

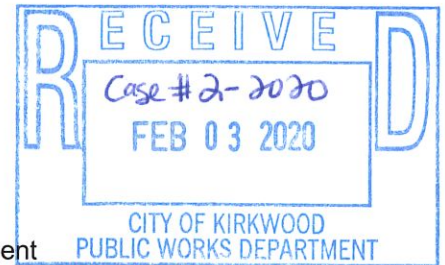


# Kirkwood Landmarks Commission

## Application for Certificate of Appropriateness

Please submit the application with supporting documentation by the first Wednesday of the month to the Building Department. Failure to supply sufficient information may result in the application being denied or postponed. It is recommended that you or your representative be present at the Landmarks Commission meeting on the second Wednesday of the month at 6:30 p.m. in City Hall.

- Property Address 142 West MONROE AVE.
- Property Status  Local Landmark Designation  
 National Register of Historic Places  
 Within a Historic District
- Name of Applicant Brian Ivy - Idea Architects, LLC  
Mailing Address 130 W - Lockwood Ave.  
City/State Webster Groves, MO Zip Code 63119  
Office Phone (314) 861-5601 Cell Phone (314) 769-0209  
Home Phone ( ) N/A E-Mail brian@YourIdeaArchitects.com
- Relationship of Applicant to Property \_\_\_\_\_  
 Owner  Contractor  Architect  Lawyer  
 Other - Please specify \_\_\_\_\_
- Existing Building Use Yoga Studio 2nd Floor / 1st Floor Vacant previously restaurant
- Proposed Building Use Coffee Shop.
- Proposed Change to  Primary Structure  Accessory Structure  Landscape Element
- Nature of Proposed Change  
 Demolition  Window Configuration  
 Addition  Sign Erection or Placement  
 Alteration to Exterior  Fence  
 New Construction  Landscape or Hardscape Element  
 Other - Please Specify \_\_\_\_\_
- Description of Proposed Improvements Remove existing Bay window +  
New Historic stairs, Door + windows - Repair w/ more  
Period appropriate + ADA compliant platform, stairs, chain  
lift, door + window



10. **Accompanying Documentation (8 copies each)**

- |                                                          |                                                            |
|----------------------------------------------------------|------------------------------------------------------------|
| <input checked="" type="checkbox"/> Site Plan            | <input type="checkbox"/> Structural Report for Demolitions |
| <input checked="" type="checkbox"/> Elevations           | <input type="checkbox"/> Landscape Plan                    |
| <input checked="" type="checkbox"/> Floor/Building Plans | <input type="checkbox"/> Photos                            |
| <input type="checkbox"/> Other – Please Specify _____    |                                                            |

11. **Existing Materials/Construction**

- |                                                |                                      |                                |                                |
|------------------------------------------------|--------------------------------------|--------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> Wood Frame | <input type="checkbox"/> Brick       | <input type="checkbox"/> Stone | <input type="checkbox"/> Block |
| <input type="checkbox"/> Stucco                | <input type="checkbox"/> Other _____ |                                |                                |

12. **Proposed Materials/Construction**

- |                                                |                                                          |                                |                                |
|------------------------------------------------|----------------------------------------------------------|--------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> Wood Frame | <input type="checkbox"/> Brick                           | <input type="checkbox"/> Stone | <input type="checkbox"/> Block |
| <input type="checkbox"/> Stucco                | <input type="checkbox"/> Other <u>Composite decking.</u> |                                |                                |

13. **If materials differ from existing, explain reasons**

Composite decking for Durability + Reduced Maintenance.

14. **Material samples should be available for review at Commission meeting (preferable) or on site.**

Site Location of Materials Architect will Bring to meeting.

I understand the work will not begin until the Landmarks Commission completes its review of this application.

