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No New Sleaze: CCRA Wins Reversal of Forum Theater Expansion

By Adam Schneider, President, CCRA



CCRA successfully prevented the owner of Les Gals (the double building on the right above) and the Forum Theater from expanding the sale of pornography and "adult entertainment" in the neighborhood. Les Gals is on the 2100 block of Market Street and the Forum is less than a half a block away on the 2200 block of Market Street.

CCRA proudly reports that we have successfully challenged the zoning approval for the expansion of the Forum adult movie theater at 2208 Market Street. Overturning this approval means that the Forum cannot embark on an extensive remodeling campaign. The Zoning Board of Adjustment had capitulated to the owner by approving the variance request without requiring the permanent closure of a similar venue owned by the same people only a block away. The unintended consequence (or desired result, depending on your point of view) of this approval would have created a dramatically improved, upgraded and enhanced adult business, which would be poised to flourish in our front yard for years to come. But

CCRA fought to save the community from a misguided and counterproductive strategy. Nothing makes less sense to CCRA than helping this business secure permits to allow an expanded array of pornographic uses in an upgraded, modernized and improved building. Stanley R. Krakower, Esq., counsel for CCRA who argued the case before the Commonwealth Court of Pennsylvania, was "very pleased with the outcome; it was the right decision."

The owner of the Forum Theater, S.T.B Investment Corporation (S.T.B.) also owns the adult "emporium" at 2132 Market Street, known as "Les Gals." The permitted use of the Forum Theater is limited

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to showing adult movies in a theater setting, whereas Les Gals is zoned for a variety of regulated uses, including an adult book store, an adult cabaret, sales of novelty items, nude dancing by live models, and private patron viewing booths. The uses at Forum and Les Gals were approved in the mid-1970s, long before the transformation of west Market Street into the modern gateway area that it has become. The adult uses are “grandfathered” or permitted to remain indefinitely despite positive changes in the neighborhood.

When S.T.B. first appeared before the CCRA Zoning Committee in June 2008, it offered an unusual proposition. S.T.B. would agree to voluntarily close Les Gals if it were permitted to relocate all of the adult uses to the Forum. To accommodate the new uses, the building roof would need to be raised by three feet to accommodate a full second floor, significantly increasing the usable square footage of the building. The relocation of Les Gals and the building expansion project both require zoning variances. By the applicant’s reasoning, an innocuous dimensional expansion that would hardly change the building’s exterior profile would permit the closure of Les Gals and forever darken its tacky neon-festooned façade. By CCRA’s reasoning, this was an egregiously bad idea, beneficial only to S.T.B. and plainly against the best interest of the community. We categorically opposed the zoning variance request on the grounds that the applicant failed to demonstrate economic hardship using the site as it is currently permitted to be used – a requirement for all zoning variance approvals. But more importantly, it defies common sense and civic responsibility to assist this business in re-energizing itself under the color of community support.

S.T.B. would have us believe that the public would benefit by closing one business. This argument is flatly untrue. The applicant would merely reshuffle the blight from one block to the next, without eliminating any regulated uses. One location may be more efficient for S.T.B., but it offered no testimony that business would drop off as a result. In fact, the more likely rationale for reinvestment can only be an increase in overall business. Raising the roof by three feet only scratches the surface of possible physical enhancements. No variance is required – and hence no zoning review – to upgrade the building with new mechanical systems and bathrooms, modern finishes, improved lobby decor and more upscale

amenities, securing future profitability for years to come. Without the new uses, the building simply doesn’t warrant reinvestment, as history plainly demonstrates. If S.T.B. wishes to perpetuate adult uses in our community, then CCRA wants no part in boosting the business and upgrading the rundown (so I hear) property.

The Zoning Board evidently disagreed with our reasoning. But their final decision was even more perplexing. Not only did the Zoning Board approve the expansion without a finding of hardship, it inexplicably failed to incorporate the voluntary proviso to close Les Gals in its approval. If the board accepted the simplistic argument that one business is better than two, they utterly failed to flex its governmental muscle to bring about the desired result. This decision of the Zoning Board was overturned by the Commonwealth Court.

Now add a layer of irony to the saga. The principal of both businesses owns most of

the lots on the 2100 block of Market Street. When the market improves, the assembled block is ripe for a major redevelopment project. Les Gals would need to go away because of positive market forces, rather than through a self-serving deal with a porn dealer.

We extend great thanks to our counsel Stanley R. Krakower, Esq. for his excellent briefs and oral arguments in support of CCRA’s appeal. David Masters, Esq. and Edward Panek, Esq. both contributed Amicus Curae, or “friend of the court” briefs on behalf of Council President Verna and Logan Square Neighborhood Association respectively. The Center City District and the Greenfield Home and School Association also filed Amicus briefs. Finally our sincere thanks and appreciation go to the owners and management of The Murano Condominium and 23: A Condominium at 23 South 23rd Street for their generous financial support of our appeal.



The owner of The Forum Theater on the 2200 block of Market Street proposed locating all of the regulated adult uses currently provided at their Les Gals operation on the 2100 block of Market Street into the theater building which would be expanded and would continue to show pornographic films.

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Adam Schneider, CCRA President

President's Report

As my term as president winds down, it seems as fitting a time as ever to reflect on the past two years in the life of CCRA. Many of the goals I set out to accomplish have been reached. I hope to leave a legacy of creating a framework to further strengthen the CCRA brand and identity. I sense that CCRA as an organization is trending in the right direction. The involvement and energy level on the board is at its strongest in nearly 10 years. The caliber and variety of events and programming, and new audiences reached, are notable. We successfully advocated both for and against projects that significantly impact the quality of life in the community.

We continue to doggedly advocate for better planning, design and zoning regulation to benefit our community and the city as a whole. The past two years have been particularly challenging economically for CCRA. But despite these obstacles, we are implementing viable plans to overcome this challenge. As a result of all of these activities, I hope that I have left the organization better than when I arrived.

Membership levels as well as corporate and governmental giving have dropped since the beginning of the recession, requiring CCRA to do more with less. I believe we can point to real success in addressing this situation. A handful of techno-savvy board members completely redesigned our website, which is up and running. It features various detailed information on our committees, blog pages, a community calendar, useful information on area schools and important contacts, and a password protected member support area to manage membership accounts. The website will dramatically create cost savings and improve our efficiency with communications. Our goal is that the new website will actually become a catalyst for growth.

We initiated the *Judith Eden Community Commons Lecture Series*. Named for our longtime Zoning Committee co-chair and tireless advocate for improving the quality of life in Center City, this series of lectures and events will bring informative and useful information to the community. Lectures included a fascinating forum on redistricting of city council and a screening of the first installment of Sam Katz's new film series *Philadelphia: the Great Experiment*, highlighting the history of Philadelphia. We enjoyed a festive member appreciation party for members and friends at the Comcast Center. We partnered with neighboring civic groups to co-host two candidate forums for the current election. In the coming months CCRA plans a series of forums to allow school representatives and families to interact, present information and ask questions about preschool, primary and high school options in Center City, all in an effort to support families that choose to raise children in our community. In the fall, we look forward to the house tour and more new events to enliven the schedule.

As the city pushes on with the most comprehensive planning and zoning initiatives in decades, CCRA continues its leadership role – through the Crosstown Coalition – as vigilant watchdog. We continue our advocacy for the interests of civic groups across the city to ensure that our ideas and concerns are considered. On the subject of design review, we recently screened and supported the Center City District's master plan for the redevelopment of Dilworth Plaza, located on the west side of City Hall. Despite the economy, we continue working with two developers of large-scale residential projects on west Chestnut Street.

As we go to press, the South X Schuylkill group plans to hold its first summit meeting, a culmination of nearly two years of preparation and study of our vast southwest area, all prompted by the reopening of the South Street Bridge. In a classic public-private partnership, city planning executives, elected officials, the major property owners, the civic groups and residents alike all came together to discuss common interest and redevelopment opportunities in an effort to balance and harmonize the divergent interests of all constituencies.

We strive to be pro-business in our approach to development. Yet circumstances required CCRA to vigorously fight against two really harmful commercial proposals. The Forum adult movie theater won Zoning Board approval for a substantial business expansion, thereby ensuring that it would blight west Market Street for years to come.

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A protracted three-year battle culminated in CCRA's successfully blocking the expansion by having the approvals overturned in court. Duck boat operator Ride the Ducks proposed moving its operations to the Schuylkill River, necessitating an access ramp cutting across the Schuylkill Banks walking trail just below the Art Museum. CCRA fought loudly against the deep and wide trenched

access ramp. We hope that our voice against this egregious project helped persuade the city to pull the plug on it.

Perhaps the most important highlight of the past year for me personally was benefitting from a high quality board of directors. We can only reach as high as the board is able to strive. I have indeed been fortunate to

have so strong a group for these two years. For this I express my sincere thanks to the entire board.

Respectfully,

Adam Schneider,
President, CCRA

CCRA Holds Annual Meeting at the Academy of Vocal Arts

By Fran Levi

The Center City Residents' Association held its 2011 annual meeting in the Helen Corning Warden Theater of the Academy of Vocal Arts (AVA) on Wednesday, May 11. The location was special as was the evening because of the scheduled guest speaker, Ed Rendell. After a brief welcome by Kate Federico, CCRA vice president and annual meeting chairperson, an unannounced guest, State Senator Larry Farnese asked to speak. Knowing that the community service award was being renamed in honor of Lenora Berson who passed away in February, Farnese related a story about her. In 2006 when Farnese was considering running for the state legislature, he visited the Berson home to speak to Norman Berson, Lenora's husband. "Lenora met with me first," Farnese recalled. She advised him, "Don't get discouraged. Don't give up, and you will probably lose." The result was, he said, "I did! I didn't give up and I lost!"

Outgoing CCRA President Adam D. Schneider informed the audience that he would give his report on the highlights and challenges of the past two years with the understanding that as soon as Ed Rendell arrived he would turn the floor over to him. Schneider noted the redesign of the CCRA website and the new Judith Eden Community Commons Lecture Series. With the appearance of Rendell at that

point, Schneider stopped his report and introduced the guest speaker as "someone who is engaging, sometimes controversial but always entertaining."

From that point on Rendell held the audience's attention. He is enjoying his career change and said that he "is getting paid for speeches everywhere except Philadelphia." With a reputation for always being late to an event, he assured the audience that this is no longer the case. "Now that I am getting paid to be places where you are expected to be on time, I am." He solicited questions from the audience on any topic.

