



## Table of Contents

For the Hidden River, "You've Got a Friend" .....	1
Letter To the Editor.....	2
President's Report .....	3
Rittenhouse Square: Our Neighborhood Sculpture Garden .....	4
A Sunny Sunday for the 52nd Annual House Tour .....	5
House Tour Committee Thanks Homeowners .....	5
Lenora Berson Remembers .....	6
Growing Up in Center City from a Child's Perspective .....	6
CCRA Attacks Graffiti Thanks to Stimulus Funds .....	7
Fountain in Fittler Square Turns Black - No, Green .....	9
In the Wake of Crime, a Neighborhood Agency Aids the Victim .....	9
Composting Restroom at Schuylkill Banks .....	11
South Street West: Venture Off Center! .....	13
Fort Mifflin and the American Revolution .....	14
The French Connection at Fort Mifflin .....	15
Visiting Fort Mifflin .....	15
Music Is Community .....	16
Police Report on Quality of Life .....	17
Klein's Korner .....	19
Changing Times at 1822 Spruce Street .....	20
Friending: Make It An Active Verb .....	21
The Palomar: Still a Showcase .....	21
Happy Birthday, Greenfield! .....	25
BoConcept Arts Program: Kids Explore Art with the Pros .....	27
Expansion of Bike Lanes .....	27
Arnie, the Fun Guy, Dog Walker, Line Dancer, and More .....	29
CCRA Neighborhood Winter Events .....	30
Zoning Committee Report - July, August, September 2010 .....	30

## For the Hidden River, "You've Got a Friend"

By Clint Randall, board member, Friends of Schuylkill Banks



Friends of Schuylkill Banks (FOSB) organized their first volunteer clean-up day in response to floods in October. Along with volunteers from the Schuylkill River Development Corporation, members of FOSB cleared tons of wood that had washed up from the river onto the Schuylkill Banks.

Everyone needs a friend, and now the Schuylkill Banks has one in the form of a new organization, the Friends of Schuylkill Banks (FOSB). September 23<sup>rd</sup> marked the official launch of FOSB, a non-profit group devoted to supporting the Schuylkill River Development Corporation (SRDC) through financial and volunteer efforts towards the joint mission of providing a world class, safe, and beautifully maintained park and trail for the city of Philadelphia. The group marked the occasion with an evening boat cruise from the Walnut Street dock to the Waterworks attended by over 50 new Friends, who contributed \$35 to attend. Additionally, the group held an on-board raffle drawing to raise more funds to assist SRDC in its ongoing work.

The evening began with a landside reception at Locust Point, a residential condominium building overlooking the Locust Street entrance to the trail, currently the southernmost access point. Upcoming projects will see the trail linked directly into Schuylkill River Park via a bridge over the CSX tracks, as well as a boardwalk that will extend the trail to the South Street Bridge. Farther south, a new trail segment along the Grays Ferry Crescent is nearing completion between the 34<sup>th</sup> Street and Grays Ferry bridges and will open next year. While SRDC oversees these major capital projects, FOSB will focus its efforts on raising funds to improve maintenance, increase programming and attract more and new users to the city's newest waterfront trail.

Continue on page 2

## CENTER CITY RESIDENTS' ASSOCIATION

1616 Walnut Street, Suite 705  
Philadelphia, PA 19103  
215-546-6719  
centercity@centercityresidents.org  
www.centercityresidents.org

“SRDC is in the midst of some truly exciting projects to improve and extend the trail,” said James Price, FOSB’s founder and current president. “Our hope is to make their job easier by taking on the day-to-day task of outreach and fundraising to make the existing trail even more dynamic and user-friendly. A lot of people enjoy the park on a weekly or even daily basis for physical activity and recreation. We think many of those people would be happy to support the Banks financially by becoming Friends. Collectively, these small contributions will allow us to hold more events, ensure even better maintenance and provide new recreational opportunities on and off the water.”

SRDC Operations Manager Josh Nims agrees. “Having an independent entity like FOSB to take on some of these activities improves our capacity to fulfill our core mission,” he says. “We’re excited that there’s so much community and grassroots interest in seeing the Banks thrive, and we’re very confident that FOSB will be able to galvanize the support of individuals and trail users in a way that we haven’t yet been able to do.”

