

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 93000332

Date Listed: 5/4/93

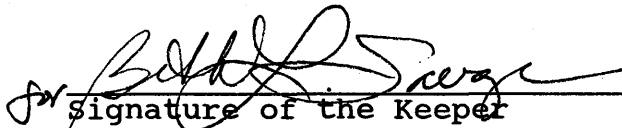
West Summit Avenue Historic District
Property Name:

Ramsey
County:

MN
State:

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

5/4/93
Date of Action

=====
Amended Items in Nomination:

Technical oversight was clarified through a phone call to the Minnesota SHPO. The West Summit Avenue has local significance. The nomination is officially amended to include this information.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name West Summit Avenue Historic District

other names/site number N/A

2. Location

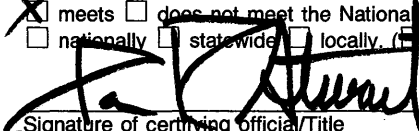
street & number Summit Ave. between Lexington Pkwy & Mississippi R. Blvd not for publication N/A

city or town St. Paul vicinity N/A

state Minnesota code MN county Ramsey code 123 zip code 55105

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.)



3/17/93
Date

Ian R. Stewart, Deputy State Historic Preservation Officer
State of Federal agency and bureau Minnesota Historical Society

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

Signature of certifying official/Title _____ Date _____

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:) _____

Signature of the Keeper
Patrick Andrus

Date of Action
5/4/93

West Summit Avenue Historic District
Name of Property

Ramsey, Minnesota
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property
(Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
390	87	buildings
1	6	sites
0	1	structures
2	0	objects
393	94	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

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

2

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

EDUCATION/college

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

EDUCATION/college

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial
Revival, Classical Revival, Spanish Colonial
Revival, Tudor Revival.

LATE 19TH AND EARLY 20TH CENTURY AMERICAN
MOVEMENTS/Prairie School, Bungalow/
Craftsman

Materials
(Enter categories from instructions)

foundation brick, stucco, concrete

walls stucco, brick, stone,
weatherboard

roof asphalt, tile, slate

other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- 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

(Mark "x" in all the boxes that apply.) N/A

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

(Enter categories from instructions)

Community Planning and Development

Architecture

Period of Significance

1885 - 1938

Significant Dates

1887, 1915, 1900 - 1938

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

See continuation sheet.

Narrative Statement of Significance

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

9. Major Bibliographical 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
- University
- Other

Name of repository:

Minnesota Historical Society,
City of St. Paul Department of Planning & Economic Development

West Summit Avenue Historic District
Name of Property

Ramsey, Minnesota
County and State

10. Geographical Data

Acreage of Property approximately 219.25 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	15	484290	4976420
Zone	Easting	Northing	
2	15	488710	4976420

3	15	488710	4976040
Zone	Easting	Northing	
4	15	484290	4976040

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 Dr. Norene A. Roberts, President/Jeanne M. Zimmewicz
organization Historical Research, Inc. date July 15, 1988/Updated March 1992
street & number 7800 Tessman Drive telephone (612) 560-4348
city or town Minneapolis state Minnesota zip code 55445

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 _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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NARRATIVE DESCRIPTION

The West Summit Avenue Historic District is approximately 2.5 miles long stretching generally from Lexington Parkway on the east to Mississippi River Boulevard on the west. The proposed district consists of portions of 42 city blocks and some 219.25 acres. On the south side of Summit Avenue, the district begins one block east of Lexington to take in the houses between Oxford Street and Lexington. The east boundary of the proposed district adjoins blocks at the west end of the Historic Hill District, which was placed on the National Register on August 13, 1976. Generally, the district contains properties facing Summit Avenue north and south to the alleys on both sides of the Avenue, and includes portions of three college campuses which front on Summit Avenue. They include the first 234 feet north of the Summit Avenue north curb line on the University of St. Thomas campus; approximately three quarters of the block adjacent to Summit Avenue on the Macalester College campus; and a boundary which includes the buildings fronting Summit Avenue and five buildings on the St. Paul Seminary campus. These boundaries on the college campuses are designed to preserve an unbroken streetscape within the district.

Property types include: residences (mostly single family) and associated carriage houses or garages, churches or church-related properties, several properties owned by University of St. Thomas, Macalester College, and St. Paul Seminary, a junior high school, the parkway and its electric lighting stretching from Lexington to Mississippi River Boulevard, one marble sidewalk, wrought iron and/or brick fences, brick piers, a monument, a flagpole, and miscellaneous outbuildings.

To the east, the potential district is bounded by the Historic Hill District; to the south, by the alley between Summit and predominantly commercial Grand Avenue; to the west by Mississippi River Boulevard; and to the north by the alley between Summit and Portland Avenues. The minor exceptions are the three campuses mentioned above.

The potential district is distinguished from its immediate surroundings by larger lots which range from 190 to 250 feet deep. Although lots were platted at 40 and 50 feet wide, most properties sit on double or multiple lots. The average residence on Summit Avenue is sited on a lot of 75-80 feet wide. Alleys to the north and south of Summit Avenue are 20 feet wide and generally in fair, if overgrown, condition, with mature plantings obscuring the backs of houses fronting on Summit Avenue. The most visually distinguishing feature of the avenue is its width and median boulevard. Summit Avenue is 200-220 feet wide including the median parkway, which is planted in trees, shrubs, and lawn. Vehicular traffic flow is generally one way west on the north side of the parkway and one way east on the south. In contrast, surrounding streets and avenues outside the district have 66 or 80 foot wide rights-of-way. Buildings fronting west Summit Avenue are generally set back from the street at least 40 feet and as much as 80 feet. Trees are generally mature. Around residences they tend to be mixed deciduous and evergreen, and somewhat older than the boulevard trees. Boulevard trees are mixed deciduous and are systematically being replaced in accordance with the city's street tree planting plan since 1977 as the older elms have succumbed to Dutch elm disease. The main block on the St. Thomas campus is devoid of large trees between Cretin and Cleveland Avenues and the St. Paul Seminary campus has lost many of the trees which originally comprised a dense oak grove adjacent to Summit Avenue. The buildings fronting on Summit Avenue at Macalester College are shielded from the street to a certain extent by large trees along the boulevard. Overall, the feeling on the avenue is one of stateliness. This feeling is a result of the combination of large lots, large houses, compatible architectural styles, generous set-backs, the boulevard, and mature

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plantings. It is this combination which sets West Summit Avenue apart from adjacent residential neighborhoods to the north and south and makes it a unique avenue in the Twin Cities.

Most of what is now Summit Avenue west of Lexington Parkway originally was part of the rural area between Minneapolis and St. Paul. In 1854, the western limits of St. Paul were at Dale Street, east of the potential West Summit Avenue District. The west Summit Avenue area did not fall within the corporate limits of the city of St. Paul until 1872 and 1885. The city limits were extended west in 1872 from Dale Street to Lexington Parkway and were again extended west to the Mississippi River in 1885. Before 1872, present-day west Summit Avenue ran west to the Mississippi River along the boundary of Rose and Reserve Townships. These were two of six townships created in Ramsey County when Minnesota became a state in 1858.¹ A portion of the southeast area of what became Reserve Township was part of the Fort Snelling Military Reservation until reduced by act of Congress on August 26, 1852.² As part of the Fort Snelling Reservation, this land had been restricted from settlement during the 1840s until the original government land survey in 1847.³ One of the early farmers in Reserve Township was William Finn, a veteran from Fort Snelling, who was granted a large section of land in Reserve Township in 1848. Part of his farm later became the campus of St. Paul Seminary.⁴

Before what is now west Summit Avenue began to be platted into city blocks and lots during the 1880s, the area was flat prairie with groves of trees, a few shallow ponds, treeless meadows and isolated farmhouses. This was the area which became known as the "Midway," between the cities of Minneapolis and St. Paul. As early as 1871, the St. Paul Pioneer carried a discussion of grading Summit Avenue west of the city limits (August 2, 1871), and noted that plows and scrapers were making a "delightful and popular driveway" near the city limits that summer (August 9, 1871). With the extension of the city limits west to Lexington in 1872, the St. Paul Daily Press acknowledged that the newly annexed area would increase in value because of the enormous demand for suburban property (March 16, 1872). By the mid-1870s, everyone knew that the east end of Summit Avenue was the premier place for the city's wealthy and influential to live.

On west Summit Avenue, residential construction was preceded by the establishment of two educational campuses. The first was an industrial school for boys, which later became part of the College of St. Thomas (the present University of St. Thomas) campus on the north side of Summit Avenue. In the late 1870s, Bishop T. Grace purchased a tract of land which included woodland, brooks, lakes, and a meadow at the west end of Summit on the north side. This land, part of William Finn's farm, became the nucleus of the St. Paul Seminary in 1886, which, in turn, became the College of St. Thomas in 1890-92. The Seminary stood in relative isolation initially, although Summit Avenue reached west to the campus, and the depot of the Chicago, Milwaukee, and St. Paul Short Line on University Avenue was only a 15 minute walk away.⁵ In 1894, the seminary moved across Summit to the southwestern end of the avenue and occupied a new campus. The College of St. Thomas remained where it was.⁶ In cooperation with Bishop Ireland, James J. Hill gave money to erect the first six buildings on the Seminary campus. Three of these structures still survive: North Residence (Loras Hall), South Residence (Cretin Hall), and the Gymnasium (Heating Plant) -- all designed by Cass Gilbert.

The other early campus was Macalester College. In 1881, a group of trustees and others, forming a real estate syndicate, bought 160 acres of land bounded on two sides by Summit and Snelling Avenues. This was part of

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the old Thomas Holyoke farm in Reserve Township. The first portion of Old Main was begun in 1884 and dedicated a year later. At that time, the building was surrounded by a cornfield and was considered remote until the city annexed the area in 1885 and extended an electric streetcar line west along Grand Avenue to the campus in 1890. Taking advantage of an excellent site, Old Main was deliberately built to face Summit Avenue and was placed on a knoll about 880 feet to the south of the boulevard.⁷

The single most important factor in the development of west Summit Avenue was undoubtedly the move to widen the street into a boulevard. This was accomplished privately in 1886 by a group of citizens organized as the Summit Avenue Boulevard and Park Association. These public-spirited men obtained for the city a gift of land from the property owners fronting Summit Avenue between Lexington and the Mississippi so that the avenue could become 200 feet wide.⁸ Boulevarding on Summit westward from Lexington was begun in 1887.

The impetus for this burst of public-spiritedness had its roots in 1872, when the City of St. Paul hired renowned landscape architect H. W. S. Cleveland of Chicago to consult on an outline plan of a park system in the city. In 1872 and again in 1885, Cleveland advocated a parkway system and took particular note of the opportunity for a parkway on Summit Avenue which could connect with the 34th Street parkway in Minneapolis. Cleveland conceived of parkways with their wide boulevards as in many ways superior to isolated and discreet neighborhood parks. He compared future St. Paul "driveways" favorably to those in Paris which provided continuous connecting belts of green plants, trees, and flowers.⁹

Once west Summit Avenue was boulevarded in 1887, the avenue remained unpaved for about 30 years. Periodically, complaints surfaced about the condition of the roadway. It became the occasion of a jurisdictional dispute between competing St. Paul city offices. In 1898, the Annual Report of the Board of Park Commissioners (p. 37) noted that the magnificent boulevard laid out by Cleveland in 1887 had been neglected. The grass went uncut and trees and shrubs died. The report noted that the "abutting property is now nearly vacant", indicating that few houses had been built on the street.¹⁰ The annual report for 1901 noted that the maintenance of Summit was "very unsatisfactory" and that no funds were available for lawns and plantings.¹¹ The 1903 report spoke about the "wretched condition" of "the most popular driveway in the city." In 1903, the Park Board assumed full control over a portion of the boulevard from Cretin to the river and replanted trees and relandscaped as necessary.¹² The roadway remained in poor condition, however. The year 1907 was the first time the Annual Report of the Park Board noted that the Summit Avenue boulevard was in good condition and that the trees were trimmed. Although the Park Board did not maintain the roadway, it did have jurisdiction over the median.¹³ Summit remained dirt until sometime between 1913-24 when increasing auto traffic necessitated paving.

Aside from the boulevard itself, construction of residences was slow to develop on the west portion of Summit. Maps and historic photos, as well as interviews conducted with long-time residents, flesh out a series of snapshots of the avenue. Annexation of the western reaches of Summit Avenue in 1885 gave rise to speculation in city lots. The presence of Macalester College played a key role in the residential development of the west end of Summit Avenue. Several neighborhoods were platted around Macalester College south of Summit Avenue in the 1880s. The best known of these was Macalester Park, west of the campus, with its winding streets contiguous to the campus. This land was part of the original purchase of the real estate syndicate which donated

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the original land for the campus. The area south of Summit Avenue also developed as a result of the electric car line which extended to Macalester College in 1889-90. The first five houses on west Summit, designed by Beuchner and Orth, were built in 1885 for five Macalester College faculty members. They were torn down in the late 1970s to make way for the Dupre dormitory.

Most of west Summit Avenue, however, remained vacant until after 1900. By 1899 only ten houses lined the avenue, not counting the faculty houses at Macalester. One contributing explanation for the late development of west Summit is the cost of the land fronting the avenue. Others are the Panic of 1893 which delayed development on the avenue and the 1915 zoning restrictions limiting the avenue to single and double home construction. Cleveland paid passing notice to the positive effect the boulevard would have on property values in his 1885 address. On March 4, 1883, the St. Paul Daily Globe noted that along Summit Avenue out to Macalester College, property was being sold on a per foot basis instead of so much an acre. A St. Paul Chamber of Commerce pamphlet in 1889 expressed astonishment that lots on Summit were selling for from \$350 to \$400 per front foot on the boulevard. Such choice building lots could have been had for \$25 to 50 per foot ten years earlier.¹⁴ This was a direct consequence of boulevarding the street, which, in turn, attracted speculators who platted or bought lots in blocks in the late 1880s. With prime property a great expense, the Panic of 1893 undoubtedly delayed construction of a residential area along west Summit until after 1900.

Zoning restrictions also played a part in delaying construction on west Summit. In 1915, the Minnesota Legislature passed a law which stipulated that St. Paul, Minneapolis, and Duluth could restrict construction in residential districts. Summit Avenue was restricted to single and double family housing, an action which boded well for the future character of the avenue. This action preceded zoning regulations in the state.¹⁵ While it prevented commercial development on the avenue, it appears to have slowed residential development as well.

Summit Avenue west of Lexington was largely vacant in 1900. The 1903 Sanborn map of Summit Avenue showed only 20 houses and one church on Summit west of Lexington by that date. The only five houses on the north side of Summit were clustered on the two blocks immediately east and west of Hamline. Six buildings on the south side of Summit were clustered at Macalester College, and five of these were faculty houses erected in 1885 by the college. The remainder of the avenue was flat, undeveloped, prairie.

Several recollections of west Summit Avenue from around the turn of the century come from oral interviews done by Professor Ernest Sandeen's students at Macalester College in 1975. Mrs. James (Edith Donahue) Dolan, recalled "a lot of trees" along Summit in 1905. There were only three or four houses west of the Butler double house at 1345-47 Summit. Behind Mrs. Dolan's house at 1481 Summit was a huge frog pond which extended to the other side of Ashland and then up to Saratoga or Pascal. In the winter, neighborhood children used this pond as a skating rink. Mrs. Drake Lightner, Sr. recalled that at first Summit was paved as far as Dale Street, but beyond was a bicycle path before 1909. She recalls a small yellow house at the railroad tracks of the Short Line at Griggs, a golf club called "the Roadside Club." Mrs. Cleora Wheeler, 1975 owner of the house at 1376 Summit, remembered when the corner of Lexington and Summit was open space and west to the railroad tracks was just grazing land with mustang ponies. She also remembers the house (razed) used as a clubhouse for young people who gathered there and played tennis.¹⁶ Historic photographs indicate that small

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spindly trees predominated in the boulevard with dirt roadways and vacant lots until the elms became medium sized (over 20 feet tall) around 1910 and mature by 1930, with houses both north and south of the avenue.

Permit applications from City of St. Paul files indicate that there were two building booms in the west Summit Avenue district. The first one occurred between 1910-16, the second between 1920-29. A breakdown of construction dates for the primary buildings (excluding garages/carriage houses) in the West Summit Avenue Historic District which remain today follows:

1885-1899	11
1900-1909	37
1910-1919	73
1920-1929	91
1930-1939	11*
1940-1949	5*
1950-1959	25
1960-1969	5
1970-1979	2
1980s	2
1990s	1
Total	263

*Residential construction ceased in 1939 and did not resume until 1949. Bigelow Hall at Macalester College and Albertus Magnus Hall at the Univeristy of St. Thomas were built in 1946.

This list includes the churches, schools and a few college buildings on west Summit Avenue today, but is comprised mostly of private residences.

What becomes clear is that west Summit Avenue obtains its character from the 200 properties built between 1900-1929. The predominant architecture of the avenue reflects these figures. There are examples of Late Victorian styles (Queen Anne and Shingle), and numerous examples of Revival styles (Colonial, Classical, Spanish Colonial, and Tudor). Examples of a more indigenous American style include houses featuring characteristics of the Prairie School, Craftsman/Bungalow, and American Foursquare styles. Years of greatest construction on the avenue were 1922 (22 residences) and 1924 (15 residences). In fact, 91 buildings were added to the avenue between 1920-29, a figure slightly ahead of the boom from 1910-1919 which accounted for 73 residences. The poorest years for building on west Summit were during and just after WW I and from 1930, the Great Depression, through WW II. During the 20-year period from 1930-1949, only 16 buildings were constructed on west Summit. From 1950-59, a small boomlet followed the end of WW II when remaining vacant lots were bought and owners erected Ranch style houses.¹⁷

Predominant building materials are stucco and brick. There are an unusual number of red or green tile roofs, as well as slate and the more common asphalt, physical testament to the popularity of period revival styles on

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the avenue. Very few houses are sheathed in weatherboard or wood shingle. The preferred material for walls was stucco or a combination of stucco and mock half-timbering with brick. West Summit Avenue has easily the longest (two and a half miles) and most impressive collection of period revival styles on one street in the Twin Cities metropolitan area. The most popular styles were Classical, Spanish Colonial, Colonial, and Tudor Revival styles which remained popular from around 1905 until 1935.

During the period of greatest growth, 1900-1929, west Summit Avenue achieved a social homogeneity as well as an architectural one. Original owners of most of the houses on the avenue were well-to-do business owners and professionals. The ethnic background of most first owners was largely German, Irish, English, and Jewish. Research into the background of around 80 first owners was conducted as part of the 1983 reconnaissance survey of St. Paul. That study included research into the background of many of the residences in this nomination. It found that thirteen first owners were medical doctors, six were realtors, and seven were other professionals, such as lawyers, judges, engineers, and other white collar occupations. There were three jewelers and two were retail clothiers. Three owners were connected with the Great Northern or Northern Pacific railroads. One was a cattle buyer and one was a thoroughbred horse buyer. Six owners headed large wholesale businesses and twenty-six were connected with family businesses either as owners or highly-placed officers. Many of these families lived here until the 1930s when some lost their homes to high taxes and the Depression. Other original families simply died out or moved away.

The quality of the housing stock on west Summit is generally high, because most of the houses were individually designed by local architects for specific owners who bought lots and then engaged an architect. There are, however, a few instances of residences erected on speculation. The few speculators on Summit Avenue do not appear to have been large concerns. Most were individuals. An M. M. Seward, for example, erected adjacent houses at 1501 and 1509 Summit in 1922. The McNulty Company built three houses at 1086, 2150, and 1042 Summit, between 1916 and 1920. Two were bungalows and one was Dutch Colonial, probably all patternbook-designed. William F. Keefe built a duplex for himself in 1922 at 1205 Summit and another similar one at 863 W. Linwood at the same time. James B. Forrest built three dissimilar Colonial Revival style houses next to each other in 1938 at 1801, 1811, and 1815 Summit Avenue. He apparently lived in none of these houses and worked as an office employee in downtown St. Paul.

Five houses on west Summit today have been moved from elsewhere onto vacant lots. The house at 1747 Summit was moved in 1926 from 1668 Summit, but is considered contributing because it was moved during the period of significance in the district. The house at 1058 Summit was moved in 1952 from 44 N. Lexington, nearby. Two houses, both two story in Colonial Revival style, were moved onto 1291 and 1297 Summit Avenue on adjoining vacant lots in 1960. Apparently, they were moved from Minneapolis to make way for I-35W, new foundations were excavated, and these properties were sold to new owners. When these houses were to be moved onto the avenue, it stimulated interest in revising the city building code so that there would be some control over the appearance of houses moved onto the avenue.¹⁸ Nothing came of the agitation because there were virtually no remaining vacant lots. Finally, a fifth house was moved to the corner of Griggs and Summit. All of these moved houses, built in the 1920s or 1930s, are compatible in style and reflect the setting and environment of the original houses which comprise the district. All are considered to be contributing buildings.

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The residential heyday of west Summit Avenue was during the 1920s and early 1930s when the avenue was largely "completed." Perhaps because the houses west of Lexington were not as large as those to the east, west Summit Avenue houses were not divided into rooming houses and apartments during World War II, as happened more commonly on east Summit. The relatively more modest size of many of the houses west of Lexington Parkway may, in part, be explained by the fact that most of them were built after Article 16 to the U. S. Constitution was proposed in 1909 and passed in 1913 establishing a federal income tax. With this new law, the kind of fortunes amassed by earlier families who settled in large mansions on the east end of Summit were more difficult to accumulate, a fact reflected in the size of houses built on the west end of the avenue. Only two residential structures were erected between 1939 and 1950 because of the hiatus in residential construction during WW II.

