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Your contribution will support the programs, initiatives and events that have come to define Summit Hill, and help make it a fantastic place to live.

A gift from you advances the efforts of the Summit Hill Association to maintain and expand the vibrancy of our neighborhood. From hosting candidate forums and working with the City of Saint Paul on traffic-calming initiatives to coordinating fun neighborhood gatherings at local restaurants, there is so much your gift makes possible.

In short, we simply couldn’t do what we do without you.

When you choose to support SHA, you’re really choosing to invest in your community. Your donation will go right to work in the neighborhood, creating a friendly and warm environment for all residents.

The mission of the Summit Hill Association is to help preserve our historic and cultural resources, support Grand Avenue – one of the only urban main streets in Minnesota – and provide a warm welcome to visitors and new residents. Won’t you join us?

Www.summithillassociation.org

What does SHA do?
The mission of the Summit Hill Association is to help preserve our historic and cultural resources, support Grand Avenue – one of the only urban main streets in Minnesota – and provide a warm welcome to visitors and new residents. Won’t you join us?

How to make a contribution:
• Return the SHA Annual Appeal envelope included with this newsletter to the SHA Offices. Checks can be made out to Summit Hill Association.
• Take advantage of the IRA Charitable Rollover. Individuals who are 70 ½ years or older can transfer money from their traditional IRA account directly to charitable organizations like the Summit Hill Association. Talk to your financial adviser to learn more about this option.
• Have your contribution to SHA matched by your employer! Many companies offer employer matching gifts, which often result in a dollar-for-dollar match of your donation. Visit tinyurl.com/SHAmatch, enter your employer into the search bar. Most of the time, having your gift matched is as easy as filling out a quick online form.

Please keep SHA in mind as you think about your year-end contributions. We are honored to be among your philanthropic choices. Thank you for your generosity and support!

Hayden Howland is vice president of the all-volunteer SHA Board of Directors. She lives on Victoria Street.
Meet Our New Board Members

Three new board members were elected on Oct. 12, 2017. Here are their brief biographies, in their own words:

**Ellen Eichten (Linwood Avenue).** I have lived in Summit Hill for more than 40 years, where I have raised my four children, supported local businesses and enjoyed many family resources. Issues have changed over the years, but I have always valued the forum that SHA provides for residential and business neighbors to express opinions and diverse beliefs on how to maintain a safe, healthy and thriving Summit Hill community, and its efforts to work with the City to make sure this happens. I am currently retired as a nurse educator, and I look forward to serving Summit Hill as SHA board member.

**Liz Gibba (Grand Avenue).** I have been fortunate enough to live in the neighborhood for almost 24 years, moving from Santa Barbara, CA, along with my husband, Michael, and daughters, Lille and Maddie. Our new four-generation family (ages spanning 4 to 89) has been so lucky to have landed here, and I am very interested in working to maintain and improve the quality of life we have benefited from over the years.

**Nancy Moos (St. Clair Avenue).** I am a Minnesota native who grew up in White Bear Lake. I moved to the Crocus Hill neighborhood in 1997, and then purchased my home on St. Clair Avenue in 1999. I love my neighborhood and neighbors, and would like to be more involved. I have been a real estate professional with Coldwell Banker Burnett Crocus Hill office for 10 years, and prior to entering the real estate field I had a successful career in human resources.

Remembering SHA Board Member Don Husband

The Summit Hill neighborhood lost a treasure with the death of Don Husband, a longtime SHA board member and resident of Grotto Street South. He passed away on Sept. 11, 2017, at age 74, as a result of injuries sustained in a car accident.

Don served two terms on the board, from 2010 to 2016, and was named to the City of St. Paul’s Neighborhood Honor Roll in 2015.

He was instrumental in organizing neighbors to protect the character of the neighborhood during redevelopment of the former home of the Convent of the Visitation, which later became a Wilder Center property. Don persisted until a developer was found who agreed to maintain the look and feel of Summit Hill by building single-family homes matching the surrounding neighborhood.

Retired from work in financial services, Don was deeply involved at St. John the Evangelist Episcopal Church, among many other volunteer activities.

He will be missed.