Nims was one of several SRDC staffers who attended the FOSB launch event, including SRDC president and CEO Joe Synchronick. To kick off the evening, Price presented Synchronick with a check for \$387, FOSB’s first donation to SRDC. The amount was hardly accidental: informed of recent damage to the trailer underneath the Walnut Street Bridge, FOSB members decided to make their first donation mean



Sonya Tokarchuk

A festive evening boat cruise marked the launch of the new organization, the Friends of Schuylkill Banks.

something by earmarking it specifically to pay for the necessary repairs. In the future, FOSB hopes to build on this precedent by setting fundraising goals based on specific improvement projects and events.

Members of the FOSB board believe that SRDC has built amazing momentum with movie nights, kayak and boat tours. FOSB’s goal is to build on that momentum and to create even more reasons for people to get out on the trail and on the water. Improving and increasing access to open spaces is vital for encouraging Philadelphians to lead more active lifestyles by getting off their couches and out of their cars. A centrally located and easily

accessible trail such as this is a real asset not just for those who live nearby, but for all of Philadelphia, and the more people are aware of, and use, the trail, the better.

FOSB’s website [www.friendsofsb.org](http://www.friendsofsb.org), will announce all upcoming events and provides a link for prospective Friends to make a donation of \$35 (though donations in excess of that are strongly encouraged). FOSB reps will also set up shop along the trail periodically to recruit new Friends and solicit ideas for future events and programs.

*\*More information about the brand new composting restroom at Schuylkill Banks is on page 11.*

**To the Editor:**

We at the Curtis Institute of Music understand Jared Klein’s complaint (September, 2010) that two construction projects in one Center City block can be inconvenient. In planning our work in the 1600 block of Locust Street, the closure of the sidewalk and a parking lane was a logistical necessity due to the unique challenges of the site. No traffic lanes are affected, and to promote safety, signs that are clearly visible from the intersections at both ends of the block direct pedestrians to the north side of Locust Street. Although a project unrelated to Curtis has also arisen at one end of the block, it remains reasonably easy for pedestrians and vehicles to navigate the entire block safely.

It may be helpful to recall how the block appeared to passersby prior to the current construction, when the abandoned Locust Club persisted for nearly a decade as an empty eyesore in the midst of an otherwise lovely historic streetscape. We look forward to the day, less than a year from now, when a beautiful, vibrant new building will open, filled with music and enthusiastic students from around the globe. Although its construction will have presented a temporary inconvenience, we hope our Center City neighbors will agree that the tradeoff was worthwhile.

Yours sincerely,  
Melinda Whiting, Vice President for Communications  
Curtis Institute of Music

**CCRA BOARD OF DIRECTORS**

- Adam Schneider .....President
- Charles Robin ..... Executive Vice President
- DeWitt Brown ..... Vice President
- Kate Federico ..... Vice President
- Neil Gutman ..... Vice President
- Fran Levi ..... Secretary
- Virginia Nalencz .....Assistant Secretary
- Robert Reisley ..... Treasurer
- Wendy Weiss .....Assistant Treasurer

**DIRECTOR** (Term ending)

- Michael Ascher (2011)
- Jeffrey Braff (2012)
- Keith Cox (2012)
- Deborah Fleischman (2011)
- Derek Freres (2010)
- Richard Greenwald (2012)
- Cordula Holzer (2012)
- Brian Johnston (2011)
- Tim Kerner (Zoning Committee Chair)
- Robin Kohles (2010)
- Anthony Mannino (2011)
- Roberta Pichini (2011)
- Michael Schade (2012)
- Laura Weinbaum (2011)
- Dane Wells (2011)

**COUNSEL**

Stanley R. Krakower

**PAST PRESIDENTS**

- Vivian Seltzer            Eugene Dichter
- Thomas J. Reilly, Jr.    Samuel Weinberg
- Louis Coffey            Wm. J. D. Jordan
- Pamela Rosser Thistle   Stephen Huntington
- Lenora Berson           Lenore Millhollen
- Lolly LaGreca           Tama Williams
- George R. Brodie, Jr.    Kristin Davidson

*Bold Print = Executive Committee Member*

**CENTER CITY QUARTERLY**

- Fran Levi ..... EDITOR
- Lenora Berson .....EDITORIAL CONSULTANT
- Virginia Nalencz .....CONTRIBUTING EDITOR
- Jt Christensen .....PHOTOGRAPHY EDITOR

**Newsletter Ad Rates**

<b>4 Issues</b>	<b>Members</b>	<b>Non-Members</b>
Full Page	\$ 1,350.00	\$1,425.00
½ Page	\$ 750.00	\$ 825.00
¼ Page	\$ 375.00	\$ 450.00
<b>1 Issue</b>	<b>Members</b>	<b>Non-Members</b>
Full Page	\$ 450.00	\$ 475.00
½ Page	\$ 250.00	\$ 275.00
¼ Page	\$ 125.00	\$ 150.00

