



Spruce Hill Community Association  
257 South 45th Street  
Philadelphia, PA 19104

**SHCA Board Meeting Minutes**  
**Tuesday, October 12, 2022, 7:30pm**

**Hybrid Meeting Site:** Chapter House of Woodland Presbyterian Church (401 S. 42<sup>nd</sup> St., SE corner of 42<sup>nd</sup> & Pine) and via Zoom

**Board Member Attendance:** Libby Rosof, Sylvia Hamerman-Brown, Terry Mond, Sugirtha Stathis, Eric Santoro, Richard Moore, Evan Johnstone, Christopher Bole, Barry Grossbach, Monica Calkins, Jenine Sanzari, Laura Line, Becca Geller-Pucharsky, Julie Bush, Andrew Richman

**Guests:** Linda Cook, Jamie Vann, David Vann, Tony West

**Welcome and Introductions (Richard Moore)**

**Committee Updates**

- **Executive Committee** (Richard Moore)
  - Will discuss the items below
  - Exec approved \$300 for the parade
  
- **Historical Preservation Committee** (Jenine Sanzari)
  - Justin, Sylvia and Jenine had a robust meeting. Jennifer Lousteau no longer working on this project.
  - Historical commission not able to approve more than 500 houses.
  - Questions on the quadrants – why is 46<sup>th</sup> not included – then in the middle of Pine street it cuts in and is cut out. Jenine will check into it.
  - Eric reported that Powelton announced at Crosstown that their historic district nomination has been approved
  - What will change are the plug ins, the historical relevance for each of the different quadrants.
  - UCHS has a person with expertise in GIS. Looking for a consultant to act as a project manager to document everything that is needed for the 4 applications for the 1900 residences
  - They have a draft for a proposal for a consultant – Barry has offered to support – this will vary based on the respondent. May have time to work on all 4 or maybe just two.
  - Order of submission – when last spoke - the northeast quadrant first. But open for board discussion.
    - Julie – the most vulnerable? The most historically significant?
    - Barry – properties are scattered in such a way, demographic changes in such a way – roll of the dice. The NW quadrant – fewer of those investors operating in that area. Least effected by the investment property owners. Maybe most endangered properties.
    - Discuss with current councilwoman? Developers will make same argument to her that they did to Blackwell. More to lose at that time. A lot of these guys are trying to sell their properties. The mood is different now.
    - Which one has fewest properties with long term property owners. Southeast is heart of investment property zone.
    - Some homeowners will oppose this as well.

- Housing stock most likely that are vulnerable
  - Let UCHS weigh in– architectural significance – ask them?
  - How can we present this and get people to realize that it isn't going to make it harder to live here, improves standards of living. Consult with Powelton on how they presented it to their community.
  - Richard – comfortable with committee deciding on the order
- **Education** (Rebecca Geller-Puchalsky)
    - Robeson holding an event for building air conditioners
    - PAS SAC meeting – this coming week – will be about street safety, walking to school, considering parking in the school zone
    - Lea Elementary – recent SAC meeting. They did attend a community event on back to school night – very positive vibe to start the school year. Lea has a number of community partnerships.
- **Operations** (Chris Bole)
    - No real updates after a flurry of activities over the summer. Checked in with Mary (property manager) today, no concerns. Seemed to be up and running and in good shape.
    - Receipts – getting them at his house – Richard M getting SHCA mail at his house for some reason.
- **Community Engagement** (Vicki McGarvey/Alexa Bosse) – no report
- **Spruce Up Committee** (Laura Line) –
    - Clean up rescheduled from rainy day, will be this Saturday October 15<sup>th</sup>
    - Not a lot of supplies – committee can request funds. Evan will bring down a lot
    - Karen Redrobe and friend – busy with bird sanctuary
- **Safe Streets & Commercial Corridors** (Eric Santoro)
    - Evan – had to cancel the last meeting due to illness, will r/s
    - Evan attended the last trolley modernization meeting - survey still open, so if you want to do it, let him know, he can send you the link
    - SEPTA outbid by amazon for a new trolley barn (!!); there is another site near bartram's garden. Evan described the location. There are a lot of lots, scrap metal lots etc. Have already purchased a bunch of land. That route that goes down Lindbergh avenue will be one of their first projects. Terrible stretch, going to work on that one first. Working with city and Otis to re-configure trolley
    - Great that septa has a plan B.
    - SEPTA's new bus plan is out – will have a big impact on certain neighborhoods – Powelton and Mantua are losing their main bus routes. We should take a look at that.
    - Julie – emailed this afternoon a request for letter of support for the woodland avenue project. Could be from Spruce Hill – the more letters of support, the stronger their chance of funding. For the pedestrian crossing. Phased approach. Next summer would be a paving re-do. Then bike lanes – next year. And a traffic line at Chester.
    - Both bike lanes at the south side of the street.
    - Julie will send the plan around.
    - Laura - What about enforcement for lights? They don't want to put the crosswalk in before the traffic signal. With two traffic signals close together, traffic will be slowed. Really just two lanes, should calm traffic, make it more like a neighborhood road.
    - Laura – spruce hill representative on the Clark Park planning – jumped into the middle of their process. RFP for a landscape architect – there will be a lot of committee engagement for the park on Chester down to woodland.
- **Crosstown Coalition** (Barry/Eric/Monica)