Signature Brian K. Ivy Date 1/23/2020  
Please print name Brian K. Ivy


COMMISSION ACTION  Approved  Approved with Conditions  Disapproved

Signature \_\_\_\_\_ Date \_\_\_\_\_

Conditions \_\_\_\_\_

Comments/Recommendations \_\_\_\_\_

**Historic Inventory****No. 10**

1. No. <b>10</b>		4. Present Name(s) <b>Hoffman-Ward House</b>	
2. County St. Louis		5. Other Name(s) 142 West Monroe Ave.	
3. Location of Negatives St. Louis County Parks Dept.		Hoffman House	
6. Specific Location 24M431550		16. Thematic Category	28. No. of Stories: 2
7. City or Town If Rural, Township & Vicinity Kirkwood, Missouri		17. Date(s) or Period 1880	29. Basement: Yes (x) No ( ) Full
		18. Style or Design Italianate	30. Foundation Material: Squared rubble
		19. Architect or Engineer	31. Wall Construction: Frame
		20. Contractor or Builder John Hoffman	32. Roof Type: Cross gable; flat with parapet
		21. Original Use, if apparent Residence	33. No. of Bays: Front: 3 Side:
		22. Present Use commercial	34. Wall Treatment: Clapboard
		23. Ownership: Public ( ) Private (x)	35. Plan Shape: T
		24. Owner's Name & Address Gary & Gail Andrews 2109 Westview Ave	36. Changes: Additions ( x ) Altered ( ) Moved ( ) (Explain in #42)
		9. Coordinates UTM Latitude Longitude	37. Condition: Interior: Excellent Exterior: Excellent
10. Site ( ) Structure ( ) Building (x) Object ( )	25. Open to Public? Yes ( ) No (x)	38. Preservation Underway? Yes (x) No ( )	
11. On National Register? Yes ( ) No (x)	12. Is it Eligible? Yes (x) No ( )	26. Local Contact Person or Organization	
13. Part of Estab. Yes ( ) Hist. District? No (x)	14. District Potential C	27. Other Surveys in Which Included 100 Historic Buildings of St. Louis County	
15. Name of Established District		40. Visible from Public Road? Yes (x) No ( )	
42. Further Description of Important Features: Building features many original exterior details and ornaments.		41. Distance From and Frontage on Road: 100' by 100' frontage	
		8. Site Plan with North Arrow:	



43. History and Significance: This house, which has traditionally been named for John Hoffman<sup>1</sup>, appears to have been built by him between 1880-1886 as a gift for his daughter Elizabeth and her husband Thomas H. Ward<sup>2</sup>. It is one of a group of mid-nineteenth-century houses in the Italianate style which give Kirkwood a special character as an early railroad suburb of St. Louis.<sup>3</sup> Thomas Ward was closely connected with river trade as a pilot and owner of a ships' chandlery; this gives the house an association with steam boating that is shared by few other surviving structures in this metropolitan area, which was once so closely tied to the river.

Kirkwood was laid out in 1853 when the Pacific Railroad was constructed. The town was intended to attract well-to-do businessmen who could commute to work in downtown St. Louis.<sup>4</sup> The large frame houses they built were typical of the period, but in sharp contrast to city houses, which after the great fire of 1849 were almost all brick. Kirkwood preserves a greater concentration of these Italianate structures than any other part of the metropolitan area.

John Hoffman probably moved to Kirkwood in the early 1860's when he began purchasing different parcels of land in the area. He might have been the same John Hoffman who was listed in the St. Louis Directory during the late 1850's until 1861 as a steamship carpenter. He was a member of the corporation, which was formed in 1864 to aid Anna Sneed in establishing the Kirkwood Seminary.<sup>5</sup> When the newly formed Kirkwood School District was in search of a parcel of land on which to construct the first schoolhouse, Hoffman sold them his property at Clay and Jefferson Avenue. He probably lived on the large tract of land which he owned between the railroad tracks and Sugar Creek Road just north of Old Rose Hill subdivision, as shown in the 1870 Hutawa Atlas. When Hoffman bought this site in 1868, it was described as deserted.<sup>6</sup>

The Ward and Hoffman families may have been neighbors on Pine Street in St. Louis in the 1850's. Thomas H. Ward married Hoffman's daughter Elizabeth sometime between his arrival in Kirkwood in 1878 and 1886, when they were given the house at 142 West Monroe.<sup>7</sup> The deed, which describes this transfer, mentions the house and its furnishings.<sup>8</sup>

Thomas Ward was the son of a highly regarded steamboat captain and operator—Captain James Ward.<sup>9</sup> Captain Ward earned his reputation by rising from a poor emigrant ship carpenter from England in 1838 to a steamboat pilot, captain, builder, and finally the president of one of the country's largest steamboat lines (the Northern Line Packet Company) by 1858. His record as captain for about twenty-five years was one of the best in the history of the river trade. The only steamboat, which was lost under his command, was one, which was destroyed in the St. Louis riverfront fire of 1849. Thomas Ward became a business partner with his father in 1869 when Captain Ward sold his interest in his steamboat company and started a ship chandlery business. Captain Ward retired in 1876 and Thomas was made president of the family business. The Ward Chandlery Company proved to be quite successful until about the turn of the century, and Thomas Ward was also a licensed steamboat pilot and probably piloted for the Northern Line Packet Company.

Both Thomas and Elizabeth Ward died about 1918 or 1919, and the property and house were passed on to their two sons James and Harry. Harry Ward had always lived at the house with his parents and remained single. James and his wife, Fay, moved into the house with Harry after their parents had died. James Ward II was listed in the 1920 St. Louis County Directory as a manufacturer; he also served as alderman for the City of Kirkwood in 1919 and 1920, and was a member of memorial Committee Established in 1920, to erect a memorial to Kirkwood servicemen who had died in World War I. Harry Ward was listed in the St. Louis County Directory from 1909 to 1920 as a merchant, bookkeeper, and salesman. In 1919, the Ward brother sold their joint ownership of the house to James' wife, Fay. James died about 1921, and Fay moved to Dallas, Texas, selling the house to a widow named Mary G. E. Thomas.

