West 8<sup>th</sup> Street. In May 1903, builder James T. Smith of the Postal Telegraph Building was awarded the contract for the "steel and ironwork" of the new manufacturing plant. Construction of the factory was abruptly halted during the first week of June 1903 when a torrent of storms hit the Kansas City area leaving the West Bottoms under several feet of water. While many of the older buildings, such as Faultless Starch Company, were damaged beyond repair, the severity of this flood forced a slow down in the building progress of the factory. New material had to be ordered to replace the supplies that were washed away by high water. By September 1903, only the foundation and the first story had been completed but work began progressing rapidly in order to complete the building before year's end.<sup>4</sup>

Data regarding the operation of the company prior to the construction of the new facility in 1903 has not been located, if indeed it exists; like other businesses located in the West Bottoms, the company records were more than likely destroyed in the flood that occurred that same year. As to Frederick Sewall's personal history, his obituary reported that his favorite pastime was riding his Virginia hunter, Marmion. It was also the cause of his death. On December 10, 1908, Sewall was riding in a drag hunt that took place biweekly at the "Country Club." While jumping a ravine, his horse collided with another horse throwing both riders to the ground. Sewall was transported by ambulance to his residence at 4500 Walnut where Dr. J. W. Perkins performed surgery on the frontal bone of his skull. Sewall died of complications from a

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<sup>3</sup> "Body of F. N. Sewall Is Buried At Mt. Washington," H. P. Wright Collection, KC013, Roll 6, 121. Western Historical Manuscript Collection, University of Missouri-Kansas City, Missouri.

<sup>4</sup> *The Western Contractor*, May 20, 1903, 1; June 10, 1903, 1; September 2, 1903, 1. There is no evidence of any steel in the building. First floor columns are iron; columns in the remaining floors are wood. Beams on all floors are wood.



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head fracture, never having regained consciousness. At the age of 44, he died at his home on December 14, 1908.<sup>5</sup>

Sewall's obituary offers the majority of information known to date about his family. In 1899, Frederick married Miss Ruby Fisher. The marriage resulted in one offspring; a daughter also named Ruby. Sewall's club affiliations included the University Club, the Country Club and the Commerce Club where he served as director for a term. He also served a brief term on the Board of Directors of the Fidelity Trust Company of Kansas City.<sup>6</sup>

Sometime after his death, the name of the company was changed from Sewall Paint and Glass to Sewall Paint and Varnish Company and his wife, Ruby, became head of the business. In the years following Sewall's passing, the company remained in operation as a wholesale/manufacturing operation at 1009 W. 8<sup>th</sup> Street. The Kansas City directories between 1909 and 1941 listed Sewall Paint and Varnish Company under the leadership of "R. F. Sewall" as president until the mid-1920s at which point the title was changed to CEO. In 1936 "R. F." was finally identified as Ruby F. Sewall, Frederick's widow. Her name remained affiliated with the operation of the company until 1941.

The extent of Ruby Sewall's direct involvement with the company that her husband founded is not known, although the operation of the factory at the time of her administration appears to have been very efficient and highly progressive. During the 1920s, several patents and trademarks were registered under the ownership of Sewall Paint and Varnish Company. In 1923, H. G. Bartling, Chicago, Illinois, invented a rubbing machine for the company that was used for the testing phase of new paint products designed for use in automobile manufacturing. At the time, Sewall was actively producing products used in the color and finishing market for automobile manufacturing. The first machine was registered under Patent No. 1,614,708 on January 18, 1927. In 1925, Bartling improved and streamlined his original machine and once again Sewall held the registration for Patent No. 1,775,186 dated September 9, 1930.<sup>7</sup>

<sup>5</sup> Funeral services were simple and only his closest friends and family attended. Honorary pallbearers included Charles Campbell (Campbell and Cutler), A. Van Brunt, J. H. Snedecker, vice president of Sewall Paint and Addison Brown, the company secretary and treasurer. Sewall's grave is located at Mt. Washington Cemetery, Independence, Missouri. See "Body of F. N. Sewall Is Buried At Mt. Washington," H. P. Wright Collection, KC013, Roll 6, 121, Western Historical Manuscript Collection, University of Missouri-Kansas City.

<sup>6</sup> "Fred'k N. Sewall Is Dead; Injured at Country Club," *The Kansas City Post*, 14 December 1908, 10.

<sup>7</sup> *Index of Patents, U. S. Patent Office* (Washington, D.C.: Government Printing Offices, 1927), n.p. The patents are not paginated, but listed alphabetically.