- Eric – notes – busy meeting – Al Schmidt from Committee of 70 spoke, mail in ballots have been delayed because of all the people who have resigned and yet put on the ballot. Should get them a month before the election. There is a smaller window than usual. People had a lot of questions and misunderstandings about the mail in ballots. They did start mailing them out yesterday. People unaware that if you asked for a mail in ballot in primary, then you have to re-ask for the general.
  - Better civics – non profit non partisan organization – put together an election tool kit to help people to access these materials on [bettercivics.org](http://bettercivics.org). can also email [jen@bettercivics.org](mailto:jen@bettercivics.org)
  - Invoice due – for annual dues, have to pay those
  - Someone requested a survey of how associations are meeting (hybrid, virtual, in person)
  - Philadelphia Forward Pack – sponsoring a series of evenings at dibruonos where candidates for mayor will be there, can meet with them, will be a zoom option but will have to pay a small amount for zoom. There is a schedule for meeting the candidates there.
  - There will be a summit in the spring.
  - The crosstown meetings – have been all over the place about whether in the same location – now back to rotating. Whether SHCA wants to host one. Not sure there is a clear advantage. Let Eric know if we want to host.
- **Zoning (Barry Grossbach)**
    - Deciding about in person v virtual v hybrid – advantage to sitting around a table!
    - Campus project now going up on 4000 walnut street, knocking down several buildings, including one on the National Historic register. By right project. Met with them, they had sketches, will be coming back early in November with more complete drawings. Have added to their architectural staff, will help the project. We told them that the building will dominate the landscape over there. This is David Adelman - also the point person for the sixers proposed stadium at the Gallery.
    - 38<sup>th</sup> and chestnut – on the northwest corner - large development, meeting scheduled, no specs on it. Abners cheese steaks. Those buildings will be coming down. We have no details yet. Another by right project.
    - A lot of talk and concern about whats going to happen with St Joes when they announced that they are likely going to sell off a good portion of the property that they just took over as part of the neighborhood. Inside spruce hill – e.g., Mill creek art building. Rosenberger Hall. Border spruce hill. What happens over there is of real concern. Met with Ed Datz – real estate from Upenn. Penn has been under pressure to step in and buy the property. Penn is in an unusual position in that SJU is an academic institution that is selling buildings. We are much better if there is a single buyer rather than having it split up and built into different parcels. True concern.
    - Trying to gather information – changing demographics in the neighborhood – Ed confirmed that they do have vacancies, students looking for different types of properties to rent. Proposed to Andrew that we are never going to have affordable housing if rely on new development for it. Councilwoman has an overlay that requires any new development to have affordable housing or pay into the fund – they are all prepared to pay into the fund. If we have properties that are empty – what would it take to have existing properties converted to affordable housing. E.g., people who work at the hospitals – can't afford the housing. Take a look at this.
    - Temple experiencing the same thing in its neighborhood. Trying to get the discussion started. Many students don't want to live in these large multi-room buildings, share a bathroom. We need to be aware of it, be proactive, be conscious about what it might take.
    - Expensive proposition – how you put it together is really a big deal, but there is a ton of \$ that sits in the fund that developers are putting \$ into. Clearly not coming into the neighborhoods. A lot of questions to be asked and answered. Great idea! Monica – it would seem councilwoman would be supportive? Barry is interested in people's thoughts. UCity is the hottest market in the city. Expansion of science center, lab space.
    - Tony West noted that USciences has long told Friends of Clark park that Rosenberger Hall belongs to the City of Philadelphia. That campus' section of Clark park is leased to the school, rather than owned by it.
    - Laura – any reason to write a letter to st joes – do we know who to write to? Tony – tried hard to meet with people, and for many weeks now, and many months. Found it impossible to have a two way dialogue with

anyone there. Whoever is in charge of anything, is only down here a day a week at that. They don't understand what they have or don't have.

- **Presentation of Fall 2022 SHCA Electoral Slate by Nominating Committee** – but not going to do that now. Watch your email for an update. We will follow up in email.
- **Discussion of Venue and Speaker for SHCA Annual Meeting**, November 15, 2022 – in person; PAS auditorium? Beca will ask. For speaker – Plan A is Watlington – but doubt he is going to come. Plan C is contact to talk about property tax relief – Rebecca Lopez – coordinates outreach events. Plan B - Al Schmidt – interesting to hear about the election.
- **All Other Business**
  - **Jamie Vann, David Vann, and Leslie– Halloween** –
    - **Leslie - parade**
      - Start gathering around 4pm, parade kicks off 4:30pm, make it osage by 5pm. Band there by 4pm ish. Volunteers to patrol intersections around 3:30.
      - Someone needs to be grand master – Sugirtha got Chris O'Donnell, lets ask him again. Penn band will lead the parade.
      - Evan reached out to
      - Some volunteers to help – police department showed up late – SHCA members out there, to make sure streets are actually closed.
      - Transporting the band and their equipment – need help with that. Can we get Penn to transport – no Penn would charge us for using the van!!
      - 45<sup>th</sup> & Baltimore start, north on 45<sup>th</sup> to larchwood, down to 43<sup>rd</sup>, north again on osage
      - Tables – are there enough tables? Got extra tables – may need to get from PAS. Can we use SHCA tables? Need 12 tables on the outside? 8-10 tables.
      - If can help with parade, please contact leslie
    - **David and Jamie – block party**
      - All the neighbors on osage are on board.
      - Tables will be shifted to east end of osage, trick or treat more along the block before getting to the tables.
      - Coming together.
      - Flyer is sent out
  - Phils are 15-0!!! Historic!!!
  - Meeting adjourned 9:19pm

**Next Meeting; Tuesday, November 15, 2022**