



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

SHCA 2022 Annual Meeting Minutes
Tuesday, November 15, 2022, 7:30pm

In-Person Meeting Site: Penn Alexander School Cafeteria

Attendance: See scanned sign in sheet

Welcome and Introductions (Richard Moore)

See powerpoint slide deck

- SHCA – about SHCA
- 2022 directors listing
- Committees – consolidated this year

Panel on Historic District Nomination (Moderator: Jenine Sanzari)

- Panelists:
 - Kim Chantry, Historic Preservation Planner, Philadelphia Historical Commission
 - Amy Lambert, President, University City Historical Society (UCHS)
 - Paul Steinke, Executive Director, Preservation Alliance for Greater Philadelphia
 - Thadeus Squire, Vice President, Overbrook Farms Club
- Jenine- What is a historic district?
 - Recognizes the historic, cultural and architectural importance of a neighborhood or area with the goal to preserve the historic fabric of that place
 - City of Phl historic preservation ordinance – see slide – 1965
 - West Philadelphia Streetcar Suburb – was registered in the 1990's, period of time when W Philly transforming from a rural retreat, into a suburb, connected to center city, made possible by the streetcar. Although registered on national registry, does not prevent demolition.
 - Spruce Hill District – see map – some on PHL register of historic places; many also sponsored by UCHS
 - Examples of properties saved
 - 42nd & Baltimore ave – sponsored by SHCA – 4 pairs of ornate Victorian twin homes
 - Properties that are listed vary in terms of the types of bldgs.
 - Photos of bldgs. lost and what replaces them
 - Risk assessment
 - 4000 block Ludlow – high threat of demolition – Amy Chantry - 41st & Ludlow – Roseville – area that has documented AA presence for xx years. This does fall in spruce hill boundaries. Shows diversity of homes. Lower income deep rich history. Would be nice to see what links there are between.
 - 4000 block of Sansom

- 4200 block of Sansom – both high threat of demolition
- Jenine- What advantages does a historic district bring?
 - Paul – context – enabled by common district. Councilman Street. That ordinance allowed creation of historic districts. Before that could only do individual properties. In 1984, districts were enabled. West Diamond street was the first under the new preservation districts.
 - Most recently, Powelton Village got 900 properties. Under PHL development law, one can demolish anything you want. Can take down a property by right. Identified as a district, then a district would prevent demolitions. Prevent bad things happening to buildings – covering in siding, taking down a porch. Landlords, instead of fixing, just take it off completely. Anything would have to go through historic commission. Puts a layer of design review – on the outside only – to renovations – exterior, that require a building permit.
 - Kim – historical district has jurisdiction over all exterior, but puts priority on visible exterior
 - Paul – having a historic district gives neighborhood some measure of control so that they are not lost. Measure of control to make sure that kept.
- Jenine - When do people have to submit renovations to historical commission?
 - Kim - 95% are reviewed and approved by staff, the remaining 5% exceed what staff is authorized to approve or don't meet the standards so go to another level.
 - Kim – the historical commission is a city agency founded in 1955. Latest was 1984, expanded powers of commissions. 13 member body, half are appointed, half are reps of city agencies. Public property, city planning, L&I. meets once a month to review applications or for renovation applications. Staff run day to day. Located at 15th & arch, parkway. Staff there to answer questions, about what to do, need a suggestion for skilled contractors. And to help write nominations. The commission itself meets to officially review and approve the applications.
- Jenine – What if improvements cannot be afforded?
 - Kim - There is a provision for this kind of concern. Unnecessary or financial hardship. Commission can relax typical standards if cost prohibitive. Example – turret with curved glass windows – very expensive – staff investigated different possibilities. Also, staff try to operate very reasonably, and there are tons of materials that can replicate appearance of wood, they can approve simulated. There has been an understanding that other options exist – look the same to the public, can hold up better and are more cost efficient. So different than years ago when they would only approve the original materials.
- Jenine – can improvements be mandated?
 - Kim – no, whether individually or collectively – no requirement or mandate to do any work, it is only when the person chooses to do any work that the HC would review the proposed work.
- Jenine – are there any implications for affordable housing?
 - Amy – actually provide stability to home values, don't explode the value. Climate emergency – keeping as much of the physical fabric.
 - Paul – parkside neighborhood – designated historic district in 2010 – lower modern income AA community – has not had an impact on values. Development of new buildings has “gentrification”. Remained stable in the decade that has been a historic district.
- Jenine – to Thadeus – Tell us about Overbrook Farms experience. Thadeus- a bit of a saga that predated me. Had attempted a designation in 2011. 501 contributing homes in the district. 2011 – relatively small but vocal group of opponents – councilman denied. 2015 – councilman moved to the neighborhood in a significant house – had some experience with other districts in his catchment, and now looked at in a different way. Did a lot of information and outreach. Lots of information on their website – collated existing resources. Able to get it through – there were some meetings with lots of debate, but in the end anticlimactic, got it through with the councilmans support this time. Changeover in demography of the neighborhood. Designated 2019.