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Trademarks were also registered to Sewall Paint and Varnish. On May 18, 1923, Sewall received serial number 180,814 for a product called *COL-O-VAR* and obtained the registered trademark on October 9, 1923 under No. 174,224. The trademark name was used for a line of varnishes, stains, enamels, floor enamels, gold and silver paint and undercoats in class 16 for paints and paint products. The registration certified that the product name had been in continuous use since February 1915 and listed E. Ross Kyger as an officer of the company under the title of treasurer.<sup>8</sup> Other trademark names include: *White Line*, a prepared paint in paste to semi-paste form; *Radeolite*, a line of ready mixed wall paint, wall sizing and paint-thinner; *Rev*, a semi-paste paint; and *Dural*, an automotive finish that was first manufactured by Sewall in July 1924.<sup>9</sup>

The names of several men affiliated with Sewall Paint frequently appear throughout its Kansas City history. Prior to Sewall's death in 1908, J. H. Snedecker was his vice-president and secretary with Addison Brown serving as his treasurer. During Ruby Sewall's leadership in 1926, Addison Brown served as president of Sewall Paint with A. C. Bales serving as vice-president/secretary and E. Ross Kyger as treasurer. In 1942, Ruby was listed as president and CEO, E. Ross Kyger as vice-president and treasurer.<sup>10</sup> Ruby's involvement with the factory ended in 1942, however, she remained listed in the directory at 4500 Walnut until her death on September 25, 1951 at the age of 86. She is buried alongside her husband at Mt. Washington Cemetery, Independence Missouri.

In April 1944 Sewall Paint and Varnish Company of Kansas City, Missouri, and Dallas, Texas, became a division of the American-Marietta Company (AM Co.) which was affiliated with Mobil Oil Corporation.<sup>11</sup> E. Ross Kyger remained with AM Co. as President of the Kansas City and Dallas divisions.<sup>12</sup> The trademarks previously mentioned were renewed between 1943

<sup>8</sup> *USAMark Computer Files* (Washington, D.C.: U. S. Patent and Trademark Office, 1998), n. p. Trademark registration, No. 174, 224. CD-ROM Collection, Linda Hall Library. Kansas City, Missouri.

<sup>9</sup> *Ibid*, n.p. Trademark registration number: *Radeolite*, No. 0168728; *White Line*, No. 0177545; *Dural*, No. 0194349; *REV*, No. 0416995. *Dural*, a super lacquer finish, was also used in aircraft, marine and industrial production. According to a 1930's brochure these factory production colors were "sold round the world."

<sup>10</sup> "Sewall Paint and Varnish Co." *Kansas City Directory*, 1907-1973.

<sup>11</sup> A listing for Sewall's Texas office and warehouse first appears in the 1924 Dallas city directory under "Sewall Paint & Glass Company of Texas." Addison Brown was listed as president and the entry indicated that the officers were based in Kansas City, Missouri. During the 1940s, the name changed to "Sewall Paint and Varnish Company." Sometime between 1960 and 1965, the affiliated Dallas office discontinued its operation.

<sup>12</sup> E. Ross Kyger began his career with Campbell and Cutler. He joined Sewall Paint as sales clerk on the order desk and worked his way up to assistant treasurer. In 1933, he was made a vice-president. When American-Marietta bought Sewall Paint, Kyger continued on in the capacity of president over the Kansas City and Dallas Division. From the *Citizens Historical Association*, Indianapolis, 250-51.

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and 1945 under the Sewall name as a division of American-Marietta Company Sewall Paint and Varnish remained in Kansas City until 1967.<sup>13</sup>

During the 1920s a group of businessmen started the Central Industrial District Association. The CIDA, as it was known, was established to coordinate the efforts of the business owners in the Bottoms to promote capital growth for all businesses located in the West Bottoms. This group was comprised of males only, which made it difficult for women like Ruby Fisher Sewall to be recognized for their business acumen. Historically, all meetings, parties, even memberships to the CIDA were defined as "stag." Female business owners could only vote through the representation of a male employee. However, this stipulation did not keep Sewall Paint and Varnish Company from joining the CIDA. In 1953, the company was awarded a plaque in the association's 30 year member circle, 1923-1953. Sewall Paint was represented through the years by Addison Brown, A. C. Bales, E. Ross Kyger, as well as other male employees at various times between 1923 and 1953.<sup>14</sup> According to CIDA records, Sewall Paint remained a voting member until 1967 while still a division of American-Marietta and prior to being absorbed into the Minnesota Paint Company.<sup>15</sup>