Listening to Rendell was an informative experience. He explained four taxes – shale, smokeless tobacco and cigars, vendors' sales discount and closing the "Delaware loophole" - that would not be onerous to the average citizen but would raise revenue to avoid the proposed state cuts to education. He had an answer on how to resolve the labor dispute between the National Football League's owners and players, advice for the president, and ways to cut the federal deficit. As he said, "Ask me anything, and I will give you my opinion." He did not disappoint.

Schneider resumed his report noting CCRA's new liquor committee, South x Schuylkill planning group, and the Forum Theater and



Ed Rendell, guest speaker at CCRA's annual meeting, invited questions from the audience.

Duck Boat victories. He introduced Stanley R. Krakower, Esq., CCRA's counsel, who explained the process for electing officers and directors to the board. Nominees for all offices were introduced and were elected. The list of the nominees is on pages 25 and 27 of this newsletter.

Monika Burke presented the award named for her mother, the Bobbye Burke Historic Preservation award, to Salem Shuchman and Barbara Kloch the owners of the recently restored Horace Jayne House at 318-322 South 19th Street. The award was a drawing of the property by Rachael Schade.



Ed Rendell is joined by Adam Schneider and Kate Federico, CCRA president and vice president, respectively.



Stanley Krakower, Esq., CCRA counsel, called for the election of board officers and directors.



Adam Schneider presented to Fran Levi the Lenora Berson Community Services Award.

Schneider spoke about the decision to honor Lenora Berson, “a venerable member of the community,” by naming the community service award for her. Former CCRA President Kristin Davidson was called on to relate some of Lenora’s accomplishments. “Lenora’s impact on CCRA was great,” she said. “She was capable of raising significant

sums of money from the state.” Davidson introduced Peter Berson, Lenora and Norman’s son. “CCRA for my mother was a family affair. She believed in the city and CCRA,” the younger Berson said.

Fran Levi was the recipient of the first Lenora Berson Community Service Award.

She stated that the honor was very special because of the person for whom it was named, a person she considered an advisor and mentor.

Federico closed the meeting and invited everyone to enjoy the refreshments generously donated by Marathon Grill Catering.

Down by the Sea

By Christine Carlson

I admit it. My husband is a ship-designing architect but until recently, we never took our children to the Independence Seaport Museum. It’s not that we minded venturing across the great I-95 divide that severs the waterfront from the city. We’ve been to Penn’s Landing many times with young ones in tow to catch the RiverLink ferry across to the Aquarium, but we’ve walked right past the Seaport Museum without a thought of stopping in. With its severe architectural lines and gates blocking access from its waterside entries, it seemed rather uninviting. Perhaps in its murky, insular past, attracting families was not a priority. But a new president and a revised mission are bringing about significant positive changes, and in its effort to reconnect city residents to their working waterfront, the museum now considers families when planning activities and new exhibits.

Whether they invite a fantasy of commanding from the recreated bridge of a Navy destroyer or exploring a gallery of deepwater diving suits and submersibles, the museum’s exhibits capture the imagination. There are lots of great things to see. But as any adult who has guided children through a museum knows, kids aren’t satisfied with being passive participants. Recognizing this, the museum has incorporated more hands-on experiences for children. The exhibit *What Floats Your Boat* offers just that. Kids can clamber aboard a partially built boat to see how it is constructed. They can experiment with how wind drives sailboats and what keeps ships afloat (in case you’ve forgotten, it is the equal force of weight and buoyancy). They explore the concept of balance by climbing into a rowboat and trying to keep it stable – of course it comes as no surprise that our children have the most fun when the boat *does* tip over and they can tumble out on the padded floor.



The 1892 USS Olympia, Admiral Dewey’s flagship in the Spanish-American War, awaits visitors to the Independence Seaport Museum.

The back of the museum houses the *Workshop on the Water*, an active boat shop where visitors can observe while restorations and replicas are being built. It’s somewhat hidden, but you’ll know you’ve arrived when the smell of freshly cut lumber makes you stop and take a deep breath.

Weekends are especially fun for families because there are always special activities planned. Our family visited on a day devoted to pirates – we watched a pirate play, spun the wheel to get an authentic pirate name, and completed pirate crafts. Also on weekends, members of the Philadelphia Ship Model Society man the Ship Modeler Shack and talk with visitors as they work on intricate models. Sometimes, kids even get to help with the construction!

The museum’s newest exhibit, *Drawn to the Water*, is being produced in collaboration with the Pennsylvania Academy of Fine Arts. For years, PAFA artists have been capturing the authentic Philadelphia area waterfront on paper and canvas and many



Young visitors at the Independence Seaport Museum can practice their steering skills on the USS Olympia.

of their works are on display now through December at the Seaport Museum. In keeping with its kid-friendly philosophy, the museum printed 30,000 coloring sketch books to accompany the exhibit. Kids of all ages will also have the opportunity to paint alongside PAFA artists in three *plein air* (open air) events.

Of course, the best thing about the Seaport Museum is that it is on the river. Whether he is in the pool or the bathtub, my son loves to play with toy boats.

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So imagine his delight when we boarded the real thing – the 1892 warship *Olympia*, the icon of the Spanish-American War. My children may not appreciate the historical significance, but they love going on board, seeing the big guns and learning how sailors lived in the 19th century. Then,

their eyes opened wide when they realized they could board a *real* submarine – the WWII era *Becuna*. Both ships are National Historic Landmarks.

We've added an Independence Seaport Museum card to our collection of

memberships of other child friendly Philadelphia organizations. At \$55 for a family membership, it's one of the best deals in town. I just wonder what took us so long.

Why Olympia Matters

By Christine Carlson

The Liberty Bell, Independence Hall – Philadelphia's monuments and the stories behind them define our history. Why do we take such care to preserve these treasures? As maritime archaeologist Dr. James P. Delgado notes, "History is more than a collection of dates and facts. It is about people, whose lives, experiences, triumphs and tragedies reach across the distance of time to touch future generations. It is through those human stories, and the preservation of these sites, buildings and artifacts that physically connect us to those people, that future generations make the past tangible, real and relevant."

The USS *Olympia* is unique, the only remaining ship of her kind, the existing

landmark in the transition from sail to steam, as well as an emblem of the United States becoming a naval power. She was Admiral Dewey's flagship in the Spanish-American War – the scene of his famously calm command to his captain, "You may fire when you are ready, Gridley." To board her is to see and touch America's naval heritage. She's been docked at Penn's Landing at the Independence Seaport Museum for 16 years, yet Philadelphia has never embraced her as its own.

Above the water, she has been carefully preserved. But hidden below the water is corrosion damage that if left untended will cause her to sink. Some have suggested that she be sunk off the coastline, but

others fight for her survival. The Seaport Museum has determined that it can no longer sustain the financial drain caused by maintenance of the USS *Olympia* and that it cannot fund much needed repairs. It recently hosted a national summit to start the process for other maritime institutions to apply for *Olympia's* transfer.

In a few years, *Olympia* may sail to a new home in a city that recognizes her for the gem she is. I wonder, will we someday look back with regret when we realize what we let go? As Joni Mitchell so wisely sang, "You don't know what you've got 'til it's gone."



The author and her family enjoy a visit to the USS *Olympia*. Although the ship is well preserved above the water, under the water the *Olympia* is badly corroded.

A Job Well Done, Alex Klein

By Fran Levi

Alex Klein recently resigned as the Center City Residents' Association's (CCRA's) representative on the Police District Advisory Council. He served CCRA well in this capacity, attending monthly meetings with other community representatives and the commanding officers of the 9th Police District. We thank Alex for all his work, and will miss his articles in the *Center City Quarterly*.

However, we are not the only ones who recognized Alex's commitment to becoming knowledgeable about quality of life issues that affect neighborhood residents. Below is an article that appeared in the Winter 2011 *Community Court Quarterly* produced by the Center City District.



CCRA's Alex Klein has been recognized for his work as our representative on the Police District Advisory Council.

Thanks to Alexander Klein

For the last four years, Alexander ("Alex") Klein of Center City has joined emissaries from across the city to serve on the Philadelphia Community Court's Advisory Panel.

Klein, 46, arrived at the panel as a representative from the board of the Center City Residents' Association (CCRA). As one of about 10 panel members, he learned about Community Court's role in dealing with various quality-of-life crimes and the nuisances residents in other parts of Philadelphia face in their daily lives. In addition, Klein brought the concerns of the CCRA to the panel to help find solutions.

His participation on the panel has been a great learning experience, Klein said.

"It created a connection for me to the environment I lived in," he said. "It created a tie and a bind. It opened my eyes to how this city works and what's going on around me."

Klein grew up in Center City, spent a few years in Chicago and returned in 1994. Now he's married and has a son. Though his job takes him to cities throughout the world, Klein doesn't want to live anywhere else. He loves the ease of getting around Center City. "I think it's a phenomenally accessible city. Entertainment ... restaurants. ... you can walk everywhere."

His service to Philadelphia Community Court showed him just how devoted Philadelphians are to making their city

even better. "There are caring people out there who are trying to do things to support and build community. Resources are available with Community Court to help the development and growth and betterment of quality of life," Klein said.

Klein is stepping down from the panel now to take on other responsibilities in his life. But his years on the panel have made a lasting impression. "It was very, very informative and it was impressive that Philadelphia has this resource. ... The court is effective for the city." And, it's effective for someone who might lose their way in life, he said.

Thank you, Alex, for your service to Community Court.

Every Inch a Classroom

By Amy Purcell Vorenberg, Head of School, The Philadelphia School

Since 1976, The Philadelphia School (TPS) has been an institutional anchor for one of Center City's main gateways – the neighborhood surrounding the South Street Bridge. Serving 370 children in preschool through 8th grade, the school is now prepared for its next stage of evolution: over the next two years we will transform the physical learning spaces in our existing school building at 2501 Lombard Street, and at our new property, the city's former Licenses & Inspections vehicle maintenance yard at 25th and South streets. We will create a vibrant series of learning spaces.

This campus transformation will allow the school to achieve four principal goals: to

meet the educational needs of the children, to accommodate gradual enrollment growth to 450 children over the next five or six years, to improve dramatically the exterior appearance of our campus, and to build and renovate in a manner that is as "green" as possible.

After undergoing a lengthy master planning process with our architects and faculty, as well as meeting with our neighbors to present our plans and listen to feedback, we have received all necessary zoning approvals to move ahead with construction. We have hired a neighborhood construction company – Wolfe Scott Associates – and a Center

City-based owner's representative – Becker Frondorff – to supervise the building project. We will break ground in mid-June 2011.