Mrs. Thomas lived in the house with her daughter – Mary E. and her son – Abbot, through the early 1920's. About 1923, Mary married Percy Phillips, a salesman. Mrs. Thomas deeded part of the property to them in 1924 and the rest in 1928. The house was divided into a two-family unit sometime in the 1920's or 30's; and a stairway was placed outside the east side of the house leading to a second floor entrance. In 1943 the house was sold at public auction to the Home Owners Loan Corporation of Washington, D.C. who in turn sold it to Theodore Pauli. In 1978 it was purchased by George Hellmuth, the long-time principal of Hellmuth, Obata, and Kassabaum, the internationally known architectural firm. Mr. Hellmuth then worked on restoring the house.

44. Description of Environment and Outbuildings:

45. Sources of Information:  
100 Historic Buildings of St. Louis County.

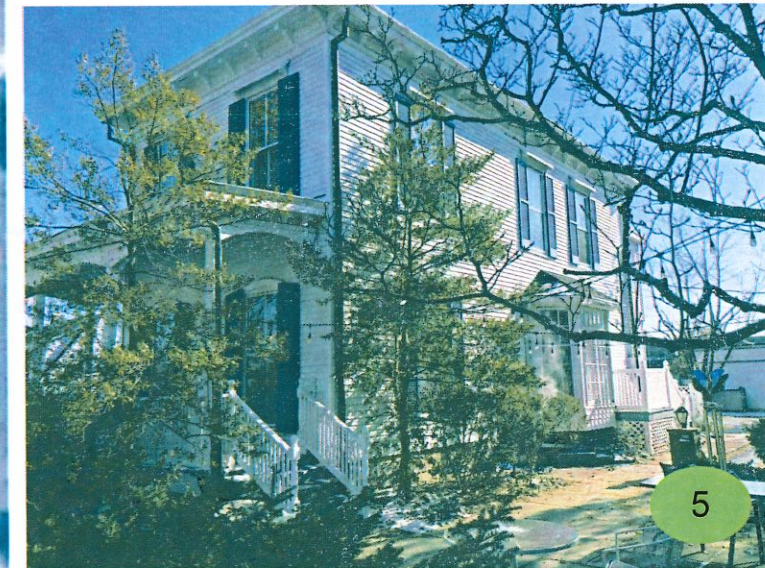
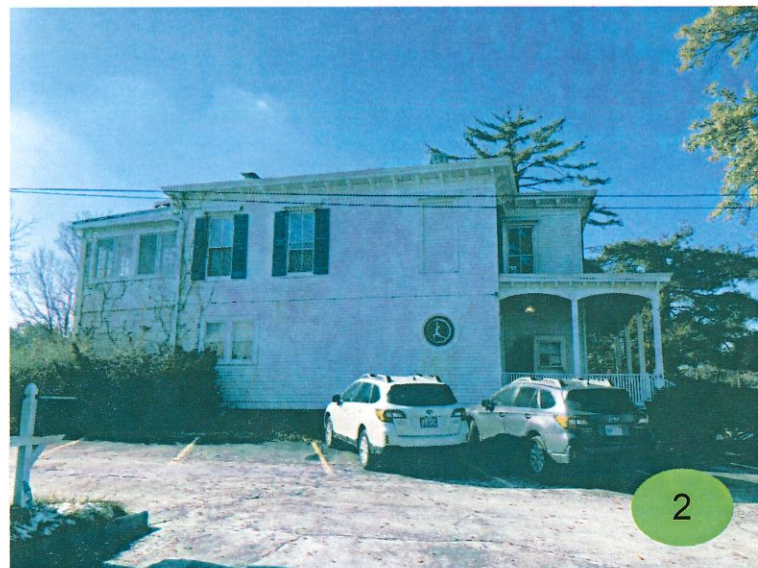
46. Prepared by: Ann Morris; MB;  
DB; AL