You Can Help Shape Our Neighborhood Comprehensive Plan

SHA is in the midst of updating its Neighborhood Comprehensive Plan. It is an important document that will become part of the City of Saint Paul’s Comprehensive plan and will set the vision, policies and strategies that will guide the development, preservation, investment and growth of our neighborhood for the next 10 years.

You have the opportunity to shape the comprehensive plan, and we cannot wait to hear your ideas!

Your first opportunity to share your thoughts will be through an online survey that will be delivered to residents via email in January. We will be asking about your ideas for making this neighborhood the best it can be:

- As part of our community engagement process, also watch for a number of events to bring neighbors together and share ideas, including:
  - A special dinner featuring former longtime Summit Hill resident Lynne Rosetto Kasper;
  - Public book signings and forums about historic architecture;
  - Discussions about other issues and concerns in our neighborhood including, green space preservation and planning, the health of local business on Grand Avenue, density considerations, parking meters, street and sidewalk safety;
  - A Historic Home Preservation Fair in the winter, featuring local companies who work on old homes, who will bring you ideas and solutions;
  - And more!

SHA President Andy Rorvig on the topic of residential density

For a schedule of upcoming events, visit the SHA website at www.summithillasociation.org. And if you don’t already receive SHA email notices, please subscribe on the website, or by emailing info@summithillasociation.org. Visit us on Facebook, too, by searching for the Summit Hill Association and joining the group page.

Shannon O’Toole is a member of the all-volunteer SHA Board of Directors. She lives on Avon Street.
**Neighborhood Events**

**EMMETT’S & DIXIE’S SPECIAL THROUGH NOVEMBER**

Through November, from 4 p.m. to 9 p.m. Sundays-Thursdays, 5% of the total bill before tax of any resident of the Summit Hill neighborhood will be donated by The Odd Couple to SHA. Simply tell the server that you live in the neighborhood. What a great excuse for a pint, or two, at Emmett’s, and anything on the menu at Dixie’s. Many thanks to The Odd Couple!

**COCO’S DIARY NOV. 25-DEC. 23**

The History Theatre in downtown St. Paul brings back “Coco’s Diary: A Christmas Gift to Remember,” based on the journal of 13-year-old Coco Irvine, who grew up in the Summit Avenue home that later became the Governor’s Residence. Like Coco’s diary, the play focuses on the young teen’s adventures, and misadventures, in 1927. Coco was the third child of lumber magnate Horace Irvine and his wife, Clorlde, and images of life in Summit Hill that she captures recreate a place in time that is long gone. “Coco’s Diary” opens on Nov. 25 and continues through Dec. 23 at the History Theatre, 50 E. 10th St. Reserve tickets at www.historytheatre.com or by calling 651-292-4323.

**JAMES J. HILL HOUSE, CHRISTMAS TRADITIONS NOV. 22-DEC. 31**

During a one-hour holiday tour of the historic James J. Hill House, visitors will enjoy hearing excerpts from Hill family letters and journals and get to view rare photographs of the Summit Hill neighborhood. To reserve tickets, visit www.mnhs.org.

**GRAND MEANDER DEC. 2**

Get a Christmas tree, have breakfast with Santa, and get up close with the reindeer at the annual Grand Meander from 8 a.m. to 3 p.m. Saturday, Dec. 2. Other events include caroling, trolley rides and special offers from Grand Avenue businesses and restaurants. For more details, visit the GABA website at www.grandave.com.

**2017-2018 MEETING INFO**

Meetings are held at the Linwood Community Center, 860 St. Clair Ave., unless otherwise noted. Dates and times may change. Guests and residents interested in volunteering are always welcome.

- Board of Directors: 7 p.m. the second Thursday of each month, except for December. Public comments are welcome during the first 10 minutes of every meeting.
- Executive Committee: 7 p.m. the last Thursday of each month, except December.
- The following committees meet on an as-needed basis: Communications, Development, Environment, Pedestrian Safety, Zoning and Land Use.

Meet The Odd Couple: Jason Koenig and Shane Montoya.