The 1967 city directory lists Minnesota Paints, Inc., as occupant of the Sewall Paint building. It was in 1967 that Minnesota Paints bought part of American-Marietta from the Mobil Corporation. From 1967 through 1970 Minnesota Paints, Inc., remained at 1009 W. 8<sup>th</sup> Street. In 1971 they vacated the building when they moved their operation out of Kansas City and merged Sewall with the Valspar Corporation of Kankakee, Illinois. The only remnant of Sewall Paint Company was the product called *REV*, which was trademarked by Sewall under American-Marietta in 1945. Between 1971 and 1973 the Sewall building remained vacant. In 1974, the Faultless Starch Company purchased the building at 1009-13 W. 8<sup>th</sup> Street.<sup>16</sup>

Functionally the Sewall Paint and Glass Company Building is quite typical of the neighboring manufacturing and warehouse facilities in the West Bottoms. Paralleling the associative qualities and physical characteristics of the subtype A "Industrial Manufacturing Facilities and Warehouses" as defined in the MPS cover document, the multi-story Sewall building incorporates into its scheme interior spaces designated for specific activities. As

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<sup>13</sup> *Moody's Manual of Investments, 1945* (New York: Moody's Investors Service, 1929-1954), 215.

<sup>14</sup> Central Industrial District Records, Collection 1047KC, Box 8. Compilation of letters, minutes from meetings, party invitations, and progress reports on district improvements. Western Historical Manuscript Collection, University of Missouri -Kansas City.

<sup>15</sup> *Ibid.* Box 8. Minutes from the CIDA.

<sup>16</sup> Cindy Buckett, Customer Relations, Valspar Corporation, Minneapolis, Minnesota. Phone interview, August 14, 2001.

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originally designed, Sewall shipped from the first floor, tinted on the second floor, milled paint on the third floor, mixed chemicals on the fourth floor and maintained a warehouse space on the terminal story. The warehouse area, unlike the lower floors, did not require an expanse of large windows and the ceiling height was shorter. Architecturally, Sewall, with its Romanesque Revival-influenced entrance on 8<sup>th</sup> Street stands out among the more modestly articulated facilities of this subtype and has retained its integrity of original design (see Section 7).

### Adriance Van Brunt

In the spring of 1903, A. Van Brunt and Brother, architects, was commissioned to design a new factory for his friend, Frederick N. Sewall, owner of Sewall Paint and Glass Company located at 11<sup>th</sup> and Hickory in the West Bottoms of Kansas City. The new building was to be constructed at 1009 W. 8<sup>th</sup> Street, just several blocks northeast. This same year, A. Van Brunt and Brother was also in charge of several other Kansas City building projects including Harvey-Dutton Dry Goods a seven story building of mill construction at 8<sup>th</sup> and Broadway and the Adler Building also sited on Broadway.<sup>17</sup>

Adriance Van Brunt, principal of the firm, was born in Englewood, New Jersey, in 1836. He was educated in the city schools and served in the 22<sup>nd</sup> New Jersey Regiment during the Civil War. He returned for a short time to Englewood where he began his architectural practice. He arrived in Kansas City in 1878 with his wife Anna Ackerman Van Brunt and took up an active role in the early planning of Kansas City. His younger brother, John Van Brunt, joined his architectural practice during the 1880s. Together they operated as A. Van Brunt and Brother.<sup>18</sup>

Adriance's interest in city beautification and knowledge of east coast architecture led to his appointment to the first official Park Board of Kansas City on May 5, 1892, by Mayor Benjamin Holmes. Adriance and August R. Meyer immediately embarked on a tour of eastern cities to study the various boulevard systems of Buffalo, Boston, and several other eastern cities. In 1893, they issued the first Park Board Report. Decisions made by Van Brunt were reported to be solely in the best interest of the city, yet some of his observations were politically unpopular, which resulted in damaging his private practice as an architect.<sup>19</sup> After serving on the Park Board for nearly a decade, he resigned in 1902.<sup>20</sup>

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<sup>17</sup> *The Western Contractor*, April 15, 1903, 1.

<sup>18</sup> "Van Brunt, Adriance," *The Kansas City Times*, 13 November 1913, n.p.

<sup>19</sup> *Ibid.*

<sup>20</sup> Sherry Piland, "Early Kansas City Architects: Adriance and John Van Brunt," *Historic Kansas City Foundation News* 3 (April/May 1979), 10. John Van Brunt also served on the Park Board in 1899 and 1900. He was associated with Adriance from 1882 to 1890 then again from 1896 until Adriance's death in 1913.