A new entranceway for our existing building at 2501 Lombard will be the first part of the plan to be completed. The school's main entrance will move from a mid-block staircase on Lombard Street to an attractive, handicapped-accessible, canopied entryway at the corner of Lombard and 25th Streets. The entry court will be paved with pervious brick and landscaped with shrubs and flowers. The institutional chain link fence currently surrounding the schoolyard will be



The current view of the existing four-bay industrial garage at 2501 South Street that will be recycled into a new flexible Multipurpose Space for The Philadelphia School.

replaced by decorative metal fencing with brick elements.

In late summer, we will turn our attention to the property at 25th and South streets. We will recycle the existing four-bay industrial garage into a flexible Multipurpose Space, and we will build a new Early Childhood Center for preschool and kindergarten students. Between the two buildings will be an Urban Garden and Play Court, designed by Rodney Robinson Landscape Architects as a flexible science environment. This space will put the natural world at our students' fingertips as they learn and play. Storm water will be captured from the roofs of the buildings into rain barrels and will be used by the children to irrigate their gardens.

The one-story Early Childhood Center will be built along the northern edge of the property; open south-facing porches will provide transition spaces from outdoor gardens to indoor classrooms. The brick façade on Naudain Street will fit harmoniously into the fabric of the existing residential community, with exterior vines that when fully grown will create an urban garden wall – all replacing the current red-painted cinder block.

On South Street the existing wall will be punctuated by a series of windows (careful observers will note that we are merely reopening windows that had been bricked in); window boxes and greenery will further soften the façade. The site will also include administrative offices along 25th Street. All new buildings will be heated and cooled using ground-source heat pumps.



At The Philadelphia School's new facility an urban garden and play court will be build as a flexible science environment for both learning and play.

Once construction is completed at the new site – expected by September 2012 – we will attend to some interior reconfigurations in vacated space at 2501 Lombard, including the creation of a Library and Media Center.

In May our website – www.tpschool.org – will launch a suite of Building Project webpages, which will provide regular updates as well as contact information. The school also maintains a Property Update listserv; if you would like to join the list, please email tpscommunications@tpschoool.org.

We at The Philadelphia School are excited to be a part of the ongoing positive transformation of our neighborhood, highlighted by the new South Street Bridge and the planned extension southward of the Schuylkill Banks. We take seriously our responsibility as a partner in making our neighborhood the best it can be.



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Circulars? No, Thanks

By Joan Wells

Want to stop those annoying circulars and newspapers on your doorstep?

You can! There's a "non-delivery" list maintained by the city for property owners who don't want commercial handbills delivered to their porches. The list is a result of successful lobbying for legislation by CCRA; a distributor who ignores the sticker can be fined.

If you do not wish to receive hand-delivered circulars, you can use the following web address http://www.phila.gov/li/UpdDocs/No_handbills.pdf to download a form to fill out.

If you don't have access to the web, you can call the Licenses & Inspections (L & I) department at 215-686-2507 to have the form mailed to you. Completed forms should be mailed to Licenses & Inspections, Municipal Services Building, 1401 John F. Kennedy Boulevard, Room 1130, Philadelphia, PA 19102, or faxed to 215-686-1411.

Only the property owner or authorized lessee or agent may request addition to the "Non-Delivery" list. Once you are signed up for the program, you will receive a sticker that can be placed on your door to announce that your house is a "circular-free zone."

Also, it's good to know that once you have a non-delivery sticker visible on your door, if you continue to receive circulars or advertisements from businesses, you can call Kathleen DuBeck at L&I to report the problem at 215-686-2507. She will be able to issue a ticket to the responsible business as necessary.

This is an easy way for you to help get rid of annoying freebie newspapers and flyers tossed on your steps or hung from your doorknob which contribute to the street litter in our neighborhood.



Run, Philly, Run

By Leslie Young

Running has become immensely popular in the city over the last few years, perhaps as popular as our beloved cheesesteaks. Stroll among the throngs on the Schuylkill River Trail on a nice, sunny day if you don't believe me. The Blue Cross Broad Street Run is so well-liked it's beginning to feel like a rite of passage for Philadelphians. The race began in 1980 with just 1,500 runners. Now it's the nation's largest 10-miler. In 2010, the city capped registration at 30,000 to ensure participants' safety, and a record-breaking 26,000 people completed the race. This year those 30,000 bib numbers sold out in just five days!

Running, of course, is intensely physical, but it can be surprisingly heady stuff. Setting a goal and then training not only your body but also building the mental toughness to meet it can be incredibly empowering. And unlike many sports, running doesn't require money or equipment, just a body and a will. Yes, fancy shoes, high-tech clothing, and gadgets abound, but none of it is essential. Whether you're a seasoned marathoner or you've never run a step in your life, below are some interesting ways to get involved in the sport.

Support your community

Back on My Feet (BoMF), a nonprofit organization founded in Philadelphia in 2007, engages homeless populations in running as a means of building confidence, strength, and



Everywhere you look in Center City people of all ages and sizes are running.

self-esteem. The organization starts running programs at local shelters that include a mix of shelter residents and non-resident runners who train as a supportive, cohesive group several mornings a week. Though running serves as its foundation, it's just one building block of the BoMF program, and you can learn more at www.backonmyfeet.org.

Help a student

Students Run Philly Style uses running to empower local school students. The program matches youths with adult mentors to train for and complete a marathon. Students learn skills like goal-setting, dedication, and discipline, and with each new accomplishment build self-esteem to

help them succeed in every aspect of life. You don't have to be a trained runner to be a mentor. Find out how to get involved at www.studentsrunphilly.org.

Get dirty

Signing up for a race is the easiest way to set a goal and structure your training. A particularly fun run, The Merrell Down & Dirty National Mud Run, comes to town in mid-July and features 5K and 10K off-road courses that include military-style obstacles and a gigantic mud pit! The running calendar at *Liberty Sports Magazine* is a good resource for information on upcoming local races. Visit www.libertysportsmag.com.

Continue on page 12

Make a plan

If you'd like to start running, but don't know where to start, check out Hal Higdon's website at www.halhigdon.com. Higdon, a life-long runner and longtime contributor to *Runner's World* magazine, provides free, day-by-day training programs for everything from 5Ks to marathons at novice, intermediate, and advanced skill levels.

Whether you want to finish your first 5K, finish a marathon, or skid through a mud pit to the finish line, set your goal and get running. You can do it!



The author and friends after they crossed the finish line at last year's Merrell Down & Dirty Mud Run held in Fairmount Park.

Gregg Narod

The Reinvention of Dilworth Plaza

By Virginia K. Nalencz

It sounds like something Yogi Berra might say: each day 185,000 people walk within a 10-minute distance of Dilworth Plaza, but hardly anyone goes there. Pedestrians on the western edge of City Hall generally hurry along because as it is, the plaza offers little inducement to linger. The relentless concrete is dispiriting, while the walls and changes in elevation discourage accessibility.

Not for long, says Paul Levy, director of the Center City District (CCD). At a presentation on March 21 to members of CCRA and the Logan Square Neighborhood Association, Levy set forth plans to transform the plaza from a neglected hardscape into a green and accessible portal to City Hall itself, to the city's greatest concentrations of offices, hotels, museums and performance spaces, and to the expanded Convention Center. Instead of steps and barriers, there will be a continuous surface, much of it permeable, with lawns and rows of trees.

A programmable fountain will dominate the north end of the plaza. It can easily be turned off to accommodate various uses, from an ice skating rink to outdoor markets to musical performances. Adjacent to lawns and shady trees there will be a café with a view up the parkway to the Philadelphia Museum of Art. Transparent headhouses leading to transit will frame the entrance to City Hall, whose façade will become more visible through the light leaves of honey locust trees. "This will be a place that people feel is a destination," says Nancy

Goldenberg, vice president for planning at the CCD, calling the project "both a physical and a psychological transformation."

Major changes below ground are part of the Dilworth Plaza plan. At present the underground with its three converging transit lines features what Levy calls a "design for danger," with blind corridors and many twists and turns. The current maze will be replaced by a new transit station with clear lines of sight; there will be round-the-clock security both above and below ground. The glass-enclosed stairways, sheathed in film that deters graffiti, will lead to a light-filled concourse with digital signage giving real-

time information about trains, and graphics depicting both the history of the site and highlighting the events at the places to which transit gives access, from plays at the Wilma Theater to games at the sports complex.

Along with poetry and pizzazz, the plan for Dilworth Plaza offers a strong dose of city savvy. The benches by the fountain will be curved to discourage sleeping, with gaps to prevent skateboarding. There will be movable chairs, which will be prudently cleared away, says Levy, "when the Phillies win the World Series." Public restrooms will be available only in the proposed café. Dilworth Plaza will have a



The plan for Dilworth Plaza calls for the transformation of a multilevel hardscape into a green and accessible entryway to the center of the city, and to City Hall itself.

Courtesy CCD

dedicated maintenance budget, endowed by contributors and supported by revenues generated from activities on the site, from the city and from the CCD.

“This is a Philadelphia team,” says Levy of the architects, landscape architects, and engineers who are collaborating on Dilworth Plaza. The team is led by Urban Engineers, with KieranTimberlake architects, OLIN landscape architects, and CVM structural engineers. The \$50 million project has

already garnered federal and state grants totaling \$30.5 million. CCD expects that the remainder will come from the city, SEPTA, private foundations, corporate and individual donors, and a tax-exempt bank loan. The Knight Foundation, the William Penn Foundation, the CCD and adjacent property owners supported the two-year-long design phase of the project. Construction is scheduled to begin in fall 2011, and end in December 2013. During construction, pedestrian passageways through the site will be maintained.

“We’re still developing program content,” says Goldenberg, mentioning concerts, flower and farm markets, and smartphone apps to tell about, for example, the hundreds of Calder sculptures that adorn City Hall. Finally, engraved in the granite surface of the plaza will be quotes revealing the life and achievements of the man for whom it was named, former mayor Richardson Dilworth.

For more information please visit the CCD’s website at <http://www.centercityphila.org/docs/CCDDilworth030211.pdf>.



With a lawn at the south end and a café and programmable fountain at the north, Dilworth Plaza is planned as a quiet space that from time to time can accommodate events such as concerts and seasonal markets.

Public Art to Light Up the Plaza

By Virginia K. Nalencz

Dilworth Plaza aboveground and below, along with its past and present, will be brought together symbolically via a work of public art commissioned for the site. Janet Echelman, the artist chosen through a competition to translate the identity of the space into art, calls her planned work “an X-ray of the city’s circulatory system.” The artwork is a boundary-defying sculpture composed of water, steam and light. In a burst of dry mist, atomized water particles emanating from thin underground tubes will snake through the installation tracing the path of the train below in real time, color coded to the colors associated with each transit line.