**SONGS OF CROCUS HILL**

Mike Murphy’s collection of poetry pays tribute to neighborhood memories too sweet to be forgotten. He writes about his Dad, Minnesota Supreme Court Justice William Patrick Murphy, stepping off the Grand Avenue Streetcar, briefcase in hand. And a young salesman doing tricks with a Duncan on the wide stoop in front of Radisky’s Linwood Sweetshop at Osceola and Oxford. And Carl Wolf, the German tailor, whose shop was at Grand and Oxford. Mike’s book is available for purchase at Subtext books in downtown St. Paul, and he is happy to do readings for groups who appreciate the treasures of life in Summit Hill. Visit www.memurphypoet.com.

**And the Countdown Begins: House Tour 2018**

Here’s what we can say, for sure, about House Tour 2018: It is going to be great! Jason Koenig and Shane Montoya of The Odd Couple Team (Keller Williams Integrity Realty) have signed on as honorary chair, and supportive sponsor, respectively. This further confirms it will be a great House Tour, as Jason and Shane love the neighborhood, as have an abundance of creativity and marketing experience.

Working with Jason, we have reviewed feedback from homeowners, visitors, volunteers and organizers of the successful 2016 House Tour, and are considering how the experience might be improved in 2018.

Stay tuned for additional details, including confirmation of the date, a new theme, and more.

Meet The Odd Couple: Jason Koenig and Shane Montoya.

**Wizzy Widget**

for unique & sustainable holiday gifts

Shop second-hand first

Bring in this ad for a 15% discount

844 Grand Avenue - for hours see f

**Thinking about making a move?**

For all of your home buying and selling needs, let Nancy Maas be your personal real estate advocate. With 10 years of experience and extensive knowledge of the local market, Nancy is the Summit Hill realtor that delivers results!

NANCY MAAS

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NancyMaas@cbburnet.com

NancyMaas.com

Check out the SHA web site for current info: www.summithillasociation.org
In the past few years, "density" has become a battle cry for many. It is used by developers, city planners and council members as justification for building bigger, and larger – all in the name of residential density.

Why is this? Sometimes it feels that housing density is being used as a "stump card" to prevail in all-important debates regarding residential construction.

It is true that there is a need for more housing in the Twin Cities. According to Forbes, we have a vacancy rate of rental housing of less than 3%, which is one of the tightest in the country.

But, as we have seen, the act of building doesn’t automatically result in affordable housing, which is an essential part of the conversation about density.

Take for example, the unfinished housing construction at 1174 Grand Ave., in the heart of our neighborhood. The listing price for an almost 1,600 square-foot condo is in excess of $650,000.

Let your voice be heard in development of our Neighborhood Comprehensive Plan. Page 1

I am not sure how a pricetag like that aligns with an already-tight rental market, where the average monthly rent is $1,346. But we have been told, repeatedly, by the City of St. Paul that for density’s sake, we need to build bigger, and larger, to accommodate density.

We also hear, often, that the city of Portland, OR, is a model of how density should be replicated in Summit Hill. The comparison bothers me, because it simply doesn’t translate.

If you have been to Portland, you know that its commercial area is not like our own Grand Avenue. So what density looks like in downtown Portland is not what it should look like on Grand Avenue.

Building variances for construction of condos at 1174 Grand Ave., were considered in the context of creating more residential density within the neighborhood. But with an estimated $650,000 pricetag, the condos are not viewed as affordable housing, which is an essential component of the conversation about density.

We are stewards of one of the few urban main streets in the nation, and we need to approach density in the context of protecting our historic and cultural legacy.

Data show that Summit Hill already has more residential density than Portland. And Forbes reports that Portland has a higher average cost of rental housing and mortgage payments, but with lower median income rates than we have here.

So if Portland is the density model to which we are supposed to aspire, I think I will pass. I would also love to stop hearing, “Because of its approach to density, Portland should be our roadmap.”

That said, adding more density to all of St. Paul has many upsides. It makes our city more robust, creates efficiencies in receiving city services – yes, like snow-plowing – and can bring in additional revenue through sales and property taxes.

But like the removal of a majestic oak or elm tree, once we change historic neighborhoods, that’s it. You can’t wish those old buildings and streets back.

