



# Spruce Hill Community Association

257 S. 45th St., Phila. PA 19104

Winter 2010

[www.sprucehillca.org](http://www.sprucehillca.org)

215-349-7825

## Community Calendar



### Arts Classes

**What:** University City Arts League winter classes

**When:** Beginning Jan. 19

**Where:** 4226 Spruce St.

**Info:** 215-382-7811 or [www.ucartsleague.org](http://www.ucartsleague.org)

### Hoop Dancing

**What:** Two hours of dancing with hoola hoops

**When:** Every second Sunday, beginning Jan. 10, 7:30-9:30 p.m.

**Where:** Studio 34 Yoga, 4522 Baltimore Ave.

**Cost:** \$5

**Info:** 215-387-3434 or [www.studio34yoga.com](http://www.studio34yoga.com)



### Gallery opening

**What:** Ben Will's "The Beast from the Belly of a Boeing"

**When:** Jan. 8 – Feb. 7

**Hours:** Mon – Thurs, 12-8 pm, Fri 12-7 p.m.

**Where:** UC Arts League (see above)



### Films

**What:** "Funny Valentines" and "Illusions," films by Julie Dash

**When:** Jan 12, starting at 5:30 pm

**Where:** International House, 3701 Chestnut St

**Info:** 215-387-5125 or [www.ihousephilly.org](http://www.ihousephilly.org)

### Books

**What:** Discussion and book signing, "The Next Generation of Women Leaders" by Selena Rezvani

**When:** Thurs, Jan. 28, 6 pm

**Where:** Penn Bookstore, 3601 Walnut St

**Info:** 215-898-5965 or [upenn.bncollege.com](http://upenn.bncollege.com)

## New Goals for a New Year

Greetings and a Happy New Year as we move into 2010 and a new decade.

It's an honor to be elected president of our association, and I look forward to advancing our causes. We have a terrific board of talented and committed people. (Read about the new board on the next page).

At our first board meeting in January, we'll be talking about goals for 2010.

One that I'd like to see through is developing a strong "block rep" system, where every residential block has a designated SHCA member who could function as our eyes and ears. They could

welcome newcomers to SHCA, and alert the organization to any goings-on that the larger community needs to be aware of. They could keep an eye out for building work that doesn't have a permit posted, and possibly also help us distribute literature from time to time. If you would like to volunteer for your block, please let us know (leave a message on the center phone, 215-349-7825, or e-mail me at [mwagenveld@sprucehillca.org](mailto:mwagenveld@sprucehillca.org)

[sprucehillca.org](http://sprucehillca.org).

We're also getting a new brochure ready to publicize our association, and that will be part of our drive for more members. Quite a few people have moved into Spruce Hill; we'd like to invite them to join SHCA.

I'm also hoping we can get some block beautification projects going in the spring. The SHCA has money

just waiting for a good proposal for plantings or other improvements. But it has to start with residents collaborating and making a pitch for funding. (See below.)

We'll also continue fund-raising for badly-needed playground equipment at the Wilson School on Woodland Avenue.

What ideas or suggestions do you have for SHCA in 2010 and beyond? We'd be glad to hear from you. Email your thoughts to [sprucehill@sprucehillca.org](mailto:sprucehill@sprucehillca.org) or attend one of our monthly meetings.

Mark Wagenveld

SHCA President



President's Corner

## Take Stock of Your Block

Would you like to beautify your street? Grants up to \$500 for a single block, and up to \$1,200 for cooperating adjacent blocks, are available for neighbors who want to plant street trees, create gardens, install planters – you name it. Volunteers match the grant amount through "sweat equity," donated materials and services, or cash donations. Funds for the grant program come from SHCA's membership dues and fundraising events such as the May Fair.

There is no application deadline, and grants will be awarded on a rolling basis. For information and an application, go here: [http://sprucehillca.org/image/PDFs/Grant\\_App.pdf](http://sprucehillca.org/image/PDFs/Grant_App.pdf)



Even Mayor Nutter takes time for tree planting.

# Financial Year in Review

The Spruce Hill Trust, a 501(c)3 organization, holds the tax deductible contributions made to Spruce Hill Community Association. Most contributions are received through the May Fair, but some are made for specific purposes such as education projects.

Several capital expenses for the SHCA building arose this last year, including shoring up a section of the floor and roof maintenance and repairs. Funds were taken from the Trust to cover these expenses.