Echelman incorporated elements of the history of the site into the artwork: water (the city’s first pumping station was in Center Square) and steam (freight trains of the Pennsylvania Railroad ran through the site in the 19th century), and made the activity beneath the surface—those three transit lines—part of the installation. Dry mist will allow a person to walk through it without getting wet. In cold weather, lighting alone will trace the path of the trains below. In addition, as Paul Levy notes, there is a practical side to the art. “You will either know that your train is coming,” says Levy, “or that you’ve missed it.”

For more information please visit <http://www.echelman.com/site/portfolio.html>

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Lenora Berson, An Army of One

By Fran Levi



Through the efforts of Lenora Berson (right front) and State Senator Babette Josephs (standing behind the young baseball player), state funding for a Schuylkill River Park Community Garden project was received. Former City of Philadelphia Managing Director Dr. Camille Barnett (in hat holding dog) and community gardeners of all ages were appreciative of their efforts.

Lenora Berson, CCRA's one-woman army, passed away in February. Much has been written about this wonderful lady, a community activist who was willing to fight for our neighborhood and the city of Philadelphia.

Anyone who worked with her on issues, committees and boards can recall her persuasive methods of winning diverse participants over to her side. Martin Brown, Albert M. Greenfield School's first principal, remembers how over 40 years ago she facilitated the merging of the Durham and Center City Schools. "Through her efforts the result was the smooth consolidation of the two schools," he said.

Charles Robin recalls, "She was extremely candid and straight to the point. She never minced words. She could look you straight in the eye, letting you know she disagreed with your point of view." Even though those who knew her may not have agreed with Lenora on every issue, Robin is correct when he says, "You could respectfully disagree with Lenora and the

next day you were working shoulder to shoulder with her on another project."

Norman, her beloved husband, was a Democratic ward leader; politicians learned quickly who Lenora was as well, and the importance of picking up the phone when she called. This continued after Norman relinquished his position. When CCRA wanted to participate in the discussions regarding the soon to be constructed pedestrian bridge over the CSX tracks at Locust Street, Lenora made the call to Schuylkill River Development Corporation. The result was that CCRA was at last able to send two representatives to the series of meetings that had been going on for some time. As my mentor when I agreed to become the editor of CCRA's newsletter, Lenora was always available to answer questions, to calm me during panic attacks and to advise. Because the first issue for which I was editor seemed to be lost in the post office abyss and would never be delivered to members, Lenora called Congressman Bob Brady for assistance. Of course, assistance arrived when Lenora made the call.



Lenora Berson, Center City's one woman army, will be missed by all who knew her and had their lives improved through her efforts.

Even when her illnesses tired her and forced her to be homebound, she continued to stay involved. As Kristin Davidson recalled, "She would sit at 'command central,' in her chair between the two windows of her Spruce Street home, ready to grab the phone when it rang to give advice and spring into action in response to a neighborhood or community crisis."

Until the very end we depended on her for her historical knowledge, advice and action. Those of us who knew her and worked with her will miss her.



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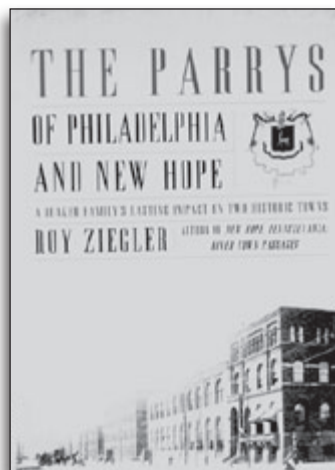
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Roy Ziegler's fascinating book, *The Parrys of Philadelphia and New Hope*, follows four generations of the renowned Parry family spanning more than one hundred and fifty years from the American Revolution to the end of World War 1. The Parrys and hundreds of families like them spurred the dynamic growth of the United States as Philadelphia became the first great American city. The book has received iUniverse Publisher's prestigious Editor's Choice Award and Rising Star Award in 2011.

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The Philadelphia Evening Ledger, April, 1915



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Another Success for Freire Charter School

By Kristin Davidson

Freire Charter School is a college-preparatory high school that has occupied the old YWCA building on 20th and Chestnut since 1999. During those years, it has had many successes, but until this spring it hadn't received a high level of national recognition. In March, the school learned that it was one of only three high schools in the entire United States to win the Effective Practice Incentive Community (EPIC) Award presented by New Leaders for New Schools, an organization with the goal of dramatically improving urban education. Freire received the award as a school that is one of the nation's best in raising the academic ability levels of its students.

Students are selected for Freire by lottery and often come to the school performing below grade. There are currently 468 students enrolled in grades 9-12. With its rigorous curriculum and emphasis on hard work, critical thinking, problem-solving and nonviolence, students are performing well above-average by the time they graduate. In fact, 98% of their graduates went on to college or university in 2010. This is an extraordinary achievement for a school where most of the graduates are the first in their families to aspire to higher education. Students have gone on to a wide range of private and state schools, including many highly competitive institutions.

Kelly Davenport, head of school, is convinced that student performance would be even further enhanced if the school had a middle school in addition to a high school. This would allow younger students to be exposed to the academically challenging yet supportive environment of Freire. Negotiations are underway with the school district to open a middle school in West Philadelphia.

Freire Charter School differs from many city schools – and even from many other Philadelphia charter schools – in its commitment to providing a safe, non-violent community where every individual can be both a student and a teacher. At Freire, there are no metal detectors, no security guards; the school maintains high expectations for student conduct and performance.



There's collaboration and group support at Freire Charter School inside and beyond the classroom.



Freire students use computers throughout the school day.

If you would like to visit Freire Charter School for a first-hand look, please contact Ann Hedges Pagano, Director of

Development. 215-592-4252, x1493 or Ann.Pagano@freirecharterschool.org.

Census and the City

By Nancy Ambler; Steve Huntington provided factual data

As populations shift and local demographics change, what will be the effects on our local community? CCRA has set out to explore these impacts with a series called “Community Commons,” the first of which was held March 16 at the Ethical Society. Moderated by our own Steve Huntington, it featured panelists Tom Ferrick, editor of *The Metropolis* and former *Inquirer* columnist; Ellen Kaplan of the Committee of Seventy; Bill Green, city councilman-at-large; and Stephanie Singer and Lindsay Doering, Democratic and Republican leaders, respectively, of the 8th Ward.

Tom Ferrick set the stage with Power Point diagrams of the existing political geography and socio-economic trends. Overall, our city has gained population, retaining its status as fifth-largest (just ahead of Houston and still ahead of Phoenix, barely). But other figures over the last decade were more disturbing. Median household income decreased 7%, the number of owner-occupied housing units was also down 4%, and the poverty rate increased from 19% to 24%. Even so, home values citywide were up 16% and some neighborhoods, most notably southwest Center City, showed vigorous growth. The neighborhood immediately south of South Street showed a population increase of 6%, and a rise in median household income of 56%. In contrast to the sizeable shifts in the city overall, our traditionally prosperous neighborhoods,

Center City/Society Hill/Chestnut Hill, maintained their status quo, showing no dramatic changes.

The second portion of the evening dealt with the city charter’s requirement which mandates that the 10 council districts seats in the 17-member city council be remapped by September 9. The charter further specifies that the mayor may either accept or veto any map proposed by council. The guidelines for redistricting provide that, where possible, wards should not be split between council districts. Even so, our neighborhood, which is entirely in the 8th Ward with the exception of the area between Lombard and South, is evenly split at Rittenhouse Square between council district 2 on the south now represented by Anna Verna and council district 5 on the north where Darrell Clarke holds the seat. Stephanie Singer and Lindsay Doering, leaders of the Democratic and the Republican 8th ward organizations, noted that both parties have called for the ward to be placed in one council district.

In 1991 and 2001, redistricting was produced through closed door negotiations involving the mayor and city council but not the public. The result was grotesquely configured council districts. District 5, which includes the northern half of our neighborhood, is rated as one of the most gerrymandered in the country.



The 8th Ward is divided between two Philadelphia City Council Districts, the larger section to the north in the fifth district and the lower portion in the second district.

Ellen Kaplan, speaking for the Committee of Seventy, handed out a proposal for the 2011 process calling for council to establish procedures and criteria for the mapping process and, further, suggesting public meetings in each district and in City Hall to solicit comments – proposals which have not been endorsed by either the mayor or council.

How can CCRA, and its individual members, influence the reapportionment process? Councilman Bill Green offered the politician’s perspective, reminding us that the process consists largely of “horsetrading” among council members and the mayor. He suggested that we need to express our thoughts to current council members, to Anna Verna, outgoing president and councilperson for district 2, and particularly to Darrell Clarke of district 5.

This may be the best chance in our generation for fair and equal representation; let’s take full advantage of it.

When a Bar Becomes a Nuisance

By Charles Robin

In response to the problem of “nuisance bars,” in June 2010 CCRA’s President Adam Schneider took the initiative and formed a new quality of life committee. This committee was charged with dealing with the proliferation of bars and businesses that sell alcohol within our area. The CCRA Liquor Committee (LC) reviews new and renewed liquor licenses in an attempt to negotiate and secure Conditional License Agreements (CLA).

A CLA is a binding agreement between the neighborhood and a business. As the name implies, the business license is

conditional upon its upholding its end of the agreement, which outlines provisions to ensure that our quality of life is maintained without discouraging business. To this end, CCRA has been working closely with State Senator Larry Farnese. The difficulty is that the creation of a CLA depends upon approval by the Liquor Control Board (LCB), a state agency that has been traditionally unresponsive to the community point of view. Another difficulty is built into the initiation of a CLA: a protest against a “nuisance bar” must be submitted by a resident within 500 feet of the establishment.

In order to secure a CLA, CCRA is required to file protests through the state, negotiate with the proprietor and work with our state representatives. The LCB has strict guidelines regarding submission of an appeal and is wary of placing restrictions on establishments.

Nevertheless through perseverance CCRA is making headway. CCRA’s LC will continue to work to ensure a peaceful quality of life while allowing business to thrive without excessive regulation.

A Brighter Future for an Old Annex

By Fran Levi



City Councilman Darrell Clarke called for a public meeting to inform neighbors of the proposed development of the vacant YWCA Annex.

For many years the 2000 block of Chestnut Street has been neglected and rundown in appearance due in large part to the boarded up YWCA Annex. Hopefully this is about to change. On Tuesday evening, March 29, a public meeting was called at the request of Councilman Darrell Clarke to bring together the neighbors, the Center City Residents' Association (CCRA) board of directors and zoning committee and the proposed developers of the YWCA Annex at 2027 Chestnut Street. The meeting was held at Lutheran Church of the Holy Communion, 2110 Chestnut Street.