As the City of St. Paul continues to evolve, let us make informed, and sensible, decisions regarding building regulations. Density is the right idea, but is too important, and permanent, to execute poorly.

Andy Rorvig is president of the all-volunteer SHA Board of Directors. He lives on Fairmount Avenue.

Happenings in

President’s Report

Topic of Residential Density is a Complicated, and Very Necessary Conversation

By Andrew Rorvig

In the past few years, "density" has become a battle cry for many. It is used by developers, city planners and council members as justification for building bigger, and larger – all in the name of residential density.

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Andy Rorvig is president of the all-volunteer SHA Board of Directors. He lives on Fairmount Avenue.

Council Member Hosts Listening Session

Ward 2 Council Member Rebecca Neecker hosted a Listening Session for Summit Hill residents on Sep. 13, 2017, at Linnwood Recreation Center. In response to questions, she shared her positions on residential diversity, rollout of citywide recycling and plans for an organized system of trash collection. The way the council member votes directly affects YOU, so please pay attention! Follow Rebecca Neecker on Facebook, email her at rebecca.neecker@cistpaul.mn.us or call her at 651-266-8622.

Place matters.

For over 40 years, Commonwealth Properties has created places to house extraordinary—and simple—moments. Our places have witnessed a million conversations, revelations, and renewals.

We are devoted stewards of these spaces and their legacies, ensuring that they are around to hold your story and the stories of those who come after you.

Event planning 651-290-7135

CommonwealthProperties.com
In 1997, members of the Greening the Great River Park group discovered a native prairie remnant on the Linwood Park hillside. They developed a restoration and management plan for the area, and with the Summit Hill Association and Neighborhood Energy Consortium, applied for and received a DNR grant.

Interested neighbors, including longtime St. Paul lawyer and conservationist Sam Morgan, who lived across the street and had grown up overlooking the park, started the restoration by removal of the non-native species. Morgan, who lived across the street and had grown up overlooking the park, started the restoration by removal of the non-native species. Morgan, who lived across the street and had grown up overlooking the park, started the restoration by removal of the non-native species. Morgan, who lived across the street and had grown up overlooking the park, started the restoration by removal of the non-native species.

The next spring and summer, volunteers, recruited by SHA, maintained the plantings with periodic clean-up, watering, and at least one burn. This hidden treasure, in the middle of one of the most densely populated areas in St. Paul, attracted more birds, butterflies, and bees, and with its colorful seeding, the park became a destination for people in the community. In recent years, the plaque honoring Sam’s work has been damaged, and the prairie has been less tended. Volunteers are needed to restore this legacy. Won’t you help?

Who is Sam Morgan and Where is the Prairie?

By Shannon O'Toole

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Organized trash collection plan advances

Summit Hill residents with a point of view on the City of St. Paul’s study of organized trash collection should not delay in expressing their opinions to Council Member Rebecca Noecker at Rebecca.noecker@ci.stpaul.mn.us or 651-266-8622.

Her vote will be among those determining whether and/or how the City will manage trash collection. At this point, every home and apartment building would be required to have trash service. The current plan does not take into consideration the ways in which some neighbors negotiate group rates or share trash-collection service.

The plan outlined would require residents to choose from a range of trash-collection plans, some of which would include the disposal of bulk items and Christmas trees. Neither a pricing matrix nor implementation plan have been finalized.

$1.5m grant supports ash borer battle

A $1.5 million grant from the State of Minnesota is expected to help in the City’s fight against the emerald ash borer.

As previously reported in The Summit, the St. Paul Department of Parks and Recreation has a goal of removing all ash trees on city property by 2024. While about 5,500 ash trees have already been removed from city boulevards, parks, golf courses and other public spaces, about another 28,000 are yet to be removed.

To learn more about the City’s work related to the emerald ash borer, visit www.stpaul.gov/eab.