47. Organization: St. Louis  
County Parks; LC

48. Date: 01/81

49. Revision: 2008

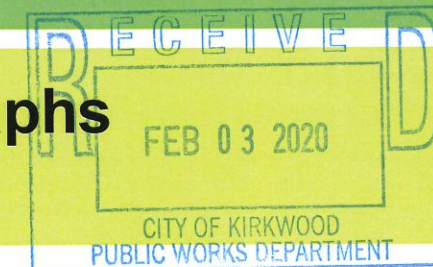




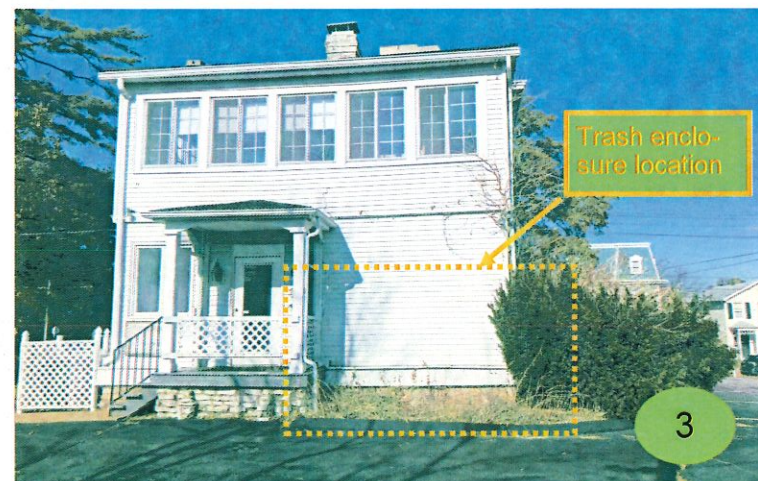
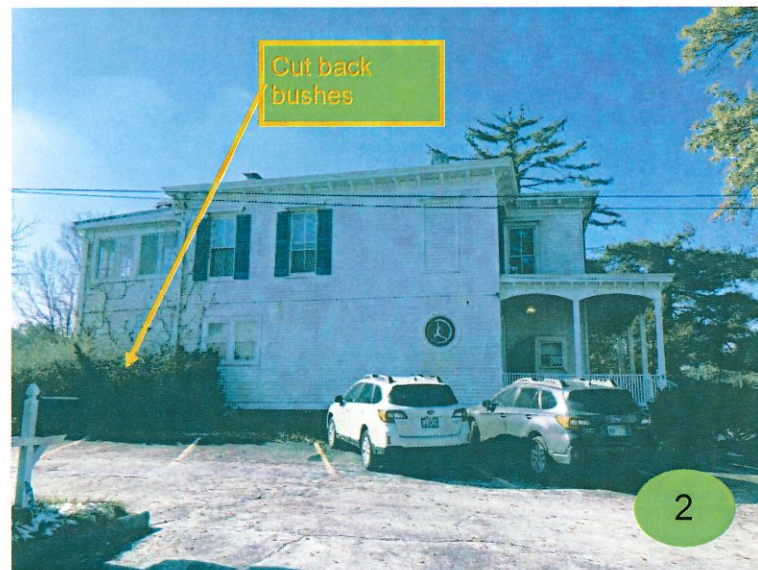
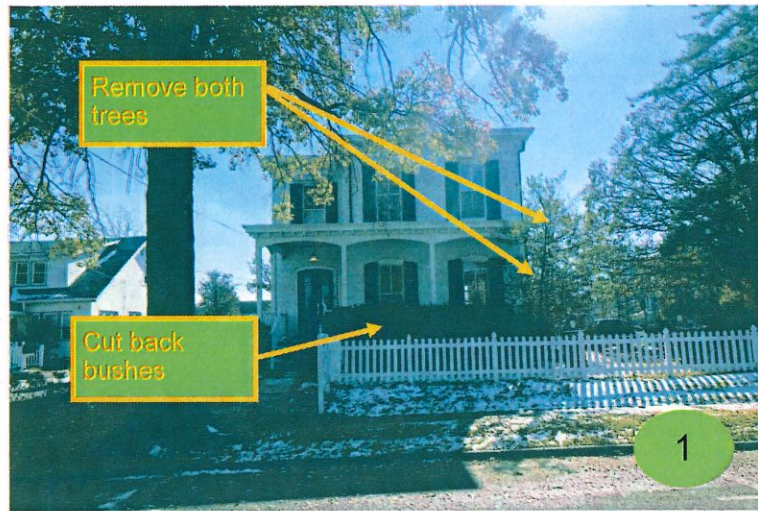
Google Maps Satellite image