The May Fair net income was predictably lower this year than in the past. There were fewer, or smaller, corporate contributions. The bake sale was unable to sell homemade goods. And only one restaurant served food. Most of these reductions were anticipated because of the general economic climate, but the Board of Directors decided to continue the tradition nonetheless. Despite the lower income, it was a great day.

Judy Powers  
SHCA treasurer

## Profit & Loss

July 2008 through June 2009

<b>Income</b>			
5,322.00	Membership Dues	420.00	Phila Activity Grant
19,120.00	Rental Income	125.00	Block Grant Expense
4,348.02	MayFair	1,097.50	Professional/consultant fees
216.31	Outreach	150.00	Board Dev
10,000.00	Trust Grants	1,025.00	Donations
100.00	Unrestricted donations	455.32	Membership
15.99	Interest	44.00	Education Committee
39,122.32	Total Income	5,112.97	Insurance
		9,410.95	MayFair
<b>Expenses</b>		1,945.76	Taxes and Licenses
3,278.64	Office	107.64	Zoning
10,166.31	Building	30.00	Bank Charge
1,247.49	Communication	\$39,068.93	Total Expense
4,452.35	Outreach	\$53.39	Net Income

## Many New Volunteers on SHCA Board

A new president and six newcomers to the board were elected at the annual membership meeting on Nov. 10. With no opposition for any of the seats, the vote was by acclamation.

Here's the lineup for 2010:

- **President:** Mark Wagenveld. Formerly vice president for operations, Mark lives in the 4300 block of Osage Ave. and is retired from the news staff of the Philadelphia Inquirer.
- **Executive Vice President:** Ed Halligan. Ed served two terms as president. He is a court administrator and lives in the 4300 block of Baltimore Ave.
- **Vice President (Operations):** Marie McCullough. Marie is a health reporter for the Philadelphia Inquirer and lives in the 4400 block of Sansom St. She will continue to produce the newsletter.
- **Treasurer:** Judy Powers. Judy is the current SHCA treasurer and lives in the 4300 block of Larchwood Ave.
- **Secretary:** Monica Ferguson is an internist at PennCare and had been executive vice president. She lives in the 400 block of South 46<sup>th</sup> St.

Ten board members were elected to two-year terms as directors – the six newcomers and four incumbents. The newcomers are:

- **Judy Dawson-Jones**, of the 400 block of South 43<sup>rd</sup> St., is director of ambulatory nursing at Children's Hospital.
- **David Fenske**, of the 4500 block of Spruce St., is the

dean for information sciences at Drexel University.

- **Anne Froehling** has been a landscape architect and project planner for Penn and lives in the 4400 block of Larchwood Ave.
- **Bill Magill**, a past board member, is a retired systems administrator and block captain for the 4400 block of Chestnut St.
- **Laura Mazurkewicz** is a student and research administrator at Penn's Nursing School and lives in the 4300 block of Larchwood Ave.
- **Dan Thut** lives at 42<sup>nd</sup> and Regent Square and is an owner and operator of the Green Line Cafes. The four incumbents are:
- **Bob Behr**, a past SHCA president, is a special ed high school teacher and lives on Windsor Avenue.
- **Janet Finin** is a personal chef, past SHCA vice president, and lives in the 4500 block of Locust St.
- **Matt Wolfe** lives at 43<sup>rd</sup> and Regent and is an attorney and Republican leader of the 27<sup>th</sup> Ward.
- **Mark Young** works in the insurance industry and lives in the 200 block of 44<sup>th</sup> St.

The 10 members whose terms continue through 2010 are **Pauline Borkon, Ben Chesluk, Brett Feldman, Barry Grossbach, Justin Kaplan, Richard King, Al Madrid, Stephen McCoubrey, Elaine Nelson and Jackie Waiters.**

Board meetings are at 7:30 p.m. on the second Tuesday of the month at the SHCA's center at 257 S. 45<sup>th</sup> St., and are open to the public.

# Saving Historic Details ...From Thieves

This fall and winter have seen another rash of robberies of historic architectural details in University City. At least four break-ins involving thefts of decorative windows and mantels have occurred in vacant properties that were under renovation or up for sale, or both.

So far, none of the owners has recovered what was stolen.

If you're contemplating extensive renovations or plan to leave your property unoccupied for any length of time, you should take extra precautions now to keep from becoming the next victim.

First, make certain there are extra deterrents to thieves. Having a barking guard dog is one such deterrent, as are noise-making electronic devices and motion sensors. And, of course, make sure windows and doors are secure, including those in the basement.



