A LETTER FROM THE HOUSE TOUR CHAIR

Dear Summit Hill residents and community members,

The 2018 Summit Hill House Tour is right around the corner! We’ve been working hard on the tour for over a year and are thrilled to present a stunning collection of private homes and public spaces for your enjoyment.

The Summit Hill neighborhood is truly a gem of Saint Paul. The sense of pride from residents, the beautiful historic homes, and engaged business climate all contribute to what makes the neighborhood so great. I feel honored to be chairing the House Tour this year and to get to help show off some truly wonderful homes.

A reminder that if you haven’t purchased your tickets yet, we’ve offering a fun and affordable VIP ticket package this year for $80 per ticket (with the code VIPDISCOUNT entered at checkout). With a VIP ticket, you will receive the following:

- Brunch at Dixie’s on Grand
- Priority access to the homes and public spaces on the tour (one hour before the tour opens to general ticket holders)
- Preferred parking at ticket pickup locations
- A free drink at The Iron Ranger (courtesy of The Odd Couple Team with Keller Williams Integrity Realty) AND The Lexington (courtesy of Amber Garofalo with Cross Country Mortgage)

In addition, it’s important that I mention and give thanks to our community sponsors who are making the tour possible. We are endlessly grateful for their support.

- The Odd Couple Team with Keller Williams Integrity Realty
- Amber Garofalo with Cross Country Mortgage
- Dixie’s on Grand
- David Heide Design Studio
- Hush Therapeutics
- Bank Cherokee
- UPS Store
- Crosby & Westbrook, LLC
- Dash Leander with Farmers Insurance

I hope to see you around the neighborhood on the day of the tour. Thank you for your generous support of the Summit Hill Association/District 16 Planning Council. Proceeds from the tour go directly to crucial community engagement work that makes Summit Hill a better place for everyone.

Sincerely,

Jason Koenig
THE SUMMIT HILL HOUSE TOUR

A Volunteer’s Perspective

Many Twin Cities’ residents have fallen in love with Summit Hill homes and architecture while walking in the neighborhood of Saint Paul. That’s exactly what happened for Danielle Noeske and Patsy Keech, two past and current Summit Hill House Tour volunteers, fell in love with Summit Hill homes while doing exactly that. Noeske fell in love with the neighborhood’s architecture when she walked to work at a local Summit Hill business. Keech recalled walking and admiring the Summit Avenue homes on one of her first dates with her now husband.

The Summit Hill Association’s House Tour could not be possible without the generous volunteers such as Keech and Noeske. Individuals can volunteer on the day of the House Tour as a house captain and floater. Noeske has volunteered for the event our for the last 15 years. She recalled that volunteering for the House Tour allows a person the opportunity to intimately view the beautiful homes as well as learn more of a home’s stories by interacting with its owners. Noeske also volunteers with a group of her friends and becomes part of a larger community who is interested in learning about the homes’ histories and architecture.

Keech volunteered at the last Summit Hill House Tour and is sharing her love of the neighborhood’s homes with a group of young individuals, high school students. Keech teaches students in hospitality management and several of Keech’s students will volunteer with her on the Summit Hill Home Tour. Keech believes volunteering for this Home Tour is a great opportunity for people have fun, be exposed to hospitality management, and admire magnificent architecture.

Both Keech and Noeske agreed the Home Tour was a fun and worthwhile experience. In addition, all Summit Hill House Tour volunteers receive one free ticket to the tour, with a special “head of the line” pass so you can see has many houses as possible before or after your shift, a volunteer t-shirt, and an invitation to a post-tour volunteer party with appetizers, refreshments, and great company.