**Teleo Coffee Company - existing building photographs**  
**142 W. Monroe Avenue Kirkwood, MO 63122**

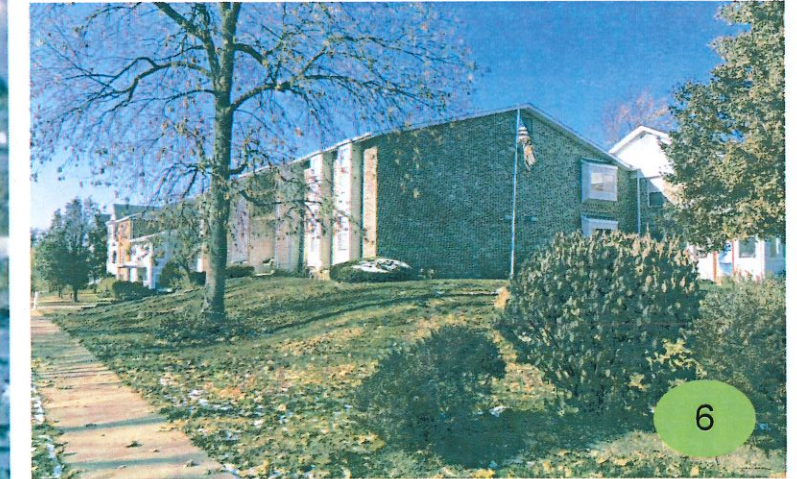
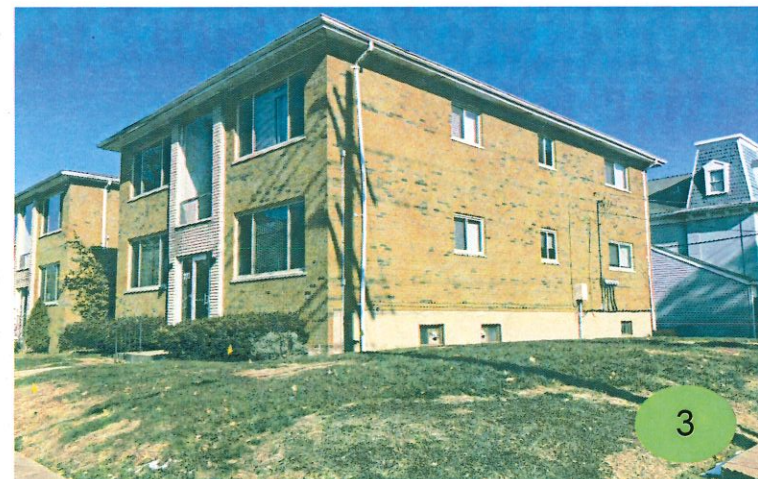
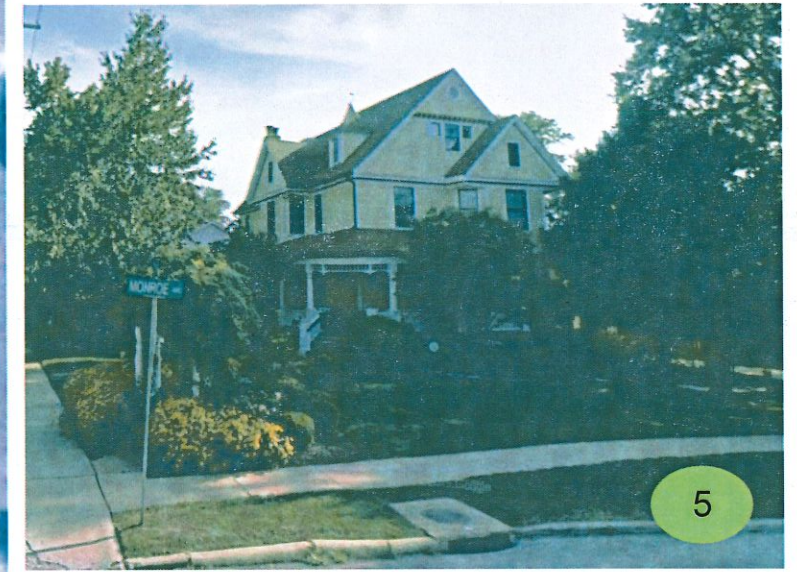
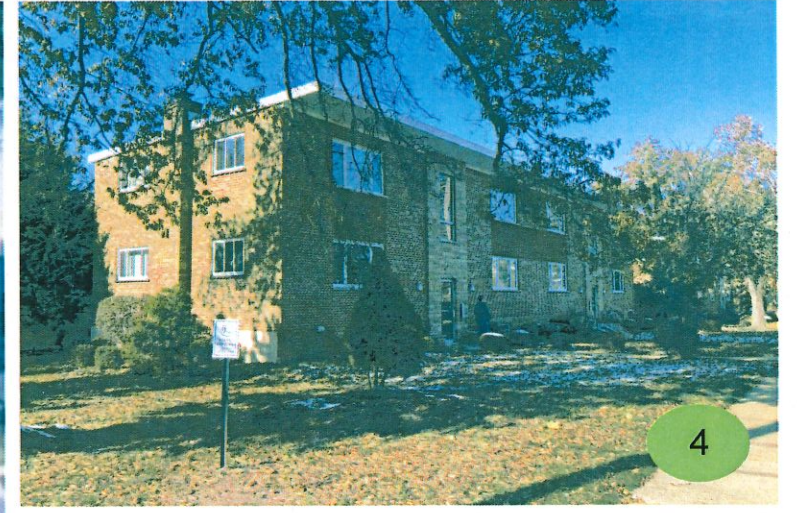