By 1953, however, a St. Paul newspaper noted that Summit was rapidly becoming "St. Paul's unofficial 'Church Street.'" The St. Paul Sunday Dispatch noted that "perhaps the location of the . . . St. Paul Cathedral at the foot of Summit had something to do with the trend to church and religious education along the residential street." 19 West of Lexington, the first church to be built on Summit was St. Paul's Church-on-the-Hill at 1524 Summit in 1913, a Gothic style limestone edifice. The next church buildings came around 1950. Immaculate Heart of Mary church and school was constructed at 1550 Summit in 1949-50. Mt. Zion began construction in 1951 at 1300 Summit, followed by the Church of Jesus Christ of Latter Day Saints at 1671 Summit in 1953. The latter has been the headquarters for the St. Paul Council of Churches since 1966. The house at 1489 Summit was built in 1960 as the Emmanuel Lutheran parsonage. St. George Greek Orthodox Church at 1111 Summit was completed in 1967. In 1953, several private homes were converted to religious purposes: 1344 Summit was St. Columbans Foreign Mission Society, 1467 was the Bureau of Jewish Education, and the two houses connected together at 1568-1576 were the Macalester College Summit House. These are now private homes again. The private house at 1543 is now the rectory for Immaculate Heart of Mary.

There are four schools on west Summit Avenue. Ramsey Junior High School, facing Cambridge with its north side along Summit Avenue at 1700, was originally built there in 1887. A new building was constructed in 1926 and in 1978 a gymnasium addition was constructed to the west of the earlier building. The second school is the 1949-50 Immaculate Heart of Mary. Christ Child School for Exceptional Children was built in 1955-57 at 2087 Summit. William Mitchell College of Law Building was built in 1957 at 2100 Summit. These last two buildings are now part of the University of St. Thomas campus.

Most of the buildings on west Summit Avenue have had few alterations. Integrity is excellent. Few additions have altered the original appearance of the houses and the institutional buildings have been built recently enough that changes have not been necessary. Relatively few front porches have been enclosed with glass. A few houses have had rear additions or new garages, but these are located on the alleys, are not visible, and have not marred the streetscape. The most common alteration to the houses is the addition of combination aluminum storm windows. The preponderance of houses on west Summit share this minor alteration. Recent alterations include sheathing soffit and eave areas with metal siding. This type of change particularly damages the appearance and architectural detailing of houses along west Summit. None of these minor alterations have had yet an appreciable impact on the integrity of the potential district as a whole, because most of the houses are

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unaltered. Also, properties are well maintained and in good to excellent condition. In no case is a property in fair or poor condition. Very few houses need repainting of wooden soffits or trim or repair of wooden trim. Lawns are nicely maintained and plant material is healthy and trimmed. The City of St. Paul maintains the boulevard in excellent condition. Lawn areas are cut regularly and generally free of weeds.

The University of St. Thomas has had an increasing presence at the west end of Summit Avenue in the past 20 years. Like Macalester College, the original buildings on the St. Thomas campus were set well back from Summit Avenue on the top of the hill between Cretin and Cleveland Streets. These included the original Main Building, which faced southeast, and Science Hall. Between them and Summit Avenue was a large pond called "Lake Mennith." Historic photographs show the lake in the 1890s and 1902. The first campus building to be constructed facing Summit Avenue was Aquinas Hall, built in 1932, whose construction spelled the end of the dying small lake. As late as 1945, nearly all the buildings on the campus were separated from Summit Avenue by a broad almost treeless lawn. In 1946, Albertus Magnus Hall was built east of Aquinas Hall, completing the streetscape of the college along Summit Avenue. In the nine years between 1974-1983, enrollment at St. Thomas doubled to 6,000 students. The campus has grown apace and now dominates the west end of the avenue. It now includes not only the original campus site between Cretin and Cleveland Avenues, but buildings on the east side of Cleveland and all of the south side on the blocks on either side of Finn Street save one private house at 2110 Summit Avenue which it has expressed an interest in purchasing. The college also owns ten properties on these same blocks which face Grand Avenue and three other buildings across the street on the south side of Grand. To the extent that the university expands along the west end of Summit, the neighborhood becomes increasingly less residential in character. It now touches the St. Paul Seminary campus on the south side of Summit Avenue and the phenomenal growth of the university has created parking problems along the west end of the avenue.

The 2.5 miles of west Summit Avenue from Oxford Street and Lexington Parkway to the Mississippi River run through three St. Paul Citizen Participation Planning Districts: Merriam Park-Lexington Hamline-Snelling Hamline; Groveland-Macalester; and Summit Hill. Residents of west Summit Avenue seem supportive of a new historic district which would extend National Register status to the entire avenue from the Cathedral at the east end to the Mississippi River. The St. Paul Department of Planning and Economic Development issued a comprehensive study of Summit Avenue in January, 1986, working in conjunction with local neighborhood groups and the St. Paul Division of Parks and Recreation. This study included a recommendation for a National Register district extension to the Mississippi River on west Summit. Design-review plans are in the works for maintaining the integrity of west Summit Avenue.

There are two St. Paul Heritage Preservation Sites west of Lexington: the Walter and Pierce Butler House at 1345 Summit and the Dr. Ward Beebe House at 2022 Summit. The Beebe House was listed on the National Register on August 29, 1977. The Butler double house was listed on April 22, 1982.

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ENDNOTES TO NARRATIVE DESCRIPTION

- 1 Patricia A. Murphy and Susan W. Granger, Historic Sites Survey of Saint Paul and Ramsey County, 1980-1983. Final Report. Sponsored by the Ramsey County Historical Society and the Saint Paul Heritage Preservation Commission. May, 1983.
- 2 William Watts Folwell, A History of Minnesota. Vol. I. St. Paul: The Minnesota Historical Society, 1956, p. 422ff.
- 3 J. William Trygg, Composite Map of United States Land Surveyors' Original Plats and Field Notes, Minnesota Series Sheet 7, 1964.
- 4 Murphy and Granger, p. 143; Merrill E. Jarchow, Private Liberal Arts Colleges in Minnesota: Their History and Contributions. St. Paul: Minnesota Historical Society, 1973, p. 7; Patricia Murphy, "St. Paul Seminary Historic District" Nomination, June, 1984. On file: S.H.P.O., Ft. Snelling History Center.
- 5 Jarchow, pp. 38-39ff.
- 6 Jarchow, p. 40.
- 7 Jarchow, pp. 35-37; Edward Swanson, "Macalester And Its First Forty Years," p. 7, 9.
- 8 Cleora Clark Wheeler, "How Summit Avenue Got Its Boulevard." St. Paul Sunday Pioneer Press Feature Magazine. April, 11, 1948, pp. 10-11.
- 9 H. W. S. Cleveland, "Outline Plan of a Park System for the City of St. Paul." Globe Job Office, 1885, 24ff.
- 10 (St. Paul) Board of Park Commissioners Annual Report. 1898, p. 37.
- 11 (St. Paul) Board of Park Commissioners Annual Report. 1901, p. 27.
- 12 (St. Paul) Board of Park Commissioners Annual Report. 1903, pp. 34, 66.
- 13 (St. Paul) Board of Park Commissioners Annual Report. 1907, p. 388.
- 14 St. Paul Chamber of Commerce pamphlet for 1889, p. 71.
- 15 Ernest R. Sandeen, St. Paul's Historic Summit Avenue. Living Historical Museum, Macalester College, St. Paul, 1978, pp. 29-31.

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16 Interview transcripts of Mrs. James Dolan; Mrs. Drake Lightner, Sr.; Mrs. Cleora Wheeler done in 1975 by Macalester College students. On file: Earnest Sandeen files, Wallace Library Archives, office of Mr. Harry Drake, archivist.

17 Sandeen, p. 108.

18 "Tough old Summit Fights to Survive." St. Paul Dispatch, Section 4, May 11, 1960.

19 "Summit Ave. Becoming City's 'Church Street.'" St. Paul Sunday Pioneer Press and Dispatch, Second News Section, August 2, 1953.

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The following list describes the resources which comprise the West Summit Avenue Historic District. Major alterations are noted, but many houses have aluminum storm windows which are not specifically called out in this list. Unless otherwise noted, all buildings and objects are contributing. The number at the beginning of individual property descriptions is keyed to the attached district map.

1. Residence, 1042 Summit Avenue, 1920: This house is a 1 story stucco Bungalow style with asphalt gabled roof and tuck under garage. It was built by the McAnulty Investment Company.
2. Platt B. Walker House, 1046 Summit Avenue, 1920: This 2 story Tudor Revival style house has walls of red brick with stucco and mock half-timbering. Small paned windows are 9 over 9 and limestone quoins surround the front door. The rear garage is contributing. It was built by the McAnulty Investment Company.
3. H. S. Dodson House, 1058 Summit Avenue, 1909 (moved to Summit in 1952 from 44 N. Lexington Parkway): This Tudor Revival style house is rectangular in shape with a cross-gabled asphalt shingled roof with pendants in the gables. Windows are 9 over 1. Walls are stucco with thin-membered mock half-timbering. There is a non-contributing 2 bay garage. Although this house was moved to its present location outside the district's period of significance, the house retains sufficient features to convey its architectural values and retains integrity of design, materials, workmanship, feeling, and association to consider it a contributing building.
4. Residence, 1064 Summit Avenue, ca. 1950s : This house is a small scale 3-level Split Level with asbestos shakes, Roman brick and cross-gabled asphalt roof. The foundation is concrete block. Windows are 1 over 1 or with lower operable awning. There is an attached garage on the rear alley. No permit was found, so the original owner and builder are unknown. This building is non-contributing.
5. Estella Arend House, 1068 Summit Avenue, 1959: This house is a 2 story variation on a contemporary style with shakes and red brick. It has a detached garage on the alley. Windows are 1 over 1 with lower operable awning. The building contractor was Charles W. Arend. Both buildings are non-contributing.
6. W. O. Washburn House, 1082 Summit Avenue, ca. 1910: This 2 story Tudor Revival style house has an asphalt gabled roof with wide bargeboards. Walls are red brick on the first story and stucco with mock half-timbering on the second. Windows are 6 over 1 and multi-paned casement type with 10 over 1 windows on the first story. The rear garage is contributing.
7. Residence, 1088 Summit Avenue, 1922: This 2 story Prairie/Craftsman style house has plain stucco walls and a symmetrical facade, projecting front entrance and flat roof with a wide wood cornice. Windows are 3 over 1 with vertical muntins. It was built by the American Building Company. There is a tuck-under garage at the rear.

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8. Residence, 1096 Summit Avenue, 1922: This is a 2 story Dutch Colonial Revival style house with false gambrel asphalt shingled roof and metal siding. Windows are 9 over 1. It has a tuck-under garage at the rear and was built, like its next-door neighbor at 1088 Summit, by the American Building Company.

9. There is a contributing 1935 war memorial metal flagpole with eagle finial on the median boulevard at the intersection of Summit Avenue and Lexington Parkway.

10. Minnie F. Lennon House, 1106 Summit Avenue, 1911: This Tudor Revival 2 story house has a cross gabled asphalt roof, with wide bargeboards supported by simple brackets, pendants, and exposed rafters. It is predominantly sheathed in stucco with mock half-timbering and red brick. The L-shaped enclosed porte cochere has a Spanish-Colonial Revival entrance with rounded arched parapet wall and elliptical arched entrance. There is a curved bay window on the first story and a polygonal bay window on the second. The house was designed by Peter J. Linhoff and built by the Minnesota Investment Company. There is a contributing detached 2 story garage with what may be an apartment.

11. St. George's Greek Orthodox Church, 1111 Summit Avenue, 1967: This Contemporary Byzantine Revival structure includes the church and attached educational building. Walls are sheathed in brown brick and tile, with stained glass windows and translucent glass blocks. The half dome constitutes the ceiling of the golden apsis, on the otherwise flat roof. The church was designed by Voight-Fourre. This building is non-contributing.

12. Dr. Knox Bacon House, 1118 Summit Avenue, 1902: This 2 story Classical Revival style house has a symmetrical facade and asphalt bellcast gabled roof with bellcast front dormer and returned eaves. Rafters are exposed. The foundation is limestone. Walls are weatherboard. The central dormer window is Palladian. The second story window is an angled bay over a projecting front porch. The house has fluted Ionic cornerboards and matching porch columns with porch balustrade. Windows are 2 over 2 with leaded glass and architraves at the lintels. The front entrance has bevelled glass side lights flanking the front door. The garage is contributing.

13. L. C. Jefferson House, 1126 Summit Avenue, 1905: This 2 and 1/2 story Tudor Revival house has a tall cross-gabled asphalt roof, and brown brick walls with jack-arched window lintels. The roof has wide bargeboards and pendants. The L-shaped front porch wraps around the east side and has a gabled entrance with half-timbering and simple wood supports. The front entrance has a segmented arch with stone surround. Windows are 6 over 1. The contractor was St. Paul Building Company. The rear garage is contributing.

14. Residence, 1134 Summit Avenue, ca. 1912: No permit is available on this 2 story stucco and brown brick Tudor Revival house. The simple gabled asphalt jerkin head roof has two eyebrow curves at the eaves over the second story windows. The first story is brick, the second is stucco with false half-timbering on the sides. The flat roofed open porch is supported by brick piers with stuccoed balustrade. The porte cochere is on the east side of the house. Windows are 8 over 1 and multi-paned casements. There is a contributing garage at the rear.

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15. T. D. Laughlin House, 1135 Summit Avenue, 1905. This 2 and 1/2 story Classical Revival style house has red Roman brick walls with butter joints and buff-colored coursed ashlar foundation. The green tile roof has intersecting gables with a hipped roof screened porch and west side porte cochere. The porch has a dentilled frieze. Rafters and purlins are exposed with checkerboard pattern. The front dormer has a Palladian window. The second story has a three sided bay window offset to the west and a central window set with terra cotta inset and egg and dart trim. Windows are 1 over 1, 2 over 2, and fixed with some stained glass. The architect was Louis Lockwood. There is a contributing large Roman brick and wood shingled carriage house at the rear with an apartment.

16. William Ivins House, 1141 Summit Avenue, 1919: This 2 story Tudor Revival house has a red slate hipped gabled roof, stucco walls and a touch of mock half timbering at the sun porch. There is one copper hipped dormer on the front facade. Windows are 6 over 6 and small paned casements. The doorway is set within a rectangular opening with slightly rounded corners. Knee braces support the shed roofed entrance. There is a rear contributing garage/carriage house of stucco and mock half-timbering. This house was designed by Clarence H. Johnston, Sr. and the builder was O. H. Rundquist.

17. Charles A. Roach House, 1142 Summit Avenue, 1912: This Georgian Revival style house is 2 and 1/2 stories with a symmetrical facade sheathed in red brick laid in Flemish bond. The asphalt gabled roof has three dormers: one segmented arched pedimented central dormer flanked by two pedimented dentilled gabled dormers. The central projecting pedimented entrance porch is supported by clustered fluted Doric columns and the front entrance has narrow side lights topped by an elliptical fanlight. There is a contributing garage at the rear. The architect was Peter J. Linhoff and the builder was Martin Fenstad.

18. O. G. Hasper House, 1149 Summit Avenue, 1904: This 2 and 1/2 story Colonial Revival style house is sheathed in weatherboard with wood shingling on the front dormer. The asphalt shingled roof has an intersecting gable with the main roof with wide bargeboards. The foundation is limestone and windows are 6 over 1. There is a contributing garage at the rear and a new non-contributing weather-board shed. The architects were Buchner and Orth.

19. D. J. Hertz House, 1153 Summit Avenue, 1925: This Tudor Revival style asymmetrical house is 2 and 1/2 stories and sheathed in wire-faced red brick under an intersecting red tile roof. Windows are 6 over 6 with soldier coursing at the headers. There is an arched front entrance which includes the front door and two flanking half side lights. The garage at the rear is contributing. The builder is thought to have been Gus Lindgren.

20. George R. Holmes House, 1156 Summit Avenue, 1907: This Classical Revival style 2 and 1/2 story house has a green tile hipped roof and six gabled dormers with curvilinear projecting pediments and floral designs in the tympanums. The front facade is symmetrical and the massing is square. Walls are tan brick with random ashlar foundation. The open porch spanning the first story has square stone corner piers with ornate Composite capitals topping fluted columns with entases on brick bases. Eaves and porch cornice are dentilled and deeply overhung. The soffit and eaves have been sheathed in metal and the front door is a replacement. Windows are

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1 over 1 with leaded glass upper lights, and fixed, with liberal use of stained glass and leaded glass, including flanking side lights at the front door. There is a contributing garage at the rear.

21. Dr. Carl C. Wold House, 1157 Summit Avenue, 1924: This 2 and 1/2 story Tudor Revival style house is wire-faced red brick with second story stucco and mock half-timbered front off-set dormer. The dormer has wide bargeboards with pendants and the gabled roof is asphalt. The front facade is asymmetrical with a smaller projecting entrance gable similar to the gabled dormer. Windows are 6 over 1 on the second story and 1 over 1 on the first. There is a contributing rear garage. The house was designed by Peter J. Linhoff in 1924 and altered following a 1926 explosion which caused serious damage.

22. Albert P. Wallich House, 1164 Summit Avenue, 1914: This 2 and 1/2 story Craftsman style house is rectangular under a hipped green tile roof with front-facing long and low hipped dormer. It has a symmetrical facade. Eaves are widely overhung. Walls are a rough brown brick laid in Flemish bond. The foundation is brick. The front porch has hipped roof and bevelled paired columns. The front entrance has leaded glass transom and side lights. There is a contributing brick retaining wall with brick piers with concrete coping and ball finials between a tall wrought iron fence. The rear garage is contributing.

23. Fred M. Fogg House, 1165 Summit Avenue, 1927: This Jacobethan Revival style house is 2 and 1/2 stories under a steeply pitched parapetted gabled green asphalt shingled roof. Red wire-faced brick is laid in a Flemish bond with limestone trim. The front entry is surrounded by a Tudor arch leading to a recessed door with sidelights. A 1 story sun porch is located on the east side. Casement windows are arranged in groups with some stone keystones and some stained glass. The garage is an attached tuck-under at the rear. The architects were Lundstrom and Anderson.

24. Otto N. Raths House, 1171 Summit, 1925: This 2 story Spanish Colonial Revival style house is sheathed in stucco under an intersecting red tile hipped roof with deeply overhung exposed eaves. Windows are grouped and are 4 over 1 and 6 over 1, with a small window and wrought-iron balcony on the second story. Decorative stonework surrounds a small gabled projecting front entrance. The similarly styled rear garage is contributing. The contractor was F. J. Elder.

25. John McDevett House, 1179 Summit Avenue, 1915: This 2 story American Foursquare style house is sheathed in stucco and wire-faced red brick. It has a slate hipped roof with front hipped dormer and wide eaves with diamond pattern. Windows are 6 over 1. The hipped roofed 1 story front porch has asphalt shingling and is enclosed with jalousie windows. The rear garage is contributing.

26. George F. and Emmalyn Van Slyke House, 1180 Summit Avenue, 1909: This Tudor Revival style house is 2 stories tall with asphalt gabled roof and stucco walls with mock half-timbering. The roof is steeply-pitched with exposed rafters, wide bargeboards, and pendants. The enclosed entrance porch is inset with herringbone patterned brick. Windows are 9 over 9 and multi-paned. There are two gabled dormers and one shed dormer. The rear garage is contributing. The architect was Peter J. Linhoff and the builder was Finstad-Anderson.

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27. Residence, 1186 Summit Avenue, 1916: This Dutch Colonial Revival style house is 2 stories with a false gambrel asphalt roof and metal siding. Windows are 9 over 1. The front porch has Tuscan columns. There is a glassed-in front porch on the west. The garage is attached to the rear. The house was built by McAnulty Company. This house is set back more than others in the block--approximately 110 feet from the lot line.

28. Residence, 1189 Summit Avenue, 1880s: This simple Queen Anne style house is 2 stories with irregular massing and intersecting gabled asphalt roof. Walls are sided in wood shingles. The front porch is hipped-roofed and wraps around to the east with a gabled pediment over the entrance. Bargeboards are wide. Windows are 1 over 1. There is no garage.

29. Conrad O. Searle House, 1190 Summit Avenue, 1909: This 2 story Craftsman style house is sheathed in asbestos siding on the second story and stucco on the first. Soffits are metal and eaves are supported by large Craftsman style brackets. It is a rectangular house with front facing gables and returned eaves. A 1 story projecting music room dominates the front facade with off-centered front entrance under a small gabled roof. Windows are multi-diamond paned over 1. To the rear and west yard is a pergola. The rear garage is contributing. The owner acted as his own contractor.

30. Residence, 1195 Summit, 1950s: No permit was located on this Ranch style 1 story house with attached garage built during the 1950s. Walls are red Roman brick and windows are 1 over 1. The house has a hipped asphalt shingled roof. This building is non-contributing.

31. Mary Rossman House, 1200 Summit Avenue, 1921: This 2 story American Foursquare style house has an intersecting deeply overhung hipped red tile roof and stucco walls. Windows are 6 over 1, 1 over 1, and casement grouped in bands. The stories are separated by a horizontal wooden belt course at the second story window sills. A 2 story porch with upper sleeping porch is located on the east side. The house has a new door and metal soffits. The rear garage is contributing.

32. Thomas Gavin Duplex, 1201 Summit Avenue, 1990: This 1 and 1/2 story frame house is sheathed in vinyl siding with an intersecting hipped roof with asphalt shingles. Ornamentation is limited to a projecting central gable with bay window. Vinyl siding covers the chimney. The house is non-contributing. The rear garage is attached.