Quite simply, as Keech said, “If you are looking for an elegant and gracious experience in St. Paul, then being part of the House Tour is a must.”
1862 Italianate Villa
432 Summit Avenue

Among the most historically significant and splendid homes in Minnesota, the Burbank-Livingston-Griggs Mansion reflects the legacy and love of its many stewards. In 1862, Summit Avenue was a dusty country road on the bluff above the Mississippi when stagecoach and steamboat mogul James C. Burbank built one of the finest examples of Italianate architecture. In 1882, architect Clarence H. Johnston created a monumental Stair Hall, with patterned and mosaic hardwood inlays carved with Romanesque and Renaissance motifs — one of the most exquisitely sculpted and assembled home entrances in Minnesota. Mary Livingston Griggs inherited the home in 1925 and worked with architect Allen H. Stem to create an English Renaissance “Stone Room” overlooking the garden, and with architects Edwin Lundie and Magnus Jemne to import antique European wall coverings and artwork to adorn the elegant central rooms.

1881 Queen Anne Mansion
495 Summit Avenue

One of the oldest homes on Summit Avenue will be featured on the 2018 tour, a brick Victorian Queen Anne mansion, the first of the “new style” built on the Avenue. Coming into vogue in the 1880s, the “Queen Anne” style has an asymmetrical facade, dominant front-facing gable, and distinctive tower among many other characteristics. Original elements of the home have been meticulously preserved, including the exquisite carved foyer and staircase, fireplaces, ledged glass windows, and inlaid wood floors. The architect is unknown, though likely Augustus Gauger, a German architect who designed stately homes in St. Paul during 1878-1920, and built the second home for the original owner, known for building the first cold storage warehouse in St. Paul, and manufacturing carriages and farm implements.

1882 Queen Anne Home
539 Holly Avenue

The young family restoring a home on Holly Avenue discovered one of the most unique and unusual examples of recycled building materials. Beneath many layers of shingles, hand-painted advertising signs from the 1870’s were used as pine underlayment. The family preserved many pieces of this original artwork on the walls of their new home. While preserving as much of the original structure and artifacts as possible, including one of the basement limestone walls as an architectural element, a seamless addition to the home creates an open floor plan featuring a new kitchen and open staircase to the second floor with both original bedrooms and a new master bedroom and bath.

1889 Richardsonian Romanesque Rowhouse
599 Summit Avenue
*N National Historic Landmark

Built during St. Paul’s first Building Boom, the partnership of William Wilcox, a nationally known architect who arrived in St. Paul in 1882, and the rising young architect Clarence H. Johnston, designed Summit Terrace as eight residential “New York” style row house units each with a distinctive facade. The family of author F. Scott Fitzgerald lived in several of the row houses in Summit Terrace, and in 1919 Fitzgerald finished “This Side of Paradise,” his first novel to be published. The author wrote of his happiness and recalled stopping automobiles on Summit Avenue to tell his friends about his new world of “top loveliness and promise.” The row house where Fitzgerald completed his first published novel is a National Historic Landmark.

1892 Victorian
796 Fairmount Avenue

A lovingly preserved Crocus Hill home in the Queen Anne style with a classical front porch added in the 1900s. Built by an attorney in private practice who immigrated from Norway, the home was constructed by architect Charles Engelbrecht in the new suburb of Summit Park after St. Paul’s first electric street car opened on Grand Avenue in 1890. The grand foyer opens to a cozy living room with a carved poem below the mantel. The gracious home features interior design with modern amenities.

1900 Neoclassical Colonial Revival
725 Goodrich Avenue

Designed by Clarence H. Johnston as one of his last towered houses, this bold yellow-brick home represents an amalgam of popular architectural styles in 1900 including Queen Anne, Colonial Revival and hints of medieval Gothic-style. The original owner was a prominent businessman and agent for Armour & Co. of Chicago who was illegally arrested for violating a new law in Minnesota which prohibited the sale of oleomargarine. The David Heide Design Studio has restored and expanded the home with sparkling new conveniences.