Be sure also to let your neighbors know when you are planning construction work that would involve temporarily removing historic details from the premises. If not, ask them to keep an eye out; if they see antiques being removed, they should try to intervene and



call the police for help. We also recommend passing on the same information and request to the University City District (215-234-0555) and its security ambassadors.

## Recycling Pays!

In December, Mayor Nutter announced the launch of the Philadelphia Recycling Rewards program, a partnership between the Streets Department and RecycleBank. Philadelphia Recycling Rewards allows residents to earn points that can be redeemed through RecycleBank for discounts, full-value gift cards, or charitable contributions at hundreds of participating local and national merchants and non-profits.

Philadelphia Recycling Rewards will be rolled-out at six-month intervals based on sanitation service areas. West and Southwest Philadelphia are scheduled to be added in April. You'll get a notice beforehand.

For more information and to sign-up for a rewards account, please call the Philadelphia Recycling Rewards Customer Affairs Unit at 1-888-769-7960, or <http://www.phillyrecyclingpays.com>.

Even if you are not planning on leaving your property unoccupied, remember that architectural thefts, both interior and exterior, can take place at any time. Make sure that historic details, including exterior metalwork, are as secure as possible; grillwork should have security fasteners, and exterior door knobs should be attached with irreversible screws to prevent the knobs and the face plates from being easily removed.

Another important precaution: take digital pictures of all these historic details – like the photos with this article – and store them in a secure place. That way, if your antique fixtures are ever stolen, you'll have a photographic record to help with their recovery or replacement. Otherwise, you may not be able to prove the stolen items belong to your house, even if they're recovered.

While many architectural features are unique and irreplaceable, you may be able to find substitutes at local renovation material supply houses and antique venues like Adamstown, PA.

It's wonderful to live in an area of the city that is rich with the craftsmanship of another era. But remember, preserving those historic details sometimes requires more than just repairs and upkeep.

Mike Hardy

University City Historical Society



## Meet the Newsletter Designer



I'm delighted and grateful to introduce our new (volunteer) newsletter designer, Ashley Peskoe.

Ashley is a communications major at Drexel University with a concentration in journalism and a minor in criminal justice. She just finished an internship

at the Philadelphia Inquirer and will start another at NBC10 in the spring.

She has been a writer, editor and blogger for The Triangle, Drexel's student newspaper, and she produces video content for Drexel's website. She now works in Drexel's public relations office, editing and formatting the online Drexel Daily Digest.

Talk about a go-getter!

Ashley says that in her spare time (how does she have any?) she designs ads and brochures for her parents' businesses in Georgia. And now, of course, she's doing this newsletter.

Marie McCullough  
SHCA Editor.



# Zoning Advocates Busy on Many Fronts

The zoning committee has been busy, as always. A number of items discussed in the last newsletter have been resolved, while others remain open. In no particular order, here are some of them:

**4237-45 Walnut Street (former Rite Aid)** -- This facility has been vacant for several years, and previous development proposals were rejected at the community level or by the Zoning Board of Adjustment. Now we've all finally reached agreement with Bravo Health for an advanced care center to serve area residents. The center will be allied with network hospitals and staffed by internal medicine physicians who have extensive geriatric experience.

The Spruce Hill zoning committee had numerous concerns about the center's proposed operations and the facility's exterior. As a result, agreement was reached on hours of operation (7 AM to 9PM), lighting, landscaping, cleaning and maintenance, site management, trash disposal, and transportation. Of particular concern was the proposed installation of an 8-foot cyclone fence on the parking lot adjacent to the building; the fence would have run along Sansom Street and a portion of 43<sup>rd</sup> street. The committee strongly opposed and suggested instead an ornamental black aluminum fencing more in keeping with neighborhood aesthetics. Nothing focuses the mind like a pending date before the city Zoning Board of Adjustment, and with two days to spare, Bravo agreed to install a 6-foot fence in line with the committee's suggestion.

A final issue was resolved when Bravo stipulated that the facility would not be used for overnight treatment, and that it would not serve as a center for drug or alcohol abuse treatment. We submitted a letter to the Zoning Board in support of Bravo's application and ZBA gave its assent.

**3940 Spruce Street through to Delancey** -- The committee met with Penn's Division of Facilities and Real Estate Services to discuss construction of a "Transplant House" on a currently vacant lot at 3940 Spruce. The facility is designed to serve patients undergoing organ transplant surgery and their relatives with a large kitchen where all could enjoy communal comfort and support.