- Jenine – impact on property taxes or insurance? Thadeus – no, what influences is the property assessment – theirs just went up. Development forces are significant – housing inventory low. Things being sold above asking, off market. Home prices have steadily gone up with the general market. Not as dense as SH.
- Audience questions:
 - Q - How old does a property have to be to qualify? For listing on PHL, no requirement. National = 50 year. Designations are based on whether or not property satisfies one or more criteria for designation – can be related to the architecture or the person who lived there, built it, or owned it. Sister Rosetta Tharp – standard row house. Staff wrote a nomination. Society Hill – has properties that date up through 1980, considered contributing because redevelopment era. If looked at them, might wonder!
 - Q – for what exterior repairs is a permit required?
 - A: if routine maintenance – e.g., a pane of glass, a few shingles, a leak in roof – won't get involved in the review. Anything that exceeds that, when the property is designated as historic, then do – can use an EZ permit cheaply, quickly, without a huge review – don't need to see drawings. Staff would review, contractor would submit in L&I an EZ permit. Anything exceeding routine maintenance triggers, and in the inspection system, then would get routed to them.
 - Paul – one example – on 42nd street row – owner started to remove historic slates and replace with asphalt tiles, because designated, that work was stopped. Owner needs to go get approval through the commission for a replication product. If that row didn't happen.
 - Amy – one benefit is that you have access to experts who can give you advice – UCHS wants to update their contractor list and add to website.
 - Q – are you aware of community organizations building funds to help with renovations? Thadeus – we have talked about it, but have not done this. Pre-pandemic, state rep had drafted, still on desk, bill that would provide grant funds – matching funds for homeowners who needed to do improvements. Got scuttled with the pandemic. Some will at the state level, and historic and preservation level, are aware that there need to be financial incentives. Would be worthwhile for neighborhood orgs districts to work together and advocate for funding sources.
 - Q – Barry - there was a joint fund put together for collapsing porches – even though didn't have a district, but concerned about structures. Can be done. The moneys that developers have been putting into funds – could go into this – right now it is just going into general fund, not going into housing.
 - Thadeus – there are other cities, other places that have other incentives – write off on your taxes the improvements that you make to historic properties.
 - Amy – for the streetcar suburbs – any income generating properties – from national register property – are eligible for 20% tax credits! Old trolley barn - national registration, also on local registry.
 - Q – biggest obstacles to a nomination? Paul – not a simple process. 10 criteria, nomination needs to make the case through significance and catalogue of every property. That takes time, takes expertise. Any person can submit a nomination, doesn't have to be an expert, but really need those skills to put forth a nomination. SH already has a nomination from 20 years ago– a little out of date, but can be updated. Still, a time consuming process. And getting neighbors on board with the idea, like overbrook farms and powelton village. 4200 block of regent – limited opposition did not carry the day.
 - Q – George – can you please share Powelton Village experience? For Powelton was a 3 year process. Meetings like this, get people familiar with the idea, warming to idea that could do this. 12% owner occupancy. Most landlord owned, owned by Drexel. They had a process that they were interested in doing. Made sure everything was posted on their website, put an FAQ on website, put it on facebook. Idea would be that could do that. Neighborhoods are about people. Never going to get a neighborhood where there are a 100% - so need majority. That is what happened in Powelton.

- Jenine – historic nomination process – education, research and stakeholder engagement. Will be partnering with UCHS, submission to the Philadelphia historical commission and implementation.