**Teleo Coffee Company - existing site/building photographs**  
**142 W. Monroe Avenue Kirkwood, MO 63122**



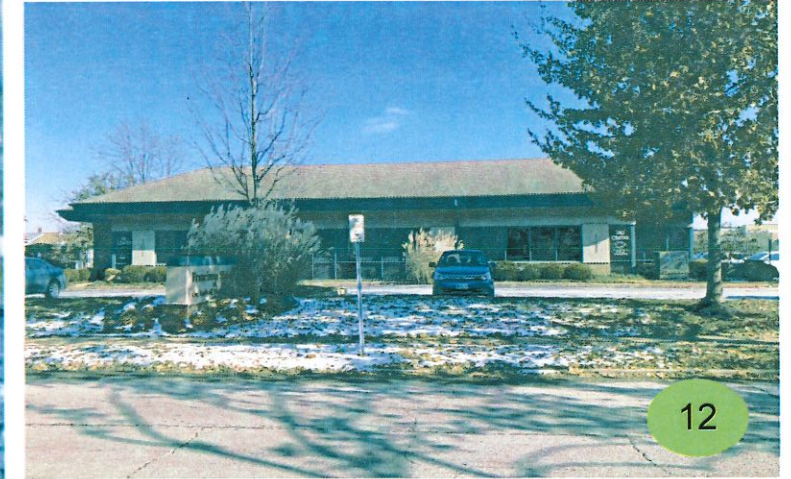


Google Maps Satellite image



**Teleo Coffee Company - neighborhood context photographs  
142 W. Monroe Avenue Kirkwood, MO 63122**



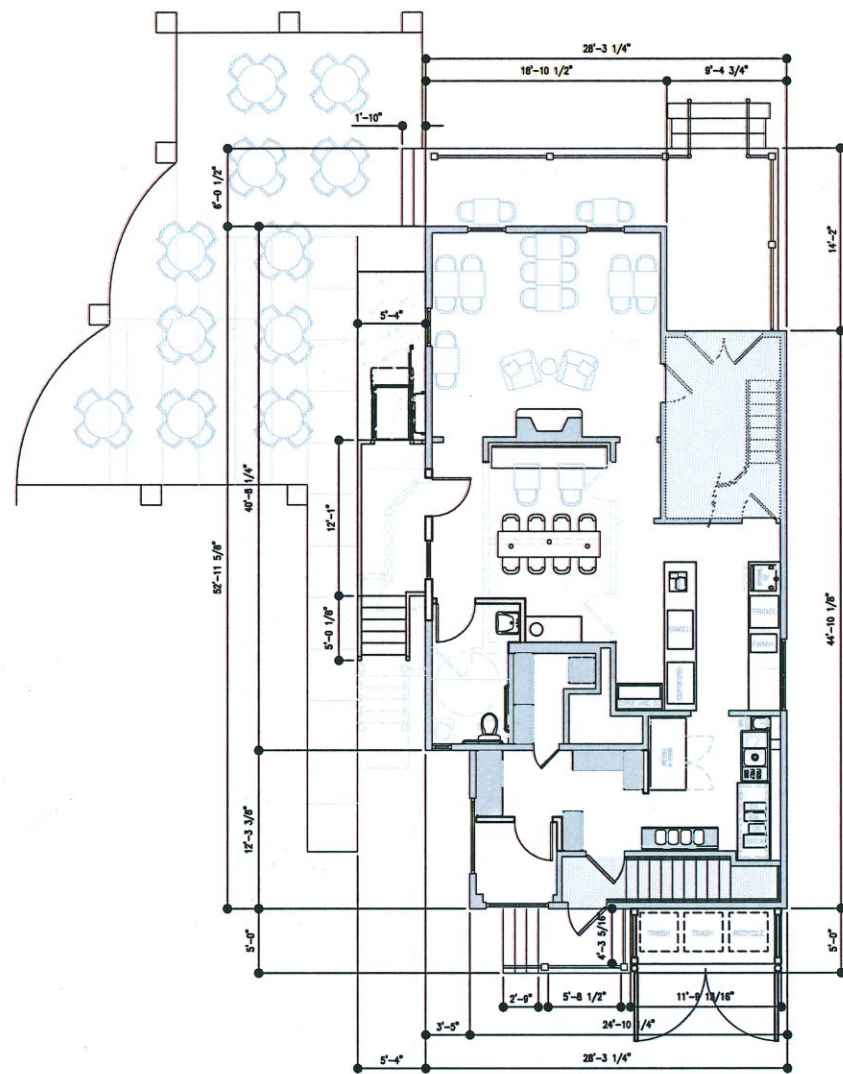


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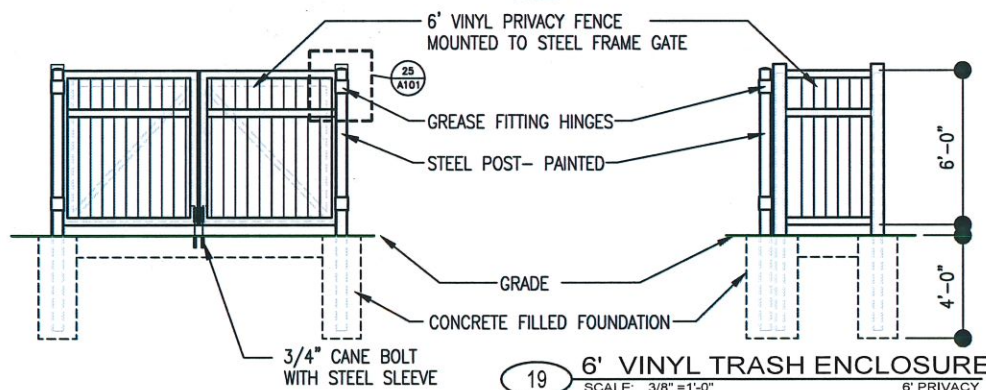