33. William F. Keefe Duplex, 1205 Summit Avenue, 1922: This 2 story stucco duplex in Prairie style has wire-faced red brick base up the the first story window sills. The deeply overhung asphalt shingled roof is low pitched. Multi-paned casement windows are grouped in bands. They have square panes at the corners of each window. There is a small hipped roof enclosed entrance porch on the west side of the front facade with sidelights similar to the windows. The rear garage is contributing. This duplex was built by the owner.

34. Orrin E. Keller House, 1206 Summit Avenue, 1926: This 2 story American Foursquare style house with Spanish overtones is sheathed in rough-textured stucco, has a red tile roof, and both 6 over 1 and 9 over 1 windows. The roof is deeply overhung. There is a small hipped roof open entrance porch. The symmetrical facade has two pairs of windows tied together with arches flanking the front door. In these arches above each

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window set are panels with garlands. The sides of the front door are decorated with painted random block. The rear garage is contributing.

35. Homer H. Hoyt House, 1209 Summit Avenue, 1911: This 2 story stucco Craftsman style house has a high pitched gabled roof which sweeps down to include the front porch. A fully pedimented dormer is centered on the front roof and contains three windows and glass dormer cheeks set in wood shingles. The roof is deeply overhung. Windows are 3 over 1 with vertical muntins. The foundation is limestone. The rear garage is contributing. The owner acted as his own contractor.

36. Frances W. Gates House, 1211 Summit Avenue, 1922: This 2 story American Foursquare has a hipped asphalt roof with hipped front dormer. It is stucco with red wire-faced brick base up to the first story window sills. The front facade is asymmetrical with a hipped projecting front entrance. Windows are 6 over 1 and there is an attached garage. The owner acted as his own contractor.

37. Warren Arend House, 1212 Summit Avenue, 1956: This 3 level split level Ranch style house is sheathed in shakes with an asphalt hipped roof. The foundation is concrete block. Windows are five paned and awning type. The house and rear garage are non-contributing. Charles W. Arend was the contractor.

38. Margaret Rann House, 1213 Summit Avenue, 1922: This Prairie style house is two stories with intersecting shallow hipped asphalt roof, stucco exterior, and 8 over 1 windows. The front facade is asymmetrical with a hipped projecting overhang over the entrance and adjacent triple window set. Front walls have battered corners. The rear garage is contributing.

39. Residence, 1218 Summit Avenue, 1950s: No permit was found for this 1950s Ranch style house L-shaped of one story with intersecting asphalt gabled roof. The house is sheathed in shakes and vertical wood in the front gable. The foundation is concrete block. Windows are 1 over 1 and fixed pane with lower awning. The house and rear garage is non-contributing.

40. John McCurdy House, 1220 Summit Avenue, 1909: This 2 and 1/2 story Classical Revival house has a limestone foundation, metal siding, and a fully pedimented asphalt gabled roof. Windows are 1 over 1. The enclosed front porch stretches across the first story with fluted half columns with Composite style capitals. The porch base has limestone piers. There is an attached garage, but also a non-contributing asphalt covered screen shed to the rear.

41. Residence, 3 North Griggs, ca. 1920s: This 2 story American Foursquare style house has a deeply overhung hipped roof of asphalt shingles. Walls are stuccoed with wood shingle siding in the top half of the second story. The gabled dormers are covered with asphalt shingles and the front dormer has a triangular window. There is a new front door and a new north sidelight. Porch walls are battered. Windows have been altered with new casement replacements. The garage is non-contributing. Although this house was moved to its present location outside the period of significance, the house retains sufficient features to convey its architectural values and retains integrity of design, materials, workmanship, feeling, and association to consider it a contributing building.

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42. Bridge No. 62504, 1961: This bridge is 216' in length and designed as a steel beam span. The bridge is located over railroad tracks and the Shortline Road (now Ayd Mill Road) and is non-contributing.
43. There are three non-contributing concrete flower planters in median boulevard at intersection of Summit Avenue and Syndicate.
44. This non-contributing parking lot is located on the south side of Summit Avenue, just west of the bridge.
45. vacant lot, 1255 Summit Avenue: This site is the location of a former frame house built in 1900 and razed in 1942. This vacant lot is non-contributing.
46. Edwin Rydeen House, 1285 Summit Avenue, 1924: This 2 story Colonial Revival house is red brick in Flemish bond with a simple asphalt gabled roof. Windows have jack arch headers with limestone keystones. Windows are 6 over 1 with shutters. The front entrance has a projecting flat-roofed portico with Tuscan columns and wrought iron balustrade. The garage is tuck-under and the detached barn is contributing.
47. Residence, 1291 Summit, ca. 1930s: moved from 144 Elmwood Drive in South Minneapolis in 1960: This 2 story Colonial Revival style house has a new concrete block foundation, wood shingle siding, and an asphalt gabled roof. The house has a shed roofed sun porch on the east side, but the front facade is otherwise symmetrical. Windows are 6 over 1. Wood shutters are operable. A small gabled projecting entrance with vertical wood siding, dating from 1960, is supported by iron posts. The front door has half sidelights. The newer rear garage is non-contributing. Although this house was moved to its present location outside the district's period of significance, the house retains sufficient features to convey its architectural values and retains integrity of design, materials, workmanship, feeling, and association to consider it a contributing building.
48. Residence, 1297 Summit, ca. 1920s: moved from S. Minneapolis in 1960: This 2 story Colonial Revival style house has concrete block foundation, weatherboard siding, and gabled asphalt shingled roof. The house is symmetrical with a center chimney and flat roofed front entrance portico with Tuscan columns. The gabled roof originally had dormers and was more steeply pitched. A new roof was installed in 1960 after the move. Windows are 6 over 6 and the shutters are operable. There is a non-contributing garage. Although this house was moved to its present location outside the period of significance, the house retains sufficient features to convey its architectural values and retains integrity of design, materials, workmanship, feeling, and association to consider it a contributing building.
49. 1317 Summit Avenue: This is a non-contributing vacant wooded lot with dense underbrush.
50. Mt. Zion Temple, 1300 Summit Avenue, 1951: This structure is composed of a series of vertical and horizontal box-like masses. The main sanctuary and chapel have copper-clad rectangular blocks with a brick base. The administrative and educational wings are on the east side of the site. A dominant feature of the exterior is the large rectangular sanctuary tower. Much of the exterior is clad in a yellow-orange face brick with flat roofs and rectangular windows. The architect were Eric Mendelsohn and Bergstedt, Hirsch, Wahlberg and Wold. This building is non-contributing within this particular context.

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51. Julia B. Dibble House, 1319 Summit Avenue, 1895: This Shingle style house is 2 and 1/2 stories tall with limestone foundation, weatherboard and wood shingled walls, and intersecting bellcast gabled and hipped asphalt roof. Windows are 1 over 1, fixed, and casement. The 2 story porch is contained under the main roof and has limestone piers on the first story and wood columns on the second. Eaves are returned and rafters are exposed. Dormers are both hipped and eyebrow. There is some stained glass on first story windows and decorative scalloping above second and third story windows. The house is now a duplex. The rear garage is contributing.

52. Residence, 1325 Summit Avenue, ca. 1950s: This 1 story Ranch style house with attached garage has an overhung hipped roof and stucco and tan Roman brick walls. Windows are 1 over 1. No permit was located for this property. This building is non-contributing.

53. Walter Butler House, 1335 Summit Avenue, 1920: This Georgian Revival house is 2 and 1/2 stories with asphalt parapetted gable roof, and smooth red brick walls laid in stretcher bond with butter joint. The open entrance porch has simple entablature supported by Tuscan columns. The front door has sidelights and three light transom. The wood cornice is decorated with modillions. Parapet endwalls incorporate end chimneys. Three front-facing dormers are arched with simple architraves. Terra cotta ornamentation is evident at the second story brickwork. Windows are 1 over 1, 6 over 6 and fixed light. A contributing separate sun porch is located on the east side with flat roof. The rear garage is contributing. The low brick wall with concrete coping and raised piers flanking the iron gate with shamrock motif is contributing.

54. Charles E. Otis House, 1344 Summit Avenue, 1900: This late Classical Revival style asymmetrical house has a bellcast hipped asphalt roof, and smooth tan brick walls laid in American bond with a butter joint. The foundation is brick. The L-shaped 1 story front porch has turned balusters, fluted porch columns, dentils on the cornice, and a pedimented entrance with floral relief carving at the tympanum. Windows have sandstone sills and lintels and are 1 over 1. There is a 2 story rounded bay window on the east. The rear garage is contributing. The builder was C. P. Wildung.

55. Walter and Pierce Butler House, 1345-47 Summit Avenue, ca. 1895-1900: This Jacobethan Revival style double house is 3 stories tall with irregular massing and roof lines. The roof is mainly steeply hipped with cross gables at irregular intervals. Walls and foundation are red smooth brick laid in stretcher bond with butter joint and white grout. Windows have jack arched lintels with 1 over 1, with 2 over 2, and rounded arches. Dormers are shed and turreted with fishscale wood shingles. Dormers facing Summit and Hamline avenues are decorative corbie-stepped in concave curves. Projecting porches are arcaded with rounded arches. The major third floor gable has a Palladian window. The corner porch at Summit and Hamline has a brick balustrade as does the secondary west front porch on Summit. Rafters are exposed. Parapets have limestone coping. A contributing structure is the marble, 18' x 18', sidewalk. There are two non-contributing garages. The architect was Clarence H. Johnson, Sr. (Listed NRHP 1982).

56. Joseph M. Dickson House, 1352 Summit Avenue, 1899: This 2 and 1/2 story Classical Revival style house has irregular massing. The asphalt roof is bellcast gabled with intersecting hipped roof. Walls are red smooth brick laid in a butter joint in American bond. Windows are 1 over 1, 2 over 2 and multi-paned. The largest front gable has a Palladian window. The L-shaped porch wraps around the northeast side and has

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rock-faced concrete bases, turned balusters, Tuscan columns with egg and dart capitals, and a pediment over the front entrance. The wall surfaces are broken with multi-angled bay windows. Dentills and modillions decorate the eaves and freizes. A new 4 bay detached rear garage is non-contributing.

57. William Segal House, 1353 Summit Avenue, 1954: This Ranch style house is one story with gabled asphalt shingled roof, rough tan brick walls in stretcher bond with wood shakes on gable ends, and single pane casement windows. The garage is attached. This building is non-contributing.

58. E. Barenson (?) House, 1358 Summit Avenue, 1918: This Classical Revival style house has two stories under a hipped asphalt roof. The walls are stucco and the windows 1 over 1 with soldier coursing and brick tabs. Dormers are shed. There is a projecting front entrance with flat roof. Porch columns are Tuscan. The house has a dentilled frieze. The rear garage is contributing. The contractor was Johnson-Schwartz.

59. F.J. Erret House, 1364 Summit Avenue, 1899: This 2 and 1/2 story Classical Revival style house has a bellcast gabled and hipped roof and a symmetrical facade. The roof is asphalt and the walls are weatherboard with a limestone foundation. Eaves are exposed. There is a 2 story L-shaped wing with porch on the east side and a 2 story bay window. The front gable has a Palladian window and the front porch is hip roofed and enclosed with a pedimented gable over the entrance. The porch is sheathed in vertical wood siding. The stucco rear garage is contributing.

60. William Filben House, 1365 Summit Avenue, 1927: This Tudor Revival house is 2 and 1/2 stories under a steeply pitched intersecting gabled asphalt roof. Walls are stucco with mock half-timbering trimmed with Mankato stone. A front shed-roofed dormer is nestled next to the front gable. Windows are 6 over 6 and a bay window with 4 light transoms on the east front facade. The front facade is asymmetrical with front chimney and chimney pots. There is a 1 story porch on the east. The garage is attached. William Larsen was the contractor.

61. F.A. Upham House, 1366 Summit Avenue, 1910: This 2 story American Foursquare house has rough red brick laid in Flemish bond and a hipped roof with an L-shaped wing. It has 3 over 1 windows with vertical muntins, brick foundation and asphalt roof. Windows are grouped in horizontal bands and the windows have stone sills. The contractor was Gust Anderson. The rear garage is contributing.

62. Thomas E. Yerxa House, 1373 Summit Avenue, 1890: This 2 and 1/2 story Georgian Revival style house has weatherboard sheathing with limestone foundation and asphalt bellcast hipped roof with dentilled brackets. The facade is symmetrical with projecting balustraded front portico supported by eight fluted Doric columns with pilasters of the same order echoed on the second story. The second story central window has a Palladian motif. The roof is dominated by a central gabled dormer with paired windows under a rounded arch. Windows are 1 over 1, fixed light and some have bullet glass. The rear shiplap-sided 3 car garage is contributing.

63. Perry Smith House, 1374 Summit Avenue, 1889: This 2 story Queen Anne house has a limestone foundation, weatherboard sheathing with wood shingles in the gables, and an asphalt gabled roof. There are cornerboards and a molded wooden frieze. Windows are 6 over 6, 1 over 1, and fixed light with simple

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architraves. A 2 story central bay projects above the roofline on the front facade and the entrance porch has a steeply pitched hipped roof. The entrance porch columns are thin and classically inspired. The east side has a 2 story projecting bay with pedimented gable and corner brackets. A full front porch may have been removed. The rear 3 bay garage contributing. The architects were Adams, Dewey and Smith.

64. Rush B. Wheeler House, 1376 Summit Avenue, 1909: This American Foursquare style house has a cube form, bellcast hipped asphalt roof, and stucco walls. Windows are 1 over 1. There is a central hipped dormer with diamond-paned glass and a low pitched projecting entrance portico. The rear garage is non-contributing. The architect was Clarence H. Johnston, Sr.

65. Mrs. B. Knuppe House, 1381 Summit Avenue, 1899: This American Foursquare house has a limestone foundation, asphalt bellcast hipped roof, and weatherboard walls. It is a cube form. The front roof dormer is shed type. The enclosed porch has 12 pane leaded glass with 6 light transoms and leaded glass is also a feature of second story windows. Windows have dentilled architraves. Porch eaves are bracketted. The new rear garage is non-contributing. The architect was Louis Lockwood.

66. Clarence H. Slocum House, 1382 Summit Avenue, 1899: This 2 story Craftsman style house has a steeply pitched intersecting hipped slate roof with bellcast gables, pent roofs, exposed eaves, reddish-brown rough brick walls, and limestone foundation. The front facade has an enclosed hipped roof porch with square brick piers and brick base. A variety of windows include an oculus, 1 over 1, 2 over 1, 3 over 1, 8 over 1 in rounded arched, oval, and rectangular shapes, leaded glass sidelights on second story windows, a 2 story bay window on the east facade with polygonal roof, and an oriel window on the west side. The rear garage is contributing. There are contributing brick stairs up from the sidewalk with concrete coping. The architect was Louis Lockwood.

67. Yale Libman House, 1389 Summit Avenue, 1952: This contemporary Ranch style house is 1 story under a gabled asphalt roof. The walls are random ashlar and windows are single pane casements. At the rear is a double tuck under garage. This house is non-contributing. The architect was Norman R. Johnson.

68. J. C. Fitzgerald House, 1390 Summit Avenue, 1922: This 2 story Colonial Revival style house has a brick foundation, stucco walls, and red tile gabled roof. Windows are multi-diamond paned on the upper sash over a single light. There are new casement windows on the rear of the house. There is a brick header course under the first floor windows. The front door is flanked with leaded glass half side lights under a projecting curved portico with returned eaves and large modillions. The east end of the house has a single story sun porch with flat roof and molded eaves. There is a tuck-under garage. There are contributing brick piers and brick steps up from the sidewalk. George W. Blood was the architect.

69. J. M. Gaffney House, 1395 Summit, 1923: This 2 and 1/2 story Tudor Revival style house is designed with English cottage style overtones. It has a jerkin head gabled asphalt roof sweeping down to the first story on the west over the entrance and stopping at the second story eaves on the east side. Walls are stucco above the first story window sills and red wire-faced brick below to the foundation. Windows are 3 over 1 with

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vertical muntins. There is a jerkin head dormer on the west side. First story windows have decorative brick arches above the windows. The rear flat roofed brick garage is contributing.

70. F. Hildred House, 1396 Summit Avenue, 1924: This two story Colonial Revival style house has a simple asphalt gabled roof, rough red brick walls, and brick foundation. The front facade is symmetrical with a round arched projecting entrance. The front door and windows have been replaced and windows are now single-paned casements. First floor window headers are brick soldier coursing. Shutters are operable. There is a rear gabled 2 story addition facing Albert Street containing upper rooms over the attached garage. The architect was William Murphy and Son.

71. S. J. Melady House, 1397 Summit Avenue, 1922: This 2 story Dutch Colonial style house has gambrel asphalt roof, stucco walls, and 6 over 1 windows. The entrance is gabled with returned eaves and window benches. The end chimney faces west. Full dormers run east-west on the second story. The rear garage is contributing. The architects were Wright and Hausler.

72. George Bookstover House, 1400 Summit Avenue, 1913: This 2 story Tudor Revival style bungalow has an intersecting gabled slate roof sweeping down over the front porch. Eaves are exposed. Walls are stucco with mock half-timbering in the upper front gable. Windows are 6 over 1. A concrete block garage at the rear is contributing.

73. Gebhard C. Bohn House, 1405 Summit Avenue, ca. 1902-10: This 2 and 1/2 story Jacobethan Revival style house has irregular roof massing with numerous high pitched intersecting gables, and a small front facing hipped tower formed by the second story window and third story dormer. Walls are rough red face brick and the roof is slate. Windows are 6 over 1. A contributing brick retaining wall with brick piers and concrete coping surrounds the property and the 4-stall contributing garage/carriage house at the rear has slate gabled roof, wide wooden frieze, shed dormers, and has been converted into living quarters on the second story. Glass in the east windows of the carriage house have been infilled with plastic panels and the address is 25 Albert Street.

74. William David Stewart House, 1410 Summit Avenue, 1907: This 2 and 1/2 story Tudor Revival style house has a bellcast intersecting gabled roof, stucco walls with mock half-timbering, brown brick below the first floor sill line, and brick foundation. The coping on the front porch and steps is red sandstone. The front facade is asymmetrical with three planes each with a gabled projection. Gables have wide decorative bargeboards and pendants. The main mass of the house has side gables with a front gabled dormer. In front of this is a second mass with large front-facing gable, one side of which sweeps to the first story. The front entrance has a third gable projecting over the recessed entrance. Windows are 1 over 1, with liberal use of stained glass, and diamond-paned over 1. At the rear is a new attached garage and a contributing original garage. The architect was Louis Lockwood.

75. John A. Swenson House, 1411 Summit Avenue, 1900: This American Foursquare style house is 2 and 1/2 stories tall with bellcast hipped asphalt roof, limestone foundation, and stucco walls. The roof has a central turret which has been altered in height. Windows are multi-paned diamond shape over a single light. The

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entrance portico projects over a gabled roof supported by Tuscan columns. There are metal soffits and eaves and battered dormer walls. The new 2 bay rear garage is non-contributing. The architect was Louis Lockwood.

76. C. J. Stevens House, 1414 Summit Avenue, 1908: This 2 story Tudor Revival style house has asphalt side gabled roof, a front gable projecting from the roof line at the second story, smooth red brick walls, and brick foundation. The eaves are heavily bracketted. Stucco at the second story is decorated with mock half-timbering. Windows are 18 over 1 with larger lower light. The rear garage is contributing. The builder was C. M. Brettschneider.

77. Charles B. Gedney House, 1415 Summit Avenue, 1918: This 1 and 1/2 story Bungalow has a red tile hipped roof, and reddish/brown brick walls. A porte cochere is located on the west side. Overhanging eaves have exposed rafters. The front door is flanked with sidelights. Windows are placed in horizontal bands as 12 over 1 and 6 over 1 casements grouped in threes. Two boxed bay windows are located on the west side. The rear garage is contributing. The contractor was Thomas D. Lane.

78. Raymond W. Bergland House, 1420 Summit Avenue, 1925: This 2 story Colonial Revival house has a deeply overhung shallow-pitched asphalt hipped roof dominated by a central eyebrow dormer with fanlight glass window. Walls are weatherboard with brick below the first floor window sills. A projecting semi-circular entrance portico is supported by fluted Ionic columns with an iron balustrade above. The front door is flanked by leaded glass sidelights. Windows are 1 over 1 with simple wood surrounds and architraves. There is a 1 story sun porch on the east side. The rear garage is contributing.

79. F. M. Owens House, 1425 Summit Avenue, 1913: This 2 and 1/2 story Colonial Revival style house has a side gabled asphalt roof, stucco walls, and rounded hipped front dormer. To the east is a 2 story sun porch which breaks the symmetry of the front facade. Windows are 8 over 8 on the porch, and 6 over 1 or 8 over 1 on the house. Shutters are operable. The rear garage is contributing.

80. F. L. Cronhardt House, 1428 Summit Avenue, 1919: This 2 story Prairie style house has stucco walls with red brick below the first story sill line, and a red tile hipped roof with hipped dormer. Windows are 6 over 1 with brick window boxes below first story windows. The front entrance has a curvilinear portico supported by columns and a leaded glass front door with sidelights. The rear garage is contributing. The architect was Peter J. Linhoff.

81. Residence, 1431 Summit Avenue, ca. 1925-30s: This 2 story Colonial Revival style house has a slate gabled roof, wood shingles in the gabled ends and metal siding. Windows are 9 over 9 and 6 over 1 on the first story. The chimney is random ashlar. The rear garage is contributing.

82. Henry F. Stock House, 1434 Summit Avenue, 1910: This 2 and 1/2 story Tudor Revival style house has a slate gabled roof, rough brown brick and stucco walls, and poured concrete foundation. Gables have wide bargeboards with pendants and finials. The upper story is mock half-timbered and stucco projecting over the first story and supported by brackets. Centered in the front gable at the second story is a three-sided bay

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window over a flat roofed projecting portico supported by paired brick piers with plain concrete bases and simple balustrade. The front entrance has leaded glass sidelights. First story windows have leaded glass transoms. Windows are 15 over 1. The rear garage is contributing.