UPENN Police Safety Update, Seargent John Mackey – report on behalf of Captain McCoy

1. Bicycle and scooter thefts – uptick – use a u-lock to a secure location
2. Securing packages – if will not be home – amazon packages – use the amazon locker on penn campus. More patrols out – use other methods – always a problem, but up to the residents. Apartment buildings use lock boxes.

Year in Review Presentation (Richard Moore)

- SHCA supports (see slide)
- May Fair – May 13th – rained out, but optimistic for next year!
- Halloween – parade and block party great success
- Committee briefs
 - Education committee – see slide – Becca, Sugirtha - PAS, Lea, Robeson
 - Spruce Up Committee – Laura, Al, Karen – see slide
 - Clark Park Master Plan – proceeding – initiative to review and plan for changes in CP. At the Farmers Market – provide feedback about how you want that to go.
 - Bird Sanctuary – remulched, crowdsourcing – oozing sap?
 - Safe Streets and Commercial Corridors, Eric and Evan–
 - improving safety along woodland, interfacing with trolley modernization, developing retail business survey, working with community to omlplement potential traffic calming measures
 - Becca proposing neighborhood slow zone – application – submit a map of a zone – if there are a lot of crashes, if chosen, curb bump outs.
 - Zoning Committee – Barry
 - Fits in with historic district – there are buildings that we did not allow to come down 41st street, south of walnut. They knew we would not allow them to change the zoning, so the project involves now taking down a fraternity house that is on the national historic registry. So we have no protection. Corporate headquarters going up. Because of all the buildings that have gone up, we have over 1300 units that are either going up or have gone up. Penn – students now live on campus freshman and sophomores, so the old rentals are vacant. U Sciences/St Joes took all the undergrads and moved them to hawk hill. Could some be turned into duplexes? They could, but also, they could buy up big blocks and build big developments. Currently cannot stop this from happening. Can't prevent any building from coming down in our neighborhood.
 - 43rd and Baltimore – not much progress!
 - Crosstown Coalition

Treasurer's Report (Andrew Richman)

- Income this year was 22,396 (previous year was 16,663), total expenses = 28,892, so our net loss is 6,532.
- Our biggest source of income is the rental properties – as the year progressed, had some trouble filling those vacancies.
- May Fair – expenses 3,579 – had to cancel. Insurance up. Property rental.
- Transitioning treasury to Richard – property maintenance budgeting and upgrades – growth in savings and looking at raising revenue generators (rentals/membership).
- Property manager now.
- Need to generate more revenue for the organization.

Board Elections – see Appendix

- Jamie Vann, volunteer on the Nominating Committee and SHCA member in good standing, presided over the election.
- A motion to approve the slate was made and seconded, all in favor, none opposed.

Members Open Discussion –

- Barry – how do we move on – Really important to move this along. Jenine – we have commitment from UCHS to support. Important thing at this point to make sure community is aware. Important to get support from the community. FAQ – on website. Jenine will coordinate – put it on list serve.

Next meeting January 10, 2023 – 7:30pm.

Adjourned 9:02PM

**SHCA Elections 2022
Nominees for Officers and Directors**

Officers

President. Eric Santoro has been a board member since 2012. He previously served two terms as the SHCA President and has also previously served as Executive Vice President and chair of the Education Committee. Eric received his law degree from Penn and is a senior in-house litigation attorney for a global life sciences company. He moved to Spruce Hill in 1996 when starting law school and returned in 2005, shortly after the birth of his first child. He and his wife Jennifer Jordan live on the 4500 block of Pine Street. Their three children all attend Philadelphia public schools.

Executive Vice President. Sylvia Hamerman-Brown is a visual artist and a resident of Spruce Hill since early childhood. She attended University of Delaware, graduating with a BA in Art History and a minor in History. After working at the PMA, she continued her studies at PAFA. Sylvia, her husband, daughter and pets live a few houses away from the house she grew up in. She has taught at the U.C. Arts League, chaired the UCAL's Exhibition Committee and co-chaired the SHCA Education Committee. She was a long time member of the Choral Arts Society of Philadelphia and the Third Street Gallery and she indulges her inner political geek by being a Democratic Committee person in the 27th Ward.

