

# *THE HISTORY OF VILLA MINIATO*

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## About the Research Work on Villa Miniato

Helsinki 1/22/2002

I have studied the history of Villa Miniato situated in Espoo, Soukka, by order of its present owners Pirjo and Markku Jokela. The purpose of this study has not been to make an architectural survey of the villa, but to search for information and stories of the hundred-year-long history of Villa Miniato. On the other hand, the aim of this study has been to investigate the history of Miniato's garden in the area of the present site, because a restoration plan will be made for the garden during the year 2001. In 2000 I made an inventory of the vegetation on the present site. References to the current situation in the part of the study dealing with the garden are based on that inventory.

I thank Ritva, Helvi, Yrjö and Seija Tiisala, Liisa Ropponen from Espoo City Museum, Sarianne Silfverberg, Eero Oulasvirta, Teemu Vilo, Pertti Pehkonen, Markku Mutanen and naturally Pirjo and Markku Jokela for the interest they have shown and for their help.

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*PART I*



## *Silk Gloves and Social Evenings*

### OWNERS AND HAGAUIDD – MINIATO 1901 – 1928

#### **Knut and Alma Selin**

8/18/1901 – 8/10/1905

Engineer Knut Selin purchased on August 18, 1901 from farmer *Fredrik Söderström* and his wife *Lydia* a parcel farm, which was separated on December 30 the same year from their farm named *Öfvergård*. (Map 1) *Öfvergård* had been divided from a solitary hereditary estate named *Sökö* in the *Sökö* village of Espoo in the 1830's, when the estate had been owned by the *Söderström* family. The new parcel farm was named **Hagauidd (R.No. 1:13)**. The size of the plot of land was six acres i.e. 3.10 hectares (7.7 acres), and its border situated on the sea side was 310 meters long (1,017 feet). The purchase price was 1,200 Finnmarks by acre i.e. a total of Fmk 7,488.<sup>1</sup>

The purchase conditions<sup>2</sup> included e.g.:

- The right to use the steamship pier belonging to the *Sökö* house and an obligation to take part in its maintenance by one third.
- The permission to use free of charge all existing roads that belong to *Fredrik Söderström*, however, the road from *Stensvik* to *Sökö* and from there to the plot of land, if Selin regards it as necessary, would be taken care of by Selin from now on.
- *Söderström* gives up the road between the plot of land and the steamship pier to Selin.
- Selin agrees to fence in his grounds with appropriate fences. *Söderström* does not take responsibility for the damages caused by his cattle, if the grounds are not properly fenced.

These terms of the purchase agreement were also applied to the following changes of ownership.

The 3.1 hectares of Hagauidd comprised 2.23 hectares of forest land (mainly rocky terrain), 0.79 hectares of rock, and 0.08 hectares of arable land.<sup>3</sup> By order of Selin the Architectural Office of *Gesellius, Lindgren, Saarinen* designed a large jugend villa on this plot of land. This villa was completed in the autumn of 1902.<sup>4</sup>

There is no mention of Hagauidd yet from the Selins' era in the section of *Sökö* village in the parish registers. The first to be mentioned is *Villan Miniato*, whose occupants were already marked as the *Nybergs*. Instead, the section *Öfre Söckö* ('*Upper Söckö*') lists several pages of people, e.g. many carpenters. The halves (*Öfre* and *Nedre*) ('*Upper*' and '*Lower*') of the *Sökö* solitary estate have made up quite a lively village.<sup>5</sup>

*Knut Waldemar Selin* was the son of Justice, Court of Appeal *Johan Selin* and *Alma von Knorring* and he was born in *Vyborg* on September 14, 1844. He started his studies in the Finnish cadet corps along with a pursuit of a career in military. However, he changed plans in 1861 by going to the newly found Technical Real School in Helsinki and graduated from the engineering line five years later. Already in his student days he worked e.g. for the Finnish Railways, working at its buildings and railway sections. After graduating Selin obtained work experience in Russia until 1873. This is when he returned to Finland and married *Alma Frey*. After having worked as an engineer for four years in *Vyborg*, he was employed by the *Kymmene* paper mill as a property manager. He lived in Helsinki since 1901 and managed the office of the *Kymmene* paper mill.

Knut Selin was appreciated as an honest and humane man, whose actions were also worthy of praise. He was regarded as a good fellow worker and he paid a lot of attention to the factory

<sup>1</sup> The archives of Helsinki judicial district: a record on the matter of registration of title of Espoo court district on 2/19/1902 § 10 + Appendix "Selin".

<sup>2</sup> The archives of Helsinki judicial district/The provincial archives of Hämeenlinna: a record on the matter of registration of title of Espoo court district on 9/25/1909 § 12.

<sup>3</sup> The archives of Helsinki judicial district: a record on the matter of registration of title of Espoo court district on 2/19/1902 § 10 + Appendix "Selin".

<sup>4</sup> Hausen, Mikkola...1990.

<sup>5</sup> Swedish parish of Espoo, Parish register 1894-1902, *Söckö* and Parish register 1903-1909, volume 2, *Sökö*, page 718.

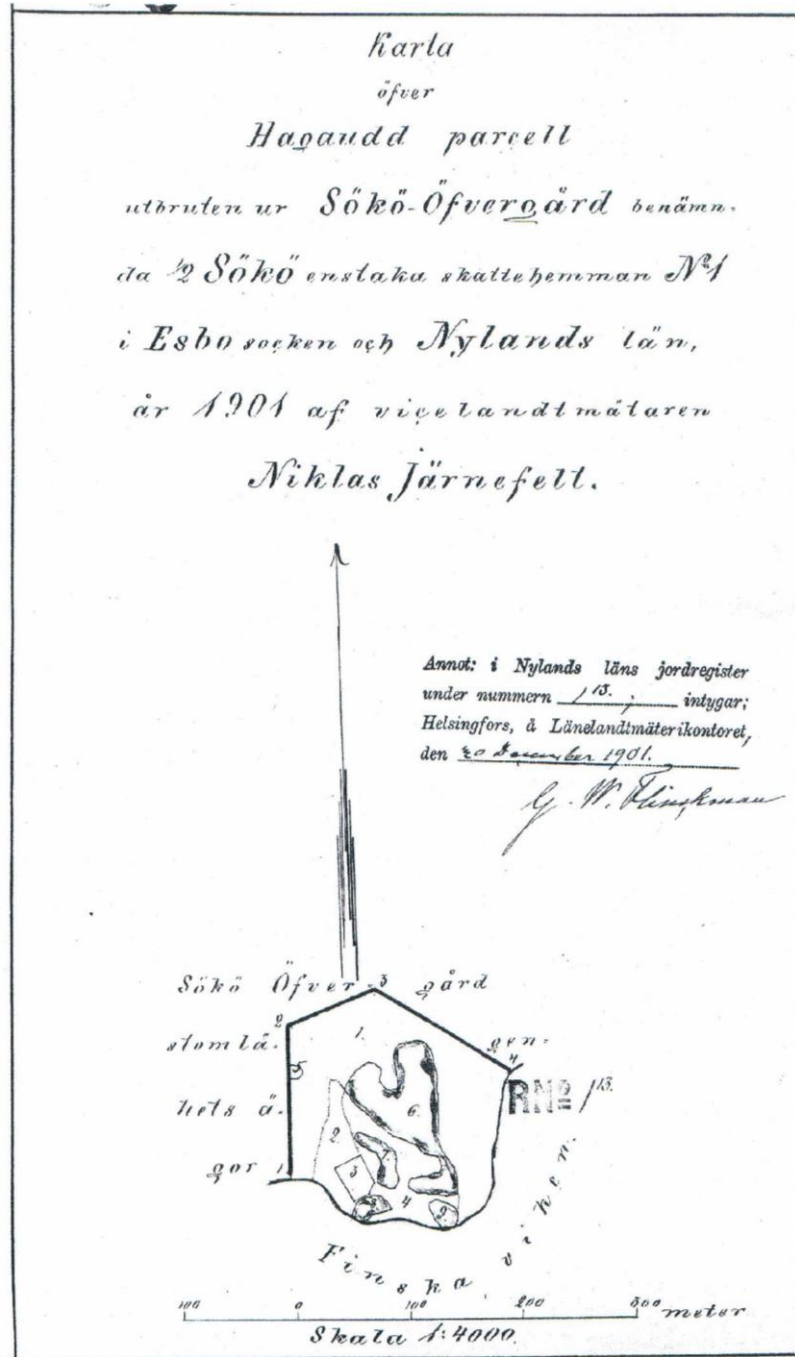
workers. As a token of appreciation, the factory workers gave him a huge drinking horn as a retirement present with the text: "A memory to engineer Knut Selin from the workers of Kymi Factory on 1911/701." Knut Selin died on 11/29/1914.<sup>6</sup>



The left photograph was taken on the honeymoon of Knut Selin and Alma Frey in Wien in the year 1873<sup>7</sup>, and the right one is Nyblin's photograph of Knut Selin in 1901. National Board of Antiquities.

<sup>6</sup> *Dagens Press* and *Hufvudstadsbladet* 11/30/1914.

<sup>7</sup> *Hbl* 4/14/1963.



Map 1. There are no explanations to the numbers in the map, but it is possible to conclude based on the map colors that 1 is forest, 2 is swampy area, 3 is arable land, 5, 6, 7, 8 and 9 are rock. The transaction completed on 12/30/1901. Land survey registry, Land register, Espoo, Sökö, 58:1.

## Alfred and Wilhelmina Nyberg<sup>8</sup>

8/10/1905 – 6/21/1909

Privy Councilor Alfred Nyberg purchased the Hagaudd parcel farm with its buildings on 8/10/1905 from engineer Knut Selin and his wife Alma Selin for the purchase price of Fmk 47,000. The sale also included “a telephone with lines laid to the Espoo telephone exchange”. Hagaudd was transferred, according to the contract, to the new owners on the 1<sup>st</sup> of October in the same year. On the second day of October Selin gives a receipt for the amount received and at the same time commits himself to pay the debt of Fmk 7,000 to the fire insurance company Pohjola.<sup>9</sup>

The parents of *Alfred Reinhold Nyberg* had seventeen children, of which only ten lived to see adulthood. Alfred Nyberg was the youngest of the children. His parents, Chamber Councilor *Claës Henrik* and *Ottilia Anna* (born *von Fieandt*) *Nyberg* were the first private house builders in Kaivopuisto, Helsinki. They were also the first to live there during the wintertime, when Kaivopuisto was otherwise empty. The house owners were, however, obliged to give up their houses to the spa visitors during the summer. Because the lot of *Östra Brunnsparken 1 – 3* was large, the Nybergs sold part of it and purchased an old farm named *Goddarsböle – Rauhala* in Kirkkonummi.

Alfred Nyberg was born in Kaivopuisto on 1/17/1846. He was regarded as the most talented of the brothers and sisters and he was sent already at the age of nine to the Pavloffska cadet corps in St. Petersburg together with his big brother Frans. They lived in St. Petersburg at their eldest brother's, Otto Nyberg. The boys spent all their vacations in Goddarsböle-Rauhala. After the cadet corps Alfred Nyberg studied six years at Alexander I's Engineering College of Transportation, graduated in 1868 and was employed by the same college.

In St. Petersburg Nyberg became acquainted with *Hildegard Theresia Collin*, who had moved there from Stockholm. Miss Collin was a schoolmistress at the school of the Holy Catherine's parish. The couple was married on 9/26/1869. The bride described the fiancé to be “a good man despite his chunky appearance”.

Nyberg continued his studies in St. Petersburg in harbor construction engineering and became the primary professor of the field in 1886. Nyberg studied harbor construction e.g. on the Sea of Azov, the Black Sea, the Mediterranean, in Germany, Holland, Belgium, France and England. In 1887 he familiarized himself for three months with the North American harbor arrangements and waterway traffic. Nyberg did research work and wrote many scientific dissertations e.g. on the Mediterranean docks. He received awards for his textbook on harbor construction. Nyberg won e.g. a contest that was arranged in Finland for the reinforcement of the Bogskär lighthouse. His suggestion was realized.

Alfred Nyberg received many titles e.g. Court Councilor in 1878, Councilor of State in 1889 and when he retired in 1897, he became Privy Councilor. It was Nyberg's wish to work in his own country and he was nominated as the Chief Director of the Finnish National Board of Public Roads and Waterways on 12/31/1896. In this position he did many inspection tours around Finland, because the railway buildings, lake level lowering, clearing of rapids, and on the whole all the engineering work related to transportation were under his orders. Nyberg resigned his office in 1903 because of “blindness and poor health”.

<sup>8</sup> The source book used here is Paul Nyberg's *Från barock till nyrokoko, En släktkrönika* ('From baroque to new rococo, a family chronicle'), p. 189-192 and 312-324, unless otherwise mentioned.

<sup>9</sup> The archives of Helsinki judicial district: a record on the matter of registration of title of Espoo court district on 10/9/1905 § 19 + Appendix “Nyberg”.

His nephews were allowed to follow along with their uncle on his tours as his secretaries. One of them, *Bertel Nyberg*, has said that it was always great to be with on the tours, because: “apparent splendor was glowing from the uncle Privy Councilor and from his famous carriage with its shiny stallions”. Bertel Nyberg called his uncle “a drawing room man” from the 19<sup>th</sup> century. The uncle was “heartly and friendly, but at the same time sure and steady”. For his visits to Finland, Alfred Nyberg had rented an apartment in Katajanokka, Helsinki, in a Jugendstil house at Kauppiaankatu 7.



Alfred Nyberg. National Board of Antiquities.

Alfred and Hildegard Nyberg were a hospitable couple and big dinners were arranged at their beautiful home in St. Petersburg with singers or even magicians as entertainers. However, Mrs. Nyberg had got run over by a carriage, became ill because of that, and eventually got the Parkinson's disease. For the last years she was attended by a nurse, *Wilhelmina Sofia (Minna) Malmström*. Hildegard Nyberg died at her home on 4/22/1903.

Alfred Nyberg had an eye disease and was totally blind when his wife died. Therefore the nurse remained in the house to help him. Alfred Nyberg and Minna Malmström were married already on 11/29/1903. The following year the couple set out on journey to Italy accompanied by the Privy Councilor's niece *Ida (Pa) Nyberg*. Despite his blindness Alfred Nyberg acted as an expert guide to his female companions in Rome.

After the journey Nyberg purchased a parcel farm with a villa from engineer Knut Selin in Soukka, Espoo. The area was about six acres of hilly land. Nyberg himself naturally never saw the place, but he could imagine the island scene. Espoonlahti ('*Bay of Espoo*') was familiar to him already from childhood with Goddarsböle being nearby. Nyberg renamed the place *Miniato* after the beautiful San Miniato, which is situated on a hill outside Florence.

In the Nybergs' time Villa Miniato comprised, in addition to the main building, at least the gardener's building, stable, mangle room, a small villa, boathouse and ice cellar.<sup>10</sup>

According to the parish registers, Privy Councilor Nyberg moved to Miniato together with his wife on 8/10/1906 from Helsinki. On the same day they were followed by Miss *Sigrid Matilda Österlund*, who was only a few weeks later married to a hired man, who had come to Miniato from the Espoo manor. This hired man became the Nybergs' driver.<sup>11</sup>

Alfred Nyberg, having no children of his own, gladly invited his brother's children to Miniato. They often brought their friends with them. Miniato was then full of young people. The guests were welcomed in the summer as well as the winter. The older guests arrived by train at the Kauklahti station and from there to the villa in the Privy Councilor's carriage pulled by two horses.

One of the nephews (*Frans Nyberg*) tells about such a visit in March:

*"As we (Carl Nyberg, Bertel Gripenberg, Gösta and Gunnar Ekbohm, Märta and Karin Ekbohm, Trissi Hallberg, Babbe Strömerg, Pa and I and a few others) rolled noisily into the main entrance on one Saturday afternoon and stepped into the lofty hall, we were greeted by a sight of a bowl glowing with heat on the round table by the fireside. Uncle Alfred was sitting in his regular place before the window recess just to the right of the library entrance and Minna was standing beside the bowl, ready to serve us hot beverage. The round table was then moved aside and we took our places sitting and laying on the big carpet that covered the whole floor in front of the big stove, between the doors to the dining room and the library. We had a good time, and the host and the hostess were with until the late evening. Sometimes I spent days on end at Alfred's. On one of these visits I painted a portrait of him. At another time Pa and I were given the task to arrange and list the big library."*

The library contained above all Scandinavian literature. Russian books were only a few. Art history, on the other hand, was well represented.

Alfred Nyberg died of pneumonia on 6/22/1909<sup>12</sup> in Helsinki. He and Minna had sold Miniato the day before. A condition of the purchase was that the place would not be transferred to the Langhoffs until the 1<sup>st</sup> of October of the same year.<sup>13</sup> It was not until 10/28/1909 that Mrs. Privy Councilor moved to Helsinki.<sup>14</sup>

Nyberg left behind a large fortune, which was, however, almost entirely lost in the coming uneasy times. So Mrs. Privy Councilor died poor on 3/5/1946, when she was living in Kaunianen. According to the parish registers, Minna was born in Sweden on 1/1/1869.

<sup>10</sup> Espoo City Museum, Villa Miniato file, a study by the Soukka department of the Workers' institute of Espoo City and Härö, Erkki, *Espoon rakennuskulttuuri ja kulttuurimaisema ('The building tradition and human landscape of Espoo')*, Espoo City Museum, Espoo 1984, subject 167 Villa Miniato.

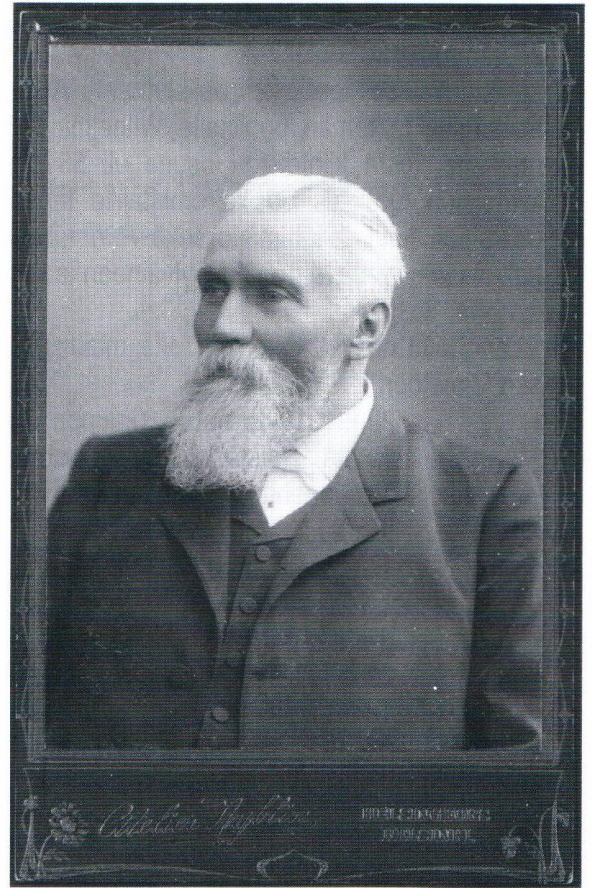
<sup>11</sup> Swedish parish of Espoo, Inflyttade ('*Moved into the parish*'), year 1906, No. 69 and 70 and Parish register 1903-1909, volume 2, Sökö, page 718.

<sup>12</sup> Swedish parish of Espoo, Döda ('*Dead*'), year 1909.

<sup>13</sup> Provincial archives of Hämeenlinna.

<sup>14</sup> Swedish parish of Espoo, Parish register 1903-1909, volume 2, Sökö, page 718.





Alfred Nyberg in 1907, photographed by Nyblin, and Minna Nyberg in 1916. National Board of Antiquities.

## August and Maria Langhoff

6/21/1909 – 3/30/1917

Minister State Secretary, Lieutenant-General August Langhoff purchased Miniato R.No. 1:13 from Privy Councilor Alfred Nyberg and his wife Wilhelmina Nyberg on 6/21/1909. The purchase price was 75,000 Finnmarks, the share of the real estate being Fmk 55,000 and that of the movable property Fmk 20,000. According to the contract, the real estate would be transferred to the new owners on 10/1/1909. The movable property, in accordance with the inventory itemization, included the movable property of the villa, and a piano manufactured by the *Rithmüller* factory, about 40 cords of firewood cut from the villa area, and a movable telephone with its poles and lines from the villa to *Mårtensby*. The size of the site was still 3.10 hectares (7.7 acres).