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Most of the surviving residential work designed by A. Van Brunt and Brother can be found in Kansas City's Country Club District. The B. T. Whipple residence at 4538 Warwick Boulevard and the Edward Dickinson house at 810 W. 52<sup>nd</sup> Street are two of the best-known surviving works. Unfortunately, much of his early influence on the architecture of Kansas City has been lost to the wrecking ball such as the home he designed in 1888 for Kansas City lumberman, J. W. Merrill at 26<sup>th</sup> and Baltimore. Another lost work is the R. M. Goodlett home that was located at 45<sup>th</sup> and Main, and built in 1907. In addition to the residential designs, the firm was also responsible for several Park Department buildings including the extant Swope Park Entrance Building constructed in 1904.<sup>21</sup>

Commercial sites designed by the Van Brunt firm include the Adler Building, constructed in 1903 at 908-10 Broadway for B. Adler and Co., a millinery firm, and the Harvey Dutton Dry Goods Building at 802 Broadway. Both properties were under construction concurrently with the new Sewall Paint and Glass Company, 1009 W. 8<sup>th</sup> Street in the West Bottoms. Adriance Van Brunt also served as a consulting architect on the old Kansas City Public Library building at 500 E. 9<sup>th</sup> Street (NR, 1977).

His experience with the design and construction of the Sewall Paint and Varnish Company in 1903 more than likely influenced subsequent recommendations he made to City Hall regarding future development of the West Bottoms. After a second disastrous flood in 1908, Van Brunt suggested that the area would serve the city better as an industrial/warehouse district. He suggested that basements be eliminated from all future construction plans and that heating plants be placed on the roofs. He also suggested raising the first floor of all new buildings four feet above ground level using a solid foundation with a granatoid floor. In response to the question of lost storage space in basement areas he stated "...there's plenty of room up in the air beyond reach of flood damage."<sup>22</sup>

Adriance Van Brunt's life was full of civic activity. Along with his affiliation with the Park Board, he was also an active member of the Commercial Club of Kansas City. Van Brunt was a fellow of the American Institute of Architects prior to his arrival in Kansas City and quickly took up the task of becoming a key organizer of the Kansas City AIA. When Adriance retired from active business, his brother, John continued managing the firm under the name of A. Van Brunt and Company with the help of architect Joseph Lubshez.<sup>23</sup>

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<sup>21</sup> Piland, "Early Kansas City Architects: Adriance and John Van Brunt," 10.

<sup>22</sup> *Ibid.*

<sup>23</sup> "Van Brunt, Adriance," *Kansas City Times*, 13 November 1913, n. p.

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After suffering from an illness for two years, Adriance Van Brunt passed away at his home on November 12, 1913. His wife Anna Ackerman Van Brunt and a daughter, Effie Van Brunt, survived him. Like Frederick Sewall, Van Brunt is buried at Mt. Washington Cemetery in Independence, Missouri.<sup>24</sup> One week after his death, the city gave recognition to his public service by naming one of the city's major thoroughfares Van Brunt Boulevard.<sup>25</sup>

One of the few extant properties designed by the noted Kansas City architectural firm of A. Van Brunt and Brother, the Sewall Paint and Glass Company Building is significant as one of the major manufacturers and distributors of industrial quality paints, varnishes and lacquers in the United States. Established by Frederick N. Sewall, the company saw much of its fame and fortune under the leadership of his widow, Ruby F. Sewall.

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<sup>24</sup> *Ibid.*

<sup>25</sup> Piland, "Early Kansas City Architects: Adriance and John Van Brunt," 10. The Sewall Paint and Glass Company Building is one of four extant properties in the West Bottoms designed by Adriance or A. Van Brunt and Brother.

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**Verbal Boundary Description**

All of Lots 30 through 32, Block 5, Coates and Hopkins 8th Street Addition, Kansas City, Jackson County, Missouri.

**Boundary Justification**

The nominated property includes the entire parcel historically associated with the Sewall Paint and Glass Company Building.

**Key to Photographs**

Photographer: Cydney E. Millstein, August 2001. All negatives remain the property of Architectural and Historical Research, Kansas City, Missouri.

1. The main or north and east façades; view facing southwest.
2. The main entrance, east bay of the main façade; view facing south.
3. Detail of the secondary entrance of the main façade; view facing south.
4. The main and west façades; view facing southeast.
5. The main and west facades; view facing southeast.
6. The south (rear) façade; view facing north.
7. The south and west façades; view facing northeast.
8. The south and east façades; view facing northwest.
9. View of the Sewall Paint and Glass Company Building (far left) and rail road tracks from the historic St. Louis Viaduct; view facing northwest.

