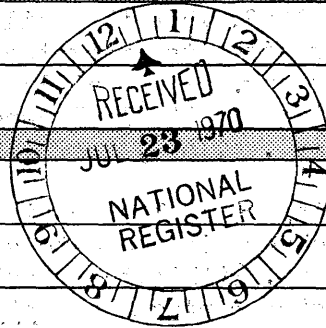


**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: <b>Minnesota</b>	
COUNTY: <b>Ramsey</b>	
FOR NPS USE ONLY	
ENTRY NUMBER <b>70.10.27.0023</b>	DATE <b>10/15/90</b>



**1. NAME**

COMMON:  
**Burbank - Livingston - Griggs House**

AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER:  
**432 Summit Avenue**

CITY OR TOWN:  
**St. Paul**

STATE: **Minnesota** CODE: **22** COUNTY: **Ramsey** CODE: **123**

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input checked="" type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious	<b>Historic House</b>	
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

**4. OWNER OF PROPERTY**

OWNER'S NAME:  
**Minnesota Historical Society**

STREET AND NUMBER:  
**690 Cedar Street**

CITY OR TOWN:  
**St. Paul**

STATE:  
**Minnesota**

CODE:  
**22**

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
**Ramsey County Courthouse, Register of Deeds**

STREET AND NUMBER:  
**15 West Kellogg Boulevard**

CITY OR TOWN:  
**St. Paul**

STATE:  
**Minnesota**

CODE:  
**22**

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:  
**Minnesota State Register of Historic Sites**

DATE OF SURVEY: **1969**  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS:  
**Minnesota Historical Society**

STREET AND NUMBER:  
**690 Cedar Street**

CITY OR TOWN:  
**St. Paul**

STATE:  
**Minnesota**

CODE:  
**22**

SEE INSTRUCTIONS

STATE: **Minnesota**

COUNTY: **Ramsey**

ENTRY NUMBER: **70.10.27.0023**

DATE: **10/15/90**

FOR NPS USE ONLY

7 DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The mansion at 432 Summit Avenue, of gray limestone, with a low-pitched roof and wooden cupola, remains essentially the same in exterior appearance as it was in 1863, when the building was completed. Built by James Burbank, the mansion with its bracketed cornice work and round-arched windows is typical, in many ways, of the villa style of architecture. Although the property was subdivided by its 1887 owner (Thomas Oakes who sold the original estate to William G. Riley), very little substantive exterior change is apparent.

Comparing an 1867 engraving with a later 1880's photograph, the most conspicuous change is the extension of the east porch to include the full length of the house. Within the mansion, change is more obvious and striking. Crawford Livingston replaced the single window that provided light for the central stairway with 3 arched windows of stained glass. A parquet floor was installed in the drawing room on the east side of the house. This was the first example of such flooring in Minnesota.

The most extensive "face-lifting" the mansion ever received was the work of Mary Livingston Griggs, beginning in 1925. A 2-story wing was added to the southwest corner of the building. The kitchen was moved to the first floor, while the basement was converted to a laundry. Upstairs, a large bedroom, a marble and brass bath, a wardrobe room and a hallway were added. An elevator was installed in this hallway, out of sight to the casual observer. In all, 10 rooms were imported from Europe and fitted into the house.

Among the more unique features of the mansion is the stone room, so-called because of its black-and-white marble floors and Jacobian plaster ceiling which compliment the walls of unpolished limestone. Late 18th century French panels are found in the grand salon and bedroom suites on the east end of the house. Antique interiors have been fitted and placed in the salon, dining room, and several bedrooms throughout the house. A basement amusement room was added in the early 1930's to reflect the "modern" taste of that era. Included in this project were a piped-in sound system, forced-air heating and indirect lighting.

The mansion is presently owned and operated by the Minnesota Historical Society.

SEE INSTRUCTIONS

1925  
rooms added upstairs

## SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian  
 15th Century

- 16th Century  
 17th Century

- 18th Century  
 19th Century

- 20th Century

SPECIFIC DATE(S) (If Applicable and Known)

Built 1862-63. Additions 1925.