The project is unique in that it is being produced by donated services, from architectural plans to construction. You might expect such a process would produce a minimally acceptable proposal, but the committee was impressed with the thought and care that went into it. The warm, hospitable design exhibited architectural sensitivity to the surrounding neighborhood.

The committee gave the project its enthusiastic support and the ZBA approved the project.

**4200 Pine Street** -- The committee agreed that the existing mansion could reasonably be reconfigured into apartments given its size and failure to attract any buyers after the contentious extended-stay hotel proposal was rejected. We met a few times with the parties to discuss how three units might be shaped architecturally to retain the central staircase that

is a major feature of the mansion. An agreement was reached and the committee conveyed its non-opposition to the proposed variance, which the ZBA then granted.

**Northwest corner of 45<sup>th</sup> and Walnut** -- The construction of a two story commercial strip now in progress did not require a zoning variance, so we on Spruce Hill zoning were not able to impact the architectural design that is now taking shape. I will say no more.

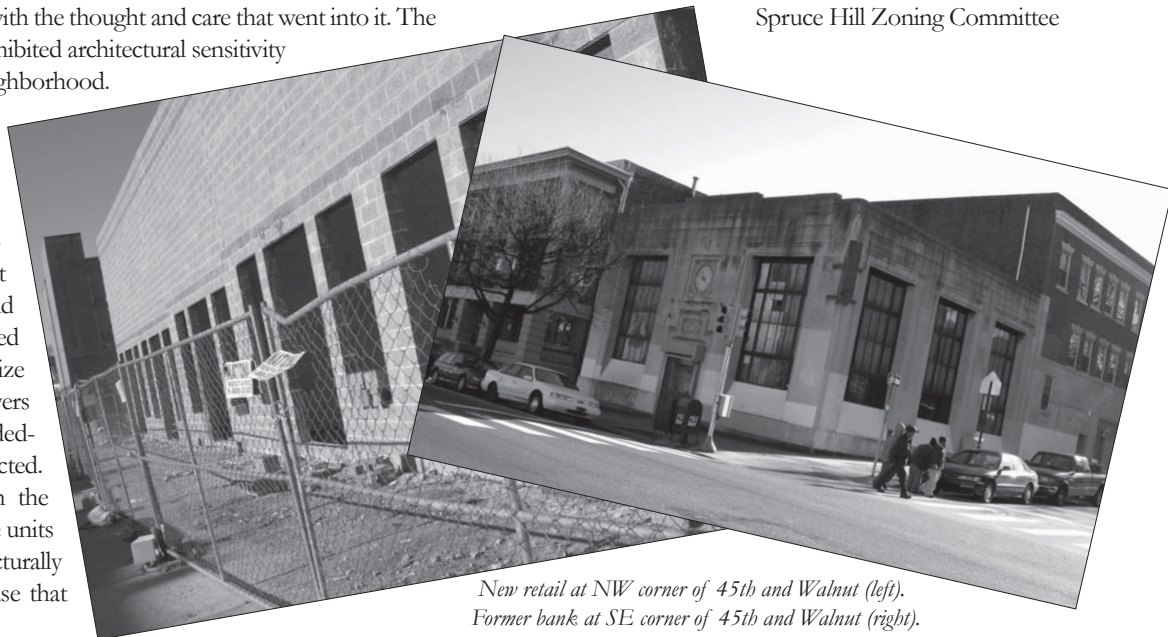
**Southeast corner of 45<sup>th</sup> and Walnut** -- This vacant bank building, formerly occupied by Jade Press, is being considered for development into a bakery and coffee house featuring Lebanese breads. Several zoning committee members met with folks from Walnut Hill Community Assn. and the Enterprise Center to discuss the idea. The building is a bit of a wreck inside, but everyone agreed that renovation of this property would greatly enhance the growing mix of commercial and residential along 45<sup>th</sup> Street from Baltimore Avenue to Chestnut Street. We have invited Walnut Hill to hold a joint meeting with Spruce Hill to discuss this project once the time is right, given that the associations overlap at this location.

**4249 Walnut Street** -- Makkah Market is adding a floor to its store at this location. The committee tried to help the owners and his attorney re-think some proposed signage that we found objectionable (so did the Art Commission) by suggesting consultation with a graphic designer familiar with the neighborhood. Without passing judgment or assigning blame, we regret to report that communication broke down and we have heard nothing about any progress. I fear we will find ourselves without resolution when the ZBA hearing date rolls around, once again, for this application.