The Langhoffs purchased, however, more land from the Öfvergård farm, which had been separated from the Sökö solitary estate. This additional land was then incorporated into Miniato<sup>15</sup>:

- On 8/23/1910 (transaction on 3/21/1910) **Miniato R.No. 1:16** was separated from Öfvergård 0.5000 R.No. 1:1. The size of the site was **6.485 hectares** (16.02 acres) and the purchase price was Fmk 18,000. According to the purchase conditions, the roads leading to the steamship pier were to remain as public roads. (Map 2)
- On 9/15/1911 (transaction on 8/18/1911) **Miniato I R.No. 1:21** was separated into a parcel farm, whose size was **1.4 hectares** (3.46 acres), about half of which was cultivated land. The purchase price was Fmk 4,000. (Map 3)
- On 6/28/1911 in connection with the above-mentioned parceling out, the parcel farms **Hagaudd R.No. 1:13** and Miniato R.No. 1:16 were incorporated to become the farm **Miniato R.No. 1:19**.
- On 3/3/1913 the above-mentioned Miniato R.No. 1:19 and Miniato I R.No. 1:21 were incorporated and parceled out into a new farm **Miniato R.No. 1:32**, with its assessment units of land being 0.0121. The size of this farm totaled **10.725 hectares** (26.5 acres), of which
  - 1.527 hectares (3.78 acres) were cultivated land
  - 0.304 hectares (3.22 acres) were arable land
  - 8.854 hectares (21.88 acres) were actual woodland
  - 0.040 hectares (0.1 acres) were wasteland

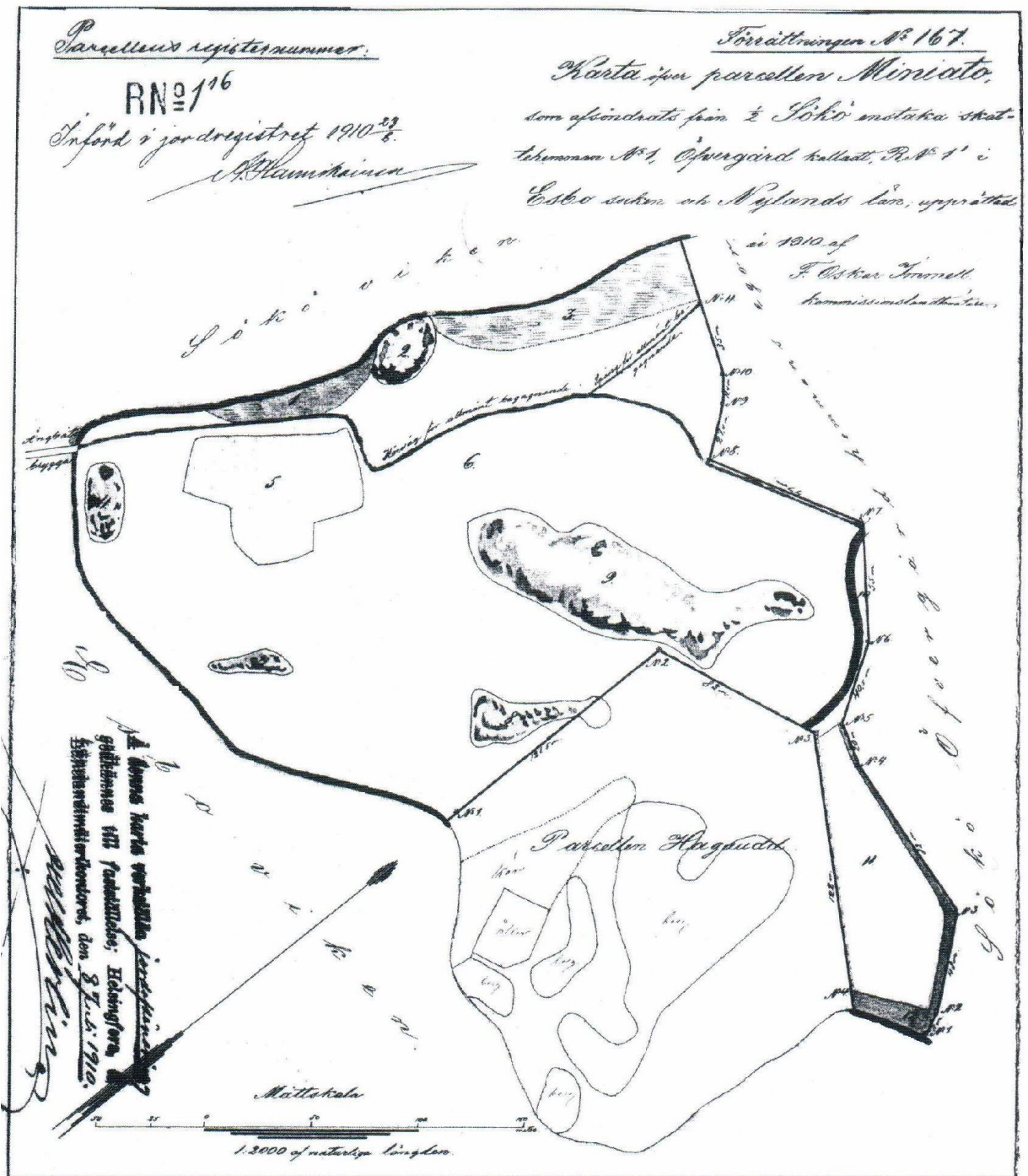
Öfvergård remained a tax farm of about 176 hectares (434.9 acres).

In the parish registers the word *Villa* in *Villa Miniato* has been crossed off and *0.0121 mantal* ('assessment units of land') has been added to the end of the name. This means that Miniato was changed from a parcel farm into a new farm.<sup>16</sup>

<sup>15</sup> The provincial archives of Hämeenlinna/The archives of Helsinki judicial district, Helsingelagfarts e.g. 1913 III, § 71/10.3. 1913.

<sup>16</sup> Swedish parish of Espoo, Parish register 1910-1920, volume 2, Sökö, page 510.



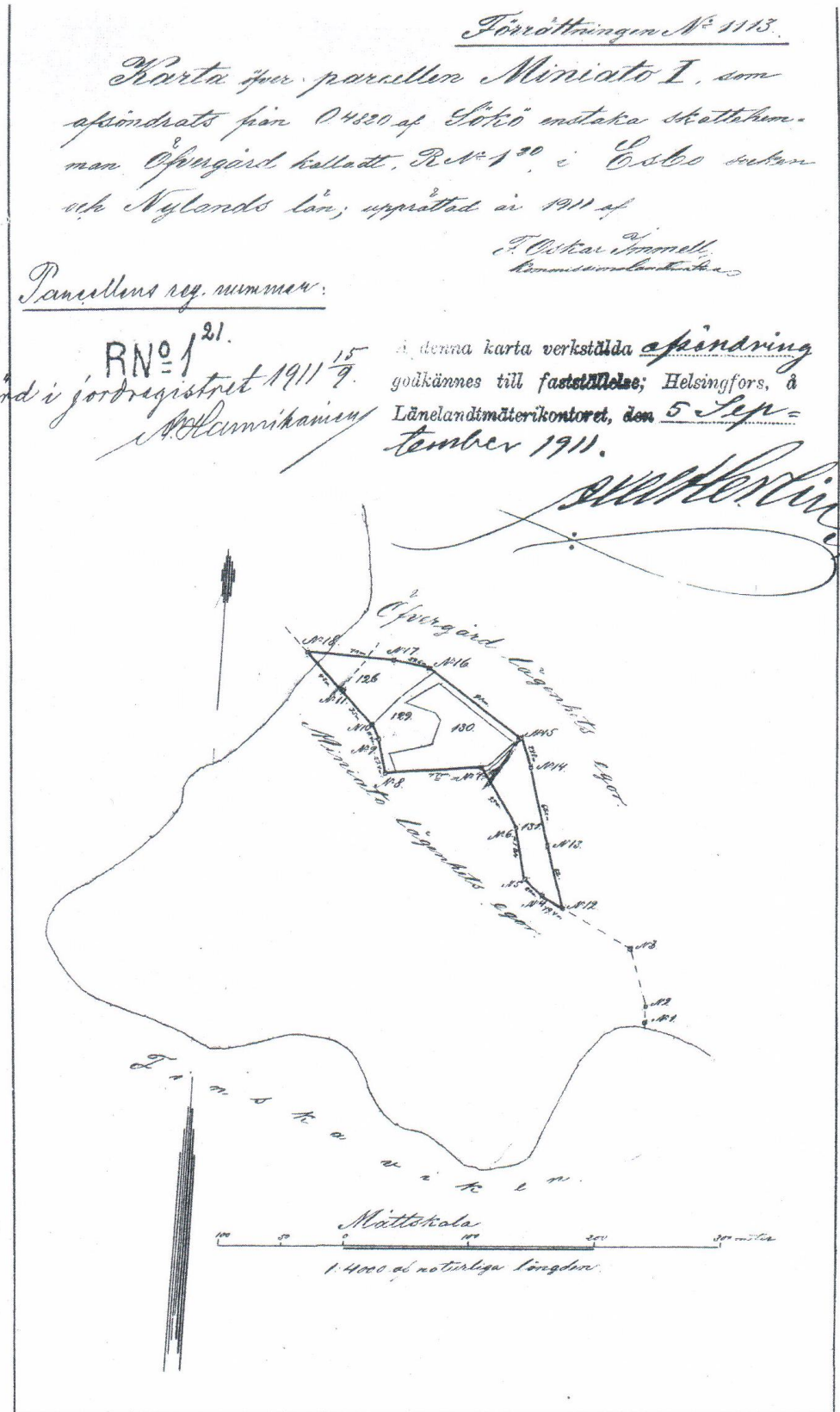


Map 2. The site Miniato R.No. 1:16 of 6.5 hectares bought by the Langhoffs in autumn 1910. At its southwest end there is a bridge leading to Klobben and to a steamship pier there and a public road that goes through the site. The area was at least partially kept as a park forest and the Langhoffs had steps cut in the rock. These steps went up from the northern side of the rock.<sup>17</sup> Map numbers 1, 3 and 12 are waterfront meadows, 2, 4, 7, 8 and 9 rock, 5 and 11 arable land. A tennis court was built in area No. 11 in the 1930's.<sup>18</sup>

The transaction completed on 8/23/1910. Land survey registry, Land register, Espoo, Sökö, 58:7.

<sup>17</sup> Sarianne Silfverberg, landscape architect, Studio Terra Oy, telephone conversation on 12/18/2000.

<sup>18</sup> Soukanrannanpuisto ja Eliel Saarisen puisto ('Park Soukanranta and Eliel Saarinen's Park'), park plan, Technical center of Espoo city, Planning services of municipal engineering, Studio Terra Oy, Sarianne Silfverberg, 1999.



Map 3. Another additional site, Miniato I R.No. 1:21, bought by the Langhoffs from the year 1911. Map number 126 is woods, 129 meadow, 130 arable land and 131 burn-beaten land.

The transaction completed on 9/5/1911. Land survey registry, Land register, Espoo, Sökö, 58:13

Carl Fredrik August Langhoff was born in Heinola on 2/14/1856. His parents were pharmacist Fredrik Wilhelm Langhoff and Charlotta Wilhelmina Lucander.

August Langhoff graduated as an officer from the Hamina cadet college in 1877 and immediately took part in the Turkish war in Ismailov's guards. He also studied at the General Staff Academy of St. Petersburg and graduated from there in 1884. Langhoff served at the Russian General Staff Academy until 1890 teaching tactics and topography at the Vilno's Junker school in St. Petersburg. In 1890 Langhoff was transferred to serve as an Adjutant in the Finnish Army's Commander Regime. After that Langhoff served in the following positions:

- 1891-94 secretary to the Military Science Committee of the Main Headquarters
- 1892-94 teacher of tactics and topography at Konstantinov's Military School in St. Petersburg
- 1894 chairman in an international committee, which was appointed to settle the frontier relations of Russia, Germany and Austria-Hungary
- 1894-96 Commander of the Sniper Battalion of the Uusimaa province
- 1896 temporarily at the disposal of the Russian Minister of War as an introducer of Finnish war matters
- 1896-97 Chief of Staff in the Finnish Army and member of the Supreme Military Court of the Finnish Army
- 1897 member of a Mobilization Committee, which was appointed by the Senate
- 1898 member of the Reform Committee of Military Criminal Law and of Officers' Court of Honor
- 1897-99 Commander of the Finnish Guards
- 1899-1904 Commander of Semenov's Guards Regiment
- 1904-06 Commander of the 1. Guard's Infantry Brigade

After the General Strike in February 1906 Major General Langhoff was nominated as the Minister State Secretary of Finland. He first refused the office and suggested other persons, but eventually accepted it, when the Czar said he would not choose a Finn to the office, if Langhoff did not accept it. Langhoff acted in his office as Finnish-minded and brought to effect a lot of good for our country. However, his actions were made more difficult after 1909, when Sey held the office of Governor General. Finally Langhoff resigned his office as Minister State Secretary in 1913. At the same time he also resigned his office as acting Chancellor of Helsinki University. In this office he had skillfully defended the university against attacks from the Russians' side since 1906. Langhoff himself said about his persistency: "*I acted like a warrior, who doesn't see it possible to yield his position, which has been given to him to be defended, until every means of defense has been depleted.*"<sup>19</sup>

In 1911 the issue of incorporating the parishes of *Uusikirkko* and *Kivennapa* to the government of St. Petersburg led Langhoff to ask for resignation. The matter had already been settled with the Czar, but it was still kept secret, when Langhoff came to Finland to handle his future matters:

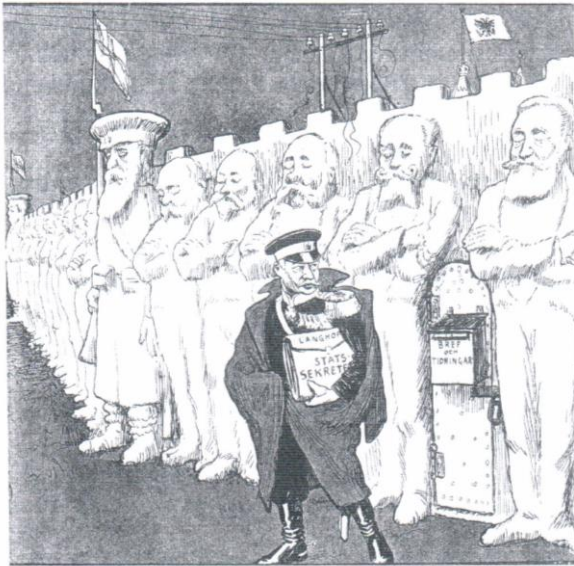
*"The next day, September 8th, I took an evening train to Helsinki...I spent a week partly at my farm in Espoo and started making arrangements for my move to Helsinki, which would, I hoped, take place soon. Among other things, I rented an apartment for myself starting from November 1st in the Suomi insurance company's house along the Antinkatu road and made a contract for a year and a half ahead.*

*On September 15th, on the same day I had planned to return to St. Petersburg, I received a telephone message to my farm that an attempted murder had been committed in Kiova against Stolypin, the Prime Minister of Russia, and that he was severely wounded."* Stolypin died three days later. The new Prime Minister, *Kokovtsoff*, was known as a minister favorable to Finland and Langhoff, at the request of the Czar, Kokovtsoff and Finnish politicians, agreed to stay in office for two more years.<sup>20</sup> "The farm in Espoo" mentioned by Langhoff presumably refers to Miniato.

<sup>19</sup> Heikinheimo, Ilmari, *Suomen elämäkerrasto* ('Biographical work of Finland'), Porvoo 1955 and writing by Herman Gummerus in the work *Kansallinen elämäkerrasto* ('National biographical work'), volume III, Porvoo 1930.

<sup>20</sup> Langhoff, August, *Seitsemän vuotta Suomen edustajana valtaistuimen edessä: muistelmia ja muistiinpanoja vuosilta 1906-1913* ('Seven years as the representative of Finland before the throne: memoirs and notes from the years 1906-1913'), Porvoo 1922, quotation page 335.

## Den kinesiska muren



A cartoon of Minister State Secretary Langhoff from 1908. National Board of Antiquities.

Despite the nature of the cartoon, Langhoff was in good terms with Nikolai II, who also visited Miniato as a guest.<sup>21</sup> The office of Minister State Secretary was situated in St. Petersburg and Langhoff had to visit also *Tsarskoje Selo* frequently to present Finnish matters. Langhoff was in the majesty's favor and as an indication of this he was e.g. granted the title of Baron in 1912 and when he resigned from his office in 1913, he was promoted to General of Infantry.<sup>22</sup>

During the War of Independence Langhoff served as an inspector of war hospitals called on by General Mannerheim.<sup>23</sup>

The significance of Langhoff to Finland became more common knowledge only after he wrote his memoirs based on his diary entries from his time as Minister State Secretary (*Sju år såsom Finlands representant inför tronen. Minnen och anteckningar åren 1906–13, I – III, 1922–23*, partly in Finnish 1922) ('*Seven years as the representative of Finland before the throne: memoirs and notes from years 1906–1913*').

When Minister State Secretary, General, Baron August Langhoff had his 70th birthday on February 14th in 1926, he was congratulated e.g. by five presidents of Finland: General *Mannerheim* came in person and the following congratulated him by telegram: President *Relander*, ex-President *Ståhlberg* with his wife, Minister *Kallio* and Senator *K. J. Paasikivi*.<sup>24</sup>

August Langhoff was regarded as a gentleman, who was demanding but at the same time an absolutely just leader, sympathetic, warmhearted, honest and loyal, a sociable and hospitable host.<sup>25</sup>

<sup>21</sup> *Västra Nyland* 2/5/1964.

<sup>22</sup> Heikinheimo, 1955.

<sup>23</sup> Brage's press archives, A. Langhoff, writings on the 70<sup>th</sup> birthday on 2/14/1926.

<sup>24</sup> Brage's press archives, A. Langhoff, writings on the 70<sup>th</sup> birthday on 2/14/1926.

<sup>25</sup> Hbl 2/22/1926 *En kollation för friherre Aug. Langhoff* ('A collation for Baron Aug. Langhoff') and 9/11/1929 *Friherre Aug. Langhoff ur tiden* ('Baron Aug. Langhoff has passed away').



In 1886 August Langhoff got married to *Maria Mexmontan*, who was the daughter of General of Infantry *Fridolf Mexmontan* and *Louise Plantin*. August Langhoff died at the age of 73 on 11/18/1929, when he was living in Helsinki. The Baroness died at the same age in August 1935. Maria Langhoff was highly appreciated both by the Finnish and the Russian circles for “her kindness and her amiable nature”. She was considered a good and hospitable hostess.<sup>26</sup>



In the photograph Minister State Secretary August Langhoff photographed by Nyblin. National Board of Antiquities.

There is a note in the parish registers of the Espoo parish in the passage of Miniato of Minister State Secretary, Baron Langhoff being the owner. Only a few hired men with their families are mentioned as residents. The first of these moved to the farm on 5/4/1910.<sup>27</sup> At least August Langhoff himself may not have had a lot of time to spend at Miniato during his years as Minister State Secretary. The office was situated as far away as St. Petersburg and, moreover, Langhoff traveled a lot in Europe.<sup>28</sup> There are a few short notes of Miniato in the diary<sup>29</sup> of Minister State Secretary:

<sup>26</sup> Hbl 8/23/1935.

<sup>27</sup> Swedish parish of Espoo, Parish register 1910-1920, volume 2, Sökö, page 510.

<sup>28</sup> National Archives, Private collections, C5 14/II, file 15, No. 109, August Langhoff's diary and Langhoff, August, *Seitsemän vuotta Suomen edustajana valtaistuimen edessä: muistelmia ja muistiinpanoja vuosilta 1906-1913* ('Seven years as the representative of Finland before the throne: memoirs and notes from years 1906-1913'), Porvoo 1922.

<sup>29</sup> National Archives, Private collections, C5 14/II, file 15, No. 109, August Langhoff's diary. There are always two different dates in the notes, because calendars based on different chronologies were in use in Russia and Finland at that time.

“3.7./20.6. 1910 I went to Miniato.”

“11./24.3. 1911 two months’ journey off duty: a week in Dresden, four weeks in Karlsbad and the last three weeks at my beautiful Miniato in Espoo.”

The Langhoffs presumably had better chances to spend time at Miniato after August Langhoff resigned from his office as Minister State Secretary in 1913. It is said that the Langhoffs held big parties at Miniato.<sup>30</sup> There is a description of a ball in *Dagmar Ruin Ramsay’s* book *Mina ryska år* (‘My Russian years’), which the Langhoffs held at their home during the Minister State Secretary period. Dagmar Ruin studied in St. Petersburg at that time.<sup>31</sup>

Ruin Ramsay relates of one ball at the Langhoffs’: *”The fur coats are left in the downstairs hallway and then, directed by servants in their livré suits we go up the stairs, which have been ceremoniously covered with a red carpet. - - - The charming hostess, silver-haired aunt Langhoff, receives the guests with great nobleness in the drawing room. Minister State Secretary chats amusingly with one or another guest. He kindly jokes around with us young maids. Tea, cakes and confections are being served all around. - - - The apartment in Jekaterinsky Prospekt was luxurious. - - - The light radiates in the chandeliers, sconces and flowers – in lilacs, azaleas and hyacinths – which have been arranged in large bunches. - - - The balls held at Minister State Secretary Langhoff’s always were a memorable event.*

*When all the guests have arrived, the Blue Danube from the ballroom invites all to waltz. Also quadrille, cotillion, polonaise, mazurka and contra dances are danced, from the last of which one follows the dance partner to the dinner. The dinner is always delicious at the Langhoffs’: bouillon with pies, filet with vegetables, salmon, wild birds, asparagus with softened butter and a glowing ice cream bomb. Champagne glasses are clinking, the atmosphere is unreserved and cheerful as always at parties in Russia. No sophisticated speeches are made, nor ceremonial toasts proposed. People are together for having a good time. After the dinner, the dancing continues with a waltz always being the last dance.*

*Maroussia Langhoff, the only daughter of the Baron and his wife, was a radiant beauty. - - - I remember her especially from one of these splendid parties. She was wearing a golden satin dress and on her fair golden hair she had a crown made of golden spikes like a queen. She seemed to blend into the golden furnishings of the drawing room and its tall mirrors as though she had just stepped out from one of them. She was intelligent and as the apple of her parents’ eyes spoiled like a princess. - - - She (Maroussia) was always very kind to us, and the Langhoffs’ home was a source of great joy to us young. - - - Also Maroussia’s only brother, Constantin Langhoff, impressed us greatly. He was a pleasant young man. He was born blind, but was musically brilliantly talented. He got his education in England at a notable boarding school for the blind. He spent the big holidays at his parents’ in St. Petersburg. Costia played us his own compositions; slow waltzes and gavottes.”*

Baron Constantin Fridolf Langhoff died on 10/21/1919 at the age of only 31 years.<sup>32</sup>

<sup>30</sup> Lahti,...1975, page 35.

<sup>31</sup> Ruin Ramsay, Dagmar, *Mina ryska år* (‘My Russian years’), Helsinki 1962, pages 154-159.

<sup>32</sup> Hbl 22.10.1919 (Brage’s press archives).

70 år.



*Maria Langhoff.*



On the left is Baronesse Maria Langhoff in a birthday notice in *Hufvudstadsbladet*, when she was 70 years old in 1932, and on the right *Maria Louise Charlotte (Maroussia) Langhoff-Maximov-Alexeieff*, daughter of August and Maria Langhoff in 1916, “the last Finnish Maid-of-Honor of the Russian Czarina”. National Board of Antiquities and Ruin Ramsay, page 224.