Vice President of Operations. Chris Bole has lived in Spruce Hill since 2009 and feels lucky to have settled in what he believes is the city's best neighborhood. Chris and his family, wife Maya Nayak and son Kieran (Kindergarten at PAS), are often out enjoying so much that the neighborhood has to offer, from walking the tree-lined streets, chatting with friendly neighbors, or playing tee ball or soccer on the weekends. Chris has been active as a room parent and ArtStart volunteer at PIC for the past several years. Chris studied psychology at Fordham University in the Bronx and went on to study finance at Temple University. He works as a writer at a financial firm, spending most of his time focused more specifically on the happenings within the high yield bond and leveraged loan markets.

Secretary. Monica Calkins grew up in West Philadelphia, and is a proud alum of the School District of Philadelphia and Temple University. After earning a PhD in clinical psychology from the University of Minnesota, she returned to do post-doctoral work at Penn's School of Medicine, subsequently joining the faculty. Her work focuses on risk for psychotic disorders in young people. She and her husband Steve have lived in Spruce Hill since 2002, currently on the 200 block of S. Melville St. and have two teen children. She is a past three-term SHCA President, past Executive Vice President, and co-chair of the May Fair Committee. She previously served as the chair of the Education Committee, SHCA community representative on the PAS School Advisory Council, and as an SHCA delegate to the Philadelphia Crosstown Coalition. She served on the board of the Parent Infant Center for 5 years.

Treasurer. Richard Moore has lived in Philadelphia since 2004 after growing up in Vancouver, Canada. He spent several years as a tenured mathematics professor and now works for a local nonprofit. He lives on the 4300 block of Larchwood Avenue with his wife and two kids. He recently served as SHCA president, he has served as block captain, volunteered in various capacities at the Parent Infant Center, Penn Alexander School, and Masterman School, and has coached two seasons of Clark Park soccer.

Directors

The following incumbents are running for Director seats for a two-year term (2023-2024).

Julie Bush and her husband, Barry, moved to the 200 block of S. Melville Street in 2004. They have two daughters, both attending CAPA. Julie was one of the founding members of the Spruce Hill Bird Sanctuary, and has been active on the Zoning Committee. She is a Principal at Ground Reconsidered, a local landscape architecture firm responsible for the design of many parks and playgrounds around the Philadelphia area.

Rebecca Geller-Puchalsky has been a West Philly resident for about 12 years now. She grew up in Doylestown, came to Philly to attend Temple for undergrad, and then started her teaching career here. After her second child, she got more involved with SHCA, and has enjoyed making connections while getting involved in the local education scene. She is the chair of the Education Committee. She enjoys spending her time fixing up her house (currently patching plaster from electrical work), doing anything with her family, baking, reading, and learning to quilt.

Barry Grossbach has lived on the block of 43rd Street between Osage and Larchwood for over 30 years. His community involvement has included zoning, planning and development issues. He is chair of the Zoning Committee, president of the Spruce Hill Community Trust, and a past president of SHCA.

Laura Line has loved living in West Philly for sixteen years -- and in Philadelphia for 27. Laura has served on the SHCA board for 8+ years and is the chair of the Spruce Up Committee. Laura has worked in the nonprofit sector for over 30 years and is a consultant working to improve health care. She has two daughters, one at Penn Alexander School and one at Central High School. Laura lives with her husband, daughters, two dogs and two cats on the 500 block of 41st Street.

Andrew Richman is the current treasurer. He and his wife, Sara, have been residents of Spruce Hill since 2006 and long time residents of West Philadelphia. They have two young daughters, both at the Penn Alexander School. A Penn graduate, Andrew is an attorney for the City's Law Department, currently serving as the Chief of Staff to City Solicitor Dianna Cortes. He is a graduate of Temple University School of Law and received his undergraduate degree from the University of Pennsylvania.

Libby Rosof. Libby currently sits on the Board of Directors of TheArtblog.Org, Philadelphia's nationally recognized art review publication, which she founded with Roberta Fallon in 2003. Previously, she and Fallon collaborated as self-appointed public artists. She was the editor of The Penn Current (University of Pennsylvania) and the Eye on Education newsletter (CCPEP, former gadfly education non-profit). She freelanced and also taught English at West Philadelphia and Bartram high schools. She taught part-time at several area universities, including Tyler School of Art, and Temple's Journalism Department. She and former Inquirer reporter Murray Dubin, after 46 years on Little Osage, moved around the corner to 42nd & Pine. Thanks to the great Dubin kids--Minna and Alex--for our four fabulous grandchildren. Time out for a commercial: Murray's co-wrote with his long-time colleague, friend and Spruce Hill neighbor Dan Biddle the still widely acclaimed book Tasting Freedom: Octavius Catto and the Battle for Equality in Civil War America.