**For information and deadlines, please call 215-546-6719.**



*Adam Schneider, CCRA President*

**President’s Report**

As I write this column, the fall election season of 2010 is in high gear. It is shaping up to be among the most divisive campaign seasons in recent memory. Magnetic forces appear to be drawing the critical mass of public opinion towards the polar extremes. This primary season witnessed losses by moderate incumbents in both major parties to more ideologically “pure” candidates from the wings (wingnuts in some cases). This trend is especially apparent on the conservative side. The tone of the campaigns is equally distressing. Negative campaigning has evolved from a desperate measure by a losing candidate to a primary campaign tactic. Such tactics are stock in trade for the burgeoning number of special interest groups running “issue” ads, which amount to little more than attack ads.

I find these trends troubling on many levels. They debase the tone of political discourse and insult the intelligence of the electorate. They erode the public trust in government and the election process. But most alarming, they result in legislative gridlock; neither side can afford to negotiate reasonable compromise with the opposing party, lest they appear “weak” to their base. What does this current campaign season, and the trends it reflects, mean to us as private citizens and as a civic group in a major American city, and how does it affect us personally?

The impact of government on our lives is far-reaching and profound. Who we elect impacts the taxes we pay, the price of energy, the government services we receive, the availability of healthcare and our local and national security, just to name a few issues. We are certainly influenced by governmental policy on a myriad of vexing social issues. There are as many opinions about what is best as there are people affected.

As a non-profit organization, CCRA must remain non-partisan. However, the organization is made up of citizens and voters. In order to be contributing members of a well-informed public, we have a duty to vote, and keep ourselves informed about what is happening in the political arena that affects our lives. This is one area where CCRA aims to provide a meaningful contribution. This organization can provide a forum for discussion and debate. We recently co-hosted with neighboring civic groups a political candidates forum for the 182<sup>nd</sup> PA House race. We have hosted similar debates in the past. I want to keep this tradition of non-partisan citizen activism alive and robust as we begin to sort out the implications of the 2010 election results.

In the coming months, I plan to invite both a Republican and Democratic political consultant to help make sense of the results of the current election cycle and what it means to us. We will explore ethics and transparency in local government. We will also invite elected and appointed city officials to speak to our group. As always, our board meetings are open to our membership and I encourage you to attend. We exist to serve our members, so please take advantage of the opportunity. Please be sure to watch for coming announcements in our eNewsletter for meetings in December and into the next year, as we continue to play an ongoing role in political and legislative awareness.

Having a well-informed electorate is critical to the well-being of the body politic. In today’s fractious political environment, citizen involvement and accountability by governmental officials has never been more critical. What better opportunity for CCRA than to facilitate open discussion with the experts and officials whose decisions impact our daily lives. Hope to see you soon.

Respectfully,

Adam Schneider, President, CCRA

**CCRA Launches a New Look for a New Era**

*By Cheri LaSpada Herlinger*

CCRA is thrilled to unveil our new logo. Over this past summer, we devoted many hours to developing a new look and feel for the organization. Specifically, we would like to thank Edward Keels of Loose Leaf Concepts ([www.looseleafconcepts.com](http://www.looseleafconcepts.com)), a local advertising and design firm, for his generosity and expertise throughout this process. Keels is responsible for the logo and a new marketing piece designed to raise awareness and increase membership.



# Rittenhouse Square: Our Neighborhood Sculpture Garden

By Nancy Ambler



*The sculpted children holding a sundial aloft have watched over generations of children at play in the square.*

The centerpiece of our neighborhood, the square is a green oasis in a sea of concrete. It's been described as "Philadelphia's Living Room." We all know that it was originally Penn's Southwest Square, and that its present layout was the work, in 1913, of Paul Cret, whose fingerprint is everywhere in the city. But did you know it's also

a repository for some much-loved sculptures? Let's take a short walking tour and look at them.

We'll enter the square at the southwest corner, between the two concrete greyhounds that once marked the entrance to Henry McIlhenny's opulent house just to the south. Just ahead is "Billy," the beloved goat by Robert Laessle, its bronze back polished to gold by generations of affectionate children. Continuing to the left, backed by one of several lush flower beds maintained by the Friends of Rittenhouse Square, is Antoine-Louis Barye's "Lion Crushing a Serpent," an allegorical representation of the French Revolution from 1832.