83. Ben L. Kostuck House, 1439 Summit Avenue, 1925: This 2 story Spanish Colonial Revival style house has an asphalt hipped roof, stucco walls, and 6 over 1 windows. Its massing is cube. A projecting hipped roof canopy with wrought iron balustrade is located over the front entrance with side lights. There are two first floor windows with wrought iron balconies and semi-circular plaster arches slightly recessed above the windows. These features give the house a Spanish Colonial flavor. The rear 2 garages are contributing. The contractor was Blumenthal.

84. Mrs. B. H. Dickerman House, 1440 Summit Avenue, 1914: This 2 and 1/2 story Tudor Revival style house has a gabled roof of wooden shingles, a central shed dormer, stucco and mock half-timbering on the second story and rough red brick on the first story and foundation. Gables have wide decorative bargeboards with pendants. Window sills are stone, and windows are 6 over 6, multi-paned casements, or leaded glass diamond shaped panes. Stone tabs surround the elliptically arched front door. The rear garage is contributing. The contractor was Sjostrand.

85. Harry L. Brown House, 1445 Summit Avenue, 1925: This 2 story Prairie style house has a red tile hipped roof, stucco walls with tan brick below the first story sill line, and 6 over 1 windows. The entrance has a hipped roof projecting above the door. There is a 1 story sun porch on the east side. The rear garage is contributing.

86. Charles F. Diether House, 1446 Summit Avenue, 1906: This 2 and 1/2 story Classical Revival style house has a bellcast asphalt hipped roof, weatherboard and wood shingled walls, and limestone foundation. The centered front gable is pedimented and contains triple windows. A 1 story hipped roof full porch is supported by limestone piers and Tuscan columns and has a dentilled frieze. Windows are 1 over 1 with a simple architrave. The second story at the roof has a simple wood frieze. The new rear garage is non-contributing, the original garage is contributing.

87. Philip C. Justus House, 1451 Summit Avenue, 1929: This 2 and 1/2 story Colonial Revival style house has an intersecting gabled slate roof, rough red brick walls and 3 over 1 windows. The design is asymmetrical. The brick entrance porch has a rounded arched opening leading to the front door which is round arched with random ashlar surround. One shed roofed dormer is on the front and another shed roof is over the first floor east windows. The gable end on the front facade has decorative brickwork and plain bargeboards. There is no garage. Justus acted as his own contractor.

88. Alb I. Shapira House, 1456 Summit Avenue, 1912: This 2 and 1/2 story Tudor Revival style house has an intersecting gabled and hipped roof of slate, reddish-brown brick on first story, stucco on second, and stucco and mock half-timbering on attic gable ends, and a concrete foundation. The front facade is dominated by two gable ends. The eastern one sweeps to the first story to encompass a secondary rounded arched entrance with multi-paned transom and side lights. The front dormer is shed roofed. The windows have stone sills, soldier

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coursing, and 6 over 1 lights. An attached garage is located at the rear. A brick retaining wall with brick piers and concrete coping is contributing. The architect was C. H. Johnston, Sr. and the contractor was H. J. Frandsen.

89. R. A. Walsh House, 1459 Summit Avenue, 1922: This 2 and 1/2 story Colonial Revival style house has a gabled red tile roof, 3 pedimented gabled dormers with windows flanked by pilasters, and rough red brick walls. Windows are 6 over 1 on the third floor, 8 over 1 on the second and first floors. The roof terminates in prominent molded returned eaves. The gabled front portico has a wide architrave and Tuscan columns. The rear garage is contributing. There are 4 brick piers in poor condition at the sidewalk. The architect was John Wheeler.

90. T. D. Lovering House, 1464 Summit Avenue, 1906: This 2 and 1/2 story American Foursquare style house is cube form under a red tile hipped roof, smooth tan brick walls and foundation, and prominent hipped roof dormer with three ogee arched windows separated by engaged medieval-inspired columns. Similar engaged columns separate paired first and second story windows. A large brick open porch stretches across the front at the first story. It is supported by bevelled stone columns with Byzantine capitals, brick frieze, and brackets at the cornice. There is a 2 and 1/2 story polygonal bay window topped by polygonal roof on the east facade. The porte cochere is on the west facade. The rear garage is contributing. The architect was Mark Fitzpatrick.

91. Mrs. W. W. Klingman House, 1465 Summit Avenue, 1926: This 2 and 1/2 story Georgian Revival style house has a green tile gabled roof, red brick walls, and both 10 over 1 and 6 over 1 windows. Gable ends and three centered dormers have returned eaves. The house has a wooden dentilled frieze above the second story and bracketed eaves. The front facade is symmetrical with 2 story porches/sun porches in recessed wings. Windows on these porches have panelled or arched window heads. The entrance is recessed within Tuscan columns and sidelights under a round-arched entrance. Shutters are operable. There is a contributing brick and concrete parterre at the front of the house. The rear garage is contributing.

92. Double House, 1472-74 Summit Avenue, ca. 1950s: This 1 story Ranch style house has tan brick walls, hipped asphalt roof, and concrete block foundation. Windows are fixed upper light with operable awning below. The house and rear garage is non-contributing.

93. F. A. Upham House, 1473 Summit Avenue, 1904: This Classical Revival style cube is 2 and 1/2 stories tall, with intersecting hipped and gabled asphalt roof, stucco walls, and 1 over 1 windows. End gables form a pent roof at the second story eave line. There is a prominent Palladian window with large wooden keystone in the front attic gable. There is a dentilled frieze and wide cornerboards. The first floor has an offset front entry under a pent roof with a three sided bay window next to it. A front porch has been removed and replaced with a shed roofed entrance. The rear garage is contributing. The contractor was E. Sekall.

94. Harry L. Brown House, 1480 Summit Avenue, 1929: This Tudor Revival style house is 2 and 1/2 stories tall under an asphalt intersecting jerkin head gabled roof, with stucco walls and mock half-timbering and red brick below the first story window sills. The attic window in the front gable is a two sided window. Windows are 4 over 1 and 6 over 1 with a four set grouping on the first story tied together with a central brick decorative

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arch. The front entrance projects under a polygonal roof with herringbone brickwork around the front door and random ashlar battered walls at the corners of the front foundation. The rear garage is contributing. The contractor was Jay Axelrod.

95. John H. Donahue House, 1481 Summit Avenue, 1905: This 3 story Jacobethan Revival style house has an asymmetrical facade with projecting gable end on the east main facade, with 2 story 3-sided bay window topped by crenelated parapet with projecting bricks at the corners. Gabled ends on roof and dormer are parapetted. Windows are 1 over 1 with brick jack arches and yellow limestone keystones, sills, and porch coping. Front entrance is round arched with keystone, transom and sidelights. Overhanging eaves at the second story have exposed rafters. A front porch has been removed. The rear garage is contributing. The architect was E. J. Donahue.

96. Dr. S. N. Mogilner House, 1484 Summit Avenue, 1922: This 2 story Prairie style house has an asphalt hipped roof, stucco walls and 6 over 1 windows. Windows are grouped in horizontal bands with boxed wooden headers. The front entry is offset. A running course in wood runs under the second story window sills. Soffits and eaves have been covered in metal. The rear 3 bay garage is contributing. The architects were Wright and Hausler.

97. F. E. Mahler House, 1487 Summit Avenue, 1910: This 2 and 1/2 story Classical Revival style house has a symmetrical facade under a gabled asphalt roof, hipped front dormer, horizontal metal sided walls, and limestone foundation. Windows are 6 over 1. The projecting front entrance is flat roofed supported by pairs of free-standing Tuscan columns. The rear garage is non-contributing. There is also a rear tool shed with a gambrel roof which is non-contributing.

98. Emmanuel Lutheran Church parsonage, 1489 Summit Avenue, 1960: This two story house was built in 1960 by Emmanuel Lutheran Church as a parsonage. It is a contemporary two story house with asphalt gabled roof, and red brick walls with vertical wood panelling. The front entrance has a pent roof and windows are single pane casements. The parsonage and rear garage are non-contributing. The architect was Philip Agnew.

99. Dr. and Mrs. H. E. Hunt House, 1490 Summit Avenue, 1911: This 2 and 1/2 story Tudor Revival style house has an intersecting asphalt gabled roof, stucco walls with mock half-timbering in the main facade gable ends, and stucco foundation. Windows are 12 over 1. There is a gable roofed entrance porch with wide bargeboards, exposed brackets, and simulated tie beam. The house has a bay window with shed roof on the east side. The rear garage is non-contributing.

100. George D. Taylor House, 1493 Summit Avenue, 1909: This Tudor Revival style house has a red tile intersecting hipped with bellcast gabled roof and a polygonal tower on the east end. Walls are red brick on the first story and stucco with mock half-timbering on the second and attic gable ends. Gables have wide bargeboards and brackets. The porch is hip roofed with brick piers and the house has a porte cochere on the west end. Dormers have small-paned windows, but others are 1 over 1. There are 4 brick piers with concrete coping at the sidewalk and driveway. The rear garage is contributing. The architect was Olin H. Round.

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101. vacant lot, 1494 Summit Avenue: This is a non-contributing vacant lot on the site of a building which was built in 1885 and razed by 1887.

102. M. M. Seward House, 1501 Summit Avenue, 1922: This two story Spanish Colonial Revival style house has an intersecting shallow-pitched red tile hipped roof, stucco walls on the second story and tannish grey brick walls from the second story window sills to the ground. Windows are grouped in sets of twos and threes and the first floor windows have arches above the lintels. The recessed front entrance has Tuscan columns. The rear garage is contributing. The house was designed by Palmer. It is a mirror image of site #98 next door at 1509 Summit Avenue.

103. G. E. Routh House, 1504 Summit Avenue, 1911: This 2 and 1/2 story Craftsman style house has a symmetrical facade, gabled wood shingled roof with two elliptical arched dormers, and stucco walls and foundation. Windows are 15 over 1. The front entrance is recessed under an elliptical arch and the front door has two small windows which function as sidelights. The rear garage is contributing. The architect was Hartford-Jacobson.

104. M. M. Seward House, 1509 Summit Avenue, 1922: This two story Spanish Colonial Revival style house has an intersecting shallow-pitched red tile hipped roof, stucco walls on the second story and tannish grey brick walls from the second story window sills to the ground. Windows are grouped in sets of twos and threes and the first floor windows have arches above the lintels. The recessed front entrance has Tuscan columns. The rear garage is contributing. The house was designed by Palmer. It is a mirror image of site #96 next door at 1501 Summit Avenue.

105. Dr. Charles R. Ball House, 1510 Summit Avenue, 1907: This 2 and 1/2 story Classical Revival style house has an asphalt hipped with intersecting gabled roof, two bellcast gabled front dormers, weatherboard walls, and limestone foundation. There are pedimented dormers, exposed eaves, and a dentilled porch frieze. Windows are 1 over 1 and the west end of the front second story has a bay window with another bay on the east side of the front on the first floor. The porte cochere with fluted Ionic columns is on the west side. A 1 story front porch has a dentilled frieze and balustrade between the fluted Ionic porch columns. The contractor was Charles E. Johnson.

106. Arthur W. Wallace House, 1515 Summit Avenue, 1906: This 2 and 1/2 story Classical Revival style house has an asphalt intersecting hipped and gabled roof, weatherboard walls, and limestone foundation. The hip roofed entrance porch spans the front facade and is supported by wood Corinthian columns on limestone piers. It has turned balusters. The west side porte cochere has similar detailing. Two 3-sided bay windows are on the second story of the main facade, each supported by modillion-style brackets. The cornice is dentilled. The central dormer has a star pattern in the windows and slightly battered weatherboard walls. Above the porte cochere are three leaded round arched windows with wood keystones. Windows are 1 over 1 with some stained glass. The rear garage is contributing. The architect was Louis Lockwood.

107. Walter F. Lindeke House, 1516 Summit Avenue, 1908: This 2 and 1/2 story Craftsman style house has an intersecting asphalt bellcast gabled roof, weatherboard and wood shingled walls, and limestone foundation.

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A narrow pent roof distinguishes the second story from the attic. There are wide bargeboards with pendants on the gables. Two bay windows are on the first and second stories at the east end of the front facade. The gabled projecting front entrance has paired square columns on limestone piers. Windows are 1 over 1 and the front door has leaded glass sidelights. The rear garage is contributing. Peter J. Linhoff was the architect.

108. St. Paul's Episcopal Church-on-the-Hill, 1524 Summit Avenue, 1913: This Gothic Revival style church has a red tile parapetted gabled roof and limestone walls laid in random ashlar. At the west end gable is a rose window and a cross finial at the gable apex. The main entrance porch is an alteration and consists of a shed roof with corbie-stepped parapet and double gothic arched entrance with stone columns and decorative carved capitals. Side walls consist of a series of Gothic arched stained glass windows separated by limestone buttresses. A two story limestone tower is located at the northwest corner of the building and it topped by a tall spire near the apse. Adjacent and west of the tower is a rectangular entrance porch with crenelated parapet. There is a gabled and flat roofed addition with wire-faced tan brick walls on the rear housing a day care center and meeting rooms. The architect was Emmanuel L. Masqueray and the contractor was W. M. Carlson.

109. Dr. Arthur Sweeney House, 1525 Summit Avenue, 1910: This 2 and 1/2 story Georgian Revival style house has an asphalt gabled roof, rough red brick walls, and 1 over 1 windows with brick soldier coursing at the lintels. The house has a dentilled frieze with large modillions. The three dormers are pedimented with fluted pilaster strips. The entrance consists of a door flanked by leaded glass sidelights and elliptical fanlight, all separated by fluted Composite order columns and dentilling. The rear original garage is contributing but the rear tool shed is non-contributing. This house was built by the Minnesota Investment Company.

110. L. Lampert, Jr. House, 1531 Summit Avenue, 1925: This 2 and 1/2 story Colonial Revival style house has a symmetrical facade, red and green tile gabled roof, and stucco walls. Windows are 12 over 12 and 6 over 6 on the second story. The three front dormers are gabled. The front door is recessed slightly under a rounded arch with brick tab surrounds. The rear garage is contributing. The contractor was Gust Anderson.

111. Charles F. Phillips House, 1543 Summit Avenue, 1913: This 2 and 1/2 story Tudor Revival style house has irregular massing under an intersecting red tile gabled roof with wide bargeboards. Walls on the second story are stucco with mock half-timbering and red brick on the first. The foundation is limestone. Set back on the east side is a two story porch and sun porch. The projecting front entrance is gabled with half-timbering and supported by plain brick piers. The porte cochere is under a second story sun porch and has been partially stuccoed and mock half-timbered. Windows are generally grouped in 2s and 3s and are 6 over 1. There is a tuck-under garage in the rear which has been converted to a family room addition. The house has contributing 4 brick piers with concrete coping at the sidewalk and ends of the property. The contractor was Sjostrand. This house is now the rectory for Immaculate Heart of Mary Church.

112. Immaculate Heart of Mary Church, School (and Skipper Gym), 1550 Summit Avenue, 1949-50): This complex is a series of 2 story box-like structures faced in tan brick laid in American bond. Windows are vertically arranged and include fixed light, awning, 1 over 1, and stained glass. Roofs are flat. The structures are all interconnected with the school and gym at the west end of the complex and the church at the east end.

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The architect was R. V. McCann and the contractor was the McGough Brothers. This building is non-contributing.

113. Celia Friedman House, 1559 Summit Avenue, 1920: This 2 story Prairie style house is virtually devoid of the usual colonial detailing and shares only the massing of this style. It has a slate low-pitched hipped roof, rough brown brick walls, and 1 over 1 windows. There is a 3-sided shallow angled bay window centered on the second story and the front entrance is off-set to the west. The rear garage is contributing. The architect was Peter J. Linhoff.

114. John J. Dobson House, 1567 Summit Avenue, 1906: This 2 and 1/2 story Tudor Revival style house has an intersecting gabled slate roof, and stucco with mock half-timbering on the upper stories with brown brick on the first story. Wall treatments are divided by a horizontal wood band. The roof is steeply-pitched with overhanging eaves and wide bargeboards with pendants. Massing is irregular and dormer styles include hipped, gabled and shed. There is a variety of window types including: 12 over 1, multi-paned, diamond patterned, casement, and fixed light. On the west side of the main facade is a 5-sided two story bay window topped by a modified hipped roof. The main entrance is part of the porte cochere on the east side of the house. The contributing carriage house on the alley has red brick matching the house and a clay tile with a yellowish glazed finish laid in English bond. It has an intersecting hipped and gabled roof. A contributing brick retaining wall has stone coping.

115. F. M. Wheeler House, 1568 Summit Avenue, 1910: This 2 and 1/2 story Georgian Revival style house has a symmetrical design with parapetted gabled asphalt roof, and reddish-brown brick walls and foundation. The front roof has three round arched windows set in gabled dormers with returned eaves. Main gables have returned eaves. A dentilled frieze runs under the roof line. The flat roofed projecting entrance porch is supported by paired Tuscan columns with a full entablature. The front porch has narrow sidelights and a tripartite transom. Brickwork simulates quoining at the corners and windows have jack arched lintels and 6 over 6 lights. The builder was Peter Dowling.

116. Harry Drauger House, 1575 Summit Avenue, 1908: This 2 and 1/2 story Classical Revival style house has a green tile hipped roof with hipped dormers, smooth red brick walls laid in Flemish bond, and a front porch spanning the first story main facade with a gabled roof over the front entrance. There are brick quoins at the corners and a bay window on the south facade. The front door has elliptical fanlight and sidelights with leaded glass windows. The house is surrounded by a contributing wrought iron fence with brick retaining wall and concrete coping. The rear garage is contributing. The contractor was C. M. Brettschneider.

117. Hugo Hirschman House, 1576 Summit Avenue, 1914: This 2 and 1/2 story Tudor Revival style house has an asphalt intersecting gabled roof with prominent overhang and wide bargeboards, a small gabled dormer, asymmetrical facade, red brick on the first story and stucco with mock half-timbering above. The front door has a segmented arched entry with prominent brackets. Windows are grouped in 2s and 3s with 1 over 1, 8 over 8, 4 over 1, and 4 over 4 lights. The rear garage is contributing.

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118. M. A. Tschida House, 1583 Summit Avenue, 1925: This two story Prairie style house has a cube form under a red tile hipped roof and one story hipped roofed east porch. Walls are tannish-yellow wire-faced brick. Except for the side porch the front facade is symmetrical with a hipped roof projecting entrance. Windows are 9 over 1 with soldier coursing above the first story windows. The house has a rear tuck-under garage. Joseph Tietz was the contractor.

119. Frank J. Waterous House, 1591 Summit Avenue, 1904: This 2 and 1/2 story Shingle style house has an intersecting asphalt gabled roof, and irregular massing with a projecting front gabled wing with wide bargeboards and pendant and a wrap-around front porch with a hipped roof supported by heavy curved wood brackets and square posts. Walls are weatherboard with bands of fishscale shingles in the gable ends above the second story windows. The second story is wood shingled. Two front dormers have gabled roofs with wide bargeboards. Windows are multi-paned diamond shaped over 1. The new rear garage is non-contributing.

120. Samuel A. Anderson House, 1605 Summit Avenue, 1905: This 2 and 1/2 story Tudor Revival style house has an asphalt gabled roof with intersecting double gables facing the avenue. A gabled porch surrounds the front entrance. Wide bargeboards with pendants are at the peaks of the gables. There are two angled bay windows on the second story. Walls are stucco with mock half-timbering. The front porch has limestone foundation and base with square wooden columns and bracketed eaves. Windows are 6 over 1 and small-paned casements. There is a Queen Anne style chimney on the east end with panelling and corbelling. The rear garage is outside the district on the north side of the alley.

121. Mrs. May Mather Gilliam House, 1617 Summit Avenue, 1906: This 2 and 1/2 story Classical Revival style house is cubic in form and has a bellcast hipped asphalt roof intersecting with gables. Walls are weatherboard with wood shingles on the second story and in the gable ends. The foundation is limestone and the off-set hipped roof porch has a limestone base and piers. The porch is balustraded and supported by fluted Doric porch columns. Windows are small-paned diamond shaped glass over a single light. The house has metal eaves and soffits. The rear garage is contributing. The contractor was A. Koerner.

122. Residence, 1621 Summit Avenue, ca. 1920: This 2 and 1/2 story Tudor Revival style house has an intersecting asphalt gabled roof with stucco and mock half-timbering above the first story window sills with wire-faced red brick below. There are exposed brackets and 4 light transoms on the porch windows. The front porch has a flat roof and is supported by square stucco piers. Windows are 6 over 1. The rear garage is contributing.

123. D. Simon House, 1623 Summit Avenue, 1914: This 2 and 1/2 story American Foursquare style house has a hipped and gabled asphalt roof, and stucco walls down to the first story window sills. Below them the walls are rough brown brick. The foundation is poured concrete. Dormers are hipped roof and have been resided with metal siding. The facade is asymmetrical. The first story has an offset bay window and an entrance porch with hipped roof. Windows are 6 over 1. The rear garage is contributing. The contractor was B. Schmuckler.

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124. Dupre Hall, 21 S. Snelling, 1962: This International Style dormitory is 5 stories with a basement and houses 280 students on the Macalester College campus. It has a flat roof and smooth red brick walls with three part awning type windows. The top four floors overhang the first story. This building is non-contributing. The architect were Perry, Hall, Hepburn and Dean, Boston, and the contractor was O. G. Madsen & Sons.