Check out the SHA web site for current info: www.summithillassociation.org
PRIVATE HOMES

1908 American Foursquare
845 Osceola Avenue

Builder, architect and Progressive Era activist C.J. Buell designed this classic Foursquare home for a family returning to St. Paul after living in Manhattan. American Foursquares were built in Midwestern urban neighborhoods, particularly where streetcars were plentiful, such as the Historic Hill District. The home has elements of both the Prairie School and Craftsman style. The home features thoughtful and creative re-design of interior spaces by the David Heide Design Studio, including a small addition to create a large kitchen unusual for a Foursquare, with millwork and cabinetry that match historic elements of the home. A new rear entry connects the kitchen to a family room for modern living.

1910 Craftsman
125 South Oxford Street

Philip C. Justus, commissioned this home to be built, it was likely designed by his son Elmer who apprenticed with architect Clarence H. Johnston. Interestingly, the home is the twin to Justus’s own 1910 residence at the corner of Dunlap and Portland, a block from Summit Avenue. Justus owned a major hardware store in 1900’s St. Paul and was elected Ramsey County Sheriff 1901-1904. From 1908-1930s Justus developed homes throughout the Summit Hill neighborhood. The home’s rectilinear body, clean lines, symmetry and side gabled roofline embody the spirit of the Colonial Revival style. Its wide eaves, rafter tails and oversized porch roof brackets evoke a strong Craftsman-style sensibility, and once inside the Arts & Crafts fireplace, interior woodwork and built-ins take center stage. The first owner of the home was Oscar Oftelie, president of a real estate firm who lived in the residence until 1939, and likely built the quaint garage, with an artist’s loft added by a later owner. The home is known in the neighborhood as the “Starr House,” after Donald Starr and his family. Mr. Starr was a Manager of the Midway Montgomery Wards store for 40 years, while living in the home, and the Starr legacy is the stone fireplace and grille in the backyard.

1912 Georgian Revival Colonial
1142 Summit Avenue

Summit Avenue near Lexington was the end of the paved street in 1900 when Minnesota architect P.J. Linhoff designed this home for a family operating a confectionery business in both Minneapolis and St. Paul. The family clearly loved the design and built an identical home in Minneapolis, and sold the brand-new home to a single woman, the daughter of a former Congressman. At mid-century, a 3M executive was steward of the home for decades and bequeathed it to his daughter, who created an expansive addition for her large family. The addition is a time capsule of high fashion 1960s design. The current owners are a growing family who are restoring the historic home top-down, beginning with a newly completed third floor “writer’s suite” for their aunt, an author. The classic grand entry opens to the original dining room and expansive living room where the family hosts DJ led monthly neighborhood dance parties.

1912 Craftsman/American Foursquare
692 Summit Avenue

A home on the first Summit Hill House Tour in 1978 will be open once again. Owned by an architect and family who were active in the non-profit organization Old Town Restorations, Inc., which led community efforts in the early 1970s to bring families back to the inner-city and keep the Historic Hill District Neighborhood and history alive. In 1978, the home was introduced as “Oak & Marble” for the oak woodwork, furniture and the marble-topped dining table and kitchen counters. The owners have made several additions and modifications for their family of three children and now four grandchildren including south facing porch off the kitchen which spans the home and overlooks the deep back yard. The porch addition permitted space for a walk out lower level apartment. Originally built by a trio of sisters who were well-known public school teachers, the home was moved in 1958 to its current location from Holly Avenue by Unity Church for their expanded education wing.

Check out the SHA web site for current info: www.summithillassociation.org
1923 Tudor Revival
16 Benhill Road
In the 1920’s investors platted new housing developments on the bluff south of Saint Clair Avenue near Linwood Park. This picturesque Medieval style cottage on Benhill Road home was the long-time residence of an executive with the First National Bank of St. Paul. A later addition expanded the kitchen, created a sunroom, and an expansive deck to the park-like hillside. The homeowners are collectors of Asian textiles and artwork which are displayed throughout the home.