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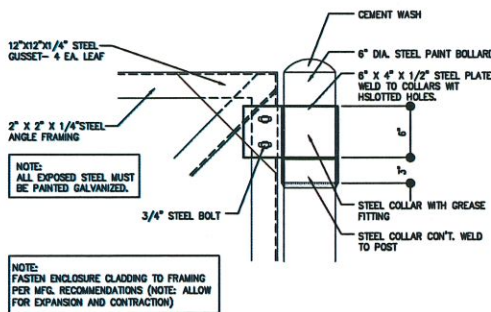




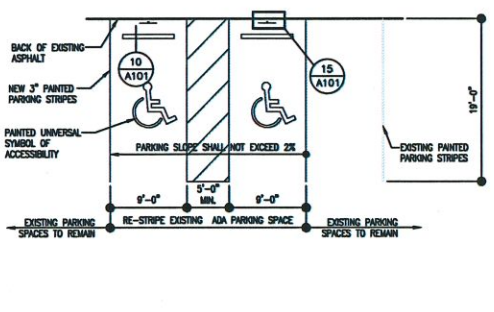
18 FLOOR PLAN  
SCALE: 3/16"=1'-0"



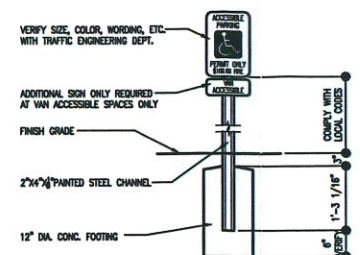
19 6' VINYL TRASH ENCLOSURE  
SCALE: 3/8"=1'-0"



25 TRASH ENCL. HINGE DTL  
SCALE: 1 1/2"=1'-0"

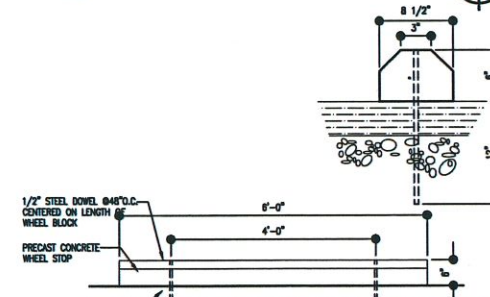
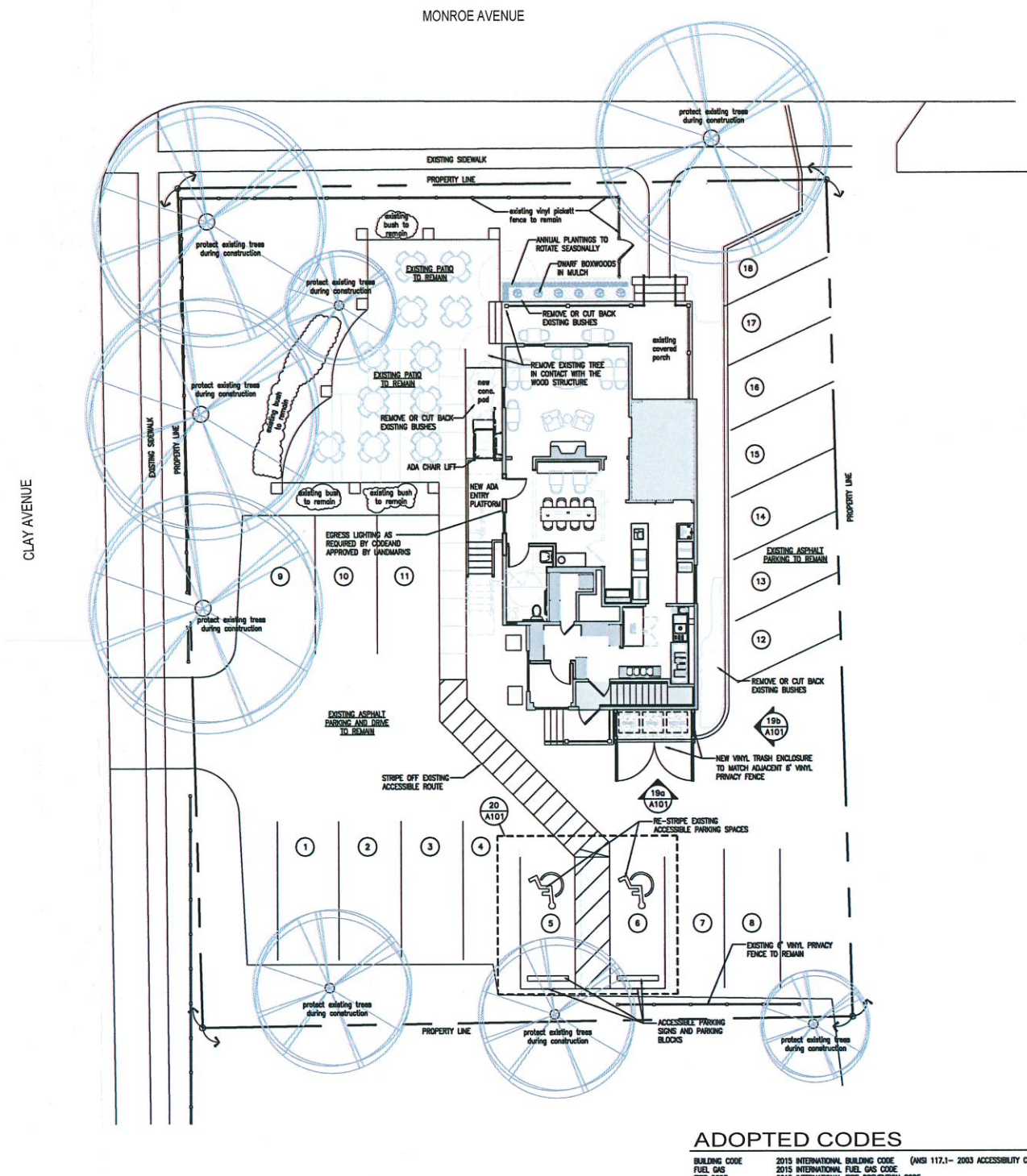