125. Wallace Hall, 1632 Summit Avenue, 1907: This 3 story with raised basement Classical Revival style structure has a hipped asphalt shingle roof with gabled dormers and wide overhang with modillions under the eaves. Walls are red brick decorated with sandstone quoining, belt courses, sills, and jack arches. The original architects were Bell and Detweiler of Minneapolis. Clarence H. Johnston designed an addition in 1939; the building was again remodelled internally and with the addition of an east wing in the 1950s. Subsequent remodellings occurred in 1976 and 1982-84.

126. Admissions, Development, Alumni Office Building, 30 Macalester Street, 1956: This two story brick structure with flat roof connects Wallace and Bigelow Halls. It was remodelled in 1986 and is non-contributing.

127. Bigelow Hall, 40 Macalester Street, 1946: This red brick Colonial Revival style dormitory was built in response to the student housing problem after World War II. It originally housed 116 veterans. Detailing includes a hipped roof, eyebrow dormers, modillioned cornice, and 6 over 6 windows. The architect was Clarence H. Johnston, Jr. It is non-contributing.

128. Doty Hall, 21 S. Snelling Avenue, 1962: This International style dormitory is 5 stories tall with a basement. It is red brick with pre-cast supporting columns and top floors overhanging the first story. The architects were Perry, Shaw, Hepburn and Dean of Boston. The building, connected at the south end to Turck Hall, is non-contributing.

129. Turck Hall, 40 Macalester Street, 1956: This L-shaped red brick dormitory is 3 and 1/2 stories tall including the raised basement and has a hipped asphalt roof. Windows are 6 over 6 with stone sills and soldier course lintels. The style is vaguely Colonial Revival. It is connected to Bigelow Hall by a shed roofed and gabled glassed-in walkway with small paned window panels. The architect was Ellerbe and Company. This building is non-contributing.

130. W. H. Ivins House, 1635 Summit Avenue, 1907: This 2 and 1/2 story Craftsman style house has a front facing gabled asphalt roof with side gabled dormers. Walls are stucco on the upper floors and red brick on the first. The second story has a prominent bay window above the wrap around porch. Large brackets support the overhang on the gables. Third floor windows are casements. Other windows are 10 over 15. The rear garage is contributing. The architect was Clarence H. Johnston, Sr. This house is used as the Macalester College International Center.

131. Hugh S. Alexander Macalester College Alumni House (original owner unknown), 1644 Summit Avenue, 1926: This 2 story Georgian Revival style house has a slate gabled roof with end chimneys and returned eaves. Walls are rough red brick and the massing is symmetrical with end chimneys in the gables. Windows have jack arch lintels and keystones at the first story and no keystones over the second story windows. Windows have 6

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over 9 lights. Shutters have been removed. The projecting front entry is gabled with returned eaves supported by Tuscan columns and an elliptical fanlight. Above the front entry at the second floor is a Palladian motif window set in an elliptical arch with Ionic pilaster strips. The house is L-shaped with a shed roof weatherboard porch on the rear. Front steps are marble. The rear garage is contributing. The architects were Electus D. Litchfield and William Ingemann.

132. Dr. Robert O. Earl House, 1645 Summit Avenue, 1922: This 2 and 1/2 story Georgian Revival style house has a gabled asphalt roof with returned eaves, with heavy modillions above the frieze. Three pedimented gabled dormers with pilasters flanking the windows are located on the front roof. Walls are red brick laid in Flemish bond. The front facade is symmetrical except for the one story flat roofed balustraded sun porch with an entablature on the west. The broken semi-circular entrance porch consists of an entablature topped by a wooden balustrade, supported by four fluted free standing columns with no capitals. The front door has sidelights and a fanlight transom. There is an elongated Palladian window on the rear facade. Windows are 6 over 1 and have jack arched brick lintels. The rear garage is contributing. The architect was J. O. Cederburg and the builder was L. B. Edwards. This house was used in the past as Miss Wood's School, according to Macalester College archives.

133. Fred Anderson House, 1649 Summit Avenue, 1922: This 2 story Renaissance Revival style house has a low red tile roof with deep overhang and brackets. Walls are laid in tan brick in stretcher and decorative patterns. The front facade is asymmetrical and the front entry has leaded glass in the fanlight above the front door and herringbone brick around the door. Windows are 1 over 1 with casements on the first floor. Some of these appear to be replacements. The rear garage is contributing. The architect was Lund Wirth.

134. William B. Harris House, 1665 Summit Avenue, 1924: This 2 and 1/2 story Tudor Revival style house has asymmetrical facade under an intersecting gabled roof of slate. The foundation is stone and the walls are stucco with some mock half-timbering in the small front gable and second story window bay. Windows are 6 over 6, multi-paned casement, and fixed. The house has a prominent random ashlar front chimney and recessed segmented arched entry. Shutters are operable. The house has a tuck-under rear garage. The contractor was H. M. Elmer.

135. Church of Jesus Christ of Latter Day Saints, 1671 Summit Avenue, 1953: This structure is a one story Colonial Revival style brick church building with wood shingled gables. The roof is intersecting gabled asphalt with a spire facing the avenue. The floor plan is cruciform with an east side entry under a gabled porch. The full basement has kitchen, storage and meeting rooms. The architectural plans were drawn up in Salt Lake City and the consulting architect was Norman Johnson of St. Paul. The contractor was Standard Construction Company. This property is non-contributing. It has housed the St. Paul Council of Churches since 1966.

136. Orville Helgeson House, 1683 Summit Avenue, 1911: This 2 and 1/2 story Tudor Revival style house has an intersecting gabled roof of asphalt which sweeps to the first story on the east side and includes a large east-facing dormer. Walls are stuccoed and mock half-timbered on the upper floors and faced in a dark rough red brick on the first story. The plan is asymmetrical. The projecting front entrance is gabled and located on the west end of the front facade. The rear garage is contributing. The contractor was Gust Anderson.

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137. Chris Hanson, Jr. House, 1695 Summit Avenue, ca. 1925: This 2 and 1/2 story Georgian Revival style house has a red tile gabled roof, 3 gabled pedimented dormers, and red brick walls laid in English bond with soldier coursing above the windows. The 2 1/2 story gabled wing on the west breaks the symmetry of the front facade. The house has wide fascia boards and the front entrance has sidelights and a tripartite transom. The semi-circular entrance porch is supported by slender Tuscan columns with applied rosettes on the frieze and a wrought iron balustrade on the flat roof. Windows are 8 over 2 on the main floors and 6 over 6 in the front dormers. The rear garage is non-contributing. The architect was H. A. Sullwold and the contractors were Lange and Krengel.

138. Ramsey Junior High School, 1700 Summit, 1926; 1978: This public school building faces east on Cambridge and was designed in the Collegiate Gothic style. It is 3 stories tall and has a flat roof. The foundation is poured concrete. Walls are red brick with concrete coping. The design of the 1926 building is typical for the period with projecting entrance bays, elliptically arched entrances with concrete surrounds, transoms, and double doors. Windows are arranged in horizontal bonds across the facade and are separated by brick piers. Walls are decorated with concrete belt courses, concrete sills, and brick chevrons and diaper patterned brick below the parapet. The 1978 gym addition is brick and a severe mass with few openings. Windows on the older portion have been infilled partially with plywood and metal. There is a contributing random ashlar retaining wall along Summit Avenue.

139. Louis A. Weidenborner House, 1705 Summit Avenue, 1910: This 2 and 1/2 story Classical Revival style house has a cube massing with deeply overhung hipped roof with brackets. Walls are tan smooth brick with a butter joint and soldier coursing above the windows. The emphasis is horizontal. A deep L-shaped open porch with corner brick piers, square brick columns, and square capitals with low relief carving and simple wide cornice stretches across the first story. The house has multiple bay windows and a small box bay on the front facade. The main facade dormer has slender Tuscan columns with 3 rectangular windows deeply recessed behind them. The rear garage is contributing. The contractor was H. M. Selby.

140. F. B. Strunz House, 1713 Summit Avenue, 1908: This 2 story Tudor Revival style house has an intersecting asphalt gabled roof, with stucco and brown brick walls. The two large gable ends facing the avenue have wide flaired bargeboards and mock half-timbering in the gable ends with ogee arches formed by the bargeboards. Massing is irregular and windows have stone sills and 9 over 2 lights. The rear garage is contributing and a lap sided tool shed is also contributing. The contractor was John R. Schmit.

141. Wilfred Johnson House, 1719 Summit Avenue, 1925: This 2 and 1/2 story Tudor Revival style house has an intersecting gabled slate roof, poured concrete foundation, and 12 over 1 windows with soldier coursing at the lintels and front door. Windows are grouped in multiples. Walls are stucco with mock half-timbering on the upper floors and red brick on the first. The front entry has a parapetted entry porch and round arched brickwork above the front door. The enclosed porch has new casement windows. The rear garage is contributing. The contractor was H. M. Elmer.

142. Preston T. Jackson House, 1722 Summit Avenue, 1886: This is a 2 and 1/2 story simplified Queen Anne style house with intersecting gabled roof, recessed large el on the west side and small el on the east, bay

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window on the first floor east end forming a cant corner under the squared second story gable, limestone foundation, bracketted shed roofed porch over the entrance with spoolwork open brackets, dormer with round arched window, oculus window with wood keystones in the attic of the front bay, and bay window on the east facade. The house has cornerboards and wood belt courses are found under the second story window sills. The walls are weatherboard with wood shingles in the gable ends. The angled beltcourses have been covered with metal and the house has metal soffits. Windows are 1 over 1. The rear garage is non-contributing. The architect was Brack and Brothers.

143. Louis F. Shaw House, 1725 Summit Avenue, 1915: This 2 story Prairie style house has a low-pitched hipped roof, stucco walls, and poured concrete foundation. It has a Mediterranean flavor and battered walls. The plan is asymmetrical with a two story sun porch on the east stepped back from the main facade. Windows are 6 over 6. The front entry has a curvilinear roof over the front door which is flanked by sidelights. The rear garage is contributing. The architect was Hartford-Hausler.

144. Mrs. Francis J. Connell House, 1726 Summit Avenue, 1906: This 2 and 1/2 story Classical Revival style house has a hipped with intersecting gabled asphalt roof, asymmetrical facade sheathed in weatherboard, and a rusticated concrete block foundation. Eaves are bracketted and the frieze is dentilled. A full porch with hipped roof and corner limestone piers runs across the first story. The porch is glassed and there are horizontal and vertical wood panels under the porch windows. An oculus window (filled in) is located on the front facade with four wood elongated keystones. There is a two story side bay on the east and a long staircase window with rounded arch and keystone. The porch has a dentilled frieze. The rear garage is contributing. The architect was Louis Lockwood.

145. George G. Whitney House, 1731 Summit Avenue, 1912: This 2 and 1/2 story Colonial Revival style house has a steeply pitched front-facing gabled roof covered in asphalt which sweeps down to the first story. On the east is a hipped roofed dormer. The front entrance is on the west end of the front facade. The house has been resided in metal, but was probably originally weatherboard. The foundation is poured concrete. Windows are multi-paned casements. The rear garage is contributing. The architect was Allen W. Jackson.

146. R. H. Gerig House, 1732 Summit Avenue, 1909: This 2 and 1/2 story Craftsman style house has an asphalt gabled roof with large intersecting gabled front dormer. Craftsman style wood brackets decorate the eaves. The foundation is limestone. The first story walls are sheathed in weatherboard with wood shingles on the upper stories. There are large fixed windows on the main facade with leaded glass transoms. The front door has leaded glass side lights. Rafters are exposed with cut-out ends. Windows are 1 over 1 with bevelled glass in the first story window transoms. Sawtooth shingle ends decorate the tops of some second and third story windows. The rear garage is contributing. The architect was Peter J. Linhoff.

147. S. L. Shapiro House, 1737 Summit, 1913: This 2 and 1/2 story American Foursquare style house has a cube form and asphalt hipped roof with a front facing hipped dormer. Walls are stucco above and rough brown brick on the first story. The hip roofed front porch has limestone coping and blocky columns. Windows are 9 over 1. Soffits and eaves on the porch have been sheathed in metal. The rear garage is contributing. The contractor was Eugene Schmidt.

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148. Dr. J. C. Nelson House, 1740 Summit Avenue, 1909: This 2 and 1/2 story Tudor Revival style house has an asymmetrical massing under an intersecting gabled asphalt roof. Upper story walls are stucco with mock half-timbering. First story walls are brown clay tile laid in Flemish bond. Gable ends have wide bargeboards. A front porch is offset to the east and the entry has a shed roof addition over the front door. Windows are 8 over 1 and there is a bay window on the first floor. The rear garage is contributing. The architect was Mark Fitzpatrick.

149. J. G. Robertson House, 1747 Summit Avenue, 1912; moved here from 1668 Summit in 1926: This 2 and 1/2 story Tudor Revival style house has an intersecting gabled asphalt roof, prominent front chimney, rough brown brick on the first story and stucco with mock half-timbering above. Gables have wide bargeboards and pendants. The front gable sweeps down to the first story on the east side over the entrance. Brackets are located under the overhung second story. Windows are multi-paned over 1 and the first floor has leaded glass 9 over 1 windows. The rear garage is contributing, but the house is contributing because it was moved during the period of significance.

150. L. D. Coddon House, 1750 Summit Avenue, 1924: This 2 story Spanish Colonial Revival style house has an intersecting gabled roof of green tile and smooth tan brick walls with soldier coursing above the windows. Windows are grouped in 2s and 3s with two small round arched gable windows in the attic. Slightly recessed round arches are above the front entry, first story windows, and the second story windows which are located over a shallow iron balcony. Windows are 6 over 6. The front entry has fluted pilasters with Composite capitals flanking the front door. There is some terra cotta decorative detailing around the first story windows. The property has a contributing tan brick retaining wall with concrete coping. The rear garage is contributing. The contractor was Lindstrom-Anderson.

151. Reuben Blumberg House, 1753 Summit Avenue, 1926: This 2 and 1/2 story Tudor Revival style house has an intersecting gabled multi-colored slate roof with a jerkin head front gable and gabled dormer. Walls are rough brown brick with stucco and mock half-timbering in the front gabled second floor dormer. Windows are 6 over 6 and 4 over 4. A diamond patterned window is located west of the front door on the second story. There is a rear tuck under garage and there is a non-contributing rear tool shed. The contractor was H. M. Elmer.

152. Mrs. Mae Weiss Fox House, 1760 Summit Avenue, 1922: This 2 and 1/2 story Prairie style house has a low-pitched hipped asphalt roof, stucco walls and rough brown brick trim around first story windows and front entrance. The brick is tabbed and soldier coursed around the large first story window sets. The front entrance is open and curvilinear in roof shape with narrow sidelights. Windows are casements and 6 over 1. Soffits are metal. There is a contributing red brick retaining wall with brick coping. The rear garage is contributing.

153. R. B. Whitacre House, 1761 Summit Avenue, 1916: This 2 and 1/2 story Tudor Revival style house has a gabled red tile roof with central gabled dormer. Walls are stucco on the upper stories and red rough brick on the first story laid in Flemish bond. The front facade is symmetrical except for a set-back rectangular side bay on the east facade. The projecting front porch is flat roofed with square supports. There is a segmented arch above the front door which is flanked with leaded glass sidelights. Windows are 3 over 1. The ends of the

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front porch have been altered. There is an attached garage at the rear. The front yard has 4 brick piers with concrete coping and bases which are contributing. The architect is S. M. Bartlett.

154. George S. McLeod House, 1770 Summit Avenue, 1915: This 2 story Prairie style house has a low pitched deeply overhung red tile hipped roof, brick foundation, and stucco walls. The plan is asymmetrical. Windows are multi-paned casements. There is a red brick retaining wall with concrete coping is contributing. The rear garage is contributing. The architect was Ralph Mather.

155. J. L. Sullwold House, 1773 Summit Avenue, 1910: This 2 story Tudor Revival style house has an intersecting jerkin head gabled asphalt roof, stucco with false half-timbering and rough red brick laid in Flemish bond walls, and 9 over 9 windows. Windows have jack arch brick lintels and there is a header course under the windows. Eaves are exposed and the mortar is very wide between the bricks. The rear garage is tuck-under and there is a new non-contributing garage. There are 5 brick piers, which are contributing, in poor condition at the sidewalk. The contractor was F. J. Jenny. Since Sullwold was an architect, he is presumed to be the architect of this house.

156. Sam Friedman House, 1774 Summit Avenue, 1922: This 2 story Tudor Revival style house has a slate intersecting gabled roof with the front el wing roof sweeping down to the first story over the entrance. An arcaded porch is on the west side and the plan is asymmetrical. Walls are stucco with mock half-timbering. A sill course of bricks runs below the windows. First story windows have segmented arches. The front door has a round arch. The rear garage is attached, but a rear tool shed with a gambrel roof is non-contributing. The contractor was C. F. Rule Construction.

157. Mrs. Rose (Thomas M.) Furniss House, 1779 Summit Avenue, 1925: This 2 and 1/2 story Tudor Revival style house has a steeply-pitched intersecting hipped and gabled slate roof. The front gabled roof sweeps down in a curve to the west side front story to a round arched garden gate entrance with limestone surrounds onto a screened porch. The plan is asymmetrical. Walls are stucco with mock half-timbering on the slightly overhung second story. Windows are grouped in 2s, 3s, and 4s with 9 over 9 lights. The front door has limestone surrounds. The rear garage is contributing. The contractor was Peterson-Lang.

158. P. Waendler House, 1788 Summit Avenue, 1913: This 2 and 1/2 story American Foursquare style house has an intersecting asphalt gabled roof, brown wire-faced brick walls and stucco gable ends. The massing is basically cube. A full flat roofed front porch runs across the first story. It has a wide wood frieze and brackets. False half-timbering is located above the attic windows in the gable. There is a leaded glass window on the second story above the front entrance. The rear garage is contributing.

159. Mrs. Mary E. Monkhouse House, 1789 Summit Avenue, 1917: This 2 story Colonial Revival style house has a gabled asphalt roof, stucco walls above the first story window sills with brown rough faced brick below. The front facade is symmetrical with a pent eave between the first and second stories, curving over the round arched front entrance. On the east side of the front door is a three-sided bay window. On the second floor are a three window grouping tied together with a window box. On the center of the roof is an eyebrow dormer.

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The roof has exposed eaves and rafters. There is a polygonal enclosed porch on the rear. Windows are 6 over 1, 4 over 4, and multi-paned. The rear garage is contributing. The architect was Clarence H. Johnston, Sr.

160. Mary and Francis Donnelly House, 1795 Summit Avenue, 1951: This 2 story contemporary Ranch style house has a low pitched hipped asphalt roof, concrete block foundation and walls of stucco down to the first story window sills and red brick below. The front facade is asymmetrical with an offset bay window and front entrance tied together with a small flat roof. The rear garage and house are non-contributing. L. W. Santa was the architect.

161. Ida and Alice Mathews House, 1798 Summit Avenue, 1910: This 2 and 1/2 story Craftsman style house has an intersecting bellcast gable asphalt roof, limestone foundation, and weatherboard walls with wood shingles in the gable ends. There are exposed rafters and brackets at the eaves, a simple architrave, and wide bargeboards. The open wrap-around balustraded porch has a pedimented entrance supported by paired square columns with curvilinear decoration at the capitals. Windows are 1 over 1. The new rear double garage is non-contributing. The contractor was C. A. Fowble.

162. M. Donnelly House, 1799 Summit Avenue, 1957: This 1 and 1/2 story Ranch style house has an asphalt gabled roof, with tan brick at the raised basement and slightly projecting second story stucco walls supported by wrought iron. There is matching wrought iron supports at the front entrance. Windows are casements. The rear garage and house are non-contributing. The contractor was Antler Corporation.

163. W. E. Collins House, 1800 Summit Avenue, 1910: This 2 and 1/2 story Craftsman style house has an intersecting hipped and gabled asphalt roof, rusticated concrete block foundation, and weatherboard walls. There are exposed rafters and brackets at the eaves and wide bargeboards. The front porch has a limestone base and is balustraded. Porch columns are square and unadorned. The front door has diamond paned side lights. The rear new 3 bay garage is non-contributing and the resided original 1 bay garage with a new door is also non-contributing. The contractor was W. E. Collins.

164. James B. Forrest House, 1801 Summit Avenue, 1938: This 2 story Colonial Revival style house has an asphalt hipped roof, poured concrete foundation, and wood shingle walls with prominent wooden quoining at the corners. The front facade is symmetrical. The gabled entry has a fully pedimented gable with pilasters flanking the front door. Windows are 8 over 8. The rear garage is contributing. The contractor was A. B. Erickson.

165. James B. Forrest House, 1811 Summit Avenue, 1938: This 2 story Classical Revival style house has an asphalt gabled roof with intersecting gable for the front portico. Walls are stucco. Windows are 8 over 8 and 6 over 6. The symmetrical front facade is dominated by a two story pedimented portico with giant Tuscan columns and the classically-inspired doorway has a transom and sidelights. The rear garage is contributing. The contractor was A. B. Erickson.

166. C. E. Bergman House, 1812 Summit Avenue, 1914: This 2 and 1/2 story Tudor Revival style house has an asphalt gabled roof with intersecting gabled front dormer. Walls are wire-faced brown brick with stucco and mock half-timbering in the gable end and porch pediment. The porch is hip roofed with a pedimented entrance

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and wraps around the east side of the house. Windows are 2 over 2. The rear garage is contributing. The contractor was Olai Haugen.

167. James B. Forrest House, 1815 Summit Avenue, 1938: This 2 story Colonial Revival style house has a steeply pitched asphalt hipped roof and random ashlar walls up to the window sills on the second story. Above this the walls are stucco. The front door is offset to the east with a large window to the west. Windows are 6 over 6. The rear garage is contributing. The contractor was A. B. Erickson.