Adam Schneider, CCRA president, welcomed everyone and explained that the purpose of the meeting was to give the developers, Aquinas Realty Partners, an opportunity to present their "in concept" plans for the Annex, which has been vacant since 1993. Councilman Clarke thanked everyone for attending and explained that even though this was a conceptualizing presentation it was an opportunity for the community to give the developers feedback on their preliminary development plans. The project will follow regular procedures and will be presented to the Zoning Board of Adjustment where the necessary zoning variances will be requested.

Councilman Clarke introduced Leonard Poncia, president of Aquinas Realty Partners, whose company will be the project developer and operator. Poncia explained that the company is a regional developer of properties specializing in mixed use development. He presented a slideshow of numerous projects that the company has developed in Philadelphia and surrounding counties. Poncia described the proposed project for 2027 Chestnut Street as an eight story building that will match the height of the YWCA

building. It will house 70 apartments with 10 units per floor of studios, one bedroom and one bedroom plus den apartments, targeting young professionals and "right sizers" (the group formerly known as empty nesters).

There will be one internal courtyard bisected by a walkway between the two parts of the building. Retail use is proposed in the 4-5,000 square feet of commercial street level space. "It is our intent to be green friendly," said Poncia. They will demolish the existing structure which houses a swimming pool in the basement and plan to begin construction in the spring of 2012. Parking is not planned for this project.

Poncia introduced representatives of other corporate members of the development team: Patrick Carney, managing partner, Aquinas; Michael Ytterberg, principal, BLT Architects; Peter Stampfl, principal, Stampfl Hartke Associates; John Bremner, LEED AP, senior vice president, pre-construction, Intech Construction; Mark Celoni, PE, civil/site design, landscape architecture, vice president and regional technology principal, Pennoni



Associates; and Thomas Eshelman, attorney-at-law, Ballard Spahr.

Members of the audience were given the opportunity to ask questions and offer suggestions about these very preliminary plans. Questions concerned the availability of parking spaces for the building's tenants, the appearance of the building, the provision of space for the Freire Charter School located next door in the original YWCA building, and the financing for the project. Poncia promised the audience that their concerns and comments would be considered as the project progresses.

The 2000 block of Chestnut Street has been waiting too long for the Annex to be redeveloped. Hopefully this project will go a long way towards improving the block.



The YWCA Annex at 2027 Chestnut Street has been vacant since 1993. Aquinas Realty Partners presented "in concept" plans to develop it into an eight story 70 unit residential building with retail space on the first floor.



KLEIN'S KORNER

Center City: Plagued by a Parking Problem

By Jared Klein

I used to be one of the many folks who resided in Center City, owned a car, and was able to find street parking within a few blocks of my home. As years went by, I had to expand my parking circle, but was still able to quickly find a spot within five blocks – about as far as I was willing to walk. Recently, however, my parking searches were taking up to 20 minutes, and the first spots I found were six to seven blocks from my home. At that point I gave up, got rid of the car and, although I miss my car on nice summer days, become a happy foot commuter.

There have been some upsides to losing the car, including a substantial cost savings in insurance and gas. However, the loss of freedom has outweighed those gains, and is unnecessary in a city where parking should be available. As parking became more difficult, I had to ask myself, “Is this trip worth losing a parking spot?” Once that happens the joy in driving is gone.

As I considered the aftermath of abandoning my car, I asked myself why a city that comprises 135 square miles should have such a severe parking problem? I came up with two main problems, and some solutions.

1. The high-rise problem. As more Center City residents turn to high-rise living, the number of cars increases much faster than available parking. Many high-rise buildings either offer no parking for residents, or offer attached parking that is so outrageous in cost that it might as well not be an option at all. So what is the alternative? Street parking or one of the many surface lots scattered throughout the city. Of course, a wave of new buildings opening at the same time quickly filled available spaces in surface lots (for those with an extra \$250 per month to spend), and forced people like me to search 15 to 20 minutes to find a space.

I think there is a twofold solution to this problem. First, where it is structurally and aesthetically possible, contractors building new high-rises must be required to include parking, preferably underground. Alternatively, I believe that most communities would happily allow a developer to build an extra story or two, if the trade off were removing a hundred new cars from the street. Second, the parking authority should amend its rules and limit the number of residential parking passes

available to high-rise residents. Although that might create a waiting list, such control would be worth it to balance the parking needs of low-rise residents, with one car per structure, against a high-rise, with hundreds of cars per structure.

2. The Parking Authority problem. I think we all agree that although the smart card meters and credit-card kiosks have made parking better, there is still way too much confusion on the streets of Philadelphia. Signage is vague, at best, in many areas and the hours and days in which parking is acceptable will always be a mystery to me. However, that may be the topic of a later column. The issue here is the relatively low cost of a residential parking permit – currently \$35 for a year. Such a low cost cannot dissuade anyone from choosing to keep a car in the city. I advocate that the parking authority raise the permit fee substantially. If choosing to park your car becomes an investment, rather than a convenience, I believe some of the parking congestion will be alleviated, and we can return to a Philadelphia where street parking was a fun challenge, rather than a nightmare.



The Parking Authority's credit card kiosks are an improvement over the old parking meters, but some may consider them another one of the many Philadelphia parking mysteries.

Be a House Detective: Look at Maps

By Pip Campbell

Living in an old house means that you are one in a line of stewards who have lived or will live in your house. Many old house residents wonder about when their homes were built, who has lived in them, and what changes were made to their homes over time. Finding out about what happened to a house over time can be a great family project. Even the kids can do some pieces all by themselves.

No matter which websites, local museums, or libraries you visit, at some point your detective work will include establishing the property's title chain. Some background searching makes the title search a little easier. In Philadelphia, it is possible to trace land all the way back to the William Penn grant. However, if you are interested in your house and not specifically in the land ownership, you may shortcut the process by first identifying an approximate time frame when your house may have been built. Looking at maps is a good way to begin.

Maps are fascinating for lots of people because they show changes in neighborhoods over time. There are many sources for maps in Philadelphia but the largest number of historical maps is a part of the Free Library collections. You may visit the Free Library during weekday hours and view actual maps or go to <http://philageohistory.org>. A number of maps and other historical material such as directories may be accessed. The Philageohistory.org website has two major sections. The Resource Browser is on the left side of the screen; the Interactive Map Viewer, on the right. The map viewer has sample maps from approximately the 1700's right up to the present. Using the checkboxes, maps from different years may be superimposed on top of each other, allowing you to see how your neighborhood and property have changed over time.

The blocks between Spruce and Pine and 20th and 21st illustrate how maps can be helpful. The 1858 map shows houses built on neighboring blocks but no houses yet built on this track. Four years later, in 1862, Delancey is cut through, and a few houses have been built on the west side. By 1875, Clay and Granville streets are cut through and houses have been built on every lot. While the exact date when a house (or row of houses) may have been built on this land track cannot be exactly determined, maps



This 1910 "footprint" map showed lots but also included the footprint of the built properties allowing identification of changes to property footprints when maps from different years are compared.



The 1900 block of Panama Street today is considerably more developed than it appeared on the 1910 map above.

help identify that houses on the southeast corner of 20th and Delancey were built between 1858 and 1862, and others between 1862 and 1875, thus providing a time frame for identifying changes to the physical property, its residents and uses.

The 1910 map is an example of a footprint map showing, for example, that two properties on the west side of the 2000 block of Delancey have already been expanded all the way to Panama Street (formerly named Clay) and that Granville Street has turned into Cypress. The 1962 map is an example of a land use map where properties are labeled in terms of their use. In 100 years,

the 2000 block of Delancey has changed from having a few residential properties to being a block of apartments, boarding houses and medical offices.

Gaining a perspective on the time period when properties were developed moves you to the next step of conducting formal title searches to identify ownership and additional detecting to find out about a property's residents. So delve into philageohistory.org a bit further and explore the site's directories to figure out who may have lived in the house. Once you know some names, your detective work can take you in many more interesting directions.

Hey, Philadelphia,
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CCRA Neighborhood Summer Events

Rosenbach Museum and Library

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www.rosenbach.org

Bloomsday

Join the Rosenbach Museum & Library for a free, all-day outdoor reading of James Joyce's *Ulysses*.
Thursday, June 16, 2011,
12:00 p.m. to 7:00 p.m.

Exile Among Expats: James Joyce In Paris

A multimedia exhibition illustrates two entwined stories: Joyce during his Paris years and Paris during its Joyce years. Highlights include pages from the manuscript *Ulysses*, Man Ray's iconic photographic portrait of Joyce, selections from Ezra Pound's *Islands of Paris* report in *The Dial*, and a first edition of *Ulysses* smuggled out of Paris for Dr. Rosenbach in 1922.
On view February 23 to August 28, 2011.

All exhibitions are included in general admission. Please call 215-732-1600 or visit www.rosenbach.org for details.

Philadelphia City Institute (PCI)

1905 Locust Street
215-685-6621

Family Yoga Fun at Philadelphia City Institute

Children three years of age and older along with their caregivers are invited to explore the ancient art of Yoga with certified instructor, Emma Burkhart. Please wear loose comfortable clothing and bring a yoga mat or large towel. Registration is not required.
Thursday, July 7, 14, 28 and
August 4, 10:30 a.m.

"Discover the World at Your Library"

Children's Summer Reading Program
Monday, June 20, 27, July 11, 18, 25 and
August 8, 6:00 p.m.

Explore the Artist and Their Art

For School Aged Children, grades one to four
Tuesday, June 28, July 5, 12 and 19

For information and pre-registration for children's programs, please call Ms. Karen, Children's Librarian, 215-685-6621.

Adult Summer Reading Program at PCI

For information, please call 215-685-6621.

Rittenhouse Square Fine Art Show

Celebrating 80 years of fine art.
Friday and Saturday, June 3 and 4,
11:00 a.m. to 7:00 p.m.
Sunday, June 5, 11:00 a.m. to 5:00 p.m.

2nd Annual Art in the Open

Art in the Open celebrates art and the inspirational environment of the natural and built landscape of the city. The public is invited to participate in the creative process while gaining a new perspective on the Schuylkill River. The multi-day event will take place along the banks of the Schuylkill River from the Fairmount Water Works to Bartram's Gardens.
June 9 -12, during daylight hours.

Schuylkill Banks River Tours - Presented by SCA

Secrets of the Schuylkill

A one-hour fun and fact-filled boat tour that highlights the past, present and future of the Hidden River.