## Eugen Alexandroff

3/30/1917 – 10/5/1920

Businessman Eugen Alexandroff purchased on 3/30/1917 the new farm Miniato R.No. 1:32 with the agricultural equipment belonging to it from the Langhoffs for Fmk 275,000. The real estate was to be transferred on 6/22.<sup>33</sup>

Secretary to the collegial body *Eugen Alexandroff* was born in Helsinki on 1/18/1869. His father was Russian *Alexander Alexandroff*. Eugen Alexandroff started his career in Russia, working e.g. as a civil servant at the National Bank of Russia. In 1906 he returned to Finland and was employed as a "controller" at the Finnish State Railways until 1917. At that time Alexandroff acted as a businessman, e.g. as a coal shipper and contractor in the naval port in Katajanokka earning a fairly large fortune. He lost, however, a considerable part of his property later on partly because of unsuccessful business dealings and partly because of being taken a ward in 1925. In Finland Alexandroff first lived in Helsinki and later in Kerava. He moved to Estonia in the late 1920's. Alexandroff suffered mental disorders and was hospitalized several times in Finland and Estonia since 1925. He was given a certificate of his recovery in 1930.<sup>34</sup>

In 1931 the Finnish embassy in Tallinn considered expelling Alexandroff from Estonia, because it was suspected that the Soviet Union might take advantage of Alexandroff in a fake murder attempt. Alexandroff had namely frequently visited the Soviet embassy in Tallinn, whose consul *Machinsky* claimed to the criminal investigation department that Mr. Alexandroff was harboring murder plans against him. Alexandroff assured that he has neither threatened the consul in any way nor harbored any terroristic plans against the embassy, but had visited the embassy to negotiate in order to get back his lost property. Alexandroff promised not to come near the Soviet embassy any longer, and so the expulsion was evidently never put into practice.<sup>35</sup>

Alexandroff did a lot of business with art and antique, acquiring e.g. paintings, miniatures and gold and silver articles.

On 7/16/1904 Eugen Alexandroff got married to Aleksandra Schmidt, who had been born in 1867. The couple divorced and Eugen Alexandroff contracted his second marriage with Johanna Rosalie Bauman. Bauman had been born on 1/9/1891 in Tartu. This marriage also ended in divorce in Estonia on 10/20/1925.<sup>36</sup> Russian *Eugen Alexandroff* with his family obtained Finnish citizenship in October 1918.<sup>37</sup> At that time Johanna Rosalie was already his wife.<sup>38</sup> The sources do not tell, when the first marriage had been dissolved and the new one entered into.

Possibly because of the short ownership time, the Alexandroffs are not mentioned as owners in the parish register from their time.<sup>39</sup> Eugen Alexandroff belonged to the Orthodox Church of Helsinki.<sup>40</sup>

<sup>33</sup> The provincial archives of Hämeenlinna/The archives of Helsinki judicial district, Esbo lagfart e.g. sh. 1917, § 92/7.9.1917.

<sup>34</sup> VALPO, files of persons Ek-VALPO I, file 1232, Alexandroff, Eugen.

<sup>35</sup> VALPO, ..., Alexandroff, Eugen.

<sup>36</sup> VALPO, ..., Alexandroff, Eugen.

<sup>37</sup> The provincial archives of Hämeenlinna/The archives of Helsinki judicial district, Esbo lagfarten sh. 1922, § 58/1.9.1922.

<sup>38</sup> VALPO, ..., Alexandroff, Eugen.

<sup>39</sup> Swedish parish of Espoo, Parish register 1910-1920, register 2, Sökö, page 510.

<sup>40</sup> VALPO, ..., Alexandroff, Eugen.



*Tuntomerkke,*

Pituus .....

Vartalo .....

Hiukset .....

Kasvojen muoto .....

Silmät .....

Nenä .....

Erikoisia tuntomerkkejä .....

Suku- ja ristiniimet *Aleksandröff, Eugen*  
*2000.11.11.1911*

In the photographs Johanna and Eugen Alexandroff.  
 VALPO, files of persons Ek-VALPO I, file 1232, Alexandroff, Eugen.

## Juho and Aino Kuosmanen

10/5/1920 – 11/1/1928

Director Juho Kuosmanen purchased Miniato R.No. 1:32 with its furniture on 10/5/1920 from Eugen and Johanna Alexandroff for the purchase price of Fmk 320,000.<sup>41</sup>

*Juho Kuosmanen* was born in Sortavala on 12/21/1887 to a farmer's family. Kuosmanen started his business career in Sortavala in 1900 at a clerk school. He moved to Helsinki in 1911 and set up a business Kontro & Kuosmanen in 1913. In 1919 he became the director of Suomen Valtamerentakainen Kauppa Oy ('*Finnish Overseas Trade Inc.*') and in 1928 the director of Valtameri Oy ('*Ocean Inc.*'). Kuosmanen took field trips to Germany, the United States, Brazil and Argentina.

Kuosmanen took part in the Finnish business and cultural life in many ways. He was a member in the board of directors of many commercial companies and an honorary member in many associations. Kuosmanen acted e.g. in the boards of Suomen liikemiesyhdistys ('*Finnish association of businessmen*') and Kauppalehti Oy. He became Honorary Consul of Brazil in 1925 and in 1947 he was granted the title of Commercial Councilor.

When Villa Miniato was in his ownership, Kuosmanen was the chairman of e.g. Reposaaren Saha Oy ('*Reposaari's Sawmill Inc.*'), Viipurin Saha Oy ('*Vyborg's Sawmill Inc.*') and Suolahden tehtaat Oy ('*Suolahti's factories Inc.*') in 1918 – 1926.

Juho Kuosmanen was an energetic and enterprising businessman, whose work had a great influence on the promotion of the American import and export. His hobbies included fishing and motoring.

In 1912 Juho Kuosmanen got married to *Aino Edith*, the daughter of head brewer *Jafvet Koivisto*.

<sup>41</sup> The provincial archives of Hämeenlinna/The archives of Helsinki judicial district, Esbo lagfarten sh. 1922, § 58 9/1/1922.

According to the parish registers, the Kuosmanens were not registered in Miniato. There is a note in the registers: "äges av direktör, konsul Johan Kuosmanen i Helsingfors"<sup>42</sup> ('owned by director, consul Johan Kuosmanen in Helsinki'). So also the Kuosmanens were living in Helsinki. The same parish registers tell that during the Kuosmanens' time a few hired men with their families lived in Miniato. These families moved away in 1922 and 1923. Their place was taken by master gardener Taavetti Juho Airaksinen, who moved with his family on 12/11/1922 from Kirvu. In August 1927 the Airaksinens moved to Savonlinna. According to the parish registers, Miniato seems to have been left without residents after that.

Juho Kuosmanen died on 12/20/1960, a day before his 73rd birthday.<sup>43</sup>

According to Valpo records, Alexandroff and Kuosmanen had transactions with each other already before 1920. Kuosmanen e.g. purchased "a villa etc." from Alexandroff for Fmk 2 million, whereas he made Alexandroff buy art and antique for Fmk 1.5 million. Later Kuosmanen canceled both the villa and the art purchases. The source does not tell which villa was in question. In another passage in the Valpo file there is a piece of information, dated on 8/3/1927: "*Eugen Alexandroff has sold his collection of paintings to director Kuosmanen for 2 million in 1919 and after that purchased works of art of refugees (probably meaning Russian emigrants) for approx. 1½ million and sold part of them also to Kuosmanen, for which he received in payment shares of KOP and John Nurminen to the total approx. value of 500,000, but received only a promissory note for the remaining 300,000 from Kuosmanen and an amount of money back for the shares he had returned.*" According to the Valpo notes "Kuosmanen promised to give the Fmk 300,000 of the promissory note to the daughter of Alexandroff within 7 years". The sum was approximately the same as the purchase price of Miniato. The Valpo papers claim that Kuosmanen would have made his fortune by speculating during the wartime and that he would have cheated Alexandroff in business e.g. by offering him worthless shares.<sup>44</sup>



Juho Kuosmanen in a birthday notice in Hufvudstadsbladet, when he was 50 on 21/12/1937.

<sup>42</sup> Swedish parish of Espoo, Parish register 1910-1920, volume 2, Sökö, page 510 and Parish register 1921-1930, volume 3, Sökö, pages 119 and 120.

<sup>43</sup> Information on Juho Kuosmanen from the birthday and death notices in Hbl (Brage's press archives), *Kuka kukin oli 1900-1961* ('Who was Who 1900-1961') and *Aikalaiskirja, henkilötietoja nykypolven suomalaisista* ('Who's Who, personal data on present generation Finns'), Helsinki 1920.

<sup>44</sup> VALPO, files of persons Ek-VALPO I, file 1232, Alexandroff, Eugen.

## *Bustling Children and Aging Villa* OWNERS AND MINIATO 1928 -

### **Kaarlo Tiisala with Family**

11/1/1928 – 12/31/1980

Doctor Tiisala purchased the Miniato farm on 11/1/1928 from Juho and Aino Kuosmanen for the purchase price of Fmk 500,000.<sup>45</sup> In the proceedings for the partitioning of land, held on 12/13/1940, the registration number of Miniato was changed from R.No. 1:32 to Miniato R.No. 1:151.<sup>46</sup>

On 12/20/1950 a contract has been recorded from Kaarlo Verner Tiisala to the underage Kalle Anssi, Helvi Tellervo and Jussi Verner Tiisala.<sup>47</sup>

*Kaarlo Verner Tiisala* was born in Mouhijärvi on 6/20/1888. He studied medicine in Helsinki and defended his doctoral thesis in 1918. First he worked at hospitals in Helsinki until starting to practice privately as a surgeon from 1925. Tiisala was a respected doctor and he wrote plenty of articles to the publications of his field.<sup>48</sup>

The first wife of Kaarlo Tiisala (since 1918) was *Aino Auvinen*, born in Helsinki on 1/12/1894. She died in 1943. The next year Kaarlo Tiisala married *Vieno Tellervo Leskinen*. The children of the first marriage were: *Hilkka-Liisa* 1919, *Toini* 1921, *Ritva* 1924 and *Yrjö* 1929, and of the second marriage: *Anssi* 1945, *Helvi* 1947, *Jussi* 1949, *Eeva* 1952 and *Matti* 1955.<sup>49</sup>

In the *Kuka kukin on* ('*Who's Who*') book from 1960 it is mentioned that the hobbies of Kaarlo Tiisala, living in Helsinki, were "gardening, farming and motoring. Tiisala owns the villa farm Miniato in Espoo and the Pynnäri farm in Mouhijärvi." The Tiisalas had a commercial garden at Miniato and "the farther changed from a doctor into a farmer every time he arrived at the villa". Kaarlo Tiisala was also interested in history and read a lot. Aino Tiisala wrote poems and studied Italian. One of Kaarlo Tiisala's favorite places was a rocking chair in a window recess of the dining room.<sup>50</sup>

During the Tiisalas' time there was a ceiling painting between the dining room arch and window, but it has faded away later on. When the Tiisalas came to Miniato, there were stuffed ruffs on the wall of the stair landing in the turret between the first and second floor and an impressive arrangement of a shield and spears above a door opening, which lead from the drawing room through a corridor to the kitchen stairs. Both of these arrangements have disappeared after 1980. There were in the house of old origin also e.g. an imposing chaise and left in the attic there were Russian uniform caps, a driver's suit and a red lion flag from the early days of independence.<sup>51</sup>

In the past a boathouse was situated to the west of the dock. The sauna was first a smoke sauna and an embankment was built on its shore, but it disappeared later on.<sup>52</sup>

<sup>45</sup> The provincial archives of Hämeenlinna/The archives of Helsinki judicial district, Esbo lagfarter fh. 1929 § 62 1/23/1929.

<sup>46</sup> Land survey registry, Land register, Espoo, Sökö.

<sup>47</sup> Espoo City Court, title registration, land registration card 1:151.

<sup>48</sup> Information from the birthday and death notices in Hbl (Brage's press archives).

<sup>49</sup> *Kuka kukin on* ('*Who's Who*'), personal data on present generation Finns, 1950, Helsinki 1949 and *Kuka kukin on* ('*Who's Who*'), personal data on present generation Finns, 1960, Keuruu 1960.

<sup>50</sup> Interview with the Tiisalas on 3/4/2001.

<sup>51</sup> Interviews with the Tiisalas on 3/4 and 3/26/2001.

<sup>52</sup> Espoo City Museum, Villa Miniato file, information in connection with a list of photographs taken by Jussi Tiisala in the 1970's and an interview with the Tiisalas on 3/4/2001.

The Tiisalas lived in Helsinki, Viiskulma. Summers and holiday seasons were spent at Miniato as well as the weekends, also in the wintertime. Kaarlo Tiisala liked very much to walk and ski on ice, even though he fell through the ice "every autumn".<sup>53</sup>

In wartime Kaarlo Tiisala practiced medicine in Ahvenisto and Kajaani. During the Winter War schools were closed and the family lived in Miniato. The daughters were in Kasavuori on air guard. The freezing cold winter weather broke the greenhouse's heater and the hyacinths had to be taken to the main building for protection. The chickens and the rooster were carried to the shelter of the third floor. During the Continuation War part of Miniato had been given up for the staff's use and after the war tenants had to be taken into the house. The family itself lived on the second floor and the tenants on the first and third floor. After the wars the Tiisalas lived year-round in Miniato for a few years.<sup>54</sup>

The boarder of the Porkkala area, which had been ceded to the Soviet Union after the wars, went beyond Klobben.

In Helvi Tiisala's childhood they went to the ice to buy fish from fishermen.

Kaarlo Tiisala died in Miniato at the age of 75 on 10/20/1963. Vieno Tiisala died at the age of 63 in 1976.<sup>55</sup>



Kaarlo Tiisala, Mrs. Waskinen and Aino Tiisala at a beach having had been built by the Tiisalas. A bathing hut, which could be seen already in the Langhoffs' photographs and an extravagantly built, long pier, which broadens at its end to a landing dock. Photograph from Ritva Tiisala's collection

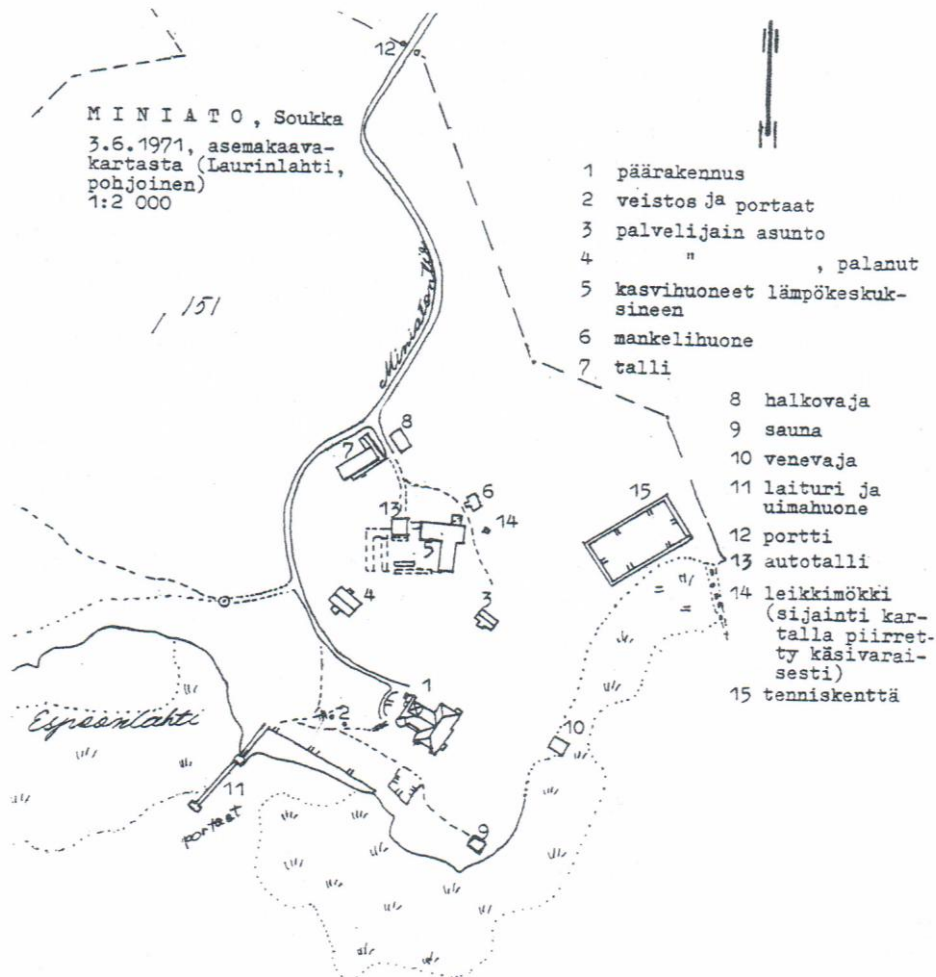
<sup>53</sup> Sarianne Silfverberg, landscape architect, Studio Terra Oy, telephone conversation on 12/18/2000. Sarianne Silfverberg has interviewed Ritva and Jussi Tiisala and the owner of Övergård, Benita Åkerlund, for the garden plan she made in 1999.

<sup>54</sup> Interview with Ritva, Yrjö and Helvi Tiisala on 3/4/2001.

<sup>55</sup> Interview with the Tiisalas on 3/4/2001.

Kaarlo and Aino Tiisala sold on 9/5/1939 an area named *Merenranta* ('Seashore') to Managing Director *Max Fredrik Sahlbom* for Fmk 299,500. The seashore was comprised of four separate plots: *Kallioranta*, *Mäkirinne*, *Alarinne* and *Koivuniemi* ('Cliff shore, Hill slope, Lower slope and Birch cape'), which had been separated from Miniato at the same time. Their combined area was 0.994 hectares (2.46 acres). The plots were woodland and some meadow. The area of Miniato R.No. 1:151, which was in the Tiisalas' ownership, was 9.622 hectares (23.78 acres).<sup>56</sup>

The Tiisalas petitioned in 1964 that seven hectares (17.30 acres) of the Miniato area would be proclaimed as a nature reserve. According to a newspaper description, the suggested area was "unbuilt broadleaf forest situated by the seashore. The place consisted mainly of a hill, which went down to the sea as terraces."<sup>57</sup> The idea of a nature reserve was Vieno Tiisala's, but it was never established.<sup>58</sup> The area consisted presumably of just the Langhoffs' park forest.



Map 5 presents the built part of the Miniato site in 1971.  
Photograph from the Villa Miniato file of Espoo City Museum.

<sup>56</sup> Land survey registry, Land register, Espoo, Sökö.

<sup>57</sup> Del av Miniato blir naturpark? ('Part of Miniato becomes a nature park?'), *Västra Nyland* 2/5/1964, (Brage's press archives).

<sup>58</sup> Helvi Tiisala on 3/4/2001.