Continuing on the path, we'll come to the north/south axis of the square, marked by the Evelyn Taylor Price Memorial Sundial, held aloft by two playful children and made by local artist Beatrice Fenton in memory of a prime mover in the Rittenhouse Square Improvement Association and the annual Flower Market. Behind it, to the south, squats the "Giant Frog," sculpted in granite by Cornelia Van A. Chapin. And finally, to the left and within Paul Cret's reflecting pool, you'll see Paul Manship's "Duck Girl," with her charge tucked under her arm.

Rittenhouse Square is administered by the Fairmount Park system, which of course includes the largest municipal park in the country – and its own repository of fine sculpture. Just adjacent to Center City,

along the Parkway and Kelly Drive, are no fewer than 35 important works: the Swann Fountain, the newly regilded Joan of Arc and "The Thinker," for example. To prepare for a longer tour, or to take a virtual one, try Fairmount Park's website, [museumwithoutwallsaudio.org](http://museumwithoutwallsaudio.org). You'll be presented with an audio slideshow and an audio guide for your own exploration of these unique treasures.



*Paul Manship's "Duck Girl" presides over the reflecting pool.*

## Philadelphia City Institute

1905 Locust Street

215-685-6621

### New Hours

Monday and Wednesday, 12:00 p.m. - 8:00 p.m.

Tuesday, Thursday and Saturday, 10:00 a.m. - 5:00 p.m.

CLOSED Friday

*Return book slot installed for returning books when library is closed.*

# A Sunny Sunday for the 52nd Annual House Tour

By Kathleen Federico, Kate Federico and Joe Reilly, Co-Chairs, CCRR 52nd Annual House Tour



A house on Croskey Mews with its well-tended garden was featured on the house tour this year.

What a perfect day to stroll the charming streets of Rittenhouse and Fitler Square and get to visit some of our neighbors' wonderful homes. As always there was something for everyone: historic, traditional, contemporary, with splashes of a little of this and that.

This year the tour extended from 16<sup>th</sup> Street to 26<sup>th</sup> Street so hopefully everyone had their walking shoes. Beginning east, we toured a restored Second Empire (circa 1869) home displaying original wainscoting, hand painted tiles, leaded glass and the owner's extensive collection of contemporary art. We then viewed an 1850s Greek Revival home that is now a multi-unit, with the entire first floor and lower level dedicated to and designed by the owners. This contemporary space

is filled with exciting art, custom made cabinets and family heirlooms. Around the corner we visited an expanded trinity which had just been renovated with a new kitchen and baths. Bare walls and floor joists were what you would have seen a few years ago in a beautifully constructed townhome off Fitler Square which is now home to a family of five. A two-bedroom tiny jewel on Croskey Mews built in 1957 was an interesting contrast to the newly constructed home on Panama Street which has four levels, four bedrooms, multiple decks and a two car garage all situated on a 35' x 28' lot. Three unique and very different homes on 25<sup>th</sup> Street delighted tour-goers. One was two historic homes combined, one was a double width contemporary home, and the other originally was a garage-front home. Each was tastefully designed and furnished. An exciting addition to the tour was situated at the base of the South Street Bridge. The owner-designed home was a huge success. To add spice to the tour was a circa 1842 Queen Anne Revival which now houses a salon; a new gallery off Rittenhouse Square; a newly opened café which was previously a neighborhood pub; the original and new School of Psychoanalysis; two neighborhood schools; a synagogue and a church.

Much thanks must go to so many people who made this tour possible, but especially to all who offered to have their homes and

businesses open to the public, providing a glimpse into the way we live.

Thank you also to the board, the committee, the support staff, the writers, the public relations consultant, those of you who took ads in the ad book and all that we may have missed.



The owner of a house on the tour speaks with visitors.



Visitors note the chef's kitchen in a house on the tour.

## House Tour Committee Thanks Homeowners

By Fran Levi

In reciprocation for the homeowners and businesses that agreed to open their doors for the 52<sup>nd</sup> CCRA Annual Fall House Tour visitors, the House Tour Committee held an appreciation party on Tuesday evening, October 5 at the offices of the Philadelphia School of Psychoanalysis (PSP), 313 and 340 South 16<sup>th</sup> Street. Both locations are stops on the tour. Bill Grey, a psychoanalyst and psychologist, hosted the event on behalf of PSP and its clinic, the Philadelphia Consultation Center (PCC). Since 1975, PCC has provided private long-term talk therapy to a wide variety of clients from all walks of life. The school offers stimulating

courses on Saturday for those interested in personal or professional enrichment.