168. Bernard P. Rosenstein House, 1818 Summit Avenue, 1916: This 2 story Craftsman style house has a green tile hipped roof with a deep overhang and dentils. Walls are rough red brick and the foundation is poured concrete. Windows are casements grouped in 3s and 4s with concrete cornerblocks at the end of soldier course surrounds. There are concrete window boxes and a concrete sill course at the second story windows. The enclosed entrance porch has random ashlar limestone facing with a segmented arched door flanked by two segmented arched windows. The rear garage is contributing. The architect was Wyrell and Steward.

169. Louisa Lindeke House, 1825 Summit Avenue, 1911: This 2 and 1/2 story American Foursquare style house has a hipped asphalt roof with a deep overhang and four gabled dormers. The walls are weatherboard up to the second story window sills and stucco above. The front facade is asymmetrical with a pent roof over the first story window group with the porch offset to the west. The porch is pedimented and supported by fluted Doric columns. Windows are 1 over 1 and some have leaded glass. The rear garage and a tool shed are both contributing. The contractor was Martin Fenstad.

170. Herman G. Graff House, 1826 Summit Avenue, 1912: This 2 and 1/2 story Tudor Revival style house has a gabled asphalt roof with a front-facing shed dormer. Walls are wire-faced red brick. The east porch has ogee arches with some keystones. The gables have inscribed bargeboards and the dormer has exposed rafters. A square bay window with sidelights also has a shed roof with exposed rafters. There is an oculus window with brick keystones. Concrete drainspouts are located above the first story windows. Windows are 2 over 2 and 9 over 1. The rear garage is contributing. The contractor was S. A. Nicholson.

171. William W. Kennedy House, 1831 Summit Avenue, 1928: This 2 story Spanish Colonial Revival style house has an intersecting hipped and gabled red tile roof and stucco walls. Wall surfaces are generally flat but are relieved by two small wrought iron balconies over second story windows. The gabled end has a round arched long window on the second story and the first story has windows with stucco arches above the lintels. The front entrance has an angled drip mold above the front door. The rear garage is contributing. The architect was Robert C. Martin.

172. John W. Nabersberg House, 1834 Summit Avenue, 1906. This 2 and 1/2 story American Foursquare style house has an asphalt shingled bellcast hipped roof, limestone foundation, and metal sided walls. False half-timbering decorated the upper half of second story walls. The hipped roof dormer has three small windows with multiple triangular lights. Rafters are exposed. There are simple architraves at the eaves and on the porch. The front porch is glass enclosed. Windows are 1 over 1 and 18 over 1. The rear garage is contributing. The contractor was F. L. Breikreutz.

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173. Morris H. Wax House, 1837 Summit Avenue, 1949: This one story tan brick Ranch style house has a high asphalt hipped roof and asymmetrical facade. Windows puncture the walls sparingly. Two tall 3 light windows with curved 3 light transoms break the roof line to project above the eaves. The front entrance is deeply recessed under the eaves. Brick belt courses run at the window sills. The house and rear garage is non-contributing. The architect is unknown.

174. A. H. Holler House, 1838 Summit Avenue, 1921: This 2 and 1/2 story Tudor Revival style house has an asphalt intersecting jerkin head gabled roof. Its massing is tall and narrow. Walls are stucco with rough red brick below the first story sill line. The front dormer has a shed roof. The front door has an arched opening supported by fat stucco columns. The first story windows are grouped under three stucco round arches. Windows are multi-paned casements. The rear garage is contributing. The architect was C. K. Carpenter.

175. A. D. Cumming House, 1844 Summit Avenue, 1922: This 2 story American Foursquare style house has a steep hipped roof and a hipped roof dormer on the west side. Walls are stucco with red brick below the first story sill line. The front facade is asymmetrical with a flat roofed projecting entry. The front door is new as is the flashing over the entry. Windows are 3 over 1 with vertical muntins in the upper sash. The rear garage is contributing.

176. Ruth Cukier House, 1845 Summit Avenue, 1969-70: This contemporary 1 and 1/2 story split level house has an asphalt gabled roof. Walls are masonite sided with orange brick on the first story. Windows are diamond-shaped multi-paned casements. The garage is tuck-under. This house is non-contributing. The contractor was Sam Cukier.

177. J. J. Hawkins House, 1846 Summit Avenue, 1914: This 2 story Colonial Revival style house has an asphalt gabled roof, stucco walls and rough red brick below the first story sill line. The front facade is asymmetrical with the flat roofed exposed eave entrance porch supported by Tuscan columns to the west. Windows are 12 over 12. The rear garage is contributing. The contractor was Nicholas Steinmetz.

178. Bertha Hinnens House, 1850 Summit Avenue, 1907: This 2 and 1/2 story Colonial Revival style house has an asphalt gable roof, hipped roof dormer, and weatherboard walls with wood shingle in the gables. The front facade is symmetrical and an enclosed porch with simple frieze stretches across the front. The older rear garage is contributing, but the new garage is non-contributing. The contractor was F. L. Breikreutz.

179. B. M. Hirschman House, 1855 Summit Avenue, 1916: This 2 and 1/2 story Renaissance Revival style house has a red tile hipped roof and tan brick walls. Windows have brick soldier courses above and header course sills. The eaves are bracketted. The porch is open and has square and round Greek Ionic columns with an ornate balustrade on the roof. The entrance has a decorative leaded glass door, sidelights with iron bars, fluted pilasters and arched surrounds. The cornice is dentilled. There are small ironwork balconies under windows. The shed roof dormer has a Palladian style window. Windows are 4 over 4 and casements. There are contributing brick piers at the driveway entrance with concrete pineapple finials. The rear garage is contributing. The architect was Ralph Mather.

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180. Ben Weed House, 1858 Summit Avenue, 1912: This 2 story Colonial Revival style house has an asphalt gabled roof, and reddish brown brick walls. The foundation is poured concrete. There is a one story sun porch with flat roof on the east side. Otherwise, the front facade is symmetrical. Windows are grouped in sets of 3s on the first story and 2s on the second. Above the front entrance is an angled bay window. Panelled pilasters flank the front door. The rear garage is contributing. The architect was Peter J. Linhoff.

181. Jens Pedersen House, 1865 Summit Avenue, 1922: This 2 story Prairie style house has a red tile hipped roof, and stucco walls above the first story window sills. It is cube shaped with painted cream-colored Roman brick below the first story windows and battered first story walls. Windows are 1 over 1. A one story hipped roof porch is located on the east and the porte cochere is on the west. There is an open roofed front patio with large wrought iron lamp standards flanking the entrance. The front door has leaded glass side lights. A contributing Roman brick retaining wall is located at the sidewalk. The rear garage is contributing. The architect was Jens Pedersen.

182. E. J. Daly House, 1866 Summit Avenue, 1912: This 1 and 1/2 story Craftsman style house has an asphalt intersecting gabled roof, and brown wire-faced brick walls laid in Flemish bond. It is asymmetrical. There is a front shed roof on the dormer and deeply overhung eaves. The front entrance porch has open half-timbering in the gable end and wide bargeboards. Windows are 10 over 1. The rear garage is contributing. There is a large rear addition on the house. The architect was E. J. Donahue.

183. Lytton Shields House, 1873 Summit Avenue, 1912: This 2 story Colonial Revival style house has a slate intersecting gabled and hipped roof with stucco walls. The foundation is red brick. Windows are 6 over 1. The front facade is asymmetrical with deeply overhung roof. The front gable sweeps down to the first floor. There is an attached garage on the west and a rear garage which is contributing.

184. G. A. Aston House, 1874 Summit Avenue, 1928: This 2 and 1/2 story Tudor Revival style house has an intersecting slate gabled roof. Walls are primarily stucco with mock half-timbering, with red brick laid in Flemish bond. Windows have round and segmented arches and are 6 over 6 and multi-paned diamond glass casements. There is a limestone ashlar entry with multi-light door and leaded glass sidelights. A flat roofed porte cochere is located on the west side. It has a 3 car attached rear garage. The contractor was F. O. Peterson.

185. J. R. Fry House, 1883 Summit Avenue, 1910: This 2 and 1/2 story Tudor Revival style house has an intersecting asphalt gabled roof with rough red brick walls on the first story and stucco with mock half-timbering on the second and third stories. First story windows have soldier coursing at the lintels and some of these windows have brick segmented arches. Windows are 12 over 1. There are wide bargeboards with pendants and exposed rafters. The gable roofed open entrance porch has carved ornamentation on the bargeboards and thick brick piers. The main gable sweeps to the first story east porch. The rear garage is contributing. The contractor was H. J. Frandsen.

186. A. S. Fine House, 1884 Summit Avenue, 1931: This 2 story Spanish Colonial Revival style house has a red tile hipped roof with intersecting front gable. The second story window has an iron balcony above the front

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entrance. The front door has a round arch and limestone surrounds. There is a large Palladian window with attached spiral concrete or stone columns east of the front door. Spiral columns are used between other windows on the front facade. The rear garage is contributing. The architect was Jacob Fine.

187. A. L. Goffstein House, 1889 Summit Avenue, 1926: This 2 and 1/2 story Tudor Revival style house has a double peaked hipped and gabled roof. Walls are brown brick with stucco mock half-timbering in the second story and in the two gabled dormers. Windows are grouped in multiples and are 6 over 1 on the second story. There is round arched brickwork above the front door and windows and pointed arched brickwork above a pointed arched window on the south side. There are skylights on the east roof. At the sidewalk there is one brick pier with concrete coping. There are two rear garages: the new non-contributing garage and the older contributing garage has its door facing north and is attached by a car port roof. The contractor was Jay Axelrod.

188. W. J. Gilberson House, 1890 Summit Avenue, 1926: This 2 story Colonial Revival style house has an asphalt gabled roof with returned eaves and stucco walls. The front facade is symmetrical and windows are 6 over 1. The projecting front entry porch has a gabled and curved entry supported by Tuscan columns. The front door has a dentilled frieze and blind fanlight above the door with narrow sidelights. The rear garage is contributing. The contractor was N. G. Persson.

189. Dr. Warner Ogden House, 1894 Summit Avenue, 1924: This 2 story Tudor Revival style house has a steeply pitched asphalt hipped roof and stucco walls with mock half-timbering. Second story windows rise above the eaves. The enclosed entrance porch has a steep bellcast hipped roof and rounded arched door with a brick surround. Windows are 6 over 6 and 1 over 1. The rear garage is non-contributing. The contractor was C. A. Anderson.

190. A. Johnson House, 1896 Summit Avenue, 1925: This 2 story Tudor Revival style house has an intersecting asphalt jerkin head gabled roof and stucco walls with mock half-timbering. The front chimney has a brick stack and stucco with random ashlar facing. Windows are 4 over 1. There is a contributing wrought iron fence. The rear garage is contributing. The contractor was Nelson Benson.

191. Thomas C. Fulton House, 1897 Summit Avenue, 1910: This 2 and 1/2 story Tudor Revival style house has an intersecting asphalt gabled roof, and rough red brick walls on the first story with stucco and false half-timbering on the second and attic stories. A one story porch is located on the west side. The gables have wide bargeboards. Windows on the first story have stone sills. Windows are multi-paned diamond shaped over 1 on the second story and multi-diamond paned casements on the first story. The 2 rear garages are non-contributing. There are 3 brick piers with concrete coping which are contributing. The contractor was H. J. Frandson.

192. P. J. McGuire House, 1902 Summit Avenue, 1928: This 2 and 1/2 story Tudor Revival style house has an asphalt intersecting jerkin head gabled roof, with stucco and mock half-timbering walls. The gabled front entrance offset to the east is faced in limestone random ashlar. Windows are grouped in 2s and 3s and have 6 over 1 lights. The rear garage is contributing. The contractor was Ben Lindahl.

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193. William J. Huch House, 1905 Summit Avenue, 1928: This 2 story Spanish Colonial Revival style house shows its Spanish influence in the red tile shallow intersecting gabled roof, white stucco walls, small iron balconies at the 4 over 4 second story windows, front gable flanked by piers with curvilinear buttressing, deeply recessed window in a rounded arched opening on the first floor, recessed doorway behind a wrought-iron railing on the second story and small square ceramic vent at the peak of the gable. The L-shaped plan has a low stucco covered wall which forms a small entrance court at the inside intersection of the wings. The second story overhangs the first on the east and is supported by timber brackets. First story windows are 6 over 6 and 8 over 8. The rear garage is attached. The architect was L. G. Scherer Company of Los Angeles. The contractor was Albin Wall.

194. A. N. Thome House, 1906 Summit Avenue, 1926: This 2 story Spanish Colonial Revival style house has a shallowly pitched asphalt gabled roof and stucco walls. The facade is asymmetrical with the door on the west and two groupings of three window on each floor on the east along with a set-back one story hipped roofed sun porch. A wrought-iron balcony under the second story windows has been removed. The east side porch appears to have been added. Windows are 1 over 1. The front door has a decorative double curved stucco arch above. The rear garage with compatible addition is contributing. The contractor was A. S. Thome.

195. Joseph Bruffruder House, 1911 Summit Avenue, 1928: This 2 and 1/2 story Tudor Revival style house has a reddish-brown tile hipped roof dominated by an elliptically arched front dormer. The eave line on the front of the house is broken forming two levels. Walls are stucco. The front facade is asymmetrical and the first story door has an elliptical arch with segmented brick trim surround. Windows are 6 over 1. The rear garage is contributing. The contractor was Carl R. Peterson.

196. Warren Seely House, 1912 Summit Avenue, 1911: This 2 and 1/2 story American Foursquare style house has an asphalt hipped roof, stucco walls and 9 over 1 windows. A wood beltcourse separates the stories at the level of the second story window sills. The large front dormer has a hipped roof and three small windows. The shed roofed front entrance offset to the west. Eaves have open rafters. The rear garage is contributing. The contractor was C. A. Pear.

197. Dr. Tildaier House, 1916 Summit Avenue, 1926: This 2 story Colonial Revival style house has an overhung asphalt intersecting hipped roof and stucco walls. Windows are grouped in 2s and 3s and are 6 over 1. A dentilled architrave runs above the windows and door on the first story. The front door is in a slightly projecting curvilinear entry with returned eaves and is flanked by sidelights. The rear garage is contributing. The contractor was O. H. Rundquist.

198. Feldstein and Miller House, 1917 Summit Avenue, 1925: This 2 story Colonial Revival style house has a reddish-brown tile gabled roof and stucco walls. Centered on the front facade is a stuccoed chimney which breaks through the roof line above the eaves. To the east is a two story wing; to the west is a gabled entrance with paired panelled wood columns. Windows are mostly grouped in 2s and have 8 over 8 lights. The rear 4 bay garage is contributing. The contractor was Feldstein and Miller.

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199. Dr. M. N. Moss House, 1920 Summit Avenue, 1931: This 2 story Spanish Colonial Revival style house has a shallow intersecting gabled asphalt roof and stucco walls. The front gable sweeps down slightly lower on the west than on the east. The facade is asymmetrical. The Spanish influence can be seen in the round arched second story door leading to a small wrought iron balcony supported by wood timbers over the front entrance and in the small second story round arched window in the stairway and the triplet of round arched windows on the first story east of the front entrance. The chimney is adorned with limestone random ashlar and stucco. The front entry has limestone and half sidelights. The rear garage is contributing. The contractor was Sal Goldie.

200. E. A. Jackson House, 1923 Summit Avenue, 1926: This 2 story Tudor Revival style house has an intersecting asphalt gabled roof and stucco walls with mock half-timbering. The front facade is dominated with a tall random ashlar chimney and ashlar is also used around some of the first story windows. The offset front entry is gabled and windows are grouped in 2s with 6 over 6 lights. The rear garage is contributing. The contractor were Leibenberg and Kaplan.

201. Carolyn Dohs House, 1926 Summit Avenue, 1925: This 2 story Colonial Revival style house has a gabled asphalt roof, with stucco walls and red brick trim. The brickwork is reserved for soldier coursing above the windows and header sills and segmented round arches in brick over the windows and down both sides to define window spandrels. On the first story each brick arch has a stylized concrete keystone. The gabled porch entrance has a round arch defined in brick. Windows are 8 over 1 and 6 over 1. The rear garage is contributing. The contractor was C. A. Lee Company.

202. F. Olkon House, 1935 Summit Avenue, 1922: This 2 story Prairie style house has a low-pitched asphalt hipped roof. Walls are red brick up to the first story window sills and stucco above. The west end has a two story sun porch and sleeping porch. The central window on the second story is a wide bay window. There is a brick window box on the east side of the main facade under the windows supported by brackets. The entrance has a large barrel vault roof supported by brackets and haft sidelights flanking the front door. Windows are 9 over 1 with Prairie-style horizontal and vertical muntins. The house has metal eaves and soffits. The rear garage is contributing. The contractor was W. D. Blumenthal.

203. Victor Ingmann House, 1936 Summit Avenue, 1912: This 2 and 1/2 story Tudor Revival style house has a red tile intersecting gabled roof with double gables and wide decorative bargeboards with pendants dominating the front facade. Side dormers are gabled. Gable ends are stucco with mock half-timbering. Walls are red brick with herringbone and patterned brick and half-timbering which looks authentic. There are ornate tie beams with dentils and lion's head medallions and exposed purlins on gable ends. The open porch has ornately carved bargeboards in a grape and grape leaf cluster motif with pendant over entrance. The porch has a brick base with square columns and simple timber brackets. Chimneys are ornate. Windows are 12 over 1 and multi-paned casement. The rear garage has the same ornate brickwork and half-timbering as the house and is contributing. The contractor was Ingemann Company.

204. J. L. Hoffman House, 1941 Summit Avenue, 1925: This 2 and 1/2 story Colonial Revival style house has an asphalt intersecting gabled roof, and stucco walls. The front roof has three steeply pitched hipped

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dormers. The front entrance porch has a steeply pitched gabled roof and a rounded opening surrounded by red brick. Windows are grouped into 5 on the first and second stories leaving voids of stucco in the front wall. The rear 3 bay garage is contributing.

205. Louis L. Dow House, 1943 Summit Avenue, 1913: This 2 story Tudor Revival style house has an intersecting asphalt gabled roof, poured concrete foundation, and stucco walls with brown brick trim and porch. The screened porch has stucco columns with fat Tuscan capitals. Windows are 6 over 6. The rear garage is contributing. The architect was Clarence H. Johnston, Sr.

206. Dr. John C. Nelson House, 1944 Summit Avenue, 1912: This 2 and 1/2 story Tudor Revival style house has an asphalt intersecting bellcast gabled roof, and stucco walls with mock half-timbering above the first story, which is red brick. Gable ends have wide bargeboards, pendants, and exposed purlins. A second story bay window has brackets. The east side porch has 3 segmented arched windows with tile coping and pylon corners. Windows are 4 over 1, 1 over 1, fixed, and casements. The rear garage is contributing. The architect was Authur C. Clausen.

207. F. T. George House, 1950 Summit Avenue, 1911: This 1 and 1/2 story Tudor Revival style house has an asphalt gabled roof. Walls are stuccoed with mock half-timbering in the gable ends with wirefaced red brick on the first story and weatherboard on the east and west walls. Windows are 6 over 1. The rear garage is non-contributing. The architect were Ellerbe and Round.

208. Louis A. Weidenborner House, 1953 Summit Avenue, 1919: This 2 story Craftsman style house has an intersecting jerkin head gabled red tile roof with a jerkin head gabled one story porch on the east side. The asymmetrical design includes brickwork extending up to the base of the second story windows with stucco and brick patterning above. There are brick quoins around the windows, soldier coursing over the windows, horizontal brick banding, overhanging eaves, brick window boxes, and an arched hood over the door. Windows are 8 over 1 and fixed with some leaded glass. The rear garage is contributing. There is a contributing brick retaining wall with painted brick coping. The architect was Morin Westmark.

209. William J. and Alvina Saint Onge House, 1954 Summit Avenue, ca. 1958: This 1 and 1/2 story split level Contemporary style house has a gabled roof and vertical wood siding on the walls. The overhung gable faces the street. Windows are awning under fixed plate glass with smaller raised basement windows facing the street. The house and rear garage are non-contributing.

210. George K. Gann House, 1959 Summit Avenue, 1924: This 2 and 1/2 story Tudor Revival style house has an intersecting gabled slate roof with the front gable sweeping down to the first story over the sun porch on the west side. The west gable and part of the sweeping gabled wall is mock half-timbered. The walls are stucco. The chimney is random ashlar. Limestone trim is used around the front door and in the keystone over the arched entrance. The rear garage is attached.

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211. Valentine and Lorraine O'Malley House, 1960 Summit Avenue, ca. 1958: This 1 story Ranch style house has an intersecting gabled asphalt roof with horizontal and vertical wood siding and tan brick. Windows are single-paned casements. The rear garage and house are non-contributing.

212. Charles Miller House, 1964 Summit Avenue, 1955: This 2 story Colonial style contemporary house has an asphalt gabled roof and metal siding. The front facade is symmetrical and the second story slightly overhangs the first. First story windows are 8 over 12. The front entrance has a dentilled frieze above the front door and the door is flanked with flute pilasters. The house and rear garage are non-contributing. The architect was Roy A. Spande.

213. Edward G. Reidel House, 1969 Summit Avenue, 1925: This 2 and 1/2 story Tudor Revival style house has a steeply-pitched slate intersecting gabled roof with richly carved floral motifs on the wide bargeboards on the gable closest to the avenue. The front facade is picturesque with roof levels terminating at the second and first stories. Dormers are shed and hipped roofed. Walls are brown rough brick laid in Flemish bond with stucco and mock hand-hewn half-timbering in the second story front gable and east second story. There is a cut stone surround at the front door. Timber brackets are located under the gable and adorned with wood family crests. The front door is leaded glass. Windows are 6 over 6. The rear garage is contributing. The architect was H. M. Elmer.

