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SUMMIT HILL *Living*

**THE BERGERS
ON PORTLAND**

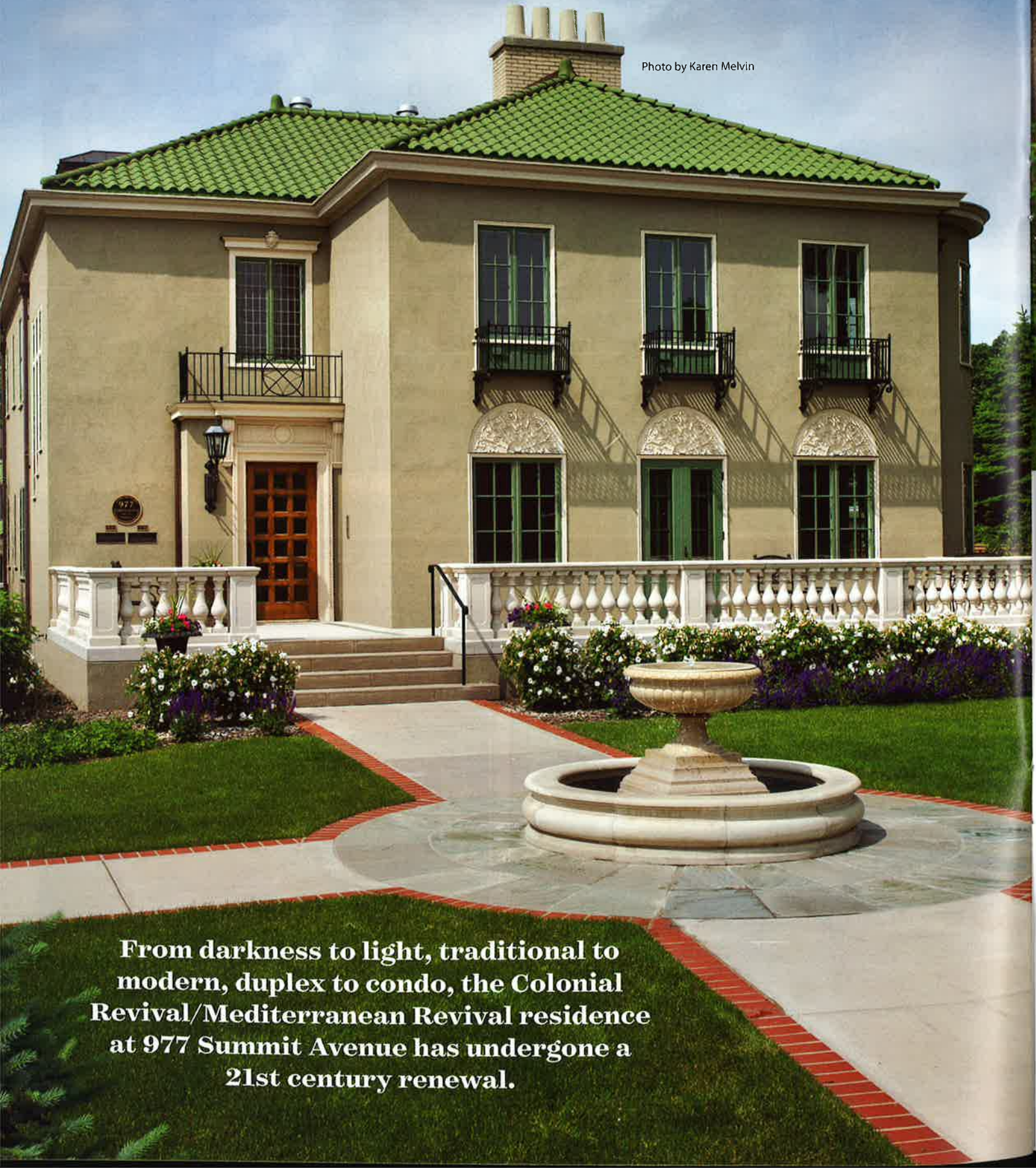


home of the month

977 SUMMIT AVENUE

Louis & Rose Silverstein House, 1924

Photo by Karen Melvin



From darkness to light, traditional to modern, duplex to condo, the Colonial Revival/Mediterranean Revival residence at 977 Summit Avenue has undergone a 21st century renewal.



Photo by Susan Gilmore Photography



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Led by David Heide Design Studio, the home required a preservation of its past and a new vision for its future. “The biggest challenge was in the beginning,” explained David Heide. “We knew the property needed a major renovation, but we soon discovered that the deterioration from decades of neglect was worse than expected.”

The roof was leaking, the interior walls were rotting, and there were overgrown trees and shrubs shading the front of the house. In addition, the original windows and terrace doors had been replaced with smaller-sized, modern ones. Heide was hired by the new owners to convert the home from a duplex into two condos, while adhering to the guidelines of the St. Paul Heritage Preservation Commission and adding some modern twists.

“This was one of the most exciting projects,” said Heide. “It was an architectural design treat. We took a duplex with two identical units and transformed it into two condo units with nothing very similar about them. The downstairs we restored to its traditional character; whereas, the upstairs owners wanted a modern space.” The downstairs condo retained its traditional feel with period kitchen furniture, but modern mechanicals. A few rooms were moved around and a couple of additions were added. The upstairs condo includes a sleek, modern kitchen, office space and a music room.

The home, located on the corner of Summit Avenue and Chatsworth, was the last and largest of the 18 houses designed by





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Minnesota architect Peter J. Linhoff on Summit Avenue, according to the book *Great Houses of Summit Avenue* by Karen Melvin. The home was built in 1924 for Louis and Rose Silverstein and Rose's mother. The home includes a green-tile roof, vertical arched casement windows with balconies, and street-facing terraces with wrought iron railings.

After the external shrubbery was removed, the stucco walls replaced and the windows and doors replaced and restored to their original sizes, the home was again flooded with natural light. Heide's studio won the People's Choice Showdown in the 2015 Marvin [Windows] Architects Challenge, a national competition. The design had to meet the U.S. Secretary of Interior's guidelines of rehabilitation as well as strict requirements from the local Heritage Preservation Commission to maintain the home's style.

"I believe there is nothing greener than reusing an old building," said Heide. "The owners and our team are very proud of how sustainable and green this project is, having been renovated to LEED Gold standards - with high energy efficient mechanicals, collection of rainwater with huge cisterns, geothermal and much more."

Publisher's Note: Thank you to Karen Melvin, photographer and publisher of "Great Houses of Summit Avenue" and to Susan Gilmore, Susan Gilmore Photography.

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