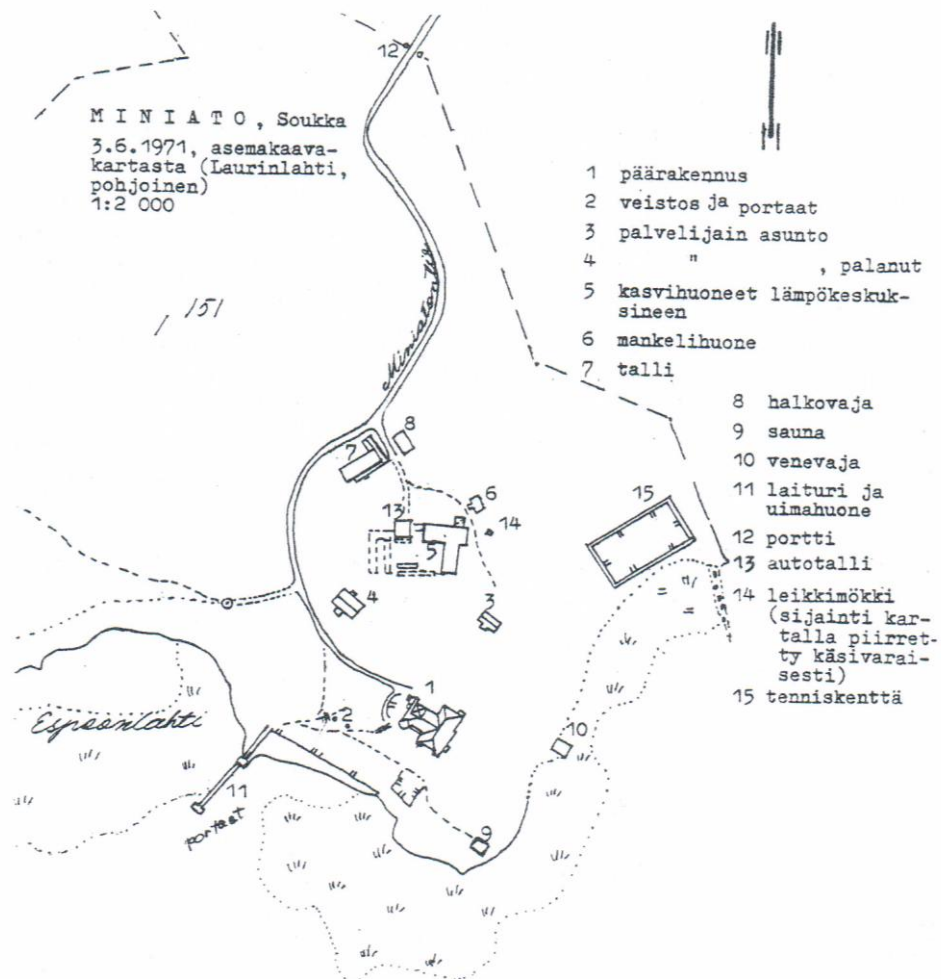


## Miniato Oy, Matti Antikainen

12/31/1980 – 12/17/1992

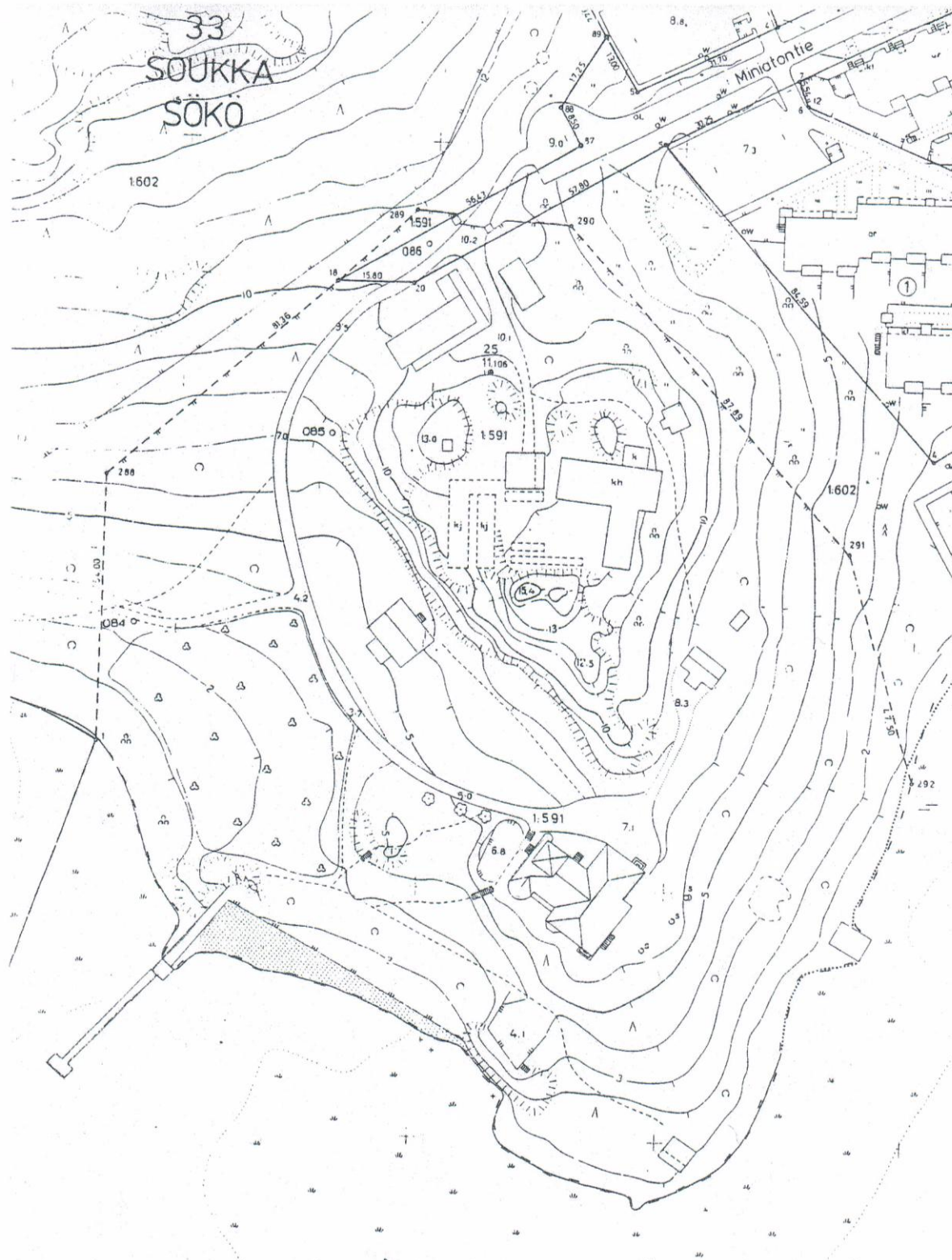
Matti Antikainen purchased Miniato from Kalle Anssi, Helvi Tellervo and Jussi Vernerinen Tiisala on 12/31/1980. The purchase price was Fmk 2,150,000.

The parceling out of Miniato into Villa Miniato (R.No. 1:591) and Miniato (R.No. 1:592) has been registered on 10/20/1981. Veli Matti Tarmo Antikainen has been recorded as the owner of Villa Miniato, whose size is 2.2046 hectares (5.45 acres). Miniato comprises the rest of the farm and it is owned by Rakennusasennus E. Ståhlberg Kommandiittihtiö ('Building Installation E. Ståhlberg Limited partnership'). Previous road easements exist over the farm Miniato R.No. 1:592.<sup>59</sup> (Maps 6 and 7)



Map 6. Town planning map of the surveying department of Espoo real estate office 1/27/1983.

<sup>59</sup> Land survey registry, Land register, Espoo, Sökö, 58:222.



Map 7. The situation of the Villa Miniato site in the early 1980's. A former skating pond is barely distinguishable in the northern part of the site and in the right edge of the photograph can be seen part of the tennis court. In the foreground of the gardener's building there is an orchard. Photograph from the Villa Miniato file of Espoo City Museum.

During *Matti Antikainen's* time, the villa was renovated inside and outside in 1981-83. Then e.g. "the outer walls of the building were repaired and the building was painted, the leaky roof was fixed as seen necessary and old clay bricks were put in their places." Also the electrification was renewed except for the cellar and part of the third floor. Connecting couplers for the radiators and a large part of the radiators were replaced and the building was connected to the municipal utilities. Sauna facilities with utility rooms and balconies were made to the third floor despite the resistance of the Espoo City Museum. After the renovation the villa was used for the representative purposes of Finnish export companies (Kati-Myynti Oy, Muotitalo Diorina, etc.).<sup>60</sup>

Miniato functioned not only as the representative premises and the scene of many grand celebrations, but also as the summer residence of the Antikainen family, which consisted of the parents and two daughters. The Antikainens lived in Töölö, Helsinki. Matti Antikainen said he was "primarily an artist and only secondarily a businessman." So at their time there were large rugs of their own making on the floors and walls of Miniato. Antikainen had Jugendstil furniture made for the villa, such as a big table in the dining room. There was also a carpenter at Miniato to make e.g. new, but old style intermediate doors as well as new pillars and banisters to the second floor.<sup>61</sup>

In 1982 Antilainen took architect Eero Oulasvirta to design e.g. a sauna facility, kitchen renovation and several Jugendstil details, part of which were realized.<sup>62</sup>

The repairs and alterations of the villa, the buildings in the yard and the garden, continued throughout the years. Later in 1986-88 *Teemu Vilo*, who had graduated as an architect, worked for three long summers at Miniato with a wide job description. Vilo did construction work and acted as a substitute for the land steward, *Heikki Suonperä*, while Suonperä was on vacation. Vilo was also responsible for the job site.<sup>63</sup>

During Vilo's time e.g. the following repairs were done in the villa: the intermediate floor of the turret was reinforced, the bathroom, master bedroom, dressing room, porch, cellar and balcony terrace were renovated as well as the roof's miter joints and eaves were repaired. Vilo also built ladders on the roof for the chimney sweeper. The outside plastering of the building was restored by renewing and by removing too hard patching plasters. The outer walls were also whitewashed. Many windows were painted and window ledges were repaired at the same time.<sup>64</sup>

The boathouse had collapsed in 1986 and it was rebuilt according to the measurements of the old boathouse. A concrete base was added under the boathouse so that the sea would no longer move the building. Vilo also built a door to the boathouse, which was lifted open with a winch. In the opinion of the master of the house, the boathouse had to smell of tar, so it was tarred inside. The Antikainens had a motorboat, sailboat and many kayaks. The kayaks were kept on the shore, whereas two lifts were built for lifting the other boats.<sup>65</sup>

When the buildings in the yard were restored, the front side towards the road was always repaired first. Part of the buildings were also repaired on the inside. The esthetic impression of the courtyard area mainly determined the order of importance for the repairs. In Easter 1988 Vilo received an "alarm call" from Antikainen to come; guests were coming and the driveway looked bad after plowing. The driveway was covered with reddish gravel and a burnt building in the yard was made up with a filter cloth to cover the ugly wall on the road side.<sup>66</sup>

Guests, who were mostly Russian, were extravagantly entertained. In winter indoor plants were brought out to the entrance along with heaters for them for the time of the celebration. The guests did not actually stay overnight at Miniato, although the celebrations often lasted until the morning hours. The Russians liked very much to take a sauna bath and two garage-like tents with heated massage tables had been permanently pitched on the grassland next to the sauna. For one party

<sup>60</sup> Espoo City Museum, Villa Miniato file.

<sup>61</sup> Interview with Teemu Vilo on 1/10/2001.

<sup>62</sup> Interview with Eero Oulasvirta and Miniato file.

<sup>63</sup> Interview with Teemu Vilo.

<sup>64</sup> Interview with Teemu Vilo.

<sup>65</sup> Interview with Teemu Vilo.

<sup>66</sup> Interview with Teemu Vilo.



Antikainen had a hut built on the ice and a Lapp man was giving rides to the guests in a sleigh along the ice. Even audience had been arranged to the nearby pier. Holes were bored in the ice for the winter celebrations and fishing nets drawn underneath the ice. It was quite an experience for the happy celebrants to examine the nets at nighttime. Seppo Hovi played the piano at one party, while sometimes a golf cart had been arranged to drive the guests at the site. The ambassador of the Soviet Union and his wife were popular guests.<sup>67</sup>

The job description of building workers included the examining of fishing nets in summer mornings. There always had to be self-caught fish in the freezer for the Russian guests, even though the house always served also Teno salmon. Sometimes the nets were taken further out into the sea to catch flounders.<sup>68</sup>

The Antikainens had a rabbit cage up on the rock near the summerhouse. Sometimes the neighborhood children let the rabbits loose and then all the building workers had to run after them all around the garden. Antikainen had a fence built of railroad ties around his site for the fear of uninvited guests. The fence was made higher during the many years and it had to be propped up. Benches were built along with the support constructions. Antikainen wanted also to mark his area in the sea for the outsiders and therefore a row of buoys was made close to the shore.<sup>69</sup>

The garden works accomplished in Antikainen's time are described in more detail in the garden part of the report.

Villa Miniato was put up for compulsory auction as Suur-Helsingin Osuuspankki ('*Cooperative bank of Greater Helsinki*') sued the real estate for a debt recovery procedure. The price estimates of the real estate varied between 12-15 million Finnmarks. However, Miniato was purchased for only Fmk 8,020,000 by Arno Puhk.<sup>70</sup>

## Arno Puhk

1/29/1993 – 5/31/1998

Arno Eduard Puhk offered Fmk 8,020,000 for Villa Miniato in the compulsory auction held on 12/17/1992. The contract was made on 1/29/1993.<sup>71</sup> Puhk offered to sell the villa to the City of Espoo in 1997. The city considered the matter, but made no decision to purchase.<sup>72</sup> On 5/31/1998 Puhk sold the As Oy Espoon Miniatontie 10 ('*Housing Corporation of Espoo's Miniato road 10*') (1-591-M603, parcel) for Fmk 10 million and the site that included the villa (1-591) also for Fmk 10 million to Plandos Oy.<sup>73</sup>

During the years the building had got into bad repair. In the winter 1993-94 the heating system did not function and the building froze. As of December 1996 the damages caused to the structure had not yet been repaired. At that time the floors and roofs of the kitchen and winter garden were open. The tiles of the roof were broken, the façade of the south side was in bad condition and the balcony floor was missing completely.<sup>74</sup>

The present site (49-33-81-6) of As Oy Espoon Villa Miniato ('*Housing Corporation of Espoo's Villa Miniato*') has been formed in 1999 of two parcels (49-33-81-3-M501, area 559 m<sup>2</sup> (6,017 ft<sup>2</sup>) and 49-455-1-591-M601, area 6884 m<sup>2</sup> (74,099 ft<sup>2</sup>)), which have received the legal title confirmation of real estate in the same year and have been entered into the register of real estate on 8/23/1999. The area of the site is 7443 m<sup>2</sup> (80,116 ft<sup>2</sup>).<sup>75</sup>

<sup>67</sup> Interview with Teemu Vilo.

<sup>68</sup> Interview with Teemu Vilo.

<sup>69</sup> Interview with Teemu Vilo.

<sup>70</sup> Riitta Heiskanen, Jugendlinna Villa Miniato ajautui pakkohuutokauppaan ('*Jugend castle Villa Miniato ended up in compulsory auction*'), Helsingin Sanomat 12/14/1992 and Hbl, 12/18/1992.

<sup>71</sup> Espoo City Court, title registration.

<sup>72</sup> Espoo City Museum, Villa Miniato file.

<sup>73</sup> Espoo City Court, title registration (the information is mixed and insufficient, all the changes of ownership are not recorded. If the owners have not had the title of real estate registered, there is no reference in the site numbers to the previous ones and consequently all the partitioning actions do not become clear from the archive in question).

<sup>74</sup> Espoo City Museum, Villa Miniato file, Espoo City, Center of real estate services, Condition service unit, Technical management, Kari Kyytsönen, evaluation of Villa Miniato, memo 12/19/1996.

<sup>75</sup> Espoo City Court, title registration and Espoo City, register of real estate.

## *Villa on the Shore*

### HAGAUID – VILLA SELIN - VILLA MINIATO

In the latter part of the 19th century wealthy people from Helsinki built beautiful villas on the coast and islands of Espoo as their places to spend summer. The villas were usually made of wood. In 1876 there were seven independent villa places in Espoo, even two of which were on the lands of the Sökö village: Baroness *de la Chapell's Björkholm* and owner of iron works *Brehmer's Fridshem*. In the first half of the 1880's two more villas had been built in Sökö (at that time there were a total of 21 villas in all of Espoo). After the initial enthusiasm, villa settling became common again in the latter part of the 1890's. In the population census of 1900, there were over 40 villas or lots that had been separated from a main farm.<sup>76</sup>

As was the custom in those days, the property manager of *Kymmene paper mill*, engineer Knut Selin, also had a villa built for himself on the seashore of the Sökö village in Espoo. As for designers he had asked the young architects *Eliel Saarinen*, *Armas Lindgren* and *Herman Gesellius*. Around the same time the trio also got to design an extension to the *Kymmene paper mill* in *Voikkaa*.<sup>77</sup>

It is impossible to analyze the part of each person in the works that Gesellius, Lindgren and Saarinen did together.<sup>78</sup> Miniato has often been mentioned e.g. in newspaper articles of the villa as designed by Saarinen without any further information on the matter. On the one hand, the name of Saarinen is often used as an abbreviation of the name of the office and, on the other hand, because he is the best known of the three men. *Riitta Nikula* writes: "Lindgren's sketch books indicate, however, that in the central works accomplished together, he had an important part in the development of the ground plans."<sup>79</sup>

One of the few works designed by Gesellius, Lindgren and Saarinen, of which there is some information left about their mutual division of work, is the *Suur-Merijoki* villa (built in 1901-03), which has acquired fame. Lindgren designed at least the boudoir, Gesellius different kinds of bedrooms and Saarinen the large central hall and the library.<sup>80</sup>

*Marika Hausen* writes: "*The large hall in Villa Selin is completely different from the other rooms designed at the same time by the office of Gesellius, Lindgren, Saarinen. The house is one of the most statuesque designed by the office and it would have been logical to make there a cross-vaulted hall area in the same way as e.g. in Suur-Merijoki. But there is a flat ceiling in the hall of Miniato, which is two floors high, in its upper part there is a loft on one wall and the lower part expands into several bays. - - As exemplars of the hall in Miniato can be mentioned the interior decoration of the pavilion of Denmark designed by Valdemar Koch in the world exhibition of Paris in 1900, or the hall designed by Patritz Huber in Haus Glückert in the Darmstadt exhibition in 1901. It was very well-known at least in Germany. To place a hall like this in Miniato, in whose design Lindgren had a great part, might indicate Saarinen's desire to define his own line. There were similar high, angular halls with lofts in Villa Girardet (1904) and Haus Remer (1905-07) designed by Saarinen. Also the vertical design that is emphasized in the furniture and paneling of Miniato was later characteristic of Saarinen and not so much of Lindgren. There is yet a similar hall in the Munkkiniemi boarding house (1916-19), the hall being architectonically the most important interior space of the building.*

*Even the furniture of Miniato brings to mind that of the pavilion of Denmark in Paris; in both of them the furnishings are probably based on Voysey [English architect] and ultimately on the late*

<sup>76</sup>Lahti, Matti J., *Espoo maalaispitäjistä suurkauppalaksi* ('Espoo from a rural parish into a big market town'), Espoo serie, Pieksämäki 197, pages 31-33.

<sup>77</sup>Christ-Janer, Albert, *Eliel Saarinen, Finnish-American architect and educator*, USA 1948, page 142 and Nikula, Riitta, *Armas Lindgren 1874-1929: arkkitehti* ('architect'), Museum of Finnish Architecture, Helsinki 1988, list of works.

<sup>78</sup>Nikula,...1988, page 21.

<sup>79</sup>Nikula,...1988, page 21.

<sup>80</sup>Nikula,...1988, page 27.

*Middle Ages of England. The furnishings of Miniato are not, however, of particularly high grade, nor may the furniture be regarded as drawn by the office of Gesellius, Lindgren, Saarinen. On the other hand, the furnishings are uniform and the furniture type has surely not been chosen at random.*<sup>81</sup>

In addition to the two-story central hall, another special feature in Miniato in comparison to the other villa designs of the office is the turret that dominates the outline of the building. There is a plastered, square-bottomed turret with also an open porch in its upper part in Haus Remer, having been designed at a later date (1905-07)<sup>82</sup>, which is very much of the same style as the turret in Miniato. Also the turret in Remer is located at the outer corner of the building, protruding, though, slightly on one of its front sides from the façade line of the building. A semi-circular, single-floor porch on the other side of the corner functions as a "base" for the turret. The porch in Miniato has "moved" a bit aside from the turret and a tiny, almost closed, round protruding part has been left at the bottom of the turret. In a watercolor painting representing Miniato by Eliel Saarinen from 1901 the turret still rises partly from the porch.<sup>83</sup>



A watercolor painting by Eliel Saarinen of the Selin's villa in the designing stage. Photograph in Marika Hausen's et al. work *Eliel Saarinen, Suomen aika* ('*Eliel Saarinen, The time of Finland*'), page 27.

<sup>81</sup> Hausen, Marika, Mikkola, Kirmo, Amberg, Anna-Lisa and Valto, Tytti, *Eliel Saarinen: Suomen aika* ('*Eliel Saarinen: The time of Finland*'), Museum of Finnish Architecture, Keuruu 1990, pages 44-45.

<sup>82</sup> Hausen, Mikkola,...1990, page 138-143.

<sup>83</sup> Hausen, Mikkola,...1990, page 27, picture 62, analysis by Minna Piispanen.

When Haus Remer was designed, Armas Lindgren was no longer a partner of the office (partner in 1896-1904). Remer is mainly designed by Saarinen and has as its theme the turret and the two-story central hall as in Miniato. However, in Remer they are in somewhat "more refined" forms as the almost unused turret of Miniato has in Remer got e.g. a library and a gentlemen's drawing room inside it and it stands out more clearly in the building by getting apart from the façade already from the plinth course. On the other hand, the turret of Miniato immediately welcomes those that come to the building, since it is located in connection with the entrance. Instead, the turret of Remer being located on the garden side, does not dominate the outline and image originating from the building in the same way.<sup>84</sup> The central hall is not as open in its lower part than the hall of Miniato, and in its upper part there are refined galleries, which can be closed by small doors.<sup>85</sup> Based on these comparisons I would assume that Saarinen has already had an influence on the design of the turret and central hall of Miniato, even though he would not have designed them from the beginning.

The two-story central hall is namely found already in the sketch designs of Armas Lindgren on the first and second floor of the building.<sup>86</sup> The bases of the building are already very much the way they were also realized. The turret, however, is still searching for its shape and location. The orientation of the building in relation to the cardinal points is also other than in the realization. It is not known who eventually turned the building and why. There are two alternatives for the north arrow already in the sketches. From one alternative the building has to be turned 135 degrees and from the other 90 degrees clockwise to get it to the present cardinal point. In the first alternative mentioned, the porch would have faced south and also the entrance would have been from the south, from the sea side. The bay windows of the dining room would have been towards the rock. In the other alternative the windows of the fireplace corner in the central hall, i.e. the living room, would have been where the windows of the present dining room are and the porch would have been where the present library and bay window are now. The location of the building in relation to the cardinal points seems to have been solved to its present form at least in a watercolor painting by Saarinen from 1901 concluding from the forms of the terrain appearing in the picture (picture on the book cover).<sup>87</sup>

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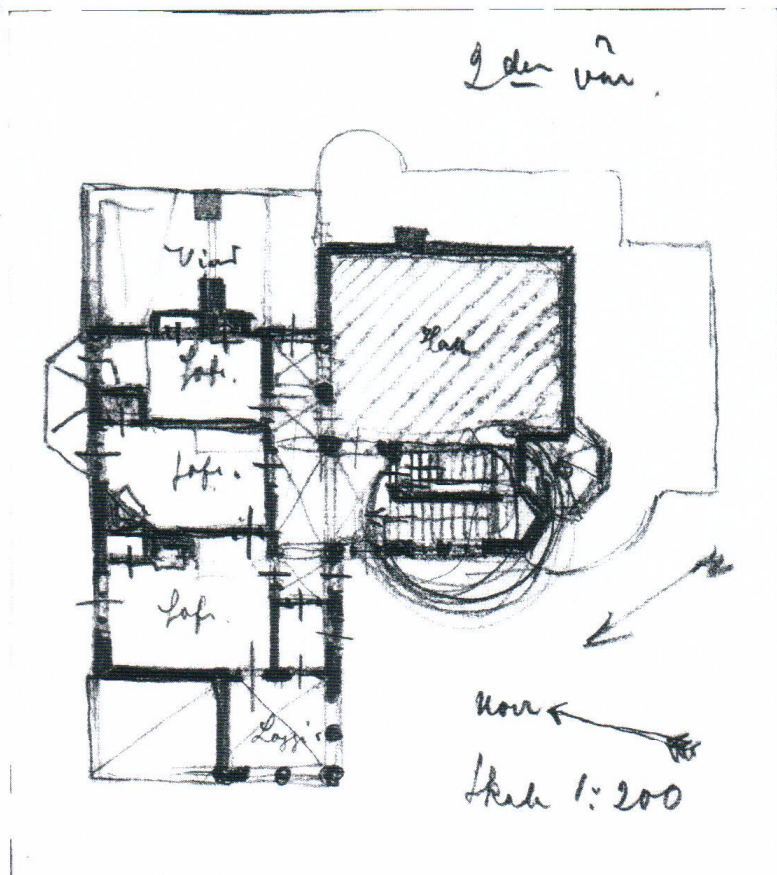
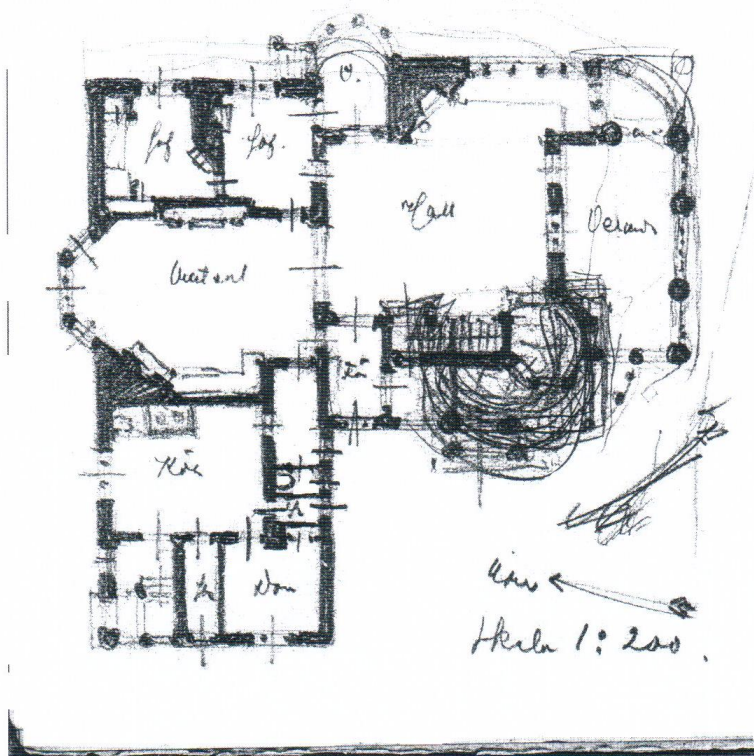
<sup>84</sup> Own observations by Minna Piispanen on the buildings in question.