Sugirtha Stathis grew up in Bella Vista and has lived most of her adult years in West Philly, since 1995. She's married to local landlord/artist Pete Stathis, who has lived and worked in the neighborhood since the 80's. They live in the original "hobbit house" on south 46th Street with their two kids: Zoe and Kal, both at PAS. She works at Wharton in MBA Career Management where she advises students on career paths and oversees career education programs & digital content. Prior to Wharton, she worked in various marketing and business management roles, most recently at Campbell Soup Company and less recently at the Rosenbach Museum. She is a proud alum of Greenfield Elementary, Central High School (254!), UPenn, and Chicago Booth.

The following new candidates are running for Director seats for a two-year term (2023-2024).

Ignacio Bunster is a landscape architect and urban designer with over 40 years of experience in practice. Of particular interest is advancing the health of our urban forest and the community's access to a healthy environment. He recently published *Of Limbs, Leaves, and Hope: A Portrait of Philadelphia's Urban Forest in Times of a Pandemic*. Many of the images are of SH trees, taken to underscore the value of vegetation to our physical and mental well-being. He is also steeped in climate change and resilience.

Frank L. Chance received Bachelor's and Master's degrees in Asian art history from the University of Kansas. Following two years as a research fellow at Kyoto University, he received his Ph.D. in 1986 from the University of Washington with a thesis titled "Tani Bunchō (1763-1841) and the Edo School of Japanese Painting." From 1991 to 1998, Dr. Chance directed Shōfusō, a seventeenth-century style *shoin* and teahouse designed by Yoshimura Junzo. Dr. Chance curated exhibitions of Japanese prints at the Haverford College Museum, the Berman Museum at Ursinus College, and the University of Pennsylvania. He was Far Eastern Bibliographer for the Marquand Library of Art and Archaeology at Princeton University before a year as Visiting Professor at the University of Michigan. From 2002 until 2015 he was Associate Director of the Center for East Asian Studies at the University of Pennsylvania. Dr. Chance studies

connections between the arts of China, Korea, and Japan. His current project is a textbook tentatively titled *Korean Art: A Comparative History*.

Anthony West has been active in Friends of Clark Park for 20 years, serving as its President for 2 years and as a Director for 14 years. During that time he has chaired committees for membership, large events, community outreach and merchandising. He coordinated the Clark Park Music & Arts Festival one year. He was active in the Penn Alexander Home School Association. He was, in different eras, both Features Editor and Sales Manager for the *University City Review*. He has been a member of SHCA for decades. His day work involves him with a wide range of municipal departments and employees. He has time to work for SHCA and will commit.

The following people are beginning the second year of a two-year term (2022-2023).

Veronica Alvarez is a University City resident since 2002 who joined the Board in 2015. Employed by the Centers for Disease Control and Prevention (CDC), Veronica is assigned to the City of Philadelphia Department of Public Health's Immunization Program. Veronica graduated from the University of Florida (undergraduate) and Florida State University (graduate). Veronica spent two years living in Oita, Japan, teaching English. Veronica enjoys cooking, the arts, reading the Sunday New York Times, traveling, listening to music, organizing her pantry, dropping by unannounced, spontaneous conversations, and raising her 8 year old daughter.

Alexa Bosse moved to West Philadelphia to attend graduate school at the University of Pennsylvania for Architecture and Landscape Architecture. Her initial West Philly home was the second floor above the Spruce Hill Community Association. She immediately fell in love with West Philly and bought her home around the corner on the 4500 Block of Locust Street in 2004. As the partner of Hinge Collective, a design and advocacy firm, she works within Philadelphia's neighborhoods to connect people with public spaces. She is a member of the SHCA Education Committee and she and her husband have two children at PAS.

