

1818 Summit Avenue – Bernard P. Rosenstein House – RA-SPC-3762

Designed by architects Wyrell & Steward

Constructed in 1916 – Building Permit #67367

West Summit Avenue Heritage Preservation District (local)

West Summit Avenue Historic District – National Register of Historic Places (NRHP)

The property (house & garage) are contributing to both the local and the NRHP districts

Description from the NRHP nomination: This two-story Craftsman-style house has a green-tile, hipped roof with deep overhangs and dentils. Walls are rough, red-brick and the foundation is poured concrete. Windows are casements grouped in threes and fours with concrete corner-blocks 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 house is prominently sited at the southeast corner of Summit and Fairview Avenues.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetWEST SUMMIT AVENUE HISTORIC DISTRICT
St. Paul, Ramsey County, MinnesotaSection number 7 Page 37

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.



**CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION
CERTIFICATE OF APPROVAL FOR MINOR WORK
FILE NUMBER: 12-207172**

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DATE: November 9, 2012
PROJECT ADDRESS: 1818 SUMMIT AVE
HPC SITE/DISTRICT: HPL-SW
APPLICANT: LES JONES ROOFING INC
PHONE: 952-881-2241

PROPERTY DESCRIPTION: Two-story Prairie style residence with concrete foundation and exterior brick walls. Roof is hipped with green clay tile and wide-overhanging eaves. Fenestration is regular casement in grouped of three and concrete window boxes. Porch is enclosed.

SITE NAME: Wyvill and Stewart
ARCHITECT/BUILDER: 1916
DATE BUILT: Contributing
CLASSIFICATION:

PROPOSED CHANGES:

Proposal to:

- A) Tear-off and re-roof with 13.25-inch Ludowici Spanish Tile in Smooth Matte Green. Existing hip starter pieces, hip pieces, ridge pieces, and the terminals will be re-used. 16oz copper will be installed in the valleys, in the vents, as a new chimney saddle, and stepped counter flashing at the chimney into the mortar joints only.
- B) Tear-off and re-roof flat roof with 16oz copper flat seam soldered lock panels, kick-out flashing, and wall flashing installed into the mortar joints only.
- C) Replace existing built-in gutter system and downspouts with 16oz copper. Two new 4-inch round galvanized downspouts will be installed with U-straps.
- D) Soffit material will be removed and replaced with pine beaded soffit material to match the existing.
- E) Tear-down and re-build chimney with Type N mortar. New chimney crown will be installed in Indiana Bedford limestone and will match the existing in size plus a 1.25-inch overhang.

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS:

The following conditions must be met in order to comply with the applicable preservation program [Leg. Code, § 73.06 (c)(e)]:

- C) New built-in gutters shall match the existing in size, style, and profile.
- E) Chimney shall be re-built in the same dimensions as existing. Bricks shall be re-laid in the same pattern as existing.

Christine Ballman 11-9-12

Signature of Authorized Official as stated in Legislative Code, § 73.06 (e)

NOTE: All plans must be stamped approved before a city permit is issued. This approval does not obviate the need for meeting applicable building and zoning code requirements. An HPC approval or conditional approval expires after one year if no permit has been issued. If revisions to the approved plan are made, be aware that an additional HPC and/or staff review will be required. Post this notice so that it is visible from the street and until completion of the project.