<sup>85</sup> Hausen, Mikkola,...1990, page 62.

<sup>86</sup> Museum of Finnish Architecture, Original files, Armas Lindgren's collection, Sketchbooks, book No. 16. There are neither names nor dates in the sketch designs, therefore there is no certainty of their order. However, Tytti Valto has in 1982 identified the plan drawings and the small elevation drawing to relate to Villa Selin.

<sup>87</sup> Analysis of the pictures by Minna Piispanen.

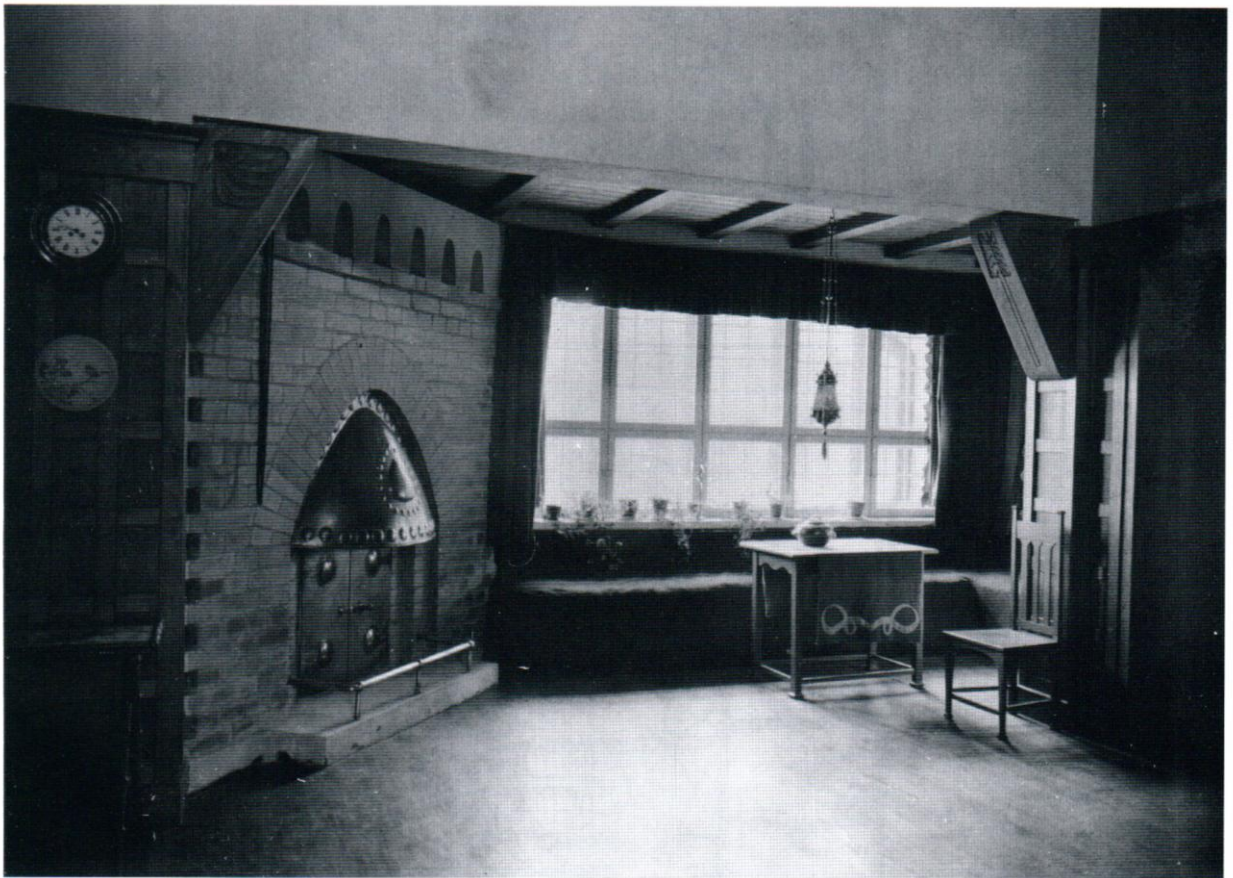




Sketches of the first and second floor of the Selin's villa by Armas Lindgren. Museum of Finnish Architecture, Original archives, Armas Lindgren's collection, Sketchbooks, book No. 16.

In a very small-sized elevation sketch in Lindgren's sketchbook it looks like the turret would have been planned to be above the central hall and it would rise directly from the middle, up from the porch. There are several perspective studies on the other pages of the same sketchbook, which would also seem to be different versions on Selin's villa i.e. Miniato. The alternatives have been presented from the southern side, with the colonnade of the porch and the high stone plinth course dominating the façade. The shape of the turret and roof are searching for their places and also the chimneys are an important element in the design. The future turret remains mainly round and bay-like or as part of the porch, not yet rising higher than the ridge, to become a strong element. Of the remaining sketches of the office, it was not until the watercolor painting by Saarinen that the turret has got its present form. Also otherwise the painting is nearest to the realized building. (Lindgren's elevation sketches as an appendix).<sup>88</sup>

Selin's villa was designed presumably in 1901 and the building was completed at the latest by autumn 1902.<sup>89</sup> At least exterior photographs on the completed villa have been published already in December 1902<sup>90</sup> and interior photographs in January 1903<sup>91</sup>.



An interior photograph published in several newspaper articles (e.g. *Dekorative Kunst* 1903), in which there are the hall windows facing the sea and the sitting corner of the hall. Later on the fireplace on the left side of the photograph was moved to the doorway leading to the porch. Museum of Finnish Architecture, Photograph archives, Villa Miniato.

<sup>88</sup> Analysis of the pictures by Minna Piispanen.

<sup>89</sup> Hausen, Mikkola,...1990, page 268.

<sup>90</sup> Jung, Bertel, Vähän huviloista ja maalaisrakennuksista ('A little about villas and rural buildings'), Suomen Teollisuuslehden Rakentaja, XII/1902.

<sup>91</sup> Tikkanen, J.J., Die dekorative Kunst in Finnland, *Dekorative Kunst*, January 1903 (two exterior photographs and one interior photograph).



## Alterations in Building

The central hall was divided into two stories presumably during the Langhoff's time in the 1910's.<sup>92</sup> At the same time a green-tiled fireplace was moved from the south wall of the hall to the west wall, at the doorway leading to the porch (winter garden), and a new door was made beside the fireplace.<sup>93</sup> Skylight windows were made on the floor with the bedrooms and in the attic.<sup>94</sup>

During the Tiisalas' time in the 1930's and 1940's a new front door was built on the northern side of the central hall<sup>95</sup>, which is why the indoor stairs were moved. There was a door leading to the stairs. The stairs had been open when the building had been finished and are like that again after the changes made by Antikainen. The open porch on the second floor was changed into an enclosed room, a balcony was built at the place of an adjacent skylight window and rooms were built in the attic. The balcony had a vertical rail. Water pipes were installed in the building in the middle of the 1930's and a well was drilled on the slope on the eastern side of the villa.<sup>96</sup>



In the photograph is Ritva Tiisala on her first visit to Miniato possibly in the autumn of 1928 or the spring of 1929. The window openings of the porch have been covered with boards for the wintertime. The openings on the sea side may have been glazed. Also the porch on the second floor has been boarded up. The old chimney is still in its place on the side of this porch. Behind Ritva one can dimly see the steps leading to the porch of the main entrance with their iron rails and a "national romantic" juniper. The building is located in a park-like kept birch grove and it seems there are hardly any ornamental plantings on this side of the building. The meadow of the birch grove was tended by controlled burning in the spring. The photograph from Ritva Tiisala's collection.

<sup>92</sup> Hausen, Mikkola,...1990, page 269 and *Georges Langhoff's* text to the photograph: "*The villa in the spring 1910 before alterations*", Espoo City Museum.

<sup>93</sup> Espoo City Museum, Villa Miniato file, Riitta Paavonen, report by the City Museum on 3/19/1982.

<sup>94</sup> Hausen, Mikkola...1990, page 269.

<sup>95</sup> The Tiisalas' photographs and an interview with Ritva, Yrjö and Helvi Tiisala on 3/4/2001.

<sup>96</sup> Interviews with the Tiisalas and Hausen, Mikkola...1990, page 269.

The Tiisalas designed and had a fireplace built in the drawing room of the second floor. It was built of tiles that had been found in the attic. Antikainen had this fireplace moved to the present library against the dining-room wall and added an upper part to it at the same time the intermediate floor of the drawing rooms was removed. In the 1970's Jussi Tiisala had a tiled stove of a rowan tree theme moved from the old gardener's house to the third floor to replace the white stove.<sup>97</sup> The sash spacing of some windows was altered and the small porch on the entrance level was enclosed to become an indoor room prior to the drawings made in 1967.<sup>98</sup>

Ordered by Antikainen, a sauna and a balcony were built in the attic in 1982. The most significant alteration was, however, the restoring of the central hall to its original height. The large porch on the entrance level was enclosed, changed into an indoor room.<sup>99</sup> More information on the repair works made during the Antikainens' time is found in that part of the text telling about the Antikainens' period in the villa.



In the left photograph Kaarlo Tiisala in front of the car. There is no door yet next to the window. The photograph on the right is of the small porch, presumably from the 1930's. There are no windows yet. Photographs from Ritva Tiisala's collection.

<sup>97</sup> Interviews with Ritva, Yrjö and Helvi Tiisala on 3/4/2001.

<sup>98</sup> Hausen, Mikkola...1990, page 269.

<sup>99</sup> Hausen, Mikkola...1990, page 269.





An aerial photograph of the cape of Miniato on 8/26/1944. The Tiisalas' four cultivated patches and the tennis court stand out clearly, as do also the main building and the greenhouses. On the left there is Klobben and the steamship pier. On the top of the photograph there are the Övregård's buildings. The present *Soukan rantatie* ('*Soukka's shore road*') stands out clearly. The scale in the photograph is about 1:5 000. MML, Ilmakuvakeskus, Topografikunta ('*Land survey, Center of Aerial Photography, Topographic corps.*').



## *Pines and Peaches*

### THE HISTORY OF GARDEN

Selin's villa was built on a wooded and partly rocky cape. A design sketch done in watercolor by Eliel Saarinen depicts the surroundings of the building as rather wild and national romantic with trees and junipers in the foreground.<sup>100</sup> The Jugendstil garden, with its style being strictly architectonic and symmetric, may not have been designed for around the villa. However, in a photograph from Armas Lindgren's collection, presumably from 1902, there can be seen an arcade built of stones on the sea side of the villa, looking like a Jugendstil arch.<sup>101</sup> The theme of the arched path can be seen already in Lindgren's perspective sketches.<sup>102</sup> Some kind of a path still exists by the western part of this arch. The Jugendstil spirit that prevailed at the completion time of the building becomes apparent in the garden from the way the building gets anchored in its place and from the relation of the stone villa to the "wild nature".

The plinth course of the building has been built of big blocks of stone, which have been skillfully set to rise directly from the rock, wherever this has been possible (see photograph below). Another way is to connect the building to its surroundings with terraces supported by stone walls. This method has been used only on the main entrance in Miniato.



The building acquires an appearance from the stone terrace as if there was an additional plinth course or an impressive base. The vegetation consisting of junipers and young birches refers to past grazing ground, as does also the original name of the site, i.e. Hagaudd ('*End of grazing land*'). The present road leading to the building does not exist yet. The photograph does not reveal from which direction the building was approached. Tikkanen, J.J., *Die dekorative Kunst in Finnland*, *Dekorative Kunst*, January 1903.

<sup>100</sup> Hausen, Marika, Mikkola, Kirmo, Amberg, Anna-Lisa and Valto, Tytti, *Eliel Saarinen: Suomen aika* ('*Eliel Saarinen: The time of Finland*'), Museum of Finnish Architecture, Keuruu 1990, page 27.

<sup>101</sup> Museum of Finnish Architecture, Photograph archives, Villa Miniato.

<sup>102</sup> Museum of Finnish Architecture, ...A. Lindgren's sketchbook No. 16, see Appendix 1.



A photograph from the Nybergs' time (1905-09). The driveway is already in its present place and bushes have been planted in front of the terrace's supporting wall. The bushes have already grown, having been in place for a few years. The window openings of the turret have also been glazed. It may be that the road, bushes and glazings are also original and that the first photographs have been taken of the yet unfinished building. The yard work was unfinished at least in the photographs taken in 1902. SLSA 817 Nyberska släktarkivet (*'Nybergs' family archives'*), Alfred Nyberg.



A photograph taken at the Nybergs' time from the southern corner of the building. The peonies are blooming profusely, having been planted in a free-form group in the garden, which is overflowing with luxuriant growth and "naturalness". Photograph from Paul Nyberg's work, page 318.



According to old photographs, the garden seems to have become “wild” and very near the villa itself. In exterior photographs from 1901/02 the building is surrounded by junipers, young birches and a pine that is still growing on the southern slope. In one of the photographs there is cut down coppice in stacks. The stand of trees has been thinned out possibly from a former grazing ground. The vegetation has clearly been left there with consideration to create an airy and romantic forest stand around the building, reaching up the building’s stony plinth course, the supporting wall and the rock functioning as a base.



Photograph from 1901 (according to the Museum of Finnish Architecture, it was not until 8/18/1901 that the Selins purchased the plot, therefore the year 1902 seems more likely) or 1902. The yard work is yet unfinished. The path up to the main entrance is clearly marked. The arch made of piled-up stones rises up to the building and then comes down towards the south. The present ornamental pine between the building and the so-called sea terrace is still young in this photograph. The window openings of the turret have not yet been glazed. Instead, part of the porch openings may have been glazed already from the beginning. On the left edge of the photograph there is a wooden building, which is possibly older than the new villa. This photograph was published in many publications at the beginning of the century. Museum of Finnish Architecture, Photograph archives, Villa Miniato.



The same place as in the previous photograph only a few years later. The front of the building has acquired a maintained lawn or meadow. There are hardly any new plantings. SLSA 817 Nyberska släktarkivet (*'Nybergs' family archives'*), Alfred Nyberg.



The sea terrace is seen in the photograph. Its outer edge has been painted with lime plaster up to the steps. There are flower boxes at the edge of the terrace. Concluding from the size of the trees, the photograph has been taken in the early decades of the century. It may be from the Langhoffs' time (1909-17) at the earliest. Photograph from Helvi Tiisala's collection.



In a photograph taken during the Nybergs' time (1905-09) from the sea, it is well seen how wooded the site is, dominated by broad-leaved trees. One may also notice a cut down, wedge-shaped opening from the villa towards the south and the present dock. The maintained yard soon changes into cliffs before the shore.<sup>103</sup>

In the 1910's Langhoff had steps built in the park forest that lead to the rock. The steps have been cut into the rock and they are located on the northern slope of the rock, in the present park area of the city.<sup>104</sup>



A photograph of the cape of Miniato from the Nybergs' time. The view to the south has been opened up drastically. The birch grove on the right side of the photograph appears to have been planted or self-sown in rows. Reeds dominate the shore line, only on the left edge of the photograph there is open shore with cliff and rocks. The building on the left is possibly the one functioning as the gardeners' house during the Tiisalas' time. SLSA 817 Nyberska släktarkivet ('*Nybergs' family archives*'), Alfred Nyberg.



The rock, small columnar junipers and birches in the wind are National Romanticism at Miniato at the Nybergs' time. SLSA 817 Nyberska släktarkivet ('*Nybergs' family archives*'), Alfred Nyberg.

<sup>103</sup> Photograph SLSA 817 Nyberska släktarkivet ('*Nybergs' family archives*'), Alfred Nyberg.

<sup>104</sup> *Soukanrannanpuisto...*, 1999 and S. Silfverberg, interview.

## The Tiisalas' Time 1928-1980

Landscape architect Olsson was acquainted with Aino Tiisala and made a plan for the garden. The detailed plan was made in the 1930's and it included at least a rock garden and probably also a long flowerbed with "yellow, white and red cultivated roses" on the terrace of the main entrance. Aino Tiisala always cut beautiful bunches of these roses for the visitors to take with. Already at that time mock oranges were growing behind the rose bed, below the terrace. The mock oranges were not cut, but they were let to grow and bloom freely. Virginia creeper was growing on the porch wall.<sup>105</sup> Low bushes were growing in front of the wall already at the Nybergers' time concluding from the photographs.



Yrjö Tiisala sits on the paved terrace up on the rock above the villa in the 1930's. The afternoon coffee was had at the chamfered table. A very beautiful rock garden with numerous plants had been planted on the rock slope. Ritva Tiisala remembers such plants as the stonecrop, rudbeckia, peony, Siberian pea tree and golden chain. There were also paths with stone steps on the slope and plenty of rhododendrons, small ornamental cherry trees and shrub roses below the slope. Photograph from Ritva Tiisala's collection and information by Ritva and Yrjö Tiisala on 3/4/2001 and from Sarianne Silfverberg's memo.

<sup>105</sup> Ritva and Yrjö Tiisala 3/4/2001.



The dirt roads crisscrossing the site were so well looked-after that one could have driven a car along them. Every weekend during the summer the roads were raked into patterns. The only bench outside the villa garden was placed as the end of the lime-tree lane, upon entering the gate. There the family's "reception committee" received the guests.<sup>106</sup>

The Tiisalas bought two statues, a bear and an eagle, and placed them in the garden close to the villa. Only the pedestal is left of the eagle on the northern side of the entrance road, but the bear statue is still in its place. Going by the eagle was a road that went from the main building directly to the gardener's house and by the statue was a well-kept lawn, growing English daisies (*Bellis perennis*). Up by the small villa grew some Manchurian walnuts.<sup>107</sup>

Beside the bear statue there is still a distinguishable circle in the terrain, in which summer flowers, for instance dahlias, were planted. Beside the circle there was a group of seats with a granite table and lilacs. The granite table is still left, but turned by 90° according to Helvi Tiisala. The lilacs were not cut into a hut. Behind the group of seats was a tall "crack willow", which was good for climbing. Only the stump with its sprouts is left of this willow. There was a long perennial bed growing foxgloves by the road on the western side of the group of seats. White-flowered lilacs had been planted by the road leading from the gardener's house to the pump room on the shore. Kaarlo Tiisala had received them as a Christmas present from a customer and they had first been grown in a greenhouse before planting them outdoors. The lilacs were killed by the frost during the Winter War.<sup>108</sup>



The table and benches beside the circular flower bed are from the early 1930's. On the left there are lilacs and in the background a large willow. The meadow reaches to the benches. Photograph from Helvi Tiisala's collection.

<sup>106</sup> Interviews with the Tiisalas.

<sup>107</sup> Interviews with the Tiisalas.

<sup>108</sup> Interviews with the Tiisalas on 3/4/2001 and 3/26/2001.



The same table and decayed benches in March 2001. On the left are lilacs in poor condition and behind the bench sprouts growing from the willow stump. On the left is a stone wall and a gate built in the year 2000. Photograph by M. Piispanen.



The Tiisalas with their neighbors in the 1930's at Miniato, which is in a winter dress. On the left edge of the photograph is distinguishably a table and a bench and on the right edge the bear statue. Between them rises a mound, in front is a rock and behind is a Swiss stone pine. Photograph from Helvi Tiisala's collection.