Richard Guffanti has lived in Spruce Hill since 1975 and retired in 2011 as a high school science teacher in the Philadelphia School District. He has served as a Philadelphia More Beautiful block captain in the late 1980's, as the treasurer of the University Mews Association since 2004, and as the treasurer for Friends of Walnut West Library since 2017. He has managed the SHCA membership list since 2003, organized block cleanups from 2005-2010, constructed and managed the SHCA website from 2013-2020. He has led the Cobbs Creek Cleanup since Dec 2017, in 2022 over 100 cleanups were hosted netting about 10 tons of trash removed. Currently he helps with the SHCA website, volunteers at the VA Medical center.

Evan Johnstone. Evan grew up in rural Lehigh Valley and made his way to Philadelphia in 1998. After living in various locations of the city, and following a brief stint on a bucolic 20-acre farm, in 2010 he moved to the 4200 block of Osage,

affectionately known as "Little Osage," with his wife, Gina, and two children, Nate and Ella. Evan graduated with a degree in writing and has spent his career noodling with words and developing communications strategies for a variety of industries, from technology and manufacturing to professional services and healthcare. He is an active member of the Little Osage Halloween block party planning committee. In his free time he enjoys cooking, eating, woodworking, and motorcycles.

Vicki Lewis McGarvey moved to Philadelphia to take a position at the University of Pennsylvania where she also earned her Ed.D. in higher education. She currently works at Temple University. She and her husband Michael purchased their home at 46th and Osage in 1995 and their son and daughter attend The Philadelphia School. She chairs the SHCA Engagement Committee. She previously served on the Parent Infant Center's Board of Directors and is currently a member of the University City Arts League board and Penn's Fraternity and Sorority Affairs Advisory Board.

Leslie Medley moved with her family to the Spruce Hill neighborhood in 2011. She and her family live on "Little Osage", and she has enjoyed working with her neighbors on the annual Halloween celebration for the past 11 years. In her role as SHCA Safety Committee Chair she has many city permit and planning responsibilities for the Halloween parade and the May Fair. Leslie works as a cancer research grants administrator at the University of Pennsylvania Abramson Cancer Center.

Terry Mond has a B.A. in Political Science, a Master's in Early Childhood and Elementary Education, Reading Specialist Certification and Wilson Language Certification (a specialized program to help individuals with dyslexia). She moved to Philly in 1976 and she and her husband, Mark Wagenfeld, moved to University City with their two daughters in 2001. Terry taught for 18 years in Turnersville, NJ, and has volunteered for over 30 years in Philadelphia public schools and at The City School. She is an avid reader, especially of historical fiction, and enjoys walking and trying out the many new restaurants in Philly.

Craig Santoro has been a resident of Spruce Hill since 2008, when he and his wife, Jennifer Skirkanich, moved to the 4500 block of Locust Street. Together they have been active on a number of community issues, with a particular emphasis on public safety and education. They have a son at the Penn Alexander School and a daughter at the Parent Infant Center. Craig is the director of education at WHY? where he works closely with the School District of Philadelphia to run programs that teach young people to produce their own media. Craig sits on the SHCA board and is a member of the zoning committee.

Jenine Sanzari has lived in Spruce Hill since 2007. She moved to Philadelphia to pursue a postdoctoral fellowship at UPenn's School of Medicine after obtaining her PhD from the University of CT. After several years of research at UPenn, she transitioned her career to a non-profit organization, the American Association for Cancer Research, and has since changed gears and now works in Medical Affairs for a pharmaceutical company. She is a member of several corporate initiatives including B-NOW (BMS

Network of Women) and the Pan-Asian Network, driving global diversity and inclusion. Jenine lives on "Little Osage" and serves on the block's organizing committee of the infamous annual Halloween celebration. She and her husband have three children, who all attend Philadelphia public schools.

Anne Thomforde has a Bachelor's degree from Bryn Mawr College and a Master's degree in early childhood education from Temple University. She taught at the Lankenau School from 1973-1978 and joined the Friends Select faculty in 1978 where she taught every grade from kindergarten through fourth until she retired in 2020. Married to Lee Garner, a local electrician, she has lived in University City since 1978 and in her current house since 1989. She is the mother of four grown daughters who live in Oregon and Massachusetts. Anne gardens, is an avid reader and writer, plays the violin, and used to raise corn snakes.