LMAP students to work in rain garden

Second-grade students from Linwood Monroe Arts Plus School will be participating in a study of the environment that will include working in the Rain Garden at Linwood Recreation Center. Teachers from the school recently visited the garden, and worked with SHA executive director Monica Huus as part of shaping lessons that will enable students to gain hands-on experience in the garden.
Linwood Rec Center News
860 St. Clair Ave. • (651) 298-5660

BUILDING HOURS:
Monday 7 a.m. – 9 p.m.
Tuesday 6 a.m. – 9 p.m.
Wednesday 7 a.m. – 9 p.m.
Thursday 6 a.m. – 9 p.m.
Friday 7 a.m. – 6 p.m.
Saturday 9 a.m. – 1 p.m.
Call Linwood Recreation Center at 651-298-5660 for specific class information.

MARTIAL ARTS: SOO BAHK DO
Instructor: Mike Kelly, Certified Master Instructor
For more information call Mike Kelly at 651-214-1845 or email: mike@kellyrenewals.com.
Please contact Linwood at 651-298-5660 to register. For ages 6 to adults this is a traditio- nal martial art emphasizing discipline, concentration self-confidence, personal development, self-defense, conditioning and more. Learn from and internationally ranked certified master instructor with 20+ years of experience. Family discounts are available.

Introductory Classes for New Students (includes uniform)-
Saturdays from 9:45-10:45 a.m.
Tuesday 4:30-5:30 p.m.
Ongoing Classes for returning students-
Tuesday 6:30-7:30 p.m.
Saturday 9 a.m. – 1 p.m.

ADULT/SENIOR FITNESS & WELLNESS CLASSES AT LINWOOD
Our certified instructors at Linwood offer a variety of fitness and wellness classes to accommodate all levels of participants in fun atmosphere. All classes are $5/session. Discounted punch cards are available for purchase. A 20 Fitness Punch Card is $80, and a 12 Fitness Punch Card is $54. Punch cards do not expire and may be used for any Linwood aerobics class. Punch cards may not be used for the Exercise/Weight room.

FITNESS/WEIGHT ROOM
Linwood Rec Center 651-298-5660
This room consists of 7 nautilus Cybex machines, two treadmills, two stair climbers, and two exercise bicycles plus one elliptical machine for cardiovascular training. Locker rooms are available for members. To use the equipment, you may pay daily fee of $3 or purchase a Twelve month/Annual membership.

Memberships:
Daily $3.00
Single Adult $30.00
Non-St Paul Residents $60.00

Linwood staff:
Phillip McGraw (Community Recreation Specialist), Debbie Fulford, Dusty Horton, Liban Fagas, and Jamal Calat. Preschool instructors: Bobbi Selvig and Susanna Maye Hurst

Jay Salmen, owner of The Wild Onion, brought a little bit of Chicago to St. Paul by naming the perennial Grand Avenue favorite place after the Native American word “Chigagou,” which translates to “Land of the Wild Onion.”

About 20 years ago, the Wild Onion at 788 Grand Ave., was just an idea. The early 20th-century brick building it occupies today was awaiting its next owner.

Enter Jay Salmen, a longtime St. Paul resid- dent, had a vision. Jay’s many trips to Chi- cago had exposed him to unique atmospheres and layouts popular throughout Chicago pubs and restaurants, and he wanted to bring elements of that style to St. Paul.

With his business partner, Joe Schaefer, he bought the building and renovated it: a large island bar, separated dining booths and even a small dance floor with a disco ball.

But two decades later, the Wild Onion is thriving and Jay remains its proud, now sole-owner, after buying out his longtime partner, Joe, just this past January.

The Chicago-themed menu and atmosphere
is even reinforced by the bar’s name: Chi- cago, or “Chigagou” in the region’s Native American language translates into “Land of the Wild Onion.”

Jay believes his commitment to a theme and quality renovations of the interior have contributed to the Wild Onion’s success. He adds that its location on Grand Avenue certainly hasn’t hurt. He said, “Grand Avenue is the most vibrant street in the St. Paul area.”

Jay has also been deeply engaged with the community through his involvement with the Grand Avenue Business Association and Summit Hill Association. (He offered a recent promotion in which 5% of the total bill for Summit Hill residents was donated to the Summit Hill Association.)

A recently revamped menu and remodeled interior decor add to Jay’s continued confi- dence in Wild Onion to remain a pillar spot on Grand Avenue for years to come.