92 500  
METERS (KANS.)

Sewall Paint  
and Glass  
Company Building

1009-1013 W. 8<sup>th</sup> St

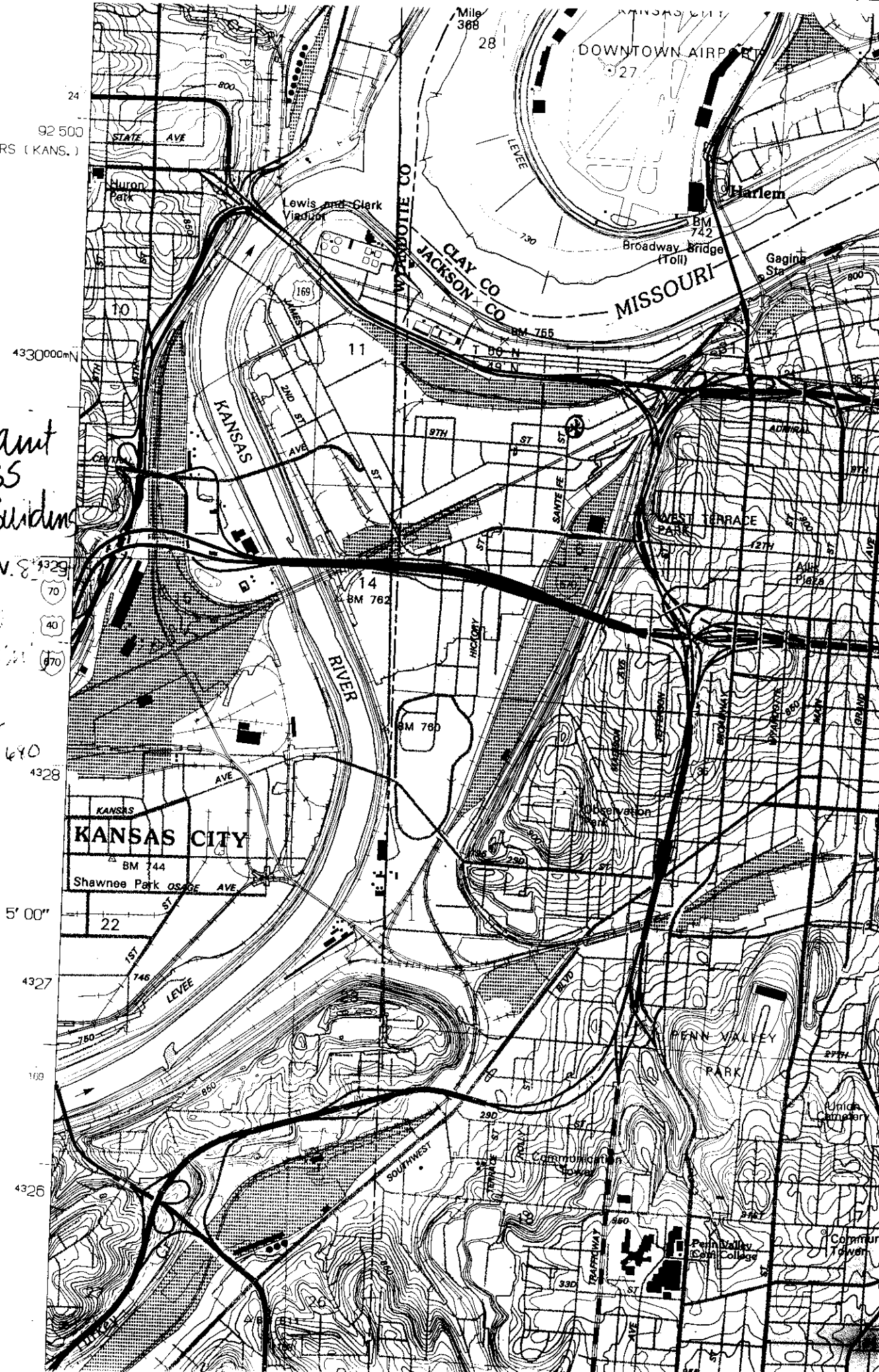
Kansas City

Johnson County

MO

UTM Reference

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MONITOR  
VIDEO  
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1009

3 4 2

PAINT & VARNISH CO.

1011

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