On the terrace on the southern side of the villa was a flagpole in its present place, a lawn swing and benches. Croquet was played on the terrace. Between the terrace and the building was a big round flowerbed, blooming with peonies and Siberian squills (*Scilla sibirica*). A road went directly from this terrace to another terrace on the western side of the building. By the side of this road grew a small tree, which bloomed very beautifully with pink flowers in spring. Jam was made from its berries. The bush was called "rosewood".<sup>109</sup> Peonies and rose bushes grew on both sides of the steps.<sup>110</sup>

There was a marsh in the garden near the entrance gate of that time. In winter the children skated on the marsh pond. In the middle of the cultivated garden was another, smaller pond, to which Kaarlo Tiisala moved water lilies from Mouhijärvi. In about 1936 the Tiisalas built a tennis court in a sheltered hollow behind the rock. The court had a gravel surfacing and it was surrounded by a fence, which was 2-3 meters high. White willows were planted on the edge of the court after it was completed.<sup>111</sup>



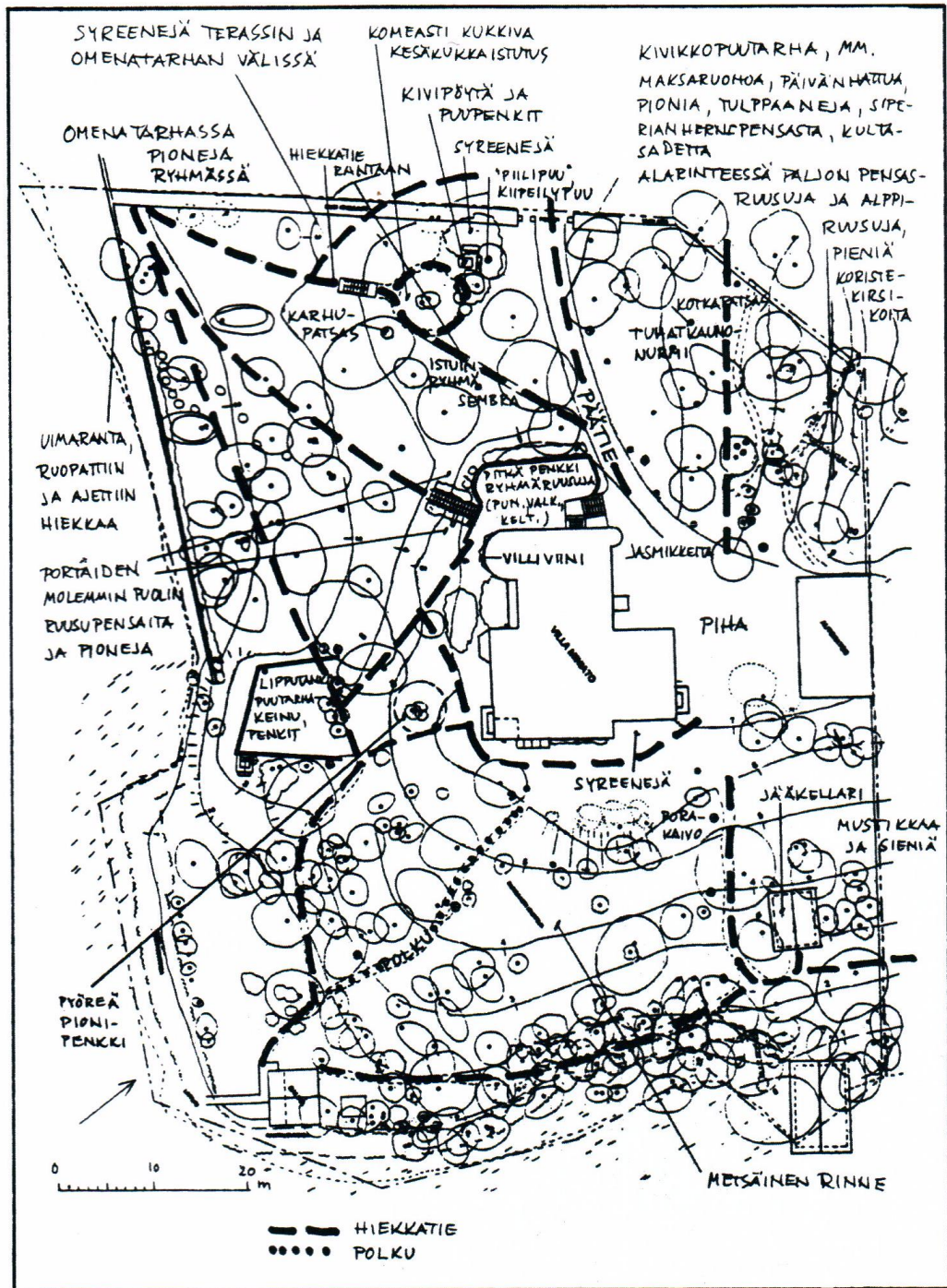
A moment in the shade of the Swiss stone pine in the summer of 1929, Yrjö's christening party. The meadow has been left to grow freely and the dirt roads dividing it are clearly marked and well looked after. A path leads from the house to the circle of the bear statue and from there continuing on to the bathing hut and pier. On the right stands Mrs. Aino Tiisala. There are apples and other fruits in crystal bowls on the table. Photograph from Ritva Tiisala's collection.

<sup>109</sup> Interview with the Tiisalas on 3/26/2001.

<sup>110</sup> S. Silfverberg's memo.

<sup>111</sup> Interview with the Tiisalas on 3/4/2001 and S. Silfverberg's memos.

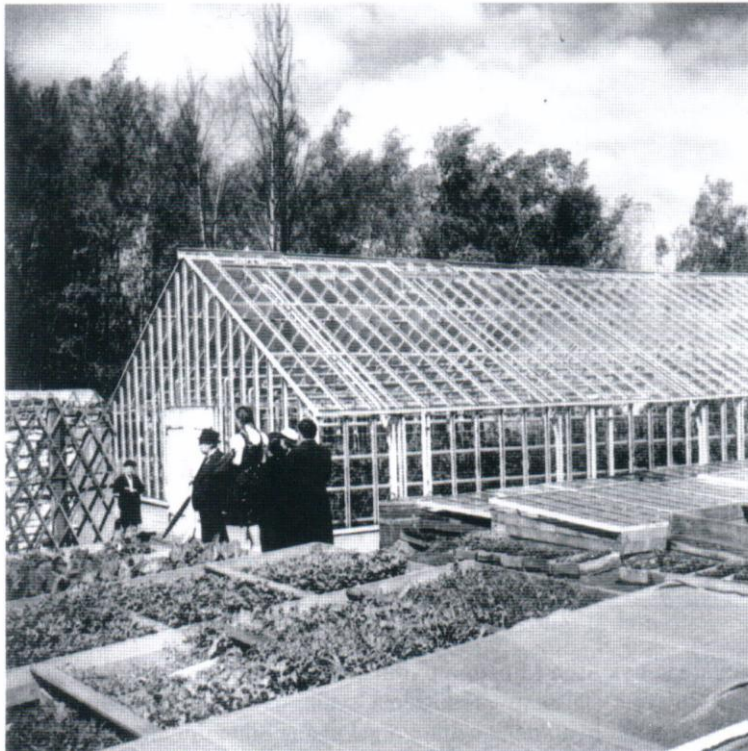




A garden from the Tiisalas' time in the area of the present site of Miniato. Information by Ritva, Yrjö and Helvi Tiisala. The old road network marked by Yrjö Tiisala, only the present route from the villa to the sauna was a path, the others were dirt roads. As the base picture an inventory map made in Molino Oy in 2000.

The Tiisalas had a commercial garden at Miniato comprising two greenhouses and four cultivated gardens. The biggest of the gardens was located in the northern part of the site, by the side of the road leading to Klobben. The garden had been fenced in and between it and the road grew limes and cypress-like junipers. Here in the best garden grew primarily strawberries and apple trees, but also plum, bullace and cherry trees as well as berry bushes. On the best days about one hundred liters (182 pints) of strawberries were picked. Another garden was located nearer the middle of the site, above the tennis court. Raspberries, currants, peas and some apples were mostly grown here. The third garden was on the shore alongside the ship pier. This garden was rather small and there grew e.g. apple trees and peonies. Root crops and outdoor vegetables were grown in the fourth kitchen garden near Klobben. The commercial garden also sold seedlings and in the wintertime at least hyacinths were forced in the greenhouses. The gardener took the products by horse to Helsinki for sale.

The greenhouses were located high up in the middle of the site. There they grew vegetables and such specialties as grapes and peaches. Peaches were even taken in a box to Viiskulma for sale. The peach tree grew outdoors, against a greenhouse wall, but it was killed by the frost during the Winter War, as did also the grapevine in the greenhouse. Also the apple trees suffered badly: only 40 out of 250 trees survived. There was also a horse, a pig, a rooster, hens and two guinea hens on the farm. Of the horses *Vappu* had to go to the war, but *Tamara* could live to a ripe old age. The dogs were a collie *Lady*, a Great Dane *Jymy* and a Finnish Spitz *Komi*. In addition, the family had a tailless cat, *Puppe*.<sup>112</sup>



A greenhouse and growing beds from the 1930's. Photograph from Ritva Tiisala's collection.

<sup>112</sup> Interviews with the Tiisalas on 3/4/2001 and 3/26/2001 and S. Silfverberg's memos.



The Tiisalas had employed a gardener, who lived on the farm all year round. In summer also garden trainees were employed. The first gardeners were *Koskinen, Jonsson, Svanbäck* and *Laitinen*.<sup>113</sup> For the proceedings of the partitioning of land in 1940 the Tiisalas gave a power of attorney to gardener *Juho (Jussi) Poutanen*, who was their gardener at that time.<sup>114</sup> The gardeners lived with their families in a building by the side of the road leading to the villa. That building burnt down later on. In summer also the children had to take part in the garden work for four hours a day and in the evening there might be “held a small bee” as well, sometimes together with the guests.<sup>115</sup>

The garden was put into especially fine order in honor of Kaarlo Tiisala’s 50th birthday in June 1938. During the war time also the garden suffered, and it was not restored to its former splendor after the war. Mrs. Aino Tiisala died of tuberculosis in 1943.<sup>116</sup>

The commercial garden activities continued, however, even after the wars and there were e.g. horticultural students on the farm.<sup>117</sup>



The girls in the strawberry patch. Photograph from Ritva Tiisala’s collection.

<sup>113</sup> Interviews with the Tiisalas.

<sup>114</sup> Land survey registry, Land register, Espoo, Sökö, partition 5/17/1940.

<sup>115</sup> Interviews with Ritva and Yrjö Tiisala.

<sup>116</sup> Interview with Sarianne Silfverberg.

<sup>117</sup> Interview with Helvi Tiisala.

## Alterations and Repair Works by Antikainen in 1980-1992

During the years 1986-88 the yard and the buildings there were restored in accordance with Matti Antikainen's wishes. However, he did not get a new grass tennis court in the damp hollow of the shore, on the western side of the villa.<sup>118</sup>

In 1986 a supporting wall built of stones was rebuilt on the shore, between the long western pier and the sea terrace. In Vilo's opinion, the ground surface in the birch grove had been raised possibly in the early 1980's. Without the supporting wall the embankment had, however, collapsed in places with the seawater eating away at it.



There was a supporting wall on the shore already at the Tiisalas' time. However, the wall seems to have been badly cracked already in the 1930's. From the left in the photograph is Aino, Hilikka-Liisa, Toini, Ritva, a neighbor Waskinen, who is an architect, Yrjö and Kaarlo Tiisala. Kaarlo Tiisala had had the beach built. Photograph from Ritva Tiisala's collection, information by Ritva, Yrjö and Helvi Tiisala.

A concrete embankment was built for a more durable walkway to encircle the sea terrace from below the cliff to the sauna, and a concrete path was cast from the sauna to the dock. Also a pontoon jetty was built by the sauna, filter cloth was laid on the shore and a narrow, winding boat harbor was cleared in the rushes. Other construction works in the garden were e.g. the repairing of the western pier using telephone poles and the restoration of the bathing hut. The rocky steps of the garden were straightened and supported with concrete from below.<sup>119</sup>

<sup>118</sup> Interview with Pertti Pehkonen on 1/9/2001.

<sup>119</sup> Interview with Teemu Vilo.



New plantings during the Antikainens' time were e.g. rose spiraeas mainly by the front steps post and shrubby cinquefoils on the new shore wall. New paths were made in the garden and they were disguised to look old with meadow clods brought from other areas of the site. New paths with stone steps were also made in the rock garden. The stone pavement of the terrace up on the rock (photograph from the Tiisalas' time on an earlier page) was, instead, replaced by grass.<sup>120</sup>



In the left photograph is the gardeners' dwelling house, which partly burnt later on and was torn down in the late 1990's. Photograph from Helvi Tiisala's collection. In the right photograph is the so-called Small villa, which was situated on the eastern side of the rock and torn down in the summer of 2000 as the building was left on another site than the main building. Photograph by Molino Oy in 1999.



Antikainen's gate, taken down in 2000. Photograph by Molino Oy in 1999.

<sup>120</sup> Interviews with Teemu Vilo and Pertti Pehkonen.



## Steamships and Bootleggers

### How Miniato Was Arrived At

The possibilities for the growth of the villa settlement on the islands and coast of Espoo were created by the steamship traffic, which was directed there already in the 1870's. The routes went from Helsinki, between the islands of Espoo, to the bottom of Espoonlahti ('*Bay of Espoo*') and some to Kirkkonummi. The traffic also served the local inhabitants by taking the farmers' goods to the city for sale.<sup>121</sup>

At the turn of the century the traffic between Helsinki and Porkkala was so heavy that there were several competing companies, each of them having a few ships. Some of the companies were short-lived and the ships changed owners, names and routes. Ships operating on the western route were e.g. *Vestra Skärgården*, *Lotta Svärd*, *Sandels*, *Adlercreutz*, *Regina*, *Esbo*, *Ahti* and *Vehmaa*. In the 1930's the maritime traffic began to decrease considerably and the final blow came as a consequence of the war. Five of the shipping companies had to surrender all their ships as war indemnities.<sup>122</sup>



In 1909 the route went from Eteläsatama ('*South harbor*') through a strait, which had been deepened and straightened by dredging in 1899, between Svinö and the mainland to Bobäck.<sup>123</sup> The shipping lanes have been marked with solid lines in the map, which shows how the railway track and shipping lane meet at the bottom of Espoonlahti ('*Bay of Espoo*'). Picture from *Suomi Kartasto* ('*Finnish Atlas*') 1897/1915, *Suomen matkailijayhdistys* ('*Finnish Travelers' Association*'), 1909, facsimile edition Jyväskylä 1984, map sheet 7.

<sup>121</sup> Lahti, Matti J., *Espoo maalaispitäjistä suurkauppalaksi* ('*Espoo from a rural parish into a big market town*'), Espoo series, Pieksämäki 1975, pages 90-91.

<sup>122</sup> *Navis Fennica, Suomen merenkulun historia 1-4* ('*The history of Finnish shipping*'), volume 2, Höyryveneistä uiviin loistohotelleihin ('*From steam pinnaces to floating luxury hotels*'), Porvoo 1994, pages 109-115: Höyrylaivoja lähiliikenteessä ('*Steamships in short-distance traffic*').

<sup>123</sup> Lahti,...1975, page 91.

The steamship pier was on the small island of Klobben, which never belonged to Miniato. However, the traffic to Klobben went via Miniato.

The railway traffic to Espoo began in the early 1900's. This reduced the steamship traffic only at the bottom of Espoonlahti, where the track came near the shore. Nevertheless, the track did not cut down these journeys very much in summer, because the beautiful island scenery of the voyage attracted people.<sup>124</sup>

| Station        | 1904     |          | 1910             |                               | 1916                           |                                |
|----------------|----------|----------|------------------|-------------------------------|--------------------------------|--------------------------------|
|                | Outgoing | Incoming | Outgoing         | Incoming                      | Outgoing                       | Incoming                       |
| Helsinki       | 18 100   | 17 400   | 27 600           | 27 000                        | 29 000                         | 27 800                         |
| Pitäjänmäki    | 1 000    | 1 100    | 12 100           | 8 800                         | 3 200                          | 3 000                          |
| Espoo          | 700      | 700      | (no information) | (no information)              | 400                            | 400                            |
| Kirkkonummi    | 1 100    | 1 100    | 3 600            | (no information)              | 1 500                          | 1 000                          |
| Other stations | 1 800    | 1 900    | 1 700            | 9 800<br>(Kauniainen notable) | 11 200<br>(Kauniainen notable) | 12 800<br>(Kauniainen notable) |
| In total       | 22 700   | 22 100   | 45 000           | 45 500                        | 45 300                         | 45 000                         |

The Kauklahti station was first one of the most popular stations of Espoo. Above is a table on the numbers of passengers (rounded off to the nearest hundred) from Kauklahti to other stations in 1904, 1910 and 1916.<sup>125</sup>

There is information from the Nybergs' time 1905-09 about the arrival of guests at Miniato, where the Nybergs lived permanently. According to Paul Nyberg: "The older guests arrived by train at the Kauklahti station and from there to the villa in the Privy Councilor's carriage pulled by two horses."<sup>126</sup>

The Tiisalas came to Miniato from their home in Viiskulma, Helsinki, by a big car with their children, dogs and housemaids along a winding road via Kauklahti. The father drove at a rather fast speed and the children felt sick on the serpentine roads.<sup>127</sup> Sometimes the Tiisalas came also by ship to the pier of Klobben.<sup>128</sup>

## Smuggling<sup>129</sup>

Villa Miniato is mentioned as an important loading place, when it comes to smuggling in Espoo during the prohibition. Other important places in Soukka were Staffans and Amiralshammen. The smuggling route from Soukka and Kivenlahti to Kauklahti went from Tillinmäki through a forest to Hakala. As cars became more common, roads were used, which went via Saunalahti and Kallvik to Kauklahti. The spirits were then taken from Kauklahti to elsewhere in Espoo or to other places in the country – to the provinces of Häme as well as Savo.

The villas were good places for storage in the wintertime. The summer residents were usually totally unaware of these wintry events.

Since the so-called prohibitory law was in force from 1919 to 1932, it falls mainly on the Kuosmanens' era (1920-28) in the villa.

<sup>124</sup> Lahti,...1975, page 91.

<sup>125</sup> Lahti,...1975, page 89.

<sup>126</sup> Nyberg, 1962.

<sup>127</sup> S. Silfverberg, memo.

<sup>128</sup> Interviews with the Tiisalas.

<sup>129</sup> [www.espoo.fi/museo/rreitit.htm](http://www.espoo.fi/museo/rreitit.htm).

## Treasure of Miniato<sup>130</sup>

In the summer of 1935 or 1936 the rural police chief of Espoo came to Miniato with policemen and a search warrant. They searched for gemstones and paintings by Rembrandt, which were suspected to having been hidden underneath the attic floor by the previous owner already during the First World War. However, nothing was found. The person doing the hiding was said to having been in a mental hospital, so the person in question was probably Alexandroff. In the Valpo file regarding Alexandroff there is, however, no mention about this matter, the last records are from 1931.



Photograph with its texts from Matti J. Lahti's work *Espoo maalaispitäjistä suurkauppalaksi* ('*Espoo from a rural parish into a big market town*'), Espoo series, Pieksämäki 1975.

<sup>130</sup> Interviews with Ritva and Yrjö Tiisala. All the papers of that time belonging to the rural police district of Espoo have been moved to the National Archives in the early 1990's. However, they do not include any reports or search warrants.

*”Architecturally the Most Valuable Residential Building of Espoo”*

APPRECIATION OF MINIATO

Miniato was presented with photographs in the European press presenting architecture as soon as the villa was completed. The photographs were usually connected to texts telling about Gesellius, Lindgren and Saarinen, including also photographs of other buildings designed by them. Miniato or the Selin’s villa of that time was usually not mentioned in the text part. Photographs of Miniato appeared at least in Russian, German, Swiss and Swedish magazines in addition to the native magazines.

In Marika Hausen’s et al. work *Eliel Saarinen, Suomen aika* (*Eliel Saarinen, The time of Finland*) (page 27), Miniato is estimated to be “one of the most remarkable buildings representing sculptural form designed by the office Gesellius, Lindgren, Saarinen”.

In the commemorative exhibition of Eliel Saarinen held in Helsingin Taidehalli (*Art Hall of Helsinki*) in 1955 Miniato was not among the many projects presented.<sup>131</sup>

The Regional Planning Authority of Helsinki had a survey made by Kai Linnilä, who has valued Villa Miniato as architecturally and by its milieu significant.<sup>132</sup> The main building of Miniato has been protected with a listed building marking in the city plat of Soukanranta I B confirmed by the Ministry of the Environment in 1987. According to an entry: “*The cultural historically and architecturally valuable building in the area may not be pulled down nor such alteration or extension works made, which decrease the cultural historic and architectural value of the building.*”

Erkki Härö<sup>133</sup> headlines his text on Miniato in 1984: “*From the point of view of Finnish architectural history a villa building of primary importance. The building with its parks is praiseworthy human landscape.*” Härö writes further: “*Villa Miniato can be regarded as architecturally the most valuable residential building of Espoo. - - - Architectonically it has been influenced by Karelianism, medieval castle and church building, and international Jugendstil. - - - Villa Miniato is stylistically also a total work of art, formed by the façades of the building, the interiors with their fixtures and furniture and the surrounding natural landscape. - - - Villa Miniato has between 1981-83 went through a restoration, which has been thorough and accomplished with piety.*”

The restoration works that Antikainen had had made were, instead, not praised by the representatives of the Architectural Museum and Espoo City Museum, who came to the place in 1982. That the two-story central hall had been restored, was considered as good, but the renovation of wooden base floors as bad. Regrettable was also the insufficient documentation in connection with the renovation of the inside walls’ plastering. The construction works had been started before obtaining a licence, and the City Museum and other antiquarian authorities had not been given a chance to document the building history of the villa nor to discuss the implementation of the construction works.<sup>134</sup>

Markku von Hertzen from Espoo City Museum states in his memo from 12/14/1992 on the cultural historic value of Villa Miniato and on its movable property e.g.: “*The villa belongs to our nationally significant building monuments. Stylistically Villa Miniato belongs to the same group as the other national romantic villas of the period designed by the architect triplet Gesellius – Lindgren – Saarinen. Some changes have been made in its appearance during the years, but the changes have generally been adapted to the style of the building. The façades and fixtures have*

<sup>131</sup> *Eliel Saarinen – muistonäyttely* (*commemorative exhibition*), exhibition catalogue, Taidehalli (*Art Hall*) 6/1-11/1995, Julius Tallberg 1995.