Miles Czplecha is a student volunteer for SHA

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

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Introductory Classes for New Students (includes uniform)-
Saturdays from 9:45-10:45 a.m. Fee: $75 for 2 months. Sessions: Ongoing for ages 6+

Ongoing Classes for returning students-
Tuesday 1:30-5:30 p.m.
Saturday 9 a.m. – 1 p.m.

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With his business partner, Joe Schaefer, he bought the building and renovated it: a large island bar, separated dining booths and even a small dance floor with a disco ball were among the features carefully brought together under one roof to transform the building into a bar and restaurant – an ambitious combination that quite often fails.

But two decades later, the Wild Onion is thriving and Jay remains its proud, now sole-owner, after buying out his longtime partner, Joe, just this past January.

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E: concord@ufsfamily.net

Check out the SHA web site for current info: www.summithillassociation.org
Construction Updates

Following are highlights of major construction projects that are in full swing across the neighborhood:

• As reported on the Facilities Department page of the Saint Paul Public Schools website, construction and renovation of Linwood Monroe Arts Plus School is progressing on schedule. The City of St. Paul’s noise ordinance allows contractors to work Monday through Sunday, between 7 a.m. and 10 p.m. The Facilities Department provides regular construction updates at www.spps.org/Page/22925.

• A major renovation of the 105-year-old St. Paul Tennis Club is well underway. Concrete has been poured for the new swimming pool, with the foundation for a new commons building to follow. While the weather holds, the club’s har-tru tennis courts will be excavated, and new courts will be installed. The project is expected to be complete by Memorial Day 2018.

• A project originally approved in 2011 to repair the historic perimeter fence of the Governor’s Residence is in full swing, with a temporary sidewalk in place to ensure pedestrian safety during construction. The project will restore and repair the historic perimeter fence along Summit Avenue, including repairs to masonry and the vehicle gate, replacement of the fences on the north and south sides of the property, and repairs to the main entry steps to the Residence.

• The replacement of crosswalks along Lexington Parkway between James and University Avenues is substantially complete, and traffic flow is largely restored. Crumbling brick crosswalks were removed and replaced with pavement, and curbs at intersections were replaced with new, accessible ramps for pedestrians.

1. Fairmount and Oxford Avenues may be partially and intermittently closed in coming weeks to accommodate construction equipment on the Linwood Monroe Arts Plus campus. 2. Repair of the historic perimeter fence surrounding the Governor’s Residence continues, with a temporary sidewalk enabling pedestrians to walk and run, as usual. 3. The crumbling brick crosswalk at Lexington Parkway and Osceola Avenue is among those that have been replaced in a substantial construction project. 4. Piles of sandy soil will be used to backfill around the new swimming pool at the St. Paul Tennis Club.

The Odd Couple: A Team Committed to Homes AND The House Tour

By Miles Cepucha

Jason Koenig says he always knew he wanted to own a business on Grand Avenue. To him, it just made sense. With his realty business now in full stride, and his time on the Grand Avenue Business Association approaching its 13th year, everything seems to have gone according to plan. Surprisingly though, he never intended to get into the real estate business.

Jason grew up in the Midway neighborhood with his grandparents, and enjoyed the area. By his 20s, he had migrated to the lively Uptown neighborhood of Minneapolis, and met his partner, Shane Montoya.

After exploring options in Minneapolis, the two chose St. Paul, in part for its strong sense of community.

Seven years ago, the marketing and advertising in which Jason thrived was showing some signs of slowing. Anticipating a need for a change, he moved into the real estate business and brought his creative flair to the party.

When Jason and Shane found what would become their future location on Grand Avenue, some vision was needed, as the two-story building was in dire need of renovations.

Today, The Odd Couple Realty Team at 1460 Grand Ave., is a success story enjoyed by the larger community and neighbors alike. Jason said he and Shane would like to see more small businesses return to Grand Avenue, and will do everything they can to support the community.

To that point, Jason has volunteered to serve as honorary chair of the 2018 Summit Hill House Tour, with Shane and The Odd Couple team generously supporting the effort.

The SHA is appreciative of Jason and Shane’s support, and especially excited about the energy and creativity that will make the 2018 House Tour the best ever!

Miles Cepucha is a student volunteer for the Summit Hill Association.

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