Boat to Bartram's Garden

Leave Center City by boat and travel down the Schuylkill River to Bartram's Garden, America's oldest botanic garden. Disembark and tour the National Historic Landmark John Bartram House and botanic garden, stroll the lawns and meadow, and browse the Museum Shop.

Jazz Cruise

Come listen to the sounds of wonderful jazz musicians as they bring their talent aboard for a two hour river tour!

Hidden River Outfitters Kayak Tours Basic Kayak Tours

Professionally guided kayak tours of the Schuylkill River between Walnut Street Dock and Fairmount Water Works.

Advanced Kayak Tours to Bartram's Garden

Kayak tour begins at Walnut Street Dock and travels downriver to Bartram's Garden. Once there, enjoy a boxed lunch from Nook Bakery & Coffee Bar and a tour of historic garden, before paddling back to the Walnut Street Dock.

Moonlight Kayak Tours

This is a professionally guided tour of the Schuylkill River between Walnut Street

Dock and Fairmount Water Works under the light of the moon.

Kayak and Dine

Following an afternoon kayak tour a barbecue dinner is served on shore.

Schuylkill Banks Movie Nights – Presented by CSX

Enjoy a night of excitement and laughs on the Banks, every other Thursday, by the Walnut Street Bridge! Bring your friends, blankets, and picnic baskets for a great time watching films under the stars. All movies start at dusk, approximately 8:20 p.m. Arrive early for free snacks and to enter a free raffle!
June 9, 2010: *Hancock*
June 23, 2010: *Goldfinger*
July 7, 2010: *Spider-Man*
July 21, 2010: *Iron Man*
August 4, 2010: *The Rocketeer*
August 18, 2010: *The Incredibles*

More information about Schuylkill Banks River Tours, Kayak Tours and Movie Nights is available online at www.schuylkillbanks.org or by calling 215-222-6030 x103 or x100.

Eat, Drink & Be Green

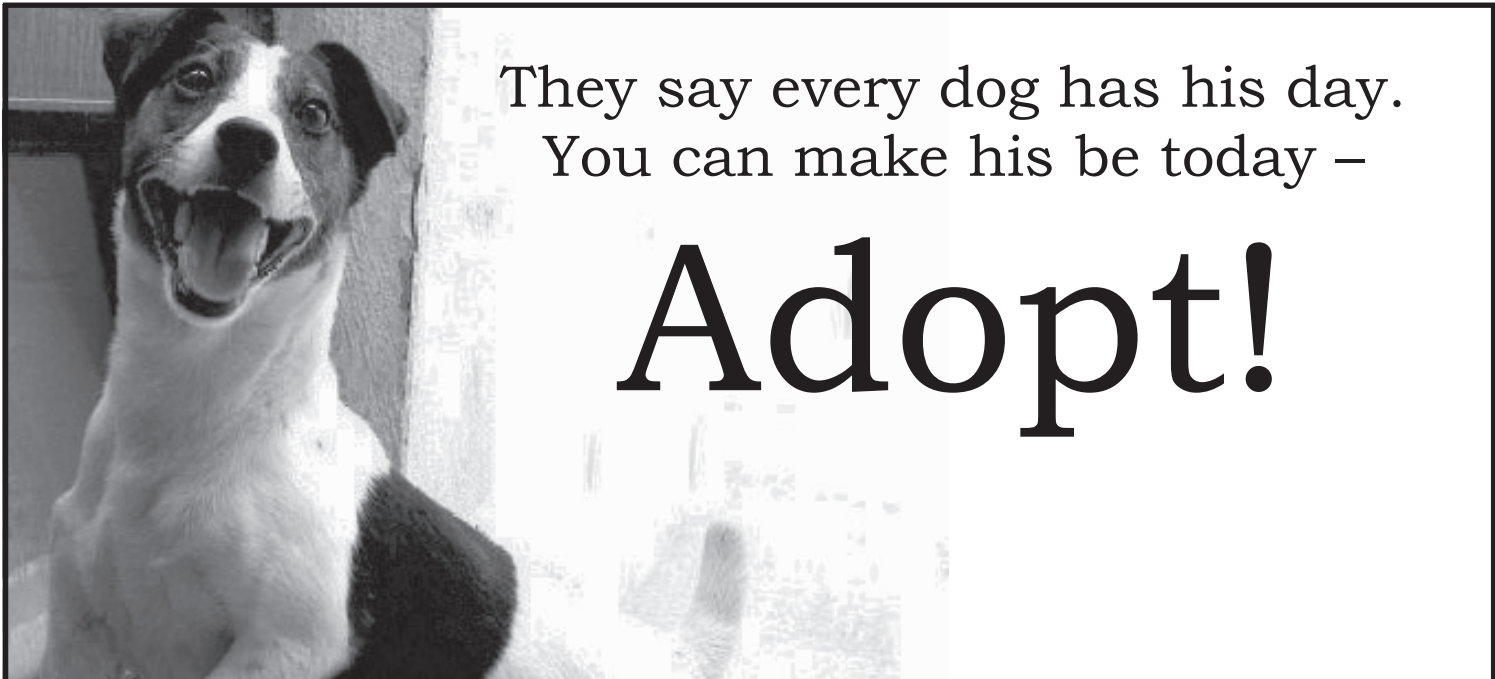
The Friends of Schuylkill River Park will hold their second annual cocktail party to benefit improvements and programming in Schuylkill River Park.
Saturday, June 4, 7:00 p.m. - 11:00 p.m.
For information visit www.eatdrinkandbegreen.org

Cooking to Win the Chili Chalice

CCRA held its annual Chili Challenge at The First Unitarian Church, 2125 Chestnut Street on Thursday, February 24. As usual the competition among the entrants was fierce, but everyone had a great time.



Eric Cantor celebrates winning the Chili Challenge with fans (from left) Avi Cantor, Emma Kingsley, Jakob Cantor and Zak Kingsley.



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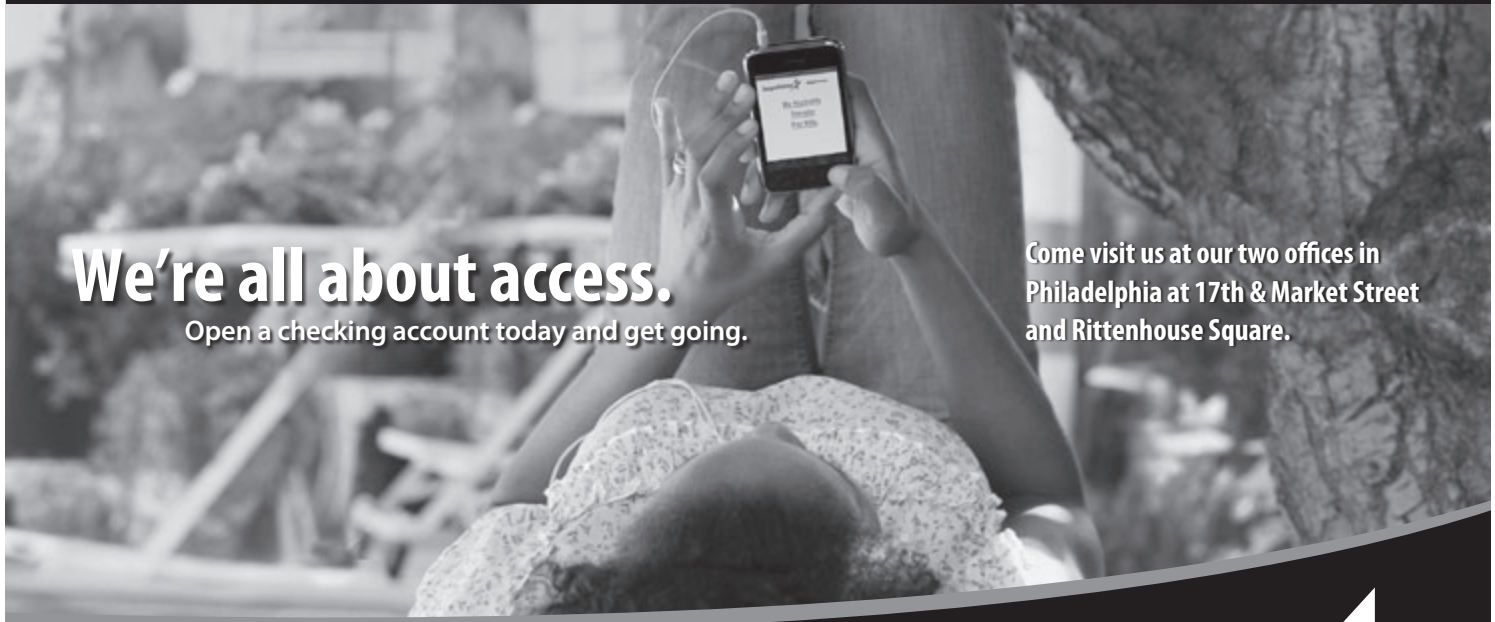
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Independence Charter Students Build a Better Mousetrap

By Brett Mandel

Independence Charter School is educating some very creative students, and a few of them earned the right to represent Center City and Philadelphia and Pennsylvania in an exciting international competition, the 2011 Odyssey of the Mind World Finals. A team of fourth and fifth graders from ICS, located at 16th and Lombard Streets, designed and built cars powered by mousetraps as part of their winning efforts.

Odyssey of the Mind is a competition that challenges students to solve problems by thinking outside the box. This year, students competed by solving a number of different challenges including building a hinged balsa wood structure to support significant weights and creating a Rube Goldberg-esque device to accomplish a simple task. Students work from fall through the spring to “solve” their problem and create a unique style for their presentation. Students show off the solution to their long-term challenge and are then further bedeviled by another brief “spontaneous” problem they must consider and solve on the day of the competition.

ICS, a tuition-free, public K-8 charter school, has participated in Odyssey of the Mind for a number of years with teams advancing from

the Southeast Pennsylvania Region to the state competition, but this is the first time an ICS team has advanced to the World Finals. This is no small task as Pennsylvania is a hotbed of Odyssey of the Mind competition, boasting one of the nation’s largest state competitions. The winning team from ICS bested 11 teams from their age group in the regional competition and then won the right to go the World Finals after competing against another 11 regional winners at the state finals.

The team of (fourth graders) Sophia Cassel Knightly, Tillie Donover, Porter Garst, Abby Leighton, and Rose Weinbaum, and (fifth graders) Luis Manuel and Maceo Whatley created mousetrap-powered cars that delivered an object, jumped a ramp, and hit a target, all as part of a skit presenting the Mouse Winter Olympics in Mexico. The theme allowed the students to show off their capability in Spanish, a skill each of them developed by participating in the Spanish immersion program at ICS.