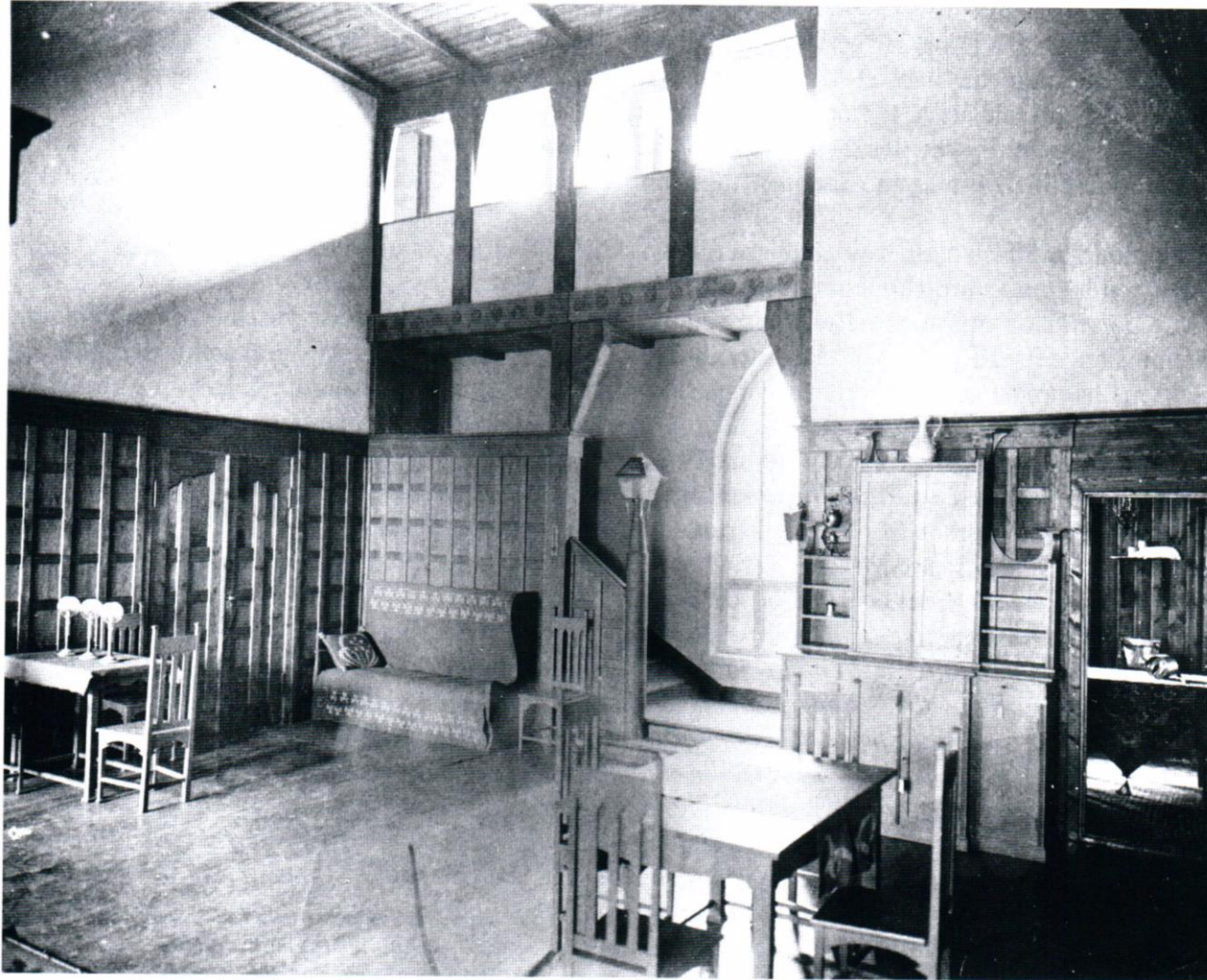
<sup>132</sup> Linnilä, Kai, *Helsingin seudun kulttuurihistorialliset kohteet ja tiet sekä kulttuurimaisemavaranto* (*The cultural historic sites and roads and human landscape reserve of the Helsinki district*), Regional Planning Authority of Helsinki, Helsinki 1973.

<sup>133</sup> Härö, Erkki, *Espoon rakennuskulttuuri ja kulttuurimaisema* (*The building tradition and human landscape of Espoo*), Espoo City Museum, Espoo 1984, page 172.

<sup>134</sup> Espoo City Museum, Villa Miniato file, e.g. a memo on 3/11/1982 on the restoration of V.M and a statement by Riitta Paavonen on 19.3.1982.



remained relatively intact. On the whole, the building has remained as a representative example of the early architecture of Eliel Saarinen and of the national romantic architecture of our country at the turn of the century in general. - - - Saarinen designed Villa Miniato according to the ideals of the period to be a total work of art, in which architecture was complemented by high-grade craftsman's art. This is still clearly to be seen in the fixtures (e.g. stoves, doors, stairways).- - - According to the information by the museum, the original furniture designed to the house is not left in the villa."<sup>135</sup>



An interior photograph published in several newspaper articles (e.g. *Dekorative Kunst* 1903) of the furnishing in the drawing room of the newly completed villa. Museum of Finnish Architecture, Photograph archives, Villa Miniato.

<sup>135</sup> Espoo City Museum, Villa Miniato file.



*PART II*

## CONSTRUCTION WORKS AT MINIATO 1999-2000

The present owners of Miniato, Pirjo and Markku Jokela, have had plans made by *Molino Oy* in 1999-2000 for repair and extension works in the villa. The plans have been made by *Jyrki Sinkkilä*, *Pirkko Taskinen*, *Maija Lounamaa* and *Jussi Palva*. *Hannu Myllykallio* from *A-Insinöörit Oy* ('*A-Engineers Inc.*') is responsible for the construction design and *Heikki Pekonen* from *Insinööritoimisto Sähkö-Ohmi Oy* ('*Engineering office Electric-Ohm Inc.*') for the electrical planning. The construction works were accomplished mainly during the year 2000. *Tuula Närhinen* documented the renovation repair of the tile roof by photographing.

In the summer 2000 a wall with a gate was built to separate the present site from the neighboring site and a carport for four cars. The wall was built at the western border of the site made up of cold-masoned natural stones and continuing from there across the rock as a spruce rail fence. The stone wall was covered with a stonecrop carpet and the spruce rails were painted with translucent tar paint and fixed to steel tubes. The steel gate in the stone wall was built as a two-part access gate and gateway. Granite slabs were set up as gateposts. The stone base of the so-called *Small villa*, which had been taken down, was piled against the neighboring border to be a wall-like plinth course of the steel-structured carport. The port was covered with a moss stonecrop covering. The main electrical distribution box was moved from the *Small villa* to the carport. Yard lights were also installed at the driveway using pole lighting and the lighting of the turret was realized with lights recessed into the ground. The paths to the boathouse and sauna as well as the sea terrace were illuminated with low spot lights.

The tile roof of the villa was renovated along with the related equipment, such as ladders and rain gutters. Window ledges and the moisture barriers of the cellar were repaired. At the same time the outer walls, having got blotchy already, were repaired by removing the old plastering and by making it new with lime plaster. Finally the walls were whitewashed. The roof and façade work was done by *Uudenkaarlepyyn Paanukatto* ('*Shingle Roof of Uusikaarlepyy*'). *Tom Nylund* from *Uudenkaarlepyyn paanukatto* also made the technical planning for the repair of the roof. Burnt clay tiles, s-tiles, ridge tiles, over tiles and extra equipment for the roof were ordered from *Wiekor* in Estonia. *Tiilitehdas Potila Markku Oy* ('*Brickyard Potila Markku Inc.*') from Hämeenkyrö made four different kinds of shingle tiles according to an old model. Swiss *Jura* lime was used as lime plaster for the walls. It was a dry bagged product, which was mixed with sand. The whitewash used was Danish *Küle-kalk* of natural white color, so that later on the patching would fit in with its surroundings much easier. The renovated roof of Miniato received a commendation in the *Vuoden tiilikate* ('*The Tile Roofing of the Year*') competition in the autumn of 2000.<sup>136</sup>

*Pihatyö Laatunen* ('*Yard Work Laatunen*') paved the driveway and parking spaces with old paving stones from Helsinki. The stones were granite setts and rectangular paving stones. At the same time drainage pipes were installed under the road and on the northern side of the building.

Also a new boat landing was built at Miniato, as well as a firewood shelter behind the sauna and a new felt covering for the earth cellar. Moreover, the boathouse was restored.

The old oil tanks on the eastern side of the building were removed and electric heating was installed in the basement. The radiators were not changed.

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<sup>136</sup> See Appendix 4, Pirkko Taskinen's report on the roof contract for the Vuoden tiilikate ('The Tile Roofing of the Year') competition.

## INVENTORY OF VEGETATION<sup>137</sup>

An inventory of the vegetation was made in 2000 for the area of the present site of As Oy Villa Miniato (*'Housing Corporation Villa Miniato'*). The work was carried out by Minna Piispanen in Molino Oy. The entire arborescent vegetation of the site was surveyed in the inventory. As for the grass-stemmed plants, the inventory has not been all-inclusive, but emphasized on perennial plants, on wild-growing plants both significant in ornamental value and typical of the habitat, and on plants harmful to other plants (goutweed, cocksfoot, etc.).

No vegetation needing special protection or being uncommon was found on the site. As the most valuable may be regarded the beautifully blooming meadows, which are worth noticing especially in spring, when they turn yellow and blue as the cowslips, lesser celandines, glories-of-the-snow and Siberian squills bloom in great abundance. Also the former rock garden, designed by Olsson, has visual value as being beautiful, even now as the number of species has decreased to just a few instead of the former tens of species. Especially beautiful is the wild, small rock lea in front of the sea terrace. Also of importance are the trees, which have already grown tall, such as the pines, birches, common alders and the "national romantically" growing pair of silver poplars beside the sea terrace.

### Meadow Vegetation

There are different types of rock leas, new meadows and meadow-like undergrowth of a thin heath forest on the site. In some places the meadows have become a bit too eutrophic for lack of care. However, there are yet no bad growths of umbelliferous plants, sting nettles or thistles. Goutweed and thistles appear to some extent by the oil tank. With properly timed mowing the meadows should be quickly got into good shape.

The new meadows grow, in addition to many grasses, also upright hedge bedstraw, northern bedstraw and lady's bedstraw, of which upright hedge bedstraw in abundance, quite a bit of daisies, cow clover, yarrow, sneezewort and harebells, great mullein to some degree, herb robert near the building and maiden pink in the circle near the bear statue. There is some peach-leaved bellflower, tansy, spring pea and lily of the valley in the meadows. The eastern slope remains almost entirely as low growth with cow-wheat covering the ground. Also in quite abundant growth on the eastern slope is the common dog violet, wood anemone, hairy wood-rush, wood sorrel and May lily. On the northern side of the earth cellar grows also great mullein, fireweed, raspberry and red elder.

In spring the meadows are first blue in color and then turn yellow. Glory-of-the-snow covers particularly the rock slopes and the meadow on the northern side of the building, while Siberian squill colors the slope on the southern side of the building. Lesser celandines and cowslips are found particularly in the southwest and southern part of the garden as very abundant growths. Old-time poet's narcissus appears on the southern slope of the building in about ten places.

Ornamental plants that have also self-sown in the meadows are dame's violet in three different colors, columbine and lupine. It is difficult to say whether the musk mallows have self-sown or have they been planted in their present places. Probably at least part of them have self-sown.

The cliff on the southern side of the sea terrace is gorgeous when it is in bloom. The cliff is heavily covered with flowery chives together with yellow stonecrop. There also grows musk mallow, red German catchfly, Solomon's seal and wild pansy in the crevices of the cliff.

The rocks of the northern part are more luxuriant than the shore cliffs. The upper part of the rock, not belonging to the site, has already become badly eutrophic with a rose thicket, nettles and cocksfoot having taken over the place. The main part of the rock is covered by a short variety of big-root cranesbill, whose leaves scent the air with their strong smell. Also growing on the rock with beauty are polypodies, Solomon's seal, wild pansy, orpine and Caucasian stonecrop. The

<sup>137</sup> Appendix 5, a small-scale map on the inventory of vegetation, also including a plant-specific table on the arborescent vegetation and a separate table on the grass-stemmed vegetation and bulbous plants.



glories-of-the-snow bloom in spring in the most humous places of the rock. There are both white and pink flowered Caucasian stonecrops especially near the new carport.

Purple loosestrife grows quite abundantly in the reeds on the eastern side.



Cowslips at Miniato during the Tiisalas' time. Photograph from Helvi Tiisala's collection.

## GARDEN PLAN IN 2001

### Bases

A restoration plan for the present garden area of As Oy Villa Miniato (*'Housing Corporation Villa Miniato'*) has been made by Molino Oy in the spring of 2001.

As bases for the planning there have been respect for the history of the place and for the stylistic trend of the building, the present situation, i.e. the site, which has become smaller in area and its current vegetation and, on the other hand, the use of the present garden and the orderer's wishes.

The history of the garden in the proximity of the main building covers two significant phases of very different types. The first is its original appearance, as the villa was situated with consideration on the rocky pasture ground. The young grove of trees was thinned out in places, the junipers were left in the proximity of the building and the environment was touched as little as possible. The bare rock faces and the dense, young, birch-dominant vegetation of the cape are emphasized in the photographs from the Nybergs' time, taken about 3-7 years after the building was completed. Only a few plantings stand out right next to the building, on the terrace and at its base as well as peonies on the slope of the southern corner.

The second phase is the garden of the Tiisalas' era, designed by Paul Olsson. The garden had already grown and become luxuriant, being in its blossom in 1938. This garden comprised many ornamental plant species, even rare species in the rock garden and, in particular, different kinds of roses and peonies. In addition to the roses, other flowering shrubs belonging to this phase are lilacs, mock oranges, rhododendrons, golden chain, Siberian pea tree, cherries and apple trees.

The present situation reminds of both phases. The rock garden and the bear statue with its group of seats are still there, but otherwise there is not much left of the garden of the Tiisalas' time, except for a few single plants. During the last decades the garden has been left to grow back towards its national romantic, more natural appearance. The site is covered by a thin grove of domestic trees, with meadow or brushwood as its undergrowth. Almost all the bare rock faces have disappeared, as have also the junipers due to the lack of light. The tree stand has also grown and aged considerably, which can be seen, for instance, when comparing photographs taken from the sea back in the first decade of the 1900's and in 2001. The originally birch-dominant, dense tree stand has grown higher than the building and now covers it, while at the same time the tree stand has changed from birch-dominant into a mixed tree stand, in which the pines, particularly in the wintertime, hold a strong position.

Only a few plantings have been added in the last decades. They have neither destroyed earlier vegetation nor considerably changed the garden style. However, it is suggested in the garden plan that they will be removed as unsuitable for the place. Such plantings are mainly shrubby cinquefoils on the shore wall, barberries and rose spiraeas close to the building and mountain pines below the drawing room windows.

It is not meaningful to try to restore the garden of the Tiisalas' time. Firstly, it has been essential for the garden of that time to stretch to the whole cape, its size being over 10 hectares (about 25 acres). Secondly, there is no detailed information left about the garden around the villa regarding the borders of planted areas and the plant species. The resources needed for a 1930's style garden are presently inadequate. It is unreasonable to restore the road network as a whole, because the continuation of the roads has been cut off by making the site smaller. Although the garden of the Tiisalas' time, being luxuriant, blooming in abundance and garden-like cared for, has been very different from the original surroundings of the villa, the Tiisalas' time has time-wise been a very long time in the history of Miniato and already therefore it has to be regarded as significant when thinking about the garden restoration. It is worthwhile to pick out, in particular, suitable plant species from that time for those places where new plantings are needed e.g. to provide visual obstruction. On the other hand, it is appropriate to respect the still beautiful rock garden by smartening it up and by adding some suitable bushes, as well as to improve the surroundings of the bear statue by the gate. It is worth taking some old roads back into use again and especially to

strengthen the surroundings of the villa with paved roads instead of grass paths. Prior to the Tiisalas' time, at least the road leading from the entrance terrace towards the shore has been paved and clearly marked off already in a photograph from 1902.



Photograph of the cape of Miniato from the Nybergs' time. SLSA 817 Nyberska släktarkivet ('*Nybergs' family archives*'), Alfred Nyberg.



The felling and replanting of the birch grove on the western side of the site will further strengthen the position of pines in the next few decades. Miniato in May 2001. Minna Piispanen.



## Garden Plan

In addition to the previous bases, the garden plan has been affected by the present use of the garden, the requirement of easy maintenance and on the other hand, the need for visual obstructions as the site has become smaller. Elements that have been in the garden before have been gathered into the plan as abstracts. The garden is divided into five areas: a rock garden with a columnar pine stand in front of it, a zone beginning from the driveway and surrounding the building with species of valuable broad-leaved trees and garden vegetation, a birch grove in the western part of the site, an open wood slope in the eastern part, and a dense tree stand on the east shore.

The entrance terrace will be paved and the partly collapsed supporting wall will be repaired. Climbing hydrangea will be planted on the terrace to climb up the wall by the entrance and a hedge of Siberian pea tree will be planted above the terrace to border it. The mock oranges growing below the terrace will be moved to the slope in front of the dining room. The purpose is to bring the supporting wall into sight and to make the terrace usable with the paved floor and the low hedge, which will serve as a barrier against falling. Precise cutting of the hedge also accentuates the terrace wall as the base of the building, which suits a Jugendstil building. Male ferns, martagons and hostas will be planted in front of the northeastern façade of the building.

The turfs and grass-stemmed plants on the stone steps of the rock garden will be cleared out. Part of the lupines will be removed. Small, blooming bushes, which were used in the rock gardens in the 1930's, will be planted on the slopes of the rock in places that are rich in soil. Some old-time shrub roses and white cedars will be planted on the lower slope.

The round flowerbed, group of seats and lilacs of the Tiisalas', which were situated on the southern side of the present entrance gate, will be restored. Instead of the summer flowers of the Tiisalas' time, more carefree perennial plants common in the 1930's will be planted in the circle. The circular path will be taken into view with consideration.

Manchurian walnuts, for instance, will be added to the crown canopy of valuable broad-leaved trees by the driveway. A new Swiss stone pine will be planted on the southern side of the entrance terrace.

New birches and columnar junipers will be planted where the cut-down birch grove was. Lilacs, mock oranges, bullaces as well as pear, cherry and apple trees will be planted close to the new stone wall. The new fruit tree plantings will be extended to the same place as where the border of the Tiisalas' apple orchard was according to an aerial photograph from 1944. Because of the small size of the orchard and because it is now part of the garden, it will be planted in free form. Stone steps will be built leading from the orchard to the beach. Fieldstones will be set and buckthorn planted at the end of the new stone wall and close to the steps.

Wild roses, mountain pines, a poorly growing rowan and a hawthorn will be removed from the southern slope of the building. Some digging will be done to expose the rock where the mountain pines and roses are near the building. At the same time the water flow away from the building will be improved. Yellow stonecrop and wild thyme will be planted in the hollows of the rock. The old, curved roads of the place will be taken into view again.

Pines, birches, maples and rowans will be planted on the wood slope as well as some balsam firs on the northeastern border, both as visual obstruction and as a new generation of trees. The present tree stand is primarily old growth. Lilacs will be planted in the upper part of the slope and close to the kitchen wall. Also mock oranges will be moved to the slope from the foot of the entrance terrace. Peonies and old shrub rose varieties will be planted as new plants, which can be seen from the dining room. At the same time the slope will be worked over after the removal of the oil tank and a sparse, grass seamed granite paving will be built in its upper part.

Climbing plants will be sparsely planted at the new wall and the carport.

Buckthorn, hop and common alder will be planted as visual obstruction on the bank close to the sauna porch.

Some old paths will be lightly rebuilt in the garden and a new path will be made leading from the steps of the bear statue through the orchard to the shore.

## **Tree-Felling Plan<sup>138</sup> and Management of the Meadows**

A separate tree-felling plan for the garden has been made in Molino with the principle that the trees to be cut down have to be either dead or in poor condition or a hindrance to the growth of scenically more valuable trees.

There has been no need to remove trees for visibility, since the tree stand has already been greatly thinned out a few years ago. The most significant tree cuttings in 2001 will be done in the birch grove in the western part of the site. Part of the birches are already dead and almost all the remaining ones are in very poor condition. Furthermore, the aspens growing in the western corner of the site have grown wide sprouts in the area of the birch grove. The tree-felling plan also includes instructions on the removal of shrub vegetation and on intermediate cuttings.

Instructions have also been made in Molino on the management of the meadows.

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<sup>138</sup> Appendix 6, a small-scale map on the tree-felling plan, also including a plant-specific table.