1925 Tudor Revival Mansion
489 Grand Hill
Architect Allen Stem, known for designing the University Club and Grand Central Station, designed this “Tuxedo New York” stone home on Grand Hill for a descendent of the Schuneman family. The Schuneman and Evans Department Store operated at Sixth and Wabasha from 1888 until its merger with Dayton’s in 1958. The home was also the long-time residence of a celebrated voice teacher and served as a training retreat for many opera singers from around the world. The exquisite living room with stone fireplace has been the perfect setting for classical concerts through the years. The home was recently carefully restored and shines with the patina of 100 years, with 21st century technology.

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PLEASE NOTE NEW LOCATION!!!!

SUMMIT HILL ASSOCIATION/DISTRICT 16 ANNUAL MEETING
THURSDAY, OCTOBER 11, 2018, 7pm

The Annual Meeting of Summit Hill Association/District 16 will be held on Thursday, October 11, 2018 at 7PM at:
Dixie’s on Grand, 695 Grand Avenue, in Saint Paul

Are you interested in serving your community? Through Summit Hill Association there are a variety of ways to lend your voice and talents to community engagement:

• RUN! Consider adding your name to the ballot for election to the SHA Board of Directors to fill the 10 open seats on the board. All property owners, business owners and renters are eligible to run. Submit an application by October 3, 2018. For more information on the service expectations and an application, go to:
https://www.summithillassociation.org/become-a-board-member/

• VOTE! At the Annual meeting you can meet announced candidates and hear about their interest in serving on the Board of Directors. Be a part of choosing who will fill the open seats and serve the Summit Hill community.

• VOLUNTEER! Meet current members of the Board of Directors and find out more about a variety of ways you can participate through volunteering with Summit Hill Association.

We look forward to meeting you!

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6 Check out the SHA web site for current info: www.summithillassociation.org
A gentle reminder stopping for pedestrians

The Summit Hill Pedestrian Safety and Traffic Calming committee has been meeting regularly to improve the safety of travelers in our District. One of our initiatives is to work with the St. Paul Stop For Me program to educate and bring attention to traffic laws for drivers and pedestrians. At stoplight intersections we have the luxury of highly visible lights that notify drivers to slow (yellow) and stop (red) and pedestrians get a signal of when to cross. What about the majority of our non-lighted intersections? Below we are going to review some parts of Minnesota Statute 169.21 Pedestrian to help get a better understanding of what it means and some of the challenges we face. We all have a part to play in the safety of our daily interactions.

“Where traffic-control signals are not in place or in operation, the driver of a vehicle shall stop to yield the right-of-way to a pedestrian crossing the roadway within a marked crosswalk or at an intersection with no marked crosswalk. The driver must remain stopped until the pedestrian has passed the lane in which the vehicle is stopped. No pedestrian shall suddenly leave a curb or other place of safety and walk or run into the path of a vehicle which is so close that it is impossible for the driver to yield. This provision shall not apply under the conditions as otherwise provided in this subdivision.”

According to a University of Minnesota study, Human First Laboratories, the safe and predictable distance for a vehicle to stop while traveling at 30 mph is 141 feet. The St. Paul Police department enforces drivers stopping at distances between 141 feet. This means a driver needs to be able to see a pedestrian at least 141 feet away in order to safely come to a complete stop. This is roughly equivalent to 8.8 average mid-size sedans distance.

Pedestrians:
- It may take up to 8.8 average sedan lengths for a motorist to SAFELY come to a stop at an intersection.
- Make eye contact with motorist, do NOT assume drivers will stop.
- Place one foot in street to signal your intent to cross.
- Raise hand if possible
- Always Walk

Motorists:
- Stop for 141’ from ALL intersections, take note of 8.8 car lengths to gauge this distance.
- Stop for pedestrians 141’ from all “marked” and “unmarked” crosswalks.
- Come to a full stop until Pedestrian crosses street.
- Do not go around car stopped at an intersection, motorist may be stopped for pedestrian. Only proceed when you are certain a pedestrian is NOT in crosswalk.
- Reduce speed, particularly when making turns through all intersections.

Stay tuned for more essential SHA tips.

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