The students will travel to College Park, MD for the competition, which will take place at the University of Maryland over Memorial Day weekend. As part of the festivities, students from more than 40 states and dozens



These Independence Charter School students will compete in the 2011 Odyssey of the Mind World Finals.

of nations will participate in opening and closing ceremonies, compete, and trade pins with other bright students from around the world. For the ICS students, who study global citizenship as part of their challenging curriculum, the chance to interact with their counterparts from America and abroad will be an excellent opportunity to be ambassadors for Philadelphia.

Not only will the students get a chance to represent one of Center City’s finest schools, the team of creative students, dressed as “famous” characters like Mighty Mouse and setting their mousemobiles off on their adventures, could return to Philadelphia as Odyssey of the Mind world champions.

CCRA Elects New Officers and Board Members

OFFICERS:

Jeffrey Braff, President

Current CCRA Board Member

Wendy Weiss, Executive Vice President

Current CCRA Assistant Treasurer

Fran Levi, Vice President

Current CCRA Secretary

Keith Cox, Vice President

Current CCRA Board Member

Maggie Mund, Vice President

Current CCRA Board Member

Charles Robin, Treasurer

Current CCRA Executive Vice President

Neil Gutman, Assistant Treasurer

Current CCRA Vice President

Jared Klein, Secretary

Current CCRA Board Member

Dane Wells, Assistant Secretary

Current CCRA Board Member

DIRECTORS:

Virginia Nalencz (three year term)

Current CCRA Assistant Secretary

Kate Federico (three year term)

Current CCRA Vice President

Charles Goodwin (three year term)

Goodwin came to Philadelphia from Boston in 1989 to attend law school at Penn, where he fell in love twice – once with Nicole Galli, his wife, and also with Philadelphia. He and Nicole have lived since 2001 in Fitler Square, where they are raising their two children. He has been active with the CCRA Liquor License Committee and is a Democratic committee person for the 8th Ward. He practices antitrust and commercial litigation as a shareholder at Berger & Montague, P.C.

Judy Heller (three year term)

Heller is a clinical social worker in private practice with 25 years experience in individual, couple and family therapy. Since her move from the suburbs in 2003, she has been a member of Town Watch and has taken

leadership positions in several neighborhood projects. Most recently, she mobilized local opposition to the city’s proposed move of the Ride the Ducks tours to the Schuylkill River. She and her husband Ed Friedman live in the Fitler Square area.

John Maher (three year term) Maher is a healthcare consultant, working with hospitals and health systems across the country in strategic planning, operational improvement, physician relationships, and healthcare reform planning and implementation. He has lived in Center City for the last five years and currently lives in the Penn Medicine at Rittenhouse neighborhood with his wife, Allison Wilson-Maher, and son Jack.

Herb Kaplan (three year term) Kaplan is a Professor of History Emeritus and is the author of four books on 18th-century European international,

Continue on page 12

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commercial and financial relations. He resides with his wife Judee on West Rittenhouse Square and is the president of the condo association. He is also president of the Rittenhouse Square Community Coalition and serves on the board of The Friends of Rittenhouse Square. Kaplan has been active politically and was founder of Public Policy Consultants.

Kevin Dunleavy (three year term)

Dunleavy is a lifelong resident of the Delaware Valley and moved to Center City Philadelphia in 2005, living in the Rittenhouse Square and Fitler Square areas. He is senior counsel for Sunoco and has practiced real estate and environmental law for 11 years. He is a member of the executive committee of the real property section for the Philadelphia Bar Association and participates in many charitable and civic organizations in the region.

David Gerson (two year term)

Current CCRA Board Member

Nancy Samet (two year term) Samet is a senior retail executive who has spent most of her career at Saks Fifth Avenue and currently works for Macy's as GVP of Charter Club RTW. For nearly 10 years she has served as President of the 2000 Delancey Place Association and also serves on the President's Council of the University of Miami. For over 20 years Samet has lived in the Rittenhouse Square neighborhood, where she raised her daughter.

Michele Langer (two year term) Langer has practiced law in Philadelphia for 30 years. She and her husband Alan Cohen, a pediatrician, moved to Center City six years ago. Langer has been active on several CCRA committees, task forces and programs, including the Neighborhood Plan, Liquor Licenses, Residential Parking, the South Street Bridge and the House Tour. She previously served on CCRA's Board ('05-'06) and Executive Committee ('06-'08).

Jacqueline F. Bershad (one year term)

Bershad has resided in Center City for the last 17 years, first in Rittenhouse Square and now in Fitler Square with her husband Joseph and son David. Bershad served on the fundraising committee and board of directors of Trinity Playgroup while David was enrolled there and now volunteers at Greenfield Elementary. An architect, Bershad worked for the last 10 years at CLRdesign on zoo projects throughout the country. She now looks forward to becoming more involved in local Philadelphia design and urban development issues.

Jean England Brubaker (one year term)

Brubaker moved to Center City Philadelphia in 1986 when she was appointed director of marketing for The Philadelphia Orchestra. A professional cellist, her career has focused primarily on marketing and public relations for non-profits. She is also a professional photographer. Brubaker has served on the board of the Trinity Center and The Transition Network. She and her teenage

son, Alexander, regularly serve meals at Wintershelter.

David Rose (one year term) Rose lives off Rittenhouse Square with his wife Erica and his six-month-old son Nathaniel. Since arriving in Philadelphia to attend the University of Pennsylvania 20 years ago he has lived in Center City. He owns and operates Bridge Club of Center City and is a Democratic Committee Person for Ward 8, Division 16. Rose is a founding member of the Philadelphia Democratic Progressive Caucus, serves on the steering committee for Philadelphia's Green Condo and Coop Initiative, and is president of the Philadelphia Bridge Foundation, a non-profit organization that promotes learning bridge in schools, colleges, retirement communities and senior centers.

Fred Murphy (one year term) Murphy is a professor in the Fox School of Business at Temple University. He has been a resident of Center City for almost 30 years and was an adviser to the Tax Reform Commission during the Street administration. Murphy did an economic analysis of the Philadelphia casinos for Casino Free Philadelphia (starting from the casinos' own numbers) that showed casinos take jobs from the city instead of adding them as advertised. He makes good use of the new bike trail along the Schuylkill River and enjoys the vibrancy of Center City.

Here, Even the Birds Are Ready for Their Close-Up

By Pat Harner

My garden on the corner of 23rd and Rittenhouse is topped with an assortment of primitive and contemporary bird houses which bring smiles to the faces of all passersby. Playgroups come by on field trips to look at the birdhouses, identify the flowers and watch the adult birds feeding their young. It's our own mini zoo.

The birdhouses were the act of a desperate woman. About six years ago, the ivy that covered my house unexpectedly died. And with it died the cover that provided sanctuary to many local sparrows. Quite by chance, I happened upon five primitive Pennsylvania birdhouses on a trip to the Poconos. They became the inspiration for a housing complex

that enabled us to continue to provide shelter to our local population. I erected trellises and these are now covered with yellow Carolina jasmine blooms. On my travels, I look for unusual birdhouses to complement the originals. There are now over a dozen unique houses that have brought back the happy sparrow-chatter.

A Japanese film team came in May to feature our birdhouses on an hour-long documentary that they shot in Philadelphia over the past few weeks. The documentary will be aired in Tokyo in early June.

It's another story from our unique Center City neighborhood.



Pat Harner shows a Japanese film crew her eye-catching birdhouse collection.

Ask a Simple Question, Get a Better Ballfield

By Fran Levi

Sometimes all it takes to create a beautiful playing field from a dust bowl is a simple question. When Joe Fagan arrived at Markward Recreation Center as the center's supervisor, he checked out the physical facilities and noticed the athletic field's poor condition. There was little grass, and deep holes dented the heavily used field. He decided to explore available options to improve the field. He determined that the best option was to level the infamous "dust bowl" and seed just the top so that grass could grow again. With an estimate of \$8,000, he approached representatives of Friends of Schuylkill River Park (FSRP) for their assistance. "I know it's a lot of money," Fagan said, "but could you find a way to raise it?" Fagan's timing was great. Derek Freres, FSRP vice president who is always ready to take on a challenge, was tempted by the idea. He told Fagan, "No problem," without the slightest idea where the Friends group would find donors with open checkbooks.

According to Freres, upon further investigation the scope of the project grew. "People asked about seeding the whole field. How about laser grading and adding compost? Even such outrageously expensive ideas as sod and installing irrigation were suggested, each alone adding substantially to the cost," he said. After much consideration and discussion FSRP decided to execute all of these ideas. The field was tilled multiple times before laser grading. More than 200 tons of compost were added. A fully automated irrigation system was installed as was new signage. "Thanks to a last minute funder we were able to use sod rather than seed, which makes a big difference in turn-around time," said Freres. "What started as an \$8,000 project will end up costing more than \$70,000 by the end of fall 2011." Of this total, \$60,000 was donated for capital expenses and \$10,000 for ongoing field maintenance.

On Saturday April 9, the "new" field was ready for the opening of the Taney Youth Baseball season. Opening ceremonies began with a welcome from Tracy Smith, president of Taney Youth Baseball Association, to the hundreds in attendance. Smith introduced Freres, Lynne Hopper, FSRP president, Steve Goldman, City of Philadelphia Department of Recreation



Derek Freres, Vice President, Friends of Schuylkill River Park, addresses the large crowd at the field's opening. Waiting to be introduced are from left to right, Joe Fagan, Markward Recreation Center Supervisor, Steve Goldman, Philadelphia Recreation Department District Manager and Lynne Hopper, President, Friends of Schuylkill River Park.



Taney Youth Baseball Team members gather to march to the new field at the opening of the 2011 season.

district manager, and Fagan. Freres was called upon to explain the origin of the project, and he noted the efforts of all involved in making it happen. He mentioned that a fence would soon be installed which would complete the capital program. Freres announced that the field had been renamed Schuylkill Pocket Veterans Memorial Field. Thanks were extended to the following sponsors of the capital project and its ongoing maintenance:

Capital Phase:

AT&T Foundation
PA Department of Conservation and Natural Resources facilitated by State Senator Larry Farnese
CSX Railroad
Friends of Schuylkill River Park
Markward Advisory Council
Dolfinger McMahon Foundation

Maintenance Phase:

The Philadelphia School
Taney Youth Baseball Association
Markward Advisory Council
Friends of Schuylkill River Park

Following the speeches, members of the 71 Taney teams ranging in ages from three years to 15 marched around the new field. According to Ellen Siegel, founder of the league and current secretary of the board of directors, "There are 950 children participating in the program that draws children from 52 zip codes, of which 38 are in the city." The new field will be appreciated every time the teams play on the level grass covered field. All this because Fagan asked for \$8,000 to level the dust bowl and seed the top, and community members pulled together to make it happen.