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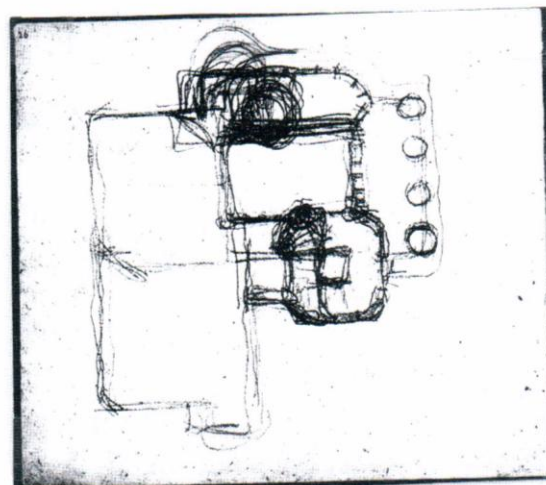
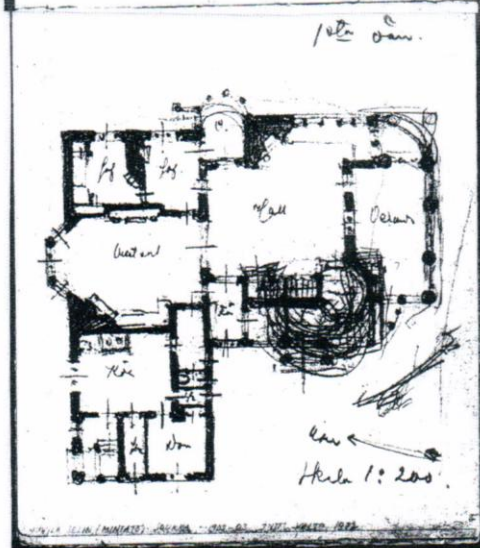
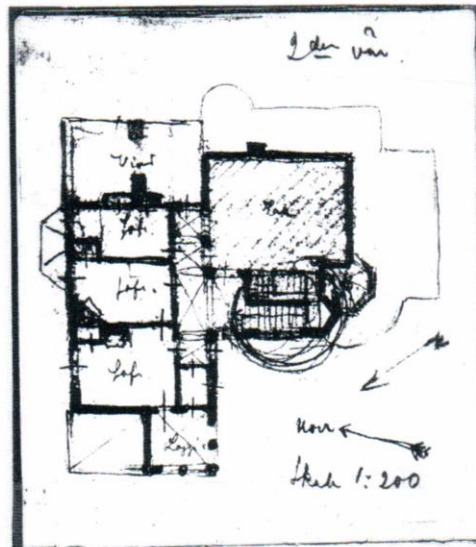
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## APPENDICES

- Appendix 1 Armas Lindgren's sketches on Selin's villa, pictures reduced by 50 % except for the first façade drawing, Museum of Finnish Architecture, Original archives, Armas Lindgren's collection, sketchbook No. 16.
- Appendix 2 Façades and plan drawings, TKK (University of Technology), architectural department, measuring work of architectural history 1967.
- Appendix 3 Notes from the Tiisalas' period (1928-1980) on the first and second floor of the building. Information by Ritva, Yrjö and Helvi Tiisala on 3/4/2001. As the base picture the measuring work of architectural history from the year 1967.
- Appendix 4 Pirkko Taskinen's report on the roof contract for the Vuoden tiilikate ('The Tile Roofing of the Year') competition.
- Appendix 5 An inventory of the vegetation on 11/17/2000, drawing No. 122-01, a small-scale map also including a plant-specific table, Molino Oy, Minna Piispanen.
- Appendix 6 A tree-felling plan on 3/23/2001, drawing No. 122-02, a small-scale map also including a plant-specific table, Molino Oy, Minna Piispanen.
- Appendix 7 Georges Langhoff's photographs, Espoo City Museum.

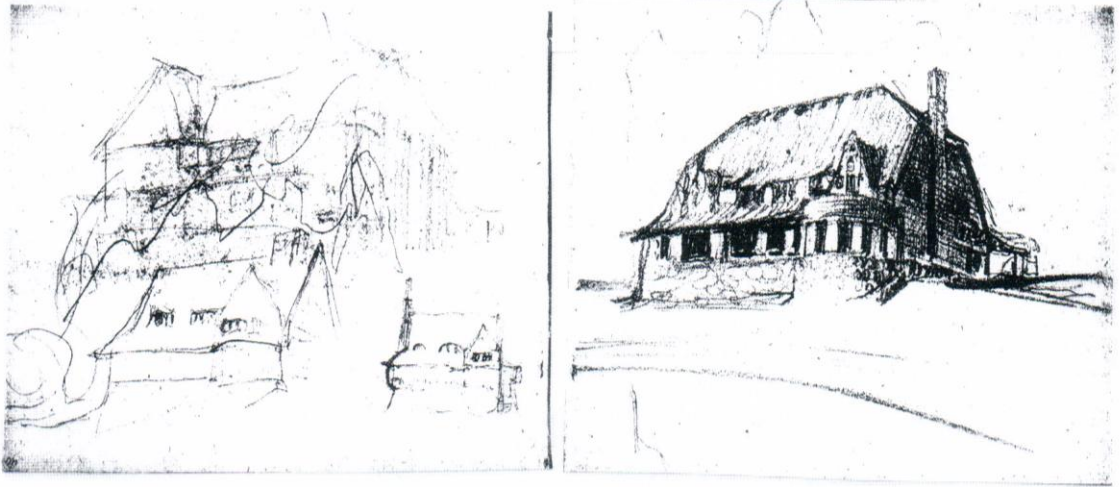


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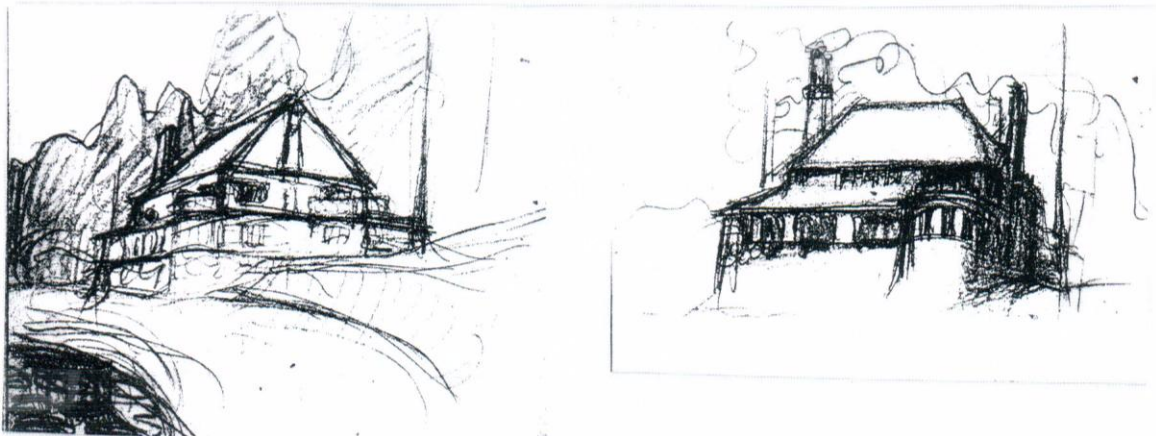
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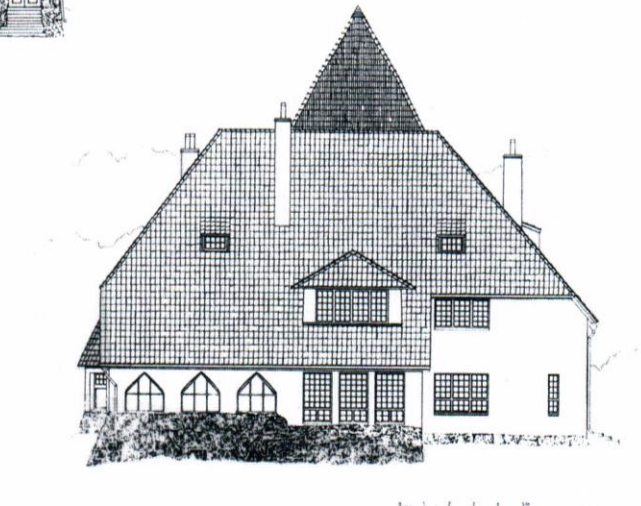
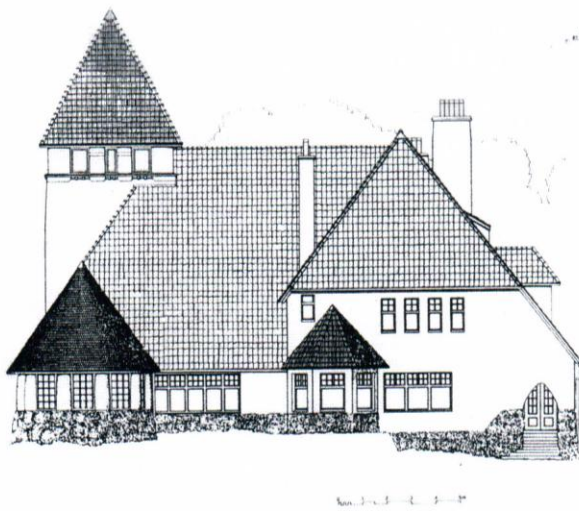
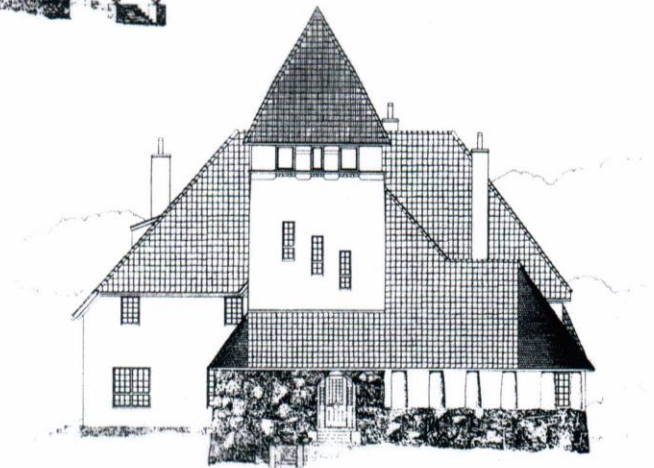
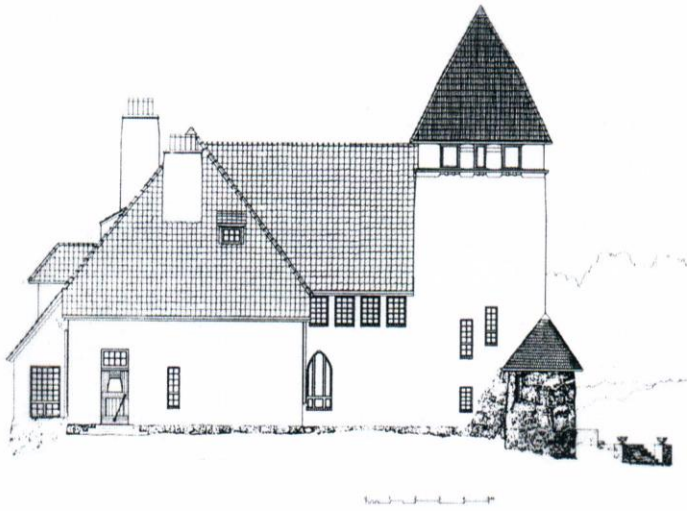


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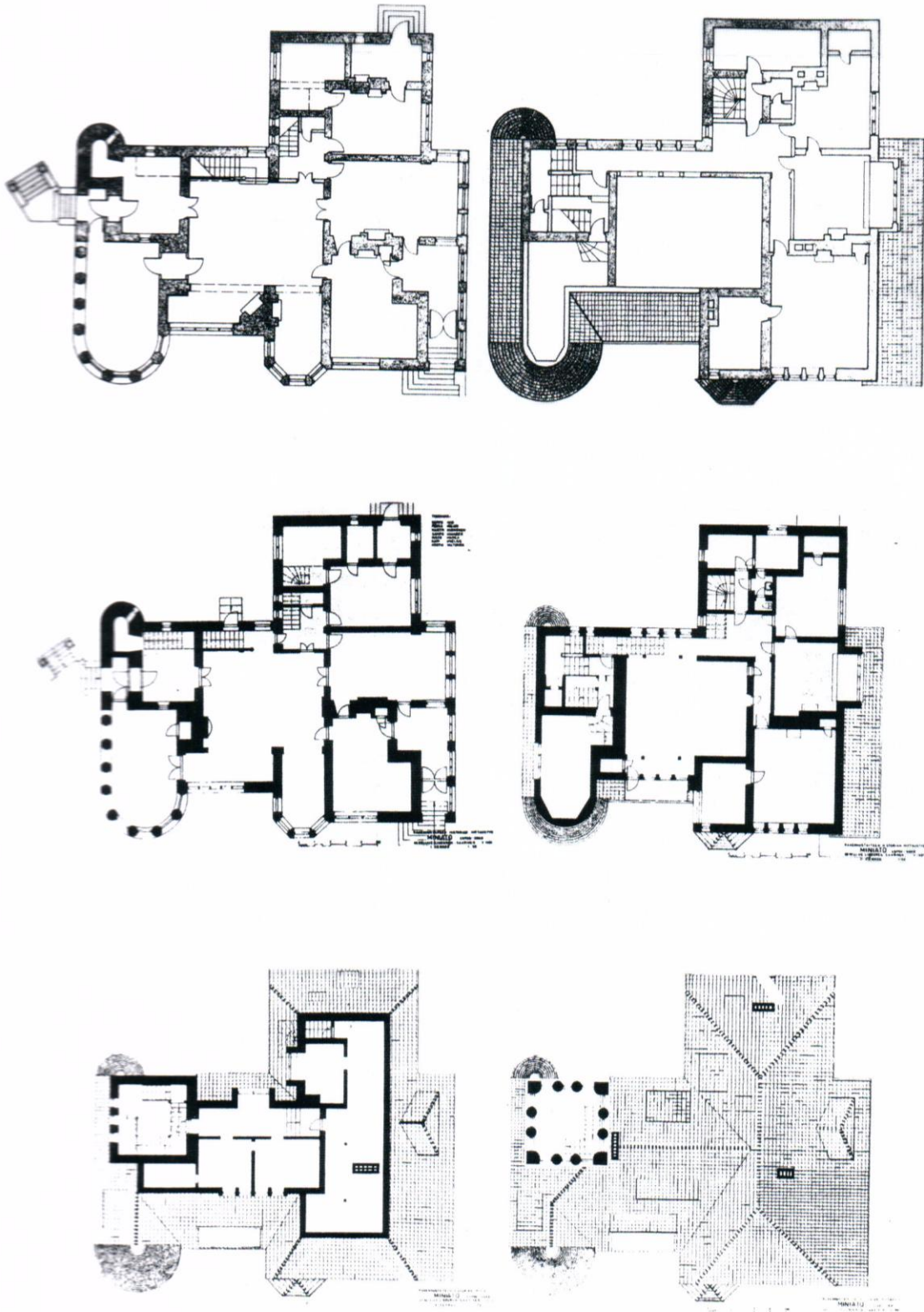


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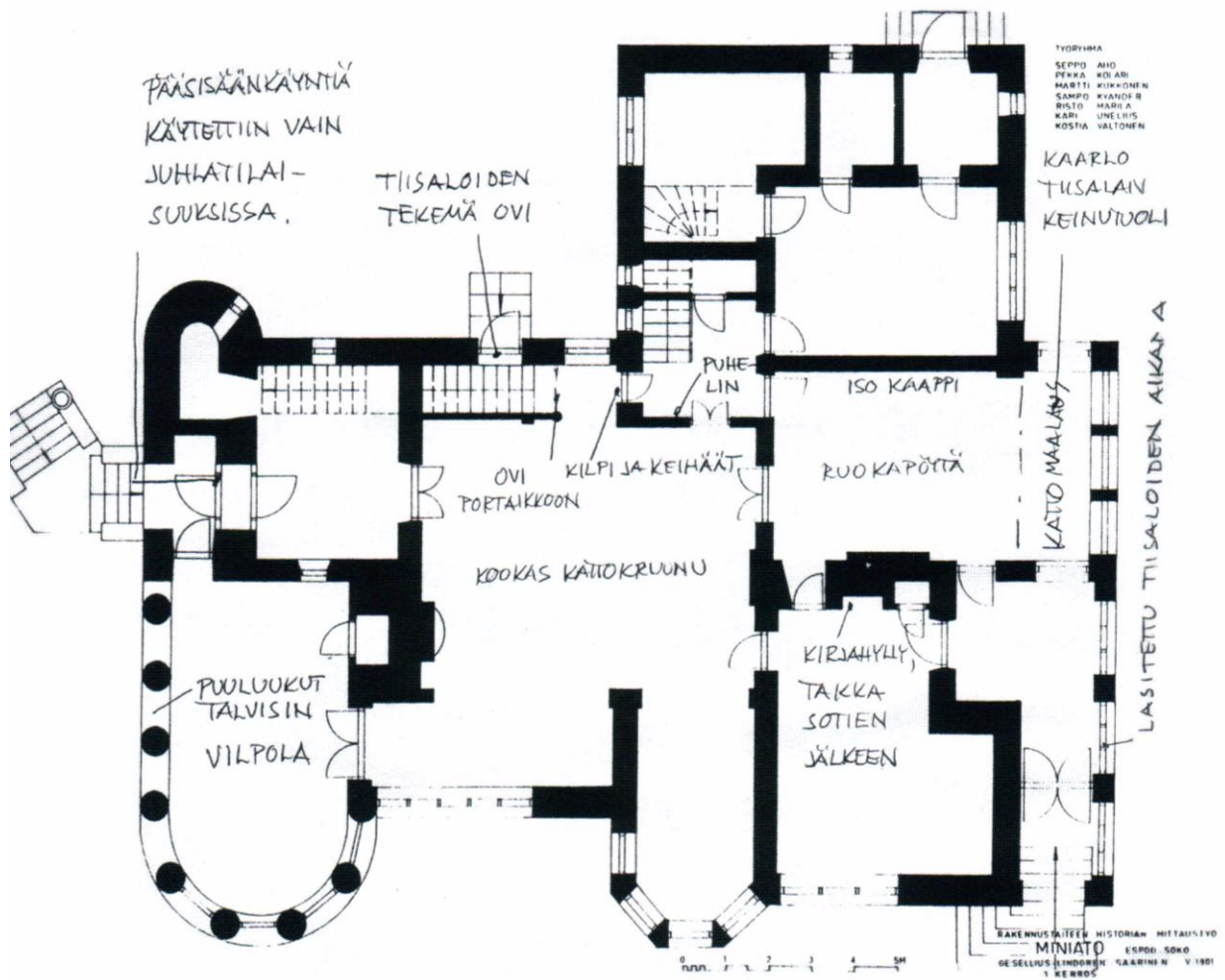
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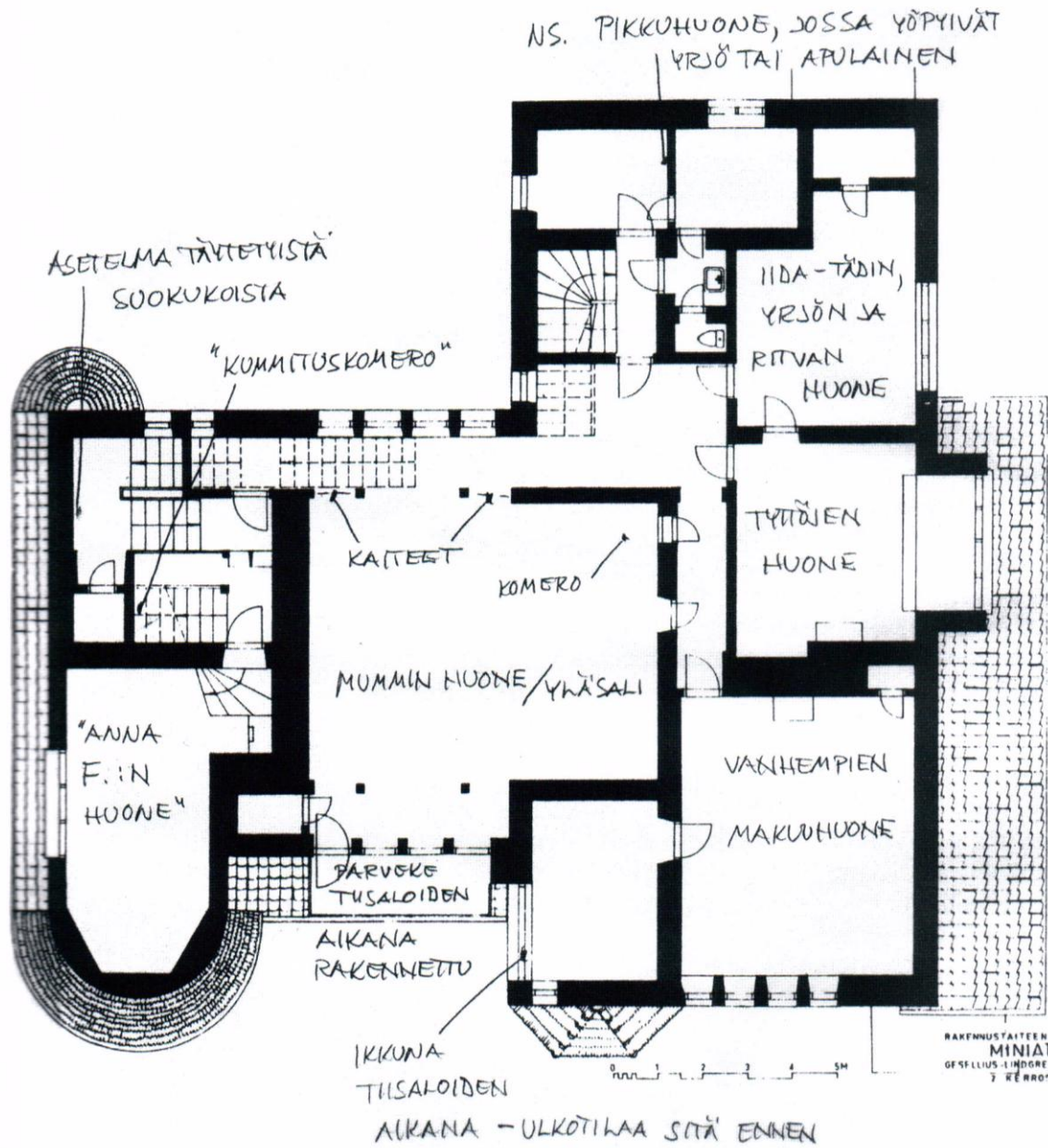




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Appendix 5 An inventory of the vegetation on 11/17/2000, drawing No. 122-01, a small-scale map also including a plant-specific table, Molino Oy, Minna Piispanen.



Appendix 6 A tree-felling plan on 3/23/2001, drawing No. 122-02, a small-scale map also including a plant-specific table, Molino Oy, Minna Piispanen.





Appendix 7 Georges Langhoff's photographs, Espoo City Museum.



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