214. George T. Withy House, 1978 Summit Avenue, 1913: This 2 and 1/2 story Tudor Revival style house has an asphalt intersecting gabled roof with gabled dormers. The foundation is poured concrete. Walls are wire-faced rough red brick on the first story and stucco with mock half-timbering on the upper stories. Bargeboards are wide on the gables and the front dormer is gabled with a deep overhang. Windows are 1 over 1. The front entrance is recessed under the projecting second story gable. The rear garage is contributing. The architect was Peter J. Linhoff.

215. Moses Shapira House, 1979 Summit Avenue, 1924: This 2 story Spanish Colonial Revival style house has an intersecting green tile gabled roof and tan brick walls under the first story window sills with stucco above. Detailing is Spanish Revival. Windows on the first story have recessed stucco round arches with shell molding above the lintels. The central bay projects slightly and contains a door surround with two engaged wood columns supporting an entablature topped by two tall finials. Above the main entrance is a small balcony with a door and similar surround. Windows are 6 over 6, 4 over 4 and 6 over 1. The garage is attached. A rear shed is non-contributing. The property has a tan brick retaining wall with concrete coping. The architect was Clarence H. Johnston, Jr. The contractors were Lindstrom and Anderson.

216. B. F. Robertson House, 1982 Summit Avenue, 1910: This 2 and 1/2 story American Foursquare style house is cube form and has an asphalt hipped roof with front-facing hipped roof dormer. Walls are stucco. The front entrance is on the west side of the house in a small flat roofed entrance porch. The first story windows are grouped in 4's with a box-like projection with hipped roof. Windows are 3 over 1 with vertical muntins. The rear garage is contributing. The architects were Hartford and Jacobson.

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217. S. R. Reuter House, 1987 Summit Avenue, 1916: This 2 and 1/2 story Tudor Revival style house has an intersecting gabled and jerkin head slate roof. Walls are reddish-brown rough brick on the first story and stucco with mock half-timbering on the upper stories. The two front gables have wide bargeboards. The front entry is gabled and supported with plain wooded square columns. Windows are multi-paned casements. The rear garage is contributing. The contractor was Carl Nelson.

218. J. A. Childs House, 1988 Summit Avenue, 1914: This 2 and 1/2 story Colonial Revival style house has a clean front facade with balanced windows grouped in a 1-3 on the second story and a 4-1 on the first story. The roof is an asphalt front-facing gable. Walls are stucco. There are multi-paned casements on the first story. The front entry is on the west side of the house. Windows are multi-paned casements. The rear garage is contributing. The architect was J. B. Willes.

219. A. M. P. Cowley House, 1994 Summit Avenue, 1913: This 2 and 1/2 story English Cottage style house has a red tile intersecting gabled roof with three shed roof dormers on the west side of the front facade. The front facing gable is divided by a front stuccoed chimney. All walls are stucco. Windows are grouped multi-paned casements with operable shutters. The rear garage is contributing. The property has a contributing iron fence with stucco piers with red tile gabled tops. The architect was John W. Stevens and the builder was St. Paul Building Company.

220. Edward Kennan House, 1995 Summit Avenue, 1917: This 2 and 1/2 story Tudor Revival style house is cube form. It has an asphalt hipped roof with gabled dormer forming a central tower breaking the eave line. This tower terminates in a gabled roof with wide bargeboards and a pendant. The front facade is symmetrical with grouped sets of windows on the second story and triple windows on the first flanking the central tower. The parapetted gabled front entrance projects forward. It is painted brick. Walls are stucco and wire-faced brick painted white. Windows are 12 over 1. There is a large east facing dormered floor addition. The rear garage is contributing. The architect was H. Edward Walker.

221. J. J. Corneveaux House, 2004 Summit Avenue, 1910: This 2 and 1/2 story Tudor Revival style house has an intersecting asphalt gabled roof. Stucco covers the top 1 and 1/2 stories which project slightly over the first story wire-faced brown brick base. Gables are flared with wide bargeboards, brackets, and exposed rafters. Windows have stone sills and flared shed hoods and 9 over 1 lights. The front entrance is bracketted, elliptically arched and timbered. The rear garage is contributing. The contractor was J. S. Sweitzer.

222. A. H. and Delina Auger House, 2005 Summit Avenue, 1922: This 2 story Prairie style house has an asphalt hipped roof with brown wire-faced brick walls and limestone foundation. The front facade is asymmetrical and windows are grouped in 2s and 3s with 6 over 1 lights. There is soldier coursing above the first story windows. The front entry is recessed under an elliptical segmented brick arch on the west side. The front door has leaded glass. The rear garage is contributing.

223. B. L. Karon House, 2007 Summit Avenue, 1924: This 2 and 1/2 story Colonial Revival style house has a red tile gabled roof and stucco walls. The foundation is poured concrete. The front facade is symmetrical. The roof has three pedimented dormers with windows flanked by panelled pilasters. Windows on the first and

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second stories are grouped in 2s. Elliptical stucco arches tie together the first story window sets. Windows have 8 over 12 lights. The porch entrance is gabled and the front door has a brick surround with entablature and Tuscan columns. The rear garage is contributing.

224. Frederick and Edith Crosby House, 2010 Summit Avenue, 1910: This 2 and 1/2 story Tudor Revival style house has an intersecting gabled wood shingled roof. The roof sweeps down to encompass a sun porch and a large gabled dormer. Walls are stucco with intricate mock half-timbering including circular designs at the top of each story. The house has ornate tie beams, exposed rafters, and wide bargeboards with pendants. Windows are 6 over 1. The rear garage is contributing. The architect was Clarence H. Johnston, Sr. and the contractor was P. J. Sonner.

225. J. J. Corneveaux House, 2015 Summit Avenue, 1921: This 2 and 1/2 story Georgian Revival style house has an asphalt gabled roof and three wood shingled hip roofed front dormers. A one story sun porch is located on the east side, but the front facade is otherwise symmetrical. Walls are rough red brick laid in Flemish bond. Second story windows have soldier coursing lintels and first story windows have jack arch lintels with stone keystones. The centered front entry is flat roofed with a balustrade and entablature supported by Tuscan columns. The front door has a fanlight and sidelights. The original garage is contributing and the new rear garage is non-contributing.

226. C. A. Taney House, 2020 Summit Avenue, 1913: This 2 and 1/2 story Craftsman style house has an overhung asphalt gabled roof and large deeply overhung front shed dormer. Eaves are exposed. Walls are stucco and windows are 9 over 1. The front entry is offset to the east adjacent to a two story sun and sleeping porch. The prominent chimney stack breaks through the roof on the west side. The front facade is asymmetrical. The rear garage is contributing. The architect was A. L. Garlough.

227. Dr. Ward L. Beebe House, 2022 Summit Avenue, 1912: This 2 and 1/2 story Prairie style house has a deeply overhung crosote shingled gabled roof and stucco walls. The front facade is asymmetrical. Eaves are stuccoed. Windows occur in horizontal bands. There is a large arched window in the main gable end at the attic. The one story entrance porch is on the west side wall. The side gable has a triangular window. Windows are single pane casements. The garage is attached. The architects were Purcell, Feick, and Elmslie. The contractor was F. N. Hegg. (Listed NRHP 1977).

228. William Harris House, 2029 Summit Avenue, 1925: This 2 and 1/2 story Spanish Colonial Revival style house has a Mediterranean styling. The roof is green and red tile and is an intersecting shallowly-pitched hipped roof. Walls are stucco with yellow limestone trim, quoining, and round arched surrounds above the front entrance and on the chimney coping. Mankato stone shields are applied to the stucco walls. There are wrought-iron balconies at two second story windows. Three first story windows have blind round arches above the windows. Windows are multi-paned casements. There are spiral engaged columns between the first story windows. There is one set of stucco and stone double stairs to the front sidewalk. The garage is tuck-under. The architect was William T. Harris.

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229. J. P. Kennedy House, 2032 Summit Avenue, 1936: This 2 story Tudor Revival style house has an intersecting asphalt hipped and gabled roof. There is a prominent front facing gable and another on the east side with an end chimney. Walls are predominantly tan brick with soldier courses. There is stucco and mock half-timbering on the second story west side. Massing is irregular. Windows are 6 over 1 with a bay window on the first story of the north gable. The new rear garage is non-contributing. The contractor was J. A. Deutschlander.

230. Morris Fineberg House, 2037 Summit Avenue, 1928: This 2 story Tudor Revival style house has an intersecting green tile gabled and hipped roof. The steep gable ends face the street. One is two stories tall and sweeps down to the first story; the other is the gabled entrance porch which nestles into the taller gable. Walls are tan brick with some soldier coursing above the windows. Round arched windows and the round arched front door have limestone trim surrounds. The shallow box-like first story bay window has a metal French style roof. The front facing chimney has a brick niche. Windows are 4 over 4 on the first story and 6 over 6 on the second. The rear garage is contributing. The contractor was Gustav Wiegner.

231. John D. Asselin House, 2038 Summit Avenue, 1949: This 1 and 1/2 story cottage style house with raised basement has a steeply pitched asphalt gabled roof and red brick walls. The appearance is that of a simple Builders Colonial style house with an offset front entry and 8 over 8 windows with shutters. The house has an attached garage. This building is non-contributing.

232. William C. and Joan Ackerman House, 2040 Summit Avenue, 1980: This 2 story hipped roofed house is new and has Colonial overtones. The front facade has three set-back planes. The roof is a low-pitched asphalt hip. Windows are multi-paned casements and one bay window on the first story. Walls are sheathed in horizontal metal siding. Soffits and eaves are covered with metal. The front door has leaded glass. The garage is attached. The architect was a Mr. Breen who officed at Grand Ave. and Oxford in St. Paul. This house is non-contributing.

233. Jay J. and Helen Levine House, 2045 Summit Avenue, 1936: This 2 and 1/2 story French Chateau style house has a high pitched slate hipped roof and polygonal roofed central tower topped with a fleur-de-lis finial. The front facade is symmetrical. Walls are rough tan brick. The front entrance has a segmented arched opening. First story windows have brick soldier coursing. Windows on the first and second stories are vertically aligned and the second story 4 over 4 windows break above the roof line with an elliptically arched top. Walls have brick quoins and there is both brick banding and decorative brick patterns on wall surfaces. First story windows are 6 over 6. A screened sun room is located on the east side of the house. The garage is attached. The contractor was Car-Dell Company.

234. Charles Coddon House, 2048 Summit Avenue, 1919: This 2 story Colonial Revival style house has a cube form with a low red tile hipped roof and wide overhanging eaves. Walls are red brick and the foundation is poured concrete. First story windows have jack arch lintels with limestone keystones. The front facade is symmetrical. The flat roofed entrance porch is supported by fluted Composite order columns with a classical entablature. There is a beltcourse at the second story sill line. There is a large addition on the rear of the

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house. The rear garage is contributing. The architect was Henry Firmenger and the contractors were Lindstrom and Anderson.

235. Bernard Druck House, 2052 Summit Avenue, 1912: This 2 story Tudor Revival style house has an asphalt gabled roof with central eyebrow dormer and reddish-brown rough brick walls with stucco and false half-timbering on the second story. The first story has a full porch. Windows are 4 over 4 and 4 over 1 with vertical muntins. There is a contributing retaining wall with brick coping. The rear garage is contributing. The contractor was Rundquist.

236. J. Lisle and Anna Jesmer House, 2055 Summit Avenue, 1927: This 2 and 1/2 story Georgian Revival style house has a red tile hipped roof and rough brick walls laid in Flemish bond with decorative brick and window tabs. The eaves are bracketed and there are 3 hip roofed dormers on the roof. The house would be symmetrical except for what appears to be a closely styled east addition which breaks the symmetry. Window shutters are operable and windows are 8 over 1. The semi-circular front porch entrance with entablature is supported by wooden Tuscan columns and has a transom and leaded glass sidelights around the front door. There is a tuck-under garage. This house was acquired from the Butler family by St. Thomas College in 1983 and is now known as Chiuminatto Hall. It is currently used as classrooms and houses offices and studios and the Music Department.

237. Nathan Coddon House, 2056 Summit Avenue, 1924: This 2 story Spanish Colonial Revival style house with Spanish detailing. The roof is red tile with intersecting gables. There are no eaves. Walls are white stucco. First story windows have blind stucco arches. The front gable second story windows have small wrought iron balconies with large iron braces. The front entrance is in the west wing set back from the front gabled end. There is a round arched brick surround over the door. The rear garage is contributing. There is a contributing brick and concrete retaining wall around the property. The contractor was Lindstrom-Anderson.

238. Christ Child School for Exceptional Children, 2078 Summit Avenue, 1955-57: This new one story tan brick building has irregular massing, a flat roof, and awning type windows. It was acquired by the College of St. Thomas in 1977 and is currently owned by that institution under the name Christ Child Educational Building. It houses the Department of Education offices and Community Services for the college. It is non-contributing. The architect was Ellerbe and Company.

239. William Mitchell College of Law Building (now McNeely Hall), 2100 Summit Avenue, 1957: This is a 3 story tan brick International style building with box-like massing and large anodized metal and plate glass windows. There is a stone retaining wall at the front of the property. The building and land originally belonged to the William Mitchell College of Law and was acquired by St. Thomas College in 1977 and renamed McNeely Hall. It is used for classrooms. This building is non-contributing.

240. Harry Sinykin Duplex, 2110 Summit Avenue, 1923: This 2 story Colonial Revival style house has an asphalt hipped roof, stucco walls, and 6 over 6 windows. The central first story windows are grouped with arched window heads with 3 light fanlights. A barrel vault roof is located over the front door supported by wood Tuscan columns. The rear garage is contributing.

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241. 2112 Summit Avenue: parking lot on the corner of Summit and Finn Avenues. It used to be the side yard of the Sinykin Duplex at 2110 and is 60 feet wide with an anchor fence and loose gravel paving. Now owned by St. Thomas College. This site is non-contributing.

242. Albertus Magnus Hall, 2115 Summit Avenue, 1946: This 3 and 1/2 story Collegiate Gothic style building in Mankato stone with Bedford limestone trim was built as a stylistic companion to the earlier Aquinas Hall. It has a steeply pitched intersecting parapetted gabled roofline, buttresses between the bays, pointed arched windows with stone tracery, segmental arched and rectangular windows with multiple panes, label moldings above the windows and projecting two story bays. At the east end is a 1963 addition of a greenhouse attached to the building by an enclosed walkway. At the west end it is joined to Aquinas Hall by a double arched gateway. The architect was Ellerbe Brothers. It is non-contributing.

243. Aquinas Hall (Liberal Arts Building), 2115 Summit Avenue, 1932: This was the first building on the St. Thomas Campus to be constructed in the Collegiate Gothic style. Including the raised basement, it is 3 and 1/2 stories tall and rectangular in shape with its long side facing Summit Avenue. This building has a series of intersecting parapetted gables, deeply recessed windows grouped in threes on the upper floors, pointed arched windows with stone tracery on the first floor, buttresses, pinnacles with crockets, and smooth buff-colored limestone walls. The contractor was Foley Bros., Inc. of St. Paul, and the architects were Maginnis and Walsh of Boston.

244. stone name place markers, no date: Two stone markers spelling out "University of St. Thomas" are located at the corner of Cleveland and Summit and the corner of Cretin and Summit. They are around 5 to 6 feet tall and faced with Mankato stone. These structures are non-contributing.

245. parking lot, northeast corner of Cretin and Summit Avenue: This parking lot is on the southwest end of the St. Thomas College campus and is paved with bituminous overlay. This site is non-contributing.

246. Walter Butler House, 2120 Summit Avenue, 1924: This 2 and 1/2 story Tudor Revival style house has a cross gabled asphalt roof, red brick first story and stucco with mock half-timbering above. The foundation is poured concrete. Bargeboards on the gable ends are wide. The front roof has a large gabled dormer. Windows are 8 over 8. The front of the house faces east on Finn Street. The rear garage is contributing. The contractor was Butler Brothers Construction Company. It is now the St. Thomas College Alumni House.

247. Edna Glass House, 2130 Summit Avenue, 1918: This 2 story Colonial Revival style house has a steeply-pitched asphalt roof and shed dormer. The west side of the side gable sweeps down to the first story entrance. A fat Tuscan column supports the front entry roof over the front door. The front facade is asymmetrical. Walls are stucco. Windows are 4 over 4 and dormer windows are casements. The rear garage is contributing. The owner acted as her own contractor/architect. This building is now the President's House for the College of St. Thomas.

248. Michael M. Tierney House, 2134 Summit Avenue, 1921: This 1 and 1/2 story Craftsman/Bungalow style house has a bellcast asphalt hipped roof and large front hipped dormer. The front facade is symmetrical. Walls

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are stucco with fieldstone piers on the first story and chimney. Windows are 3 over 1 with vertical muntins. The rear garage is contributing.

249. Mrs. O'Gorman House, 2140 Summit Avenue, 1938: This 1 and 1/2 story Tudor style Bungalow has stucco walls with mock half-timbering and an intersecting asphalt gabled roof. There is a gabled front entry porch. Windows are 6 over 6. The rear garage is contributing. The contractor was Emil Nelson.

250. Helena C. Smith House, 2144 Summit Avenue, 1931: This 2 story Spanish Colonial Revival style house has a red tile intersecting gabled roof, stucco walls, and a round arched entrance with round arched door with diamond patterned leaded glass. There is a simple architrave and a round window in the gable end. Windows are 6 over 1. The rear garage is contributing.

251. McAnulty Company House, 2150 Summit Avenue, 1918: This 1 story Bungalow has an asphalt gabled roof and stucco walls with fieldstone porch foundation and base. Windows are 6 over 1. Eaves are deeply overhung with large wood brackets on the gable ends and over the front porch. The rear garage is contributing. The contractor was McAnulty Company.

252. Herbert A. Folsom House, 2154 Summit Avenue, 1912: This 2 story Tudor Revival style Bungalow has front facing asphalt gables at the second story and over the full front screened porch with battered piers. Gable ends have wide bargeboards with pendants. Walls are stuccoed with mock half-timbering with brick painted grey. Windows are 1 over 1. The west side has a bay window. The rear garage is contributing. The contractor was Joseph Fisby.

253. A. A. Klemmer House, 2156 Summit Avenue, 1913: This 2 story American Foursquare style house has a cube form under an asphalt bellcast hipped roof. The front dormer is hipped. Walls are wire-faced red brick up to the first story sill line and stucco on the upper stories. A full one story hip roofed porch stretches across the front and is glassed. Windows are 1 over 1. The rear garage is non-contributing. The architect was A. G. Erickson.

254. Ernest J. Murphy House, 2166 Summit Avenue, 1950: This one story cottage style house has an intersecting asphalt gabled roof with one gabled front dormer and an asymmetrical facade. Walls are sheathed in wood shakes. There is a large plate glass picture window and a recessed front door with side lights. Windows are 1 over 1. The house and rear garage are non-contributing. The contractor was William Golla.

255. H. S. Mills House, 2170 Summit Avenue, 1922: This 2 story Colonial Revival style house has an asphalt gabled roof. First story walls are rough red brick and the second story is weatherboard. The front facade is symmetrical with 6 over 1 windows on both floors flanking a flat roofed balustraded portico supported by fluted Doric columns and pilasters with multi-paned sidelights flanking the front door. Above the entrance on the second floor is a Palladian window. The rear garage is contributing. The architect was Olin H. Round.

256. S. Tierney House, 2174 Summit Avenue, 1921: This 2 story American Foursquare style house has a cube form and asphalt hipped roof with hipped dormers. Walls are stucco and the foundation is poured

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concrete. The full hip roofed front porch contains a grouping of 5 windows and the front door. Each has an angled arch molding. The rear garage is contributing. The contractor apparently was F. K. Tewes.

257. Perry-Tryle Company House, 2183 Summit Avenue, 1925: This 2 story Spanish Colonial Revival style house has a red tile gabled roof and one story flat roofed east porch with stucco piers forming a raised parapet. The influence is Spanish. Walls are stucco. The plan is asymmetrical. The front door has a rounded arch. Windows are 6 over 6. The rear garage is contributing. The contractor was Perry-Tryle Company.

258. Ethel Karon House, 2187 Summit Avenue, 1923: This 2 and 1/2 story Colonial Revival style house has a red tile gabled roof and three hip roofed dormers. The front facade is symmetrical. The front door has a brick surround and first story windows have blind recessed stucco arches and recessed window spandrels. Windows are 6 over 1. The rear garage is contributing.

259. Joseph F. Rosenthal House, 2195 Summit Avenue, 1925: This 2 story Spanish Colonial Revival style house has a red tile hipped roof with hipped roofs on the projecting offset front porch and east side boxed window bay with a shed roof. The form is cube and the front facade is asymmetrical. Walls are stucco and white painted brick. Rounded heads are over the small paired windows above the front door. The door itself has round arched molded stone surrounds. First floor windows have multi-paned transoms. There is brick soldier coursing under the second story windows. Windows are 1 over 1. The rear garage is contributing. The contractor was H. F. Thamert.

260. Archibald Bush House, 2215 Summit Avenue, 1927: This 2 and 1/2 story Tudor Revival style house has a high jerkin head gabled slate roof and one story gabled roof over the front entrance which sweeps down to a garden pier. Walls are random ashlar on the lower levels and stucco with mock half-timbering above. The front facade is asymmetrical. There is a shed roofed porch on the west side. Windows are 8 over 8 and diamond paned leaded glass. The garage is attached, but there is a contributing detached screened summer house on the east side. The contractor was G. A. Anderson.

