

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC James J. Hill Home

AND/OR COMMON

Hill House

**2 LOCATION**

STREET & NUMBER  
240 Summit Avenue

\_\_\_ NOT FOR PUBLICATION

CITY, TOWN

St. Paul

\_\_\_ VICINITY OF

CONGRESSIONAL DISTRICT

004 (Fourth)

STATE

Minnesota

CODE

27

COUNTY

Ramsey

CODE

123

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER

**4 OWNER OF PROPERTY**

NAME (Roman Catholic Archdiocese of St. Paul) Rev. Msgr. Ambrose V. Hayden,  
Vicar General

STREET & NUMBER

226 Summit Avenue

CITY, TOWN

St. Paul

\_\_\_ VICINITY OF

STATE

Minnesota 55102

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC. Ramsey County Courthouse

STREET & NUMBER

CITY, TOWN

St. Paul

STATE

Minnesota

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE  
Historic American Buildings Survey

DATE

\_\_\_ FEDERAL \_\_\_ STATE \_\_\_ COUNTY \_\_\_ LOCAL

DEPOSITORY FOR  
SURVEY RECORDS Library of Congress/Annes Prints and Photographs Division

CITY, TOWN

Washington

STATE

D.C.

## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The James J. Hill Home was begun in 1889 and completed two years later at a cost of some \$200,000. The four-story, 32-room mansion was built in red sandstone by Peabody and Stearns of Boston. Mark Fitzpatrick of St. Paul was the supervising architect.

For James J. Hill, Peabody and Stearns designed a big house; so big that it included 18 bathrooms, 35 fireplaces, a billiard room, and a sky-lit two-story art gallery which housed among other things, 22 Corots. John Kirchmay, a Bavarian wood carver, spent nearly a year at work on the paneling and stair railings of the first floor.

The Hill House is Richardsonian in its use of heavy, rock-faced masonry and in the heavy Syrian arches of the port-cochere. Facing the gardens and the bluff to the south are cloisters of porches with heavy Romanesque columns, appropriate to the present use of the house for church offices. The two pavilions which flank the great porte-cochere are balanced, solid, commanding, unequivocal. Also of note are the numerous dormers and towering chimneys.

Many of the details of its lavishly finished interior remain unchanged today. The ornate reception hall retains much of its opulence despite modern intrusions. The two-story art gallery is now a library and the tremendous dining room has been altered for use as a chapel. Glass doors have been added to many rooms in use as office space. The nursery on the top floor and service areas in the basement remain largely unchanged. The mansion is now in use as educational and charitable facilities for the St. Paul Diocese.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

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SPECIFIC DATES 1891-1916 BUILDER/ARCHITECT Peabody and Stearns  
(period of occupancy)

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## STATEMENT OF SIGNIFICANCE

James J. Hill was one of the great railroad builders in the American West and one of the leading financiers of the nineteenth century. His mansion was the showplace of St. Paul until his death in 1916.

Hill was born in 1838 in Ontario, Canada of Irish parents, and began work in a country store at age fourteen. In 1856 he went to St. Paul and early became interested in transportation. By 1878 he was able to purchase the St. Paul and Pacific Railroad along the Red River to Fort Garry (now Winnipeg). Under Hill's leadership the company, later reorganized as the St. Paul, Minneapolis and Manitoba Railway, extended its lines to the Pacific. Efficient management soon produced an entire network of Hill-controlled railroads throughout the Northwest. In 1890 all these lines were merged into the Great Northern Railway Company. He acquired the Northern Pacific in 1893 and the Chicago, Burlington, and Quincy soon after. An attempt to absorb these holdings into the Northern Securities Company was defeated by the newly enacted Sherman Anti-Trust Law in 1901.

Although the Hill system did not receive a land subsidy or other government aid as did the earlier railroads, unlike many of them it weathered all the financial panics and crashes of the period. Conservatively financed and soundly managed, the Hill lines achieved a reputation for integrity uncommon in that era. Hill's efforts did much to bring the Northwest from St. Paul to the Pacific into the mainstream of American commerce.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Dictionary of American Biography, vol. XI, 1946.  
 Hill, James J., Highways of Progress, 1910.  
 Mattison, Ray, "Home of Jems Jerome Hill," Historic Sites Survey Report, 1960.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 2 acres

UTM REFERENCES

A	1, 5	4, 9, 1, 4, 2, 0	4, 9, 7, 6, 6, 3, 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

## VERBAL BOUNDARY DESCRIPTION

The James J. Hill Home is bounded by the property lines of 240 Summit Avenue. The plot, slightly less than two acres, is bounded to the north by Summit Avenue for 353 feet and on the West by the Walnut Street steps for 415 feet. The south line measures some 200 feet and the east line some 362.

## LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME/TITLE Original form prepared by: Stephen Lissandrello, Historian  
 Corrected by: Cecil McKithan

ORGANIZATION Historic Sites Survey Division

DATE

STREET & NUMBER 1100 L Street, NW.

TELEPHONE 523-5464

CITY OR TOWN Washington

STATE D.C. 20240

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL  STATE  LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

Designated: Nov. 5, 1961...  
 date  
 Boundary Certified: [Signature]  
 Nov. 22, 1977.....

TITLE

DATE

## FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

[Signature]

DATE

12/7/77

DIRECTOR, OFFICE OF ARCHAEOLGY AND HISTORIC PRESERVATION ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR  
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CONTINUATION SHEET

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Beginning at the point where the 1500' contour line crosses the state park boundary line, follow the said contour line northeasterly approximately 7000', to a point, thence east to the east section line of Section 27, thence south along said section line for 1250', more or less, to a point, thence west 3375' to a point, thence southwest 3000', more or less, to a point, thence west 750', more or less to the state park boundaryline, thence north along the state park boundaryline to the point of origin.