New Talent at the Walnut

By Nancy Ambler

There's a compelling new play at Studio 5, the intimate upstairs stage at the Walnut, and the playwright is a new neighbor. J. Adam Russell (John) was born in a small, blue-collar town near Pittsburgh, earned his MFA at Carnegie Mellon, and worked in TV and film in New York and Los Angeles.

A self-described "child of the media," John was steeped in television. He had no exposure to legitimate theater, but was captivated by what he saw on the small screen. After earning his bachelor's degree, he landed a job doing closed captioning for network TV, while writing TV scripts on his own. There he met a now very successful editor who saw his scripts and urged him to prepare himself more formally to compete in that arena. Following her advice, John returned to Carnegie Mellon, becoming one of only four-to-six students accepted in its theater program. That program opened up a whole new world. In John's words, "The Greeks knew their stuff." The immersion in theater both refined his approach to TV writing and led to creating his own plays. One play won the regional award from the Kennedy Center /American Theatre Festival, and immediately thereafter was produced in New York.

After graduation, and faced with something of a drought in legitimate theater, John

worked in film in LA. When asked how he came to Philadelphia, John answered in one word: "Love." His fiancée lives and works here; now, so does he. His "day job," at Penn, is not related to theater, but he loves the ambiance and it may very well serve as background for his next play. Meanwhile he continues to produce and refine scripts, submitting them only when they meet his own rigorous standards. His new production is a case in point, an earlier version having been written and produced in New York and the current one the result of extensive reworking.

The play is *Another Round*, a two-act drama about decent people trying their best to do the right thing, in a world that seems to punish them for the effort. In true *verismo* fashion, it draws on John's stint on the Pittsburgh police force while in graduate school. How's that for life meeting art? The effect, perhaps also a product of John's early immersion in TV, is to involve the audience very personally with the characters. To illustrate: after a performance of the earlier version of the play, the playwright was greeted by a young woman waiting for him to find out, "What happens to them now?" John had made the characters so real to her that she had to know.

Having lived in and around Pittsburgh, in New York and LA, what are John's



Actors Davon Williams and Michael Tamin Yurcaba portray police officers in the play, "Another Round."

impressions of Philadelphia? He was surprised to find Center City "incredibly diverse" – that after New York! – and with a very cosmopolitan outlook. In cultural terms, it's very receptive, he says, but funding is hard to come by. To help with production costs, John devised a creative solution: a raffle for an Apple computer, with a ticket awarded for every advance ticket purchase.

Another Round runs in rotation with *The Man Stanley*, an amusingly surreal play about an ordinary guy unaccountably deified by everybody who knows him, written by John's friend and CMU classmate Ken Kaissar. *Another Round* plays Tuesday, Friday and Saturday, June 17 – July 3, and *Stanley* Wednesday, Thursday and Sunday June 16 – July 2, at Studio 5 in the Walnut Street Theatre. To learn more about the play, go to www.jadamrussell.com; for [very modestly priced] tickets, www.brownpapertickets.com/event/172043. You'll be as enthralled as that young woman who asked, "What happens to them now?"



J. Adam Russell's play, "Another Round," will be performed at Studio 5 in the Walnut Street Theatre Tuesday, Friday and Saturday June 17 - July 3.

Placemaking Begins at the Triangles

By Tanya Seaman

In early 2010, a collaboration of neighborhood stakeholders started the Triangles Group to discuss how to improve the area around the Grays Ferry Triangles. The group includes representatives from South of South Neighborhood Association (SOSNA), Center City Residents' Association, South Street West Business Association and South of South CDC. Last year the group retained Traffic Planning and Design, Inc. (TPD) to complete a traffic study for Grays Ferry Avenue from South Street to just south of Bainbridge Street. TPD completed the initial phase last fall with an analysis including an assessment and evaluation of the existing local infrastructure in this area, observations of traffic (vehicular/pedestrian/bicycle), parking/loading, and potential impacts associated with possible development and public infrastructure improvements.

The next step in the process happened on March 29, 2011, when the Triangles Group hosted a stakeholder meeting to discuss the findings of the traffic study of the triangles and to solicit input from the community. Gus Scheerbaum, chair of SOSNA's board, welcomed the approximately 150 people in attendance, including State Representative Babette Josephs and Terri Paone from Council President Verna's office. Scheerbaum noted that an online survey conducted by the committee showed that 90% of respondents are either dissatisfied or very dissatisfied with the existing conditions

around the triangles, and 92% of respondents want the city to invest in improvements to the area. Representative Josephs spoke briefly as the meeting commenced to say that she lives nearby and has been watching this effort closely, that the future of this area will be decided by the neighbors, and that whatever we decide, she will be there to help us out.

The meeting progressed with some background on the project, including a brief introduction to the traffic engineers. Everyone then formed discussion groups in which they chose three of six topics and discussed each one for 10 minutes. This session was followed by a recap from each of the 12 groups. The traffic engineers then presented five ideas for changes that would improve traffic conditions based on their professional findings. They will now work to incorporate input from this meeting to present two final traffic schemes that the public will be invited to review. The meeting concluded with an invitation to join the committee to more fully participate in this project, and a thank you to all attendees for their active involvement. A summary of the topics discussed is below.

Safety

For pedestrians, bicyclists and vehicles, there is much confusion in this area due to unclear traffic signals that lead to irregular movement by everyone and encourage speeding through lights. Heavy traffic on

the 2200 block of Bainbridge is considered a safety hazard for residents of that block. Slowing vehicular traffic with physical changes and improved traffic signals, new bike and pedestrian paths, and better sidewalk lighting would improve the safety for all users.

Public Place/Identity

At present there is no regular maintenance, including litter pickup, nor is there any place to put litter. Without seating and because of the flow of traffic, there is no reason to linger in this space. Marking this area as a gateway to the neighborhood by introducing plantings, seating, bike racks, pedestrian-oriented lighting, by burying the utilities, and connecting the northern island to the sidewalk would create a place to gather that this part of the neighborhood currently lacks. Additionally, this space needs a name, cultural references, and public art, banners and/or other place markers.

Greening/Sustainability/ Storm water management

There is a strong desire for landscaping with street trees and rain gardens, permeable surfaces, unique paving at street corners, and plumbing water to the Catharine Thorne fountain. It was also recommended that there be a maintenance plan and funds in place, and potentially a Friends group that would oversee and possibly carry out some of the work.

Economic Development

An increase in basic retail that is locally owned (not a chain) to provide a competitive mix of businesses in this area is desirable. Supportive infrastructure includes the greening ideas mentioned above to create physical continuity throughout this area, metered and residential permit parking, no litter or blighted lots, and more business-friendly regulations such as the tax code and the process for obtaining use permits.

If you are interested in getting involved, please contact the Center City Residents' Association at 215-546-6719. For more information or to take the online survey, go to <http://www.graysferrytriangles.org>.



The recently completed traffic study of the area around the Grays Ferry Triangles was presented to neighbors and stakeholders at a public meeting.

Zoning Committee Report

Tim Kerner and Pat Mattern, Co-Chairs
February, March and April 2011

2501-15 South Street through to Naudain Street and 25th Street (NWC 25th Street) (R-10). Application for the demolition of one story shed building along Naudain Street, for the demolition and removal of roof from one story shed building along 25th Street and creating a trellis roof, for the erection of one story structure for use as a private school, for the creation of 14 private space accessory including with one h/c spaces (six of which will be located under trellis roof) accessory to private school, for the erection of two fences (8' and 6' high) and for the conversion of one story existing structure and mezzanine for a private school. Referral: The proposed use, private school requires a certificate in this zoning district. Refusal: Rear yard depth: 9' required vs. 0' proposed. Height of fence (Street frontage): 4' required vs. 8' proposed. **Not Opposed, with assurances by school representatives to increase the number of window openings through the existing masonry wall along South Street.**

2000 Walnut Street (RC-4). Application for a takeout restaurant with seating in the

same space with retail sale of cell phones on the first floor in the same building with an existing bank and an existing parking garage. Refusal: The proposed use, takeout restaurant with seating is not permitted in this zoning district. **Not Opposed with Provisos.**

2131 James Place (R-10A). Application for a 6'-0" x 8'-3" (irregular) one story rear addition at the 1st story level as part of a single family dwelling. Refusal: Rear yard minimum area: 144sf required vs. 0sf proposed. Rear yard minimum depth: 9' required vs. 0' proposed. **Not Opposed.**

2040 Market Street (C-4). Application for conversion of the existing AAA building into a mixed-use residential/commercial building with 235 apartments, 15,000sf of retail on the ground floor facing Market Street and 200 underground parking spaces. Plans call for the construction of an addition of up to six stories on the roof of the existing building. **This project was reviewed in concept prior to the development of final plans.**


300 S. Broad Street (Kimmel Center) (C-4). Presentation of Kimmel Center Master Plan, including proposed Spruce Street Restaurant. Proposed sidewalk encroachment to be brought before City Council. In Concept Review. **Not Opposed with Provisos.**

1425 Locust Street (C-5). Application for the creation of a hand & stone massage business to include skin care with retail sales of related products 1st floor, in an existing 33 story building, no signs on this application. Refusal: This use, massage business is within 500' of residential homes and is not permitted in this zoning district. **Not Opposed with Proviso.**

416 South 24th Street (R-10A). Application for the erection of a 3rd story addition and a rear 2nd story addition maximum height not to exceed 35' as extension to an existing single family dwelling. Refusal: Open area @ 2nd floor: Required/allowable vs. Proposed: 30% = 273.60 sq. ft. vs 26.31% = 240 sq. ft. **Continued to May meeting.**

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From the vernacular rowhouse to the dome of the Kimmel to the tower of the Drake, CCRA works to protect, preserve and enhance the architectural richness of our city.



Nineteenth century City Hall is framed by 20th century buildings when looking east from 17th Street.



In Center City, three major architectural styles may be seen in a single glance, as in the above photo.



The Horace Jayne House at 19th and Delancey streets was designed by Frank Furness and was recently restored to its prior glory. CCRA's Bobbie Burke Historic Preservation Award was presented to the house's current owners for its restoration.



Architects Harry Sternfeld and Gabriel Roth designed the art deco building at 1622 Chestnut Street for WCAU as a state-of-the-art broadcast facility with eight studios including one large enough for a full orchestra.



Chestnut Park on the 1600 block of Chestnut Street was recently renovated by the Center City District and is an award winning place to escape the bustle of the street.