**4109 Walnut Street** -- This is the extended-stay hotel formerly proposed for 40<sup>th</sup> and Pine Street. We have not had any discussion about this project since our initial informal initial chat with the developers. We understand that the hotel project went before the City Planning Commission and that the reaction was favorable. We will report on developments as they occur.

A lot more is underway, so we'll keep you posted. Suffice to say, the zoning committee never goes runs out of business!

Barry Grossbach, Chair  
Spruce Hill Zoning Committee



*New retail at NW corner of 45th and Walnut (left).  
Former bank at SE corner of 45th and Walnut (right).*

# UNIVERSITY CITY Dining

A thriving nexus of international cuisine, University City is one of the most adventurous dining destinations in Philadelphia. Here, you can experience the best in Thai, West African, Laotian, Mexican, Indian cuisines, and much more. From intimate BYOBs and posh nightspots to romantic sidewalk cafes and inexpensive eateries, the neighborhood's dining scene features a marvelous representation of ethnicities and experiences.

## The New York Times

①



**Dock Street Brewery and Restaurant**  
701 South 50th Street, 215-726-2337

"Local flavor is the drive behind Dock Street Brewery and Restaurant." Located in "a former firehouse, it draws counterculture types and students from the University of Pennsylvania with esoteric drafts like Man Full of Trouble Porter, named for the city's only extant colonial tavern."



**3025 Walnut Street**  
215-222-1400

②

A recipient of *Philadelphia Magazine's* Best of Philly™ award, World Cafe Live has introduced us to many internationally-acclaimed artists. Come for the entertainment and stay for the food! Simply put, this is the place where the "music cooks and the food rocks!"

## DISTRITO

Mexican  
tapas



③ **3945 Chestnut Street, 215-222-1657**

"I wanted to be in a neighborhood that is full of life, youthful exuberance and is still respectful of the many lessons we can learn from each others' cultures. University City was the clear choice, and it has been a wonderfully welcoming home."

— Iron Chef Jose Garces, Distrito

## MIDATLANTIC

RESTAURANT  
& Tap Room

⑤

**3711 Market Street 215-386-3711**

Urban and Rustic. Past and Present. Tradition and Renewal. This is the essence of MidAtlantic, Chef

Daniel Stern's latest culinary surprise. MidAtlantic celebrates the best of what was and what is to come, with a focus on reinterpreting the roots of traditional Philadelphia foods and Pennsylvania Dutch flavors.

## Ethnic Cornucopia: Baltimore Avenue Dining

④



"There's only one place in Philly where you can travel to Ethiopia, Vietnam, Laos and India, drink fair-trade coffee and local beer and catch a jam session, all in the scope of seven blocks. That place is Baltimore Avenue in Cedar Park, a neighborhood on the west side of University City in West Philly."

## ⑥ Pod

**3636 Sansom Street, 215-387-1803**

"A sleek and extraordinary Asian-fusion restaurant owned by the trendsetting Stephen Starr," said Martha Stewart on a recent visit to the restaurant.

Originally founded by Judy Wicks, recipient of the James Beard Foundation Humanitarian of the Year award and one of *Oprah Magazine's* "5 Amazingly Gifted and Giving Food Professionals," the White Dog Cafe is still known for its unusual blend of award-winning cuisine and social activism.



**4333 Spruce Street, 215-222-BEER**  
Extensive draught beers from around the world alongside delicious pub-grub menu items.



university  
city district®

3940 Chestnut Street  
Philadelphia, PA 19104  
215.243.0555  
[www.universitycity.org](http://www.universitycity.org)



Winter 2010



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257 South 45th Street  
Philadelphia, PA 19104



## Spruce Hill Community Association News

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Name:

Phone:

Address:

Email:

Check the mailing label for your membership expiration date.

**Membership (2 year membership--deduct \$5)**

- |   |  |
|---|--|
| <input type="checkbox"/> Individual/Family \$20 | <input type="checkbox"/> Senior/Student \$10 |
| <input type="checkbox"/> Business \$35          | <input type="checkbox"/> Sponsor \$50        |
| <input type="checkbox"/> Patron \$100           | <input type="checkbox"/> Lifetime \$300      |

Make checks payable to SHCA and mail to:  
SHCA, 257 S.45<sup>th</sup> Street, Philadelphia, PA 19104