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal

 Prehistoric Historic Agriculture Architecture Art Commerce Communications Conservation Education Engineering Industry Invention Landscape

Architecture

 Literature Military Music Political Religion/Phi-

losophy

 Science Sculpture Social/Human-

itarian

 Theater Transportation Urban Planning Other (Specify)

STATEMENT OF SIGNIFICANCE

The significance of the Burbank-Livingstone-Griggs House has been appropriately defined in a recently published article as "...Minnesota's most elaborate example of mid-19th century 'Italianate' architecture." The mansion on Summit Avenue was built by James Crawford Burbank, a native of Vermont, who came to St. Paul via New York and Wisconsin to operate a lumber business. His professional accomplishments are many, including Ramsey County Commissioner, state representative and the individual responsible for the reorganization of the St. Paul Fire and Marine Insurance Companies. He began building his mansion in 1862, completing it a year later at an initial cost of \$22,000.

The mansion included many unique features for its day: steam heat, hot and cold running water, gas lighting and brick-lined walls. The latter were supposedly immune to moisture and rat-proof. James Burbank died in June 1876; the St. Paul Dispatch carried an appropriate epitaph: "...his history is the history of St. Paul and the state; his own successes and failures being so closely allied with their settlement and development as to preclude the mention of one without the other."

Thomas Fletcher Oakes and his family made the mansion their residence from 1883 to 1887, while he applied his ambitions as General Manager of Henry Villard's Northern Pacific Railroad. Crawford Livingston moved there with his bride in 1888; he was to establish the St. Paul Gas Light Company. The Livingston family occupied the house the longest of any previous tenants; here daughter Mary was married to Theodore Wright Griggs, a Yale graduate and partner in Griggs, Cooper and Company (wholesale grocers) in 1915.

Following the deaths of Crawford Livingston and his wife in 1925, the house was known as the Griggs Residence. Mrs. Griggs embarked on a project to install elaborate rooms taken from French and Italian houses in Europe, each appropriately furnished with period pieces and art treasures.

The architectural and interior splendor of the Burbank-Livingstone-Griggs House is illustrative of the life-styles and value-systems of wealthy Americans from 1862 to 1930.

SEE INSTRUCTIONS

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

Jacobsen, Christina H., "The Burbank-Livingston-Griggs House, Historic Treasure on Summit Avenue," Minnesota History, Spring 1970.

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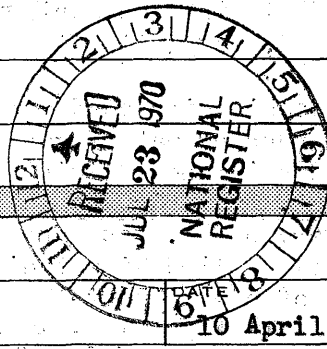
**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		44 58 07	93 07 13	
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: LESS THAN TEN

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

STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

**11. FORM PREPARED BY**

NAME AND TITLE: John Grossman, Survey & Planning

ORGANIZATION: Minnesota Historical Society

STREET AND NUMBER: Building 25 - Fort Snelling

CITY OR TOWN: St. Paul STATE: Minnesota CODE: 55111 22

**12. STATE LIAISON OFFICER CERTIFICATION**

<p>As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:</p> <p>National <input type="checkbox"/> State <input checked="" type="checkbox"/> Local <input type="checkbox"/></p> <p>Name: <u>Russell H. Fridley</u></p> <p>Title: <u>Director, Minn. Historical Society</u></p> <p>Date: _____</p>	<p><b>NATIONAL REGISTER VERIFICATION</b></p> <p>I hereby certify that this property is included in the National Register.</p> <p><u>Ernest Allen Cannady</u> Chief, Office of Archeology and Historic Preservation</p> <p>Date: <u>OCT 15 1970</u></p> <p>ATTEST:</p> <p><u>William J. Whittoght</u> Keeper of The National Register</p> <p>Date: <u>SEP 12 1970</u></p>
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57°30"  
EAPOLIS (CH) 7.5 MI.