261. J. W. Glover House, 2225 Summit Avenue, 1923: This 2 and 1/2 story Tudor Revival style house has an intersecting gabled slate roof with hip roofed 2 story porch and sun porch on the east side and a central eyebrow dormer. Bargeboards are wide. Walls are stucco with mock half-timbering. Windows are 6 over 1. The door is recessed under a gabled entrance porch and is flanked by diamond-paned sidelights. The rear garage is attached. The architects were Mather and Fleischbein.

262. E. J. Kingston House, 2233 Summit Avenue, 1923: This 2 story Spanish Colonial Revival style house has a gabled roof with red tiles. Walls are stucco. There are one story wings on the east and west with new metal flashing. Original windows are small and consist of multi-paned casements. The front entry has a round arched terra cotta surround. The garage is attached. The architects were Mather and Fleischbein.

263. R. O. Bishop House, 2241 Summit Avenue, 1955: This 1 and 1/2 story Ranch style house has a steeply pitched gabled roof and wide shed dormers. Walls are sheathed in vertical wood panelling and tan Roman

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brick. Windows are casements. The garage is attached. This house is non-contributing. The architect was Ellerbe and Company.

264. Charles Coddon House, 2249 Summit Avenue, 1951: This 1 story Ranch style house has an asphalt gabled roof with vertical wood panelled walls, wooden shakes in the gables, and brick painted white. Windows are casements. The garage is attached. The architect was Norman Johnson. This house is non-contributing.

265. Dr. E. V. Goltz House, 2259 Summit Avenue, 1922: This 2 and 1/2 story Georgian Revival style house has a gabled wood shingled roof with 3 rounded front dormers. The front facade is symmetrical. Walls are smooth red brick laid in a Flemish bond. First story windows have jack arched lintels. There is a porte cochere on the east side. The flat roofed front portico is semicircular with a simple dentilled entablature and fluted columns. The door has side lights. Windows are 4 over 4. The rear garage is contributing. The contractor was F. O. Peterson.

266. George W. Robinson House, 2265 Summit Avenue, 1922: This 2 and 1/2 story Georgian Revival style house has a gabled asphalt roof with returned eaves and three gabled dormers with returned eaves and round arched windows with keystones and side pilasters. Except for the 1 story balustraded flat roofed side porch on the west, the front facade is symmetrical. Second story eaves are heavily bracketted. Brick soldier coursing runs at the foundation level and the first story windows have jack arch lintels. The front portico is flat roofed with a balustrade and wooden piers with round tops. This portico has a dentilled architrave and is supported by Corinthian columns and flat pilasters. The front door has half sidelights. Windows are 6 over 6. The rear garage is contributing. The architects were Mather and Fleischbein.

267. George L. Burg House, 2279 Summit Avenue, 1964: This 1 story Ranch style house has a tall asphalt hipped roof with side hipped roofed wings and ivory colored smooth brick walls. The front facade is asymmetrical. Windows are multi-paned diamond shaped glass in casements. The garage is attached. There is a dry stone retaining wall at the sidewalk. This house is non-contributing. The architects were Associated Architects and Engineers, Inc.

268. Leo C. Byrne Residence, 2190 Summit Avenue, 1979: This contemporary red brick building is 3 stories tall with cast concrete projecting balconies and a flat roof. Windows are fixed light and sliding doors lead to each balcony. The building is a dormitory. The architects were Voigt and Fourre. It is non-contributing.

269. Bell Memorial Sisters Convent and Chapel, 2190 Summit Avenue, 1951: This two story building has a hipped roof and red brick walls with 1 over 1 windows and limestone sills. It was built from money donated by the John Bell family for the Sisters of St. Joseph. Currently, it is being used as the administrative offices until the new administration building is completed. The architects were Shifflet, Blackstrom, and Carter of Minneapolis. It is non-contributing.

270. Loras Hall (North Residence), 2190 Summit Avenue, 1892-94: This 4 and 1/2 story student residence has red face brick walls and a hipped roof with dormers. The windows are 4 over 4 with segmented arches. The builder was James Carlisle & Sons of Minneapolis and the architect was Cass Gilbert.

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271. St. Mary's Chapel, 2190 Summit Avenue, 1901-05: This chapel is constructed of rockfaced sandstone with smooth gray limestone trim. It is designed in the Romanesque Revival style on the Latin cross plan with two chapels projecting from each side aisle. The north-facing main facade is dominated with a large rose window. The gabled parapetted entrance is flanked by buttresses. This building was the first permanent chapel on the St. Paul Seminary campus. The architect was Clarence H. Johnston, Sr. During a 1988 remodeling of the chapel, the apse and interior furnishings were removed and the interior reoriented. Rafferty, Rafferty, and Tollefson were the architects.

272. The Administration Building and Campus Residence, 2190 Summit Avenue, 1988: This building was connected to the south of St. Mary's Chapel in 1988. It is constructed to form a central courtyard. Built of yellow quarry faced ashlar limestone, the west and south portions of the building are three stories on a high basement while the north and east sections are one story. Square corner towers with pyramidal roofs flank the western section of the building. Ornamentation is limited to dressed faced ashlar lintels and belt courses. This modern addition replaced the 1892 Administration Building. The architects were Griswold-Rauma.

273. stone place name marker: On the St. Paul Seminary campus in front (north) of the St. Mary's Chapel facing Summit Avenue is a stone name marker which reads "St. Paul Seminary Founded 1894." This object is non-contributing.

274. D.A.R. World War I monument, west end of Summit Avenue overlooking the bluff of the Mississippi River: The octagonal shaft and octagonal base, which contains a bronze plaque dedicating the monument, were made from light granite from Cold Spring, Minnesota. It is topped by a cross with detailed carvings. It was erected by the St. Paul Chapter of the Daughters of the American Revolution to honor the men and women from St. Paul and Ramsey County who died in service during World War I. The 36 feet high monument was dedicated on November 11, 1923. The architects were Holyoke, Jemne & Davis. The contractor was F. J. Romer Construction Co. The carving was done by G. Kepechi, of St. Paul. This object is contributing. Around the base of the monument are four granite park benches. To the northwest of the monument is a limestone observation deck with metal railing, built in ca. 1989. Surrounding the monument and observation area are streetlights, also from 1989, which are a compliment in design to the streetlights on Summit Avenue.

275. Summit Avenue median greenway is flanked by a one way west street on the north and a one way east street on the south. The roadway becomes a centered two-way street with flanking greenways between Snelling and Wheeler. Plantings are grass, deciduous trees, flowering shrubs and annual flower beds at Lexington and Summit.

276. Electric lighting from the period lines the avenue. These are contributing objects.

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ARCHITECTS (Partial Listing)

H.W.S. Cleveland
Clarence H. Johnston, Sr.
Peter J. Linhoff
Louis Lockwood
Gust Anderson
Mark Fitzpatrick
E.J. Donahue
Hartford-Jacobson
Clarence H. Johnston, Jr.
Mather and Fleischbein
Ellerbe and Round
Purcell, Feick, and Elmslie
Olin H. Round
Cass Gilbert

BUILDERS (Partial Listing)

H.M. Elmer
Lindstrom-Anderson
James Carlisle and Sons

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NARRATIVE STATEMENT OF SIGNIFICANCE

The West Summit Avenue Historic District is significant for community planning and urban development, and as the largest unbroken avenue of Colonial Revival and Classical Revival-style architect-designed houses in the Twin Cities. The district's period of significance is 1885-1938. There are three campuses which are integral to the history of west Summit: Macalester College, the College of St. Thomas (later the University of St. Thomas), and the St. Paul Seminary. Macalester College, founded in 1881 on Summit Avenue, and St. Paul Seminary, founded on the present site of St. Thomas College, which began as an industrial school in 1888 and became the nucleus of both present-day St. Thomas College and St. Paul Seminary, pre-dated all but a handful of residences on west Summit. The boulevarding of Summit Avenue in 1887-8 was inspired by landscape architect H. W. S. Cleveland in 1872 and 1885-1887 before west Summit Avenue was developed. When Summit Avenue west of Lexington Parkway was turned into a 200-foot-wide parkway, the future of the entire length of Summit Avenue as the premier street in St. Paul stretching some 4.5 miles from the Cathedral to the Mississippi River was assured. East Summit Avenue, already listed on the National Register as part of the Historic Hill District, set the original tone for the entire length of the avenue by attracting the most wealthy and influential families prior to 1900. Boulevarding the remainder of the avenue, known here as west Summit, together with platting large lots and the zoning legislation in 1915 restricting construction on west Summit to residential housing insured the quality and reputation of the avenue for its entire length as houses were built between 1900-1938. All residential construction ceased in 1939 and did not resume until 1949; Bigelow Hall (1946) at Macalester College and Albertus Magnus Hall (1946) at the University of St. Thomas were the only two buildings constructed during this time. Excellent local examples of the nationally popular Period Revival styles are located on west Summit in the largest concentration on a single street in the metropolitan area.

West Summit Avenue is essentially a continuation and historical continuum with Summit Avenue east of Lexington Parkway. Whereas the east end is largely 19th century, the west end is predominantly 20th century. As early as the 1870s, the first residences were built on the bluff above the city of St. Paul. Summit Avenue was the first offshoot of this residential development providing excellent building sites for fine estates on the bluff's edge. The earliest inhabitants of east Summit Avenue were people of influence and wealth, known both locally in St. Paul and regionally. Development of the avenue was generally east to west and the first area developed east of Dale. In 1872, Summit Avenue west of Lexington was a dirt road through flat prairie dotted with stands of hardwoods. At that time, the western boundary of the city of St. Paul was Dale. West of Dale, Summit Avenue ran through Reserve Township and was not part of the city. This area was sparsely dotted with farms, some dating back to the early 1850s.

The most important landscape architect in the state was Horace William Shaler Cleveland. Born in Massachusetts in 1814, Cleveland lived for a time in Havana, Cuba, where he first became interested in horticulture. Returning to the United States, he studied civil engineering and worked as a surveyor, settling on a farm near Burlington, New Jersey. In the 1850s, he joined a landscape partnership, but, in 1857, his firm lost in the competition for the design of Central Park in New York City. After the Civil War, Cleveland moved to Chicago where he became interested in the problems of new Midwest cities. In 1872, William Watts Folwell, president of the University of Minnesota, invited Cleveland to speak. During that visit, the city of St. Paul approached him to design a plan for park improvements. The City Council wished "to avoid the errors of

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other large cities, and begin in time to provide for parks, wide avenues, public squares, and other improvements, on a scale suitable to our future growth."¹

Cleveland was impressed with the natural beauty of St. Paul, with its rolling terrain, its lakes, and the Mississippi River close at hand. Cleveland took Summit Avenue as an example of the misuse of prime scenic land. He expressed disappointment that Summit Avenue had not been laid out to run directly along the edge of the bluff, thus allowing houses to block the view of the town below and the Mississippi River. Most importantly for the future development of the park system, he conceived of a city-wide park with a continuous element of green threading throughout the city plan. Parks could be connected by parkways or boulevards, which, in themselves, could serve as a linear park. Cleveland recognized that such boulevards would eventually be lined with "costly residences and fine public buildings."²

Thirteen years later in 1885, Cleveland was again asked by the Council and the St. Paul Chamber of Commerce to deliver a speech in St. Paul. He renewed his appeal for action and emphasized the importance of preserving the Mississippi River gorge on both sides of the River. He reiterated his appeal for laying out broad boulevards and suggested linking both Minneapolis and St. Paul by a broad boulevard named "Union Parkway" via Summit Avenue in St. Paul and 34th Street in Minneapolis. St. Paul established a Board of Park Commissioners in 1887 and hired Cleveland to design proposals to carry out his plan. He was especially active in developing Como Park and Summit Avenue boulevard.³ What made the development of Summit Avenue Boulevard possible was the private efforts of a group of citizens who acted to acquire land on west Summit Avenue prior to building construction. Fired by Cleveland's 1885 speech in St. Paul, a group of citizens organized the Summit Avenue Boulevard and Park Association and obtained as a gift from property owners to the city a 200-foot strip of land fronting Summit Avenue between Lexington and the Mississippi River.⁴ In 1887, Summit Avenue was boulevarded, but the dirt road did little but wander west across the flat prairie through occasional stands of hardwoods to the River. St. Paul had, in 1885, annexed Reserve Township and extended the corporate limits of the city making the boulevarding project possible. The first years of what became the College of St. Thomas on the north side of Summit and Macalester College on the south side of Summit were begun on land purchased from two of Reserve Township's first settlers: William Finn and Thomas Holyoke, respectively. Trees and grass were planted along the avenue, but the parkway was poorly kept, unmowed, and the trees left unwatered. Complaints of neglect surfaced periodically during the 1890s until 1903 when the city Park Board took control of the boulevard and replanted, relandscaped, and began regular maintenance of the parkway.

The earliest houses on west Summit dated from 1885 when Macalester College built five residences for faculty and a real estate syndicate purchased additional land for the Macalester Park neighborhood contiguous to the west of the present campus. By 1900, there were only 39 houses in the 2.5 miles from Lexington to the River and the street was largely unoccupied. The first building boom on west Summit lasted from 1900-1909 when 72 houses were built. The 'teens were a time when zoning regulations were first being discussed nationally and the next significant event in the development of west Summit Avenue occurred in 1915. In 1915, the Minnesota state legislature passed a law allowing any first class city (St. Paul, Minneapolis, and Duluth) to designate restricted residential districts. Summit Avenue became one of the first residential districts in St. Paul. Construction was restricted to single-family dwellings, duplexes, churches and schools. This legislation was the

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precursor to modern zoning ordinances. In 1922, a citywide zoning code was adopted and Summit Avenue was declared a Class "A" Residential District.⁵

The 1915 zoning restrictions had a profound effect on west Summit Avenue where there was plenty of vacant undeveloped land in 1915. During the 1920s, some eighty houses were constructed and the streetscape became substantially filled-in. Without the zoning restrictions, there might have been a gradual decrease in the quality of housing on the avenue's west end. The 1915 law explicitly forbade restaurants, shops, factories, coal yards, public garages and apartment houses. Much of the "feeling" of west Summit Avenue today comes from the predominantly residential character of the street from Lexington Parkway to Mississippi River Boulevard. Without the restrictions, major cross streets such as Lexington, Snelling, and Cleveland might have become small service commercial nodes. The 1915 law undoubtedly played a part in the commercial development of Grand Avenue, a block south of Summit.

Churches and schools were not forbidden by the 1915 zoning restrictions. The first church on west Summit was built from plans designed by Emmanuel Masqueray in 1913. It is St. Paul Episcopal's Church-on-the Hill in Gothic Revival style. Masqueray also designed the St. Paul Cathedral at the east end of Summit Avenue. Other churches ensued on west Summit, following a trend begun on the east end of the avenue: the Immaculate Heart of Mary Church and School was built in 1949-50, Mt. Zion Temple in 1951, the Church of Jesus Christ of Latter Day Saints in 1953, and St. George Greek Orthodox Church in 1967. The styles range from Colonial to Modern, but all have the same set-backs as adjacent houses and are not intrusive among the large houses on the avenue.

The other use not expressly forbidden along the avenue was schools. In 1887, Ramsey School had been built facing east with its north facade running along Summit Avenue at 1700 Summit. It was rebuilt in 1926 and enlarged in 1978. Three college campuses preceded the residential development on west Summit. They are the Hill Theological Seminary (St. Paul Seminary) campus, 1892; the College of St. Thomas, 1890-92; and Macalester College, begun in 1884. Both St. Thomas and the Seminary are located at the west end of Summit, while Macalester College is located at the intersection with Snelling Avenue.

Socially and economically, west Summit Avenue was an extension of the east end of the street. The well-to-do professionals and business people who built houses on west Summit were the tastemakers of their day. During the period of greatest construction on west Summit, from 1900 to 1937, most of the residents hired local architects to design houses in the nationally-popular Classical Revival, Colonial Revival, Tudor Revival, Georgian Revival and Spanish Colonial Revival styles. Fully 76 percent of the houses on west Summit Avenue today are built in one of these major Period Revival styles. Because of this, west Summit has a consistency in appearance and feeling found nowhere else in the metropolitan area on a single long avenue. The individually architect-designed Revival styles were popular with the conservative upper class along the avenue during the boom years from 1900 to 1929. With the onset of the Depression, housing starts fell off sharply and only nine houses were completed between 1930-38. Most of the original owners were owners and officers of large manufacturing, wholesale or retail business or professional people in medicine, law, real estate, and other white collar jobs.

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The size of the majority of the houses on west Summit is large, fully two and a half stories in most cases, and the massing is either irregular and picturesque or formal and rectilinear, depending on the style. Houses drop to predominantly two stories with no dormers in the west three or four blocks of the district. Very few houses are one story and those are either a handful of Bungalows or a few Ranch style houses built between 1950-1979. Residences are set back from the right-of-way as much as 70 feet and as little as 30 feet. The setback creates a broad green band in the middle of the district comprising lawns on each side of the avenue with one-way traffic on each side of the 200-foot boulevard, thus creating a broad middle zone of green lawns and mature plantings. This characteristic sets west Summit Avenue apart from virtually all other streets in St. Paul.

The predominant materials on west Summit are stucco, mock half-timbering, and rough or wire-faced brick with asphalt or tile roofs. Brick is generally red, although some is tan. Tile roofs are either red or green. There are extremely few weatherboard- or wood-shingle-sheathed houses. The upper-class clients seem to have preferred substantial masonry materials for wall treatment and maintenance costs lower than that for wooden sheathed houses. Stucco and brick were well adapted to the harsh Minnesota climate. Labor rates in the masonry trades were reasonable. Most houses on west Summit were built for from \$10,000 to \$15,000, but lots were going for as much as \$350 a linear foot as early as 1887. The cost of these large and deep lots fronting the boulevard insured that expensive houses would be built along the entire length of the avenue.

Macalester College campus has buildings predominantly of red brick with concrete or sandstone trim. The present-day campus of the University of St. Thomas presents cream-colored Kasota stone buildings to the Summit Avenue streetscape. The first building of this material was Aquinas Hall, built in 1932, which became the model in material and its Gothic Revival style for later buildings like Albertus Magnus and those structures visible from Summit Avenue. The St. Paul Seminary campus is dominated by three of the original buildings designed in a hard red face brick by Cass Gilbert and by the St. Mary's Chapel executed in rockfaced sandstone with grey limestone trim.

Workmanship and integrity on west Summit is unusually high and is consistent along the entire length of the Avenue. All properties were judged to be in either excellent or good condition. Landscaping is well-maintained by both private owners and the city of St. Paul in the case of the parkway. Design of the houses is largely distinctive and individual, reflecting the tastes of local architects and original owners. West Summit Avenue avoids a "cookie-cutter" appearance and is a virtual museum of well-designed Period Revival styles.

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2. H. W. S. Cleveland (1885), "Outline Plan of a Park System for the City of St. Paul." St. Paul: Globe Job Office. 1885, p. 20; Tischler and Luckhardt, p. 286.
3. Tischler and Luckhardt, p. 289.
4. Cleora Clark Wheeler, "How Summit Avenue Got Its Boulevard." St. Paul Sunday Pioneer Press Feature Magazine. April 11, 1948, pp. 10-11.
5. Ernest R. Sandeen, St. Paul's Historic Summit Avenue. St. Paul: Living Historical Museum, Macalester College. 1978, p. 29ff.

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VERBAL BOUNDARY DESCRIPTION

The boundary of the West Summit Avenue Historic District is shown as the heavy black line on the map entitled, "West Summit Avenue Historic District, St. Paul, Ramsey County, Minnesota," and drawn to a scale of 200 feet to the inch.

BOUNDARY JUSTIFICATION

The boundary is designed to include every property contiguous to west Summit Avenue from Oxford Street on the south side of Summit, and Lexington Parkway on the north side of Summit Avenue, west to the bluff line of the Mississippi River. This is all the immediate property historically associated with Summit Avenue Boulevard.

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SUMMARY OF IDENTIFICATION AND SURVEY METHODS

This nomination was based on three surveys. The first was completed in 1983 and involved field recording and in-depth research on some 85 properties on west Summit Avenue. It was part of the 1980-83 Historic Sites Survey of St. Paul and Ramsey County. The second survey was done in June and July, 1987, and involved photographing every residence and public/private building facing Summit Avenue from Oxford Street on the south side of Summit and Lexington on the north side of Summit, west to the Mississippi River. Some 258 properties were surveyed and garages or outbuildings noted on the survey forms, as well as contributing structures such as retaining walls, fences or marble sidewalks. The third survey took place in the Spring of 1988 and involved an intensive survey of three campuses fronting on Summit Avenue: Macalester College, the University of St. Thomas, and the St. Paul Seminary. All 87 college-owned properties in the area were surveyed whether they fronted on Summit Avenue or not. All campus buildings were assessed for potential inclusion in the West Summit Avenue Historic District. During the last two surveys, archives at the three institutions were extensively used to compile building-specific information. The survey team went through the original Macalester College research files of Professor Ernest Sandeen to double-check permit numbers and data from the 1978 study he and his students compiled. Information from other secondary sources and personal contact with property owners was added to information previously gathered. Historical photographs, newspapers, St. Paul Park Board annual reports, monographs on particular properties, and St. Paul atlases and Sanborn Insurance maps rounded out the historical research reflected in this nomination.

The typology of significant property types has been based on function and association with community planning and urban development of the West Summit Avenue Historic District. The study included building types based on function not prohibited by the 1915 zoning law: single and double family housing, schools, and churches. The three college campuses were assessed. Only the Macalester College, St. Paul Seminary, and University of St. Thomas buildings fronting Summit Avenue which were constructed in the period of significance and which contribute to the streetscape were considered contributing to this nomination.