20 TYPICAL ADA PARKING STALL  
SCALE: 1/8"=1'-0"



15 ACCESSIBLE PARKING SIGN  
SCALE: 3/4"=1'-0"

9 CONCEPT SITE PLAN  
SCALE: 1/8"=1'-0"



10 PARKING WHEEL STOP  
SCALE: 3/4"=1'-0"

ADOPTED CODES

BUILDING CODE	2015 INTERNATIONAL BUILDING CODE (ANSI 117.1-2003 ACCESSIBILITY CODE)
FUEL GAS CODE	2015 INTERNATIONAL FUEL GAS CODE
FIRE CODE	2015 INTERNATIONAL FIRE PREVENTION CODE
ELECTRIC CODE	2015 NATIONAL ELECTRICAL CODE (ST. LOUIS COUNTY)
PLUMBING CODE	2015 UNIFORM PLUMBING CODE
ENERGY CODE	2015 INTERNATIONAL ENERGY CODE

ZONING / CODE DATA BLOCK

ZONING DISTRICT B-2 GENERAL BUSINESS  
 18 TOTAL PARKING SPACES ON SITE  
 RECIPROCAL EASEMENT AGREEMENT FOR PARKING BETWEEN 132 AND 142 WEST MONROE AVE. RECORDED BOOK 12227 PAGE 1972  
 OUTDOOR SEATING:  
 PROPOSED MAXIMUM:  
 48 SEATS SHOWN (44 ON PATIO + 4 ON COVERED PORCH)  
 BUILDING SQUARE FOOTAGE:  
 2900 SF-TOTAL BUILDING SQUARE FOOTAGE:  
 1173 SF-1ST FLOOR TENANT GROSS AREA  
 138 SF-1ST FLOOR FOYER - COMMON AREA  
 68 SF-1ST FLOOR REAR STAIR-COMMON AREA  
 1379 SF-1ST FLOOR TOTAL  
 1173 SF-2ND FLOOR TOTAL  
 2552 SF-TOTAL 1ST AND 2ND FLOOR  
 238 SF-FRONT PORCH  
 36 SF-REAR PORCH  
 274 SF-TOTAL PORCHES  
 2552 + 274 =  
 2826 SF-TOTAL BUILDING FOOTPRINT



CONSULTANTS  
 Brian Ivy, Architect  
 MO# A-200408995

ARB and Landmark Commission submission documents For:  
**Teleo Coffee Company**  
 142 West Monroe Ave. Kirkwood, (St. Louis Co.) MO 63122

DATE: 02.03.2020  
 REVISIONS:  
 ARB/LANDMARK  
 DRAWN BY:  
 PROJECT NO.: 2019-079  
 SHEET NUMBER:

A101  
 sup