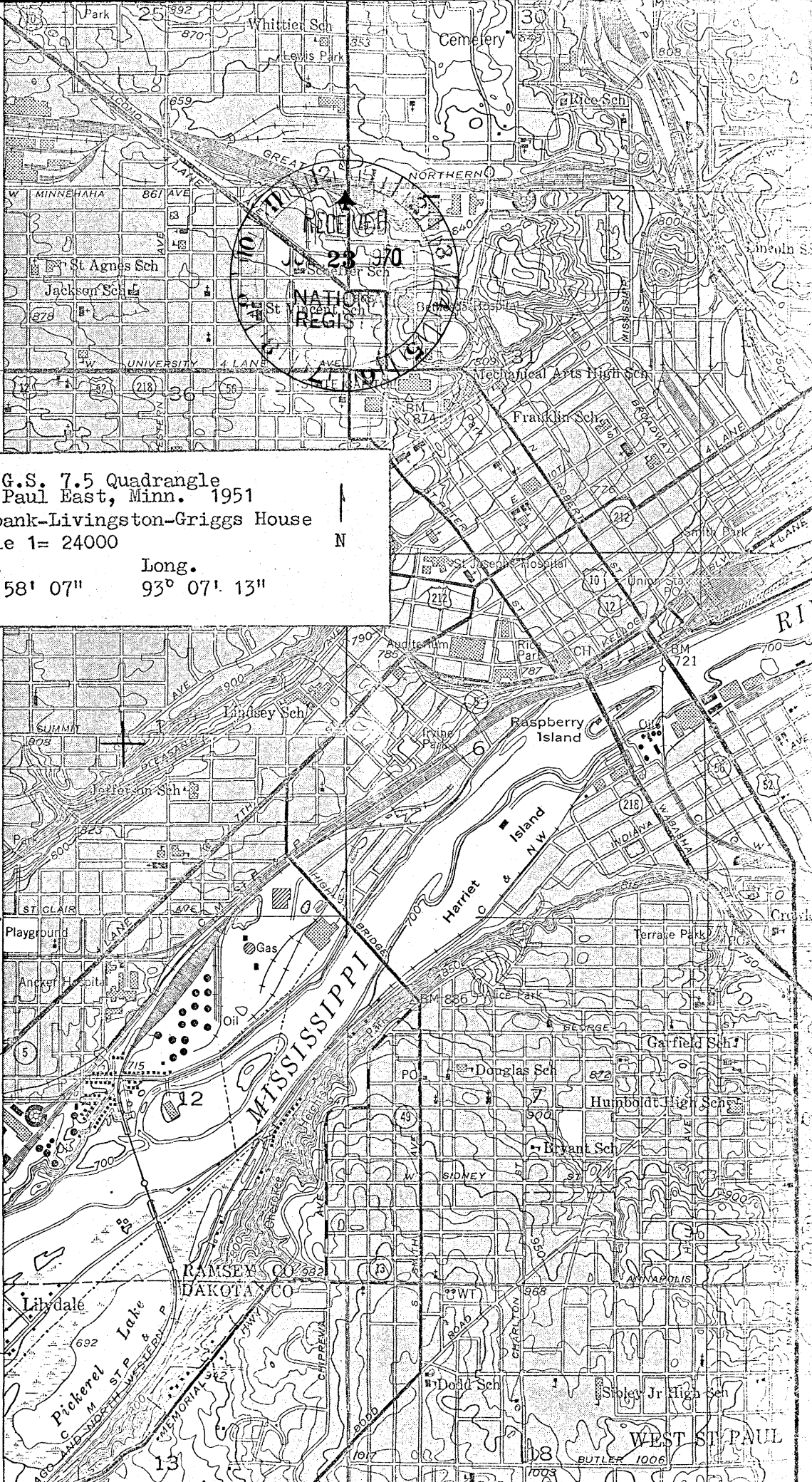
U.S.G.S. 7.5 Quadrangle  
St. Paul East, Minn. 1951  
Burbank-Livingston-Griggs House  
Scale 1= 24000  
Lat. 44° 58' 07" Long. 93° 07' 13"

CHASKA  
8.2 MI.

(ST. PAUL WEST)

4 MI. TO MINN. 55

55°



F 101  
(b) 5)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM**

(Type all entries - attach to or enclose with map)

STATE	
Minnesota	
COUNTY	
Ramsey	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
70.10.27.0023	10/10/70

SEE INSTRUCTIONS

<b>1. NAME</b>			
COMMON: Burbank-Livingston-Griggs House			
AND/OR HISTORIC:			
<b>2. LOCATION</b>			
STREET AND NUMBER: 432 Summit Avenue			
CITY OR TOWN: St. Paul			
STATE: Minnesota	CODE 22	COUNTY: Ramsey	CODE 123
<b>3. MAP REFERENCE</b>			
SOURCE: U.S.G.S. 7.5* Quadrangle			
SCALE: 1 = <del>62500</del> 24,000			
DATE: 1951			
<b>4. REQUIREMENTS</b>			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			