Adam Schneider, CCRA president, thanked Dr. Grey, the homeowners and business owners in attendance, and Kathleen and Kate Federico and Joe Reilly, the tour's co-chairs. Kathleen Federico acknowledged others who assisted them in pulling together a tour with possibly the most stops in the tour's history: 19.

The event provided an opportunity for people to meet and to discuss their renovations and businesses. Attendees



Dr. Bill Grey, House Tour Appreciation Party host, with House Tour co-chairs Kathleen Federico, Joe Reilly and Kate Federico.

learned the importance of the house tour as a CCRA fundraiser and as a means of conveying to visitors the wonders of Center City life.

# Lenora Berson Remembers

By Fran Levi

"Sort of a zoo comprised of a large collection of relatives" is how Lenora Berson remembers her childhood at 1915 Spruce Street. Former CCRA president, author, community and political activist, wife and mother and lifelong Center City resident, Berson, now 84 years old, was eager to share her memories of growing up in Center City before it became the diverse, sophisticated neighborhood it now is.

In 1922 Berson's parents bought a 100-foot-deep townhouse on the 1900 block of Spruce Street. The house had to be renovated to accommodate both parents and innumerable family members who took up residence. Berson's father, a doctor, had his office on the first floor. This was a common arrangement among many other doctors and dentists on the block. At the time Spruce and Pine streets were referred to as "doctors' row." Few children lived in the area then, and it was a lonely place to grow up. Every day she visited Rittenhouse Square and stopped to talk to the square's friendly guard.

"When it was time for me to attend elementary school, there was no public school in the neighborhood for white children," Berson said. "I know this sounds terrible, but the old

Durham School at 16<sup>th</sup> and Lombard Streets was officially for 'colored' children only. School record books, of the time, designated schools as either 'white' or 'colored.'" It was 1932, and the school choices were limited to public schools in other neighborhoods or private schools. Her parents selected Oak Lane Country Day School. Because she travelled by bus to the school, she was isolated from her classmates on weekends. Life for Berson changed when she entered Girls High, when she met other Center City children, and they were all doctors' children. She had friends living all over Philadelphia whom she could see on weekends and holidays by travelling on public transportation.

When asked what the neighborhood was like during the years when she was growing up, Berson replied, "The 'great divide' was 22<sup>nd</sup> Street to the west and Lombard Street to the south. You never went beyond these boundaries." (Ironically when she and Norman, her husband, were ready to buy their first home, it was also on Spruce Street but west of the "great divide.") She firmly believes that Center City has improved. Good restaurants were hard to find in those years, but Berson recalls that the Horn and Hardart's at 16<sup>th</sup> and Chestnut Streets had



Lenora Berson, writer, photographer and former CCRA president, shares her memories of growing up in Center City.

"real" tablecloths. She has fond memories of the Whitman's Chocolates store, too. While there were many movies palaces (Erlanger, Stanley, Mastbaum, etc.) in Center City, none of them showed Saturday afternoon serials. She emphatically stated, "We had to go to the neighborhood movie theaters outside of Center City to see the serials!"

In 1960 the Bersons purchased a mid-19<sup>th</sup> century house that had become a rooming house. It became a great place to entertain and raise their children. By then Center City was changing as families with children were in the neighborhood. Her children would not find it as lonely as she did almost 40 years earlier.

For more perceptions about what it was/is like growing up in our neighborhood, see below and the following page with the impressions of Center City "children" 10 through 67 years of age.

---

## Growing Up in Center City from a Child's Perspective

Children 10 to 67 years of age willingly shared their thoughts about living in Center City as children.

### **Kathleen, 67**

In the 40s my parents purchased a home in the 2100 block of Walnut Street. As was common at that time, it was an extended family home. My uncle and cousins moved with us until they could save for their own home. Our life revolved around a city square block bordering Walnut, Locust, 21<sup>st</sup> and 22<sup>nd</sup> Streets with Van Pelt Street and the English Village being our playground. Our back street was the dead end cobbled stone Chancellor Street where we played ball, had a large seesaw, spent summer days under the water sprinkler and played cowboys and Indians using our old large tree limbs as horses. We also played with jacks, played "Mother, may I?" statues, hand clapping games and jumping rope. As we got a little older, we were permitted to ride the bike which my brother, Anthony,

and I shared, roller skated and ran the hoop and stick around the block. I will always remember my brother building his skato from an old pair of skates, a wooden milk crate and miscellaneous parts. That thing flew! Surprisingly we had lots of friends in that square block, Chancellor (five), English Village (10), Van Pelt (three), Locust (three). When we were old enough to attend school at 20<sup>th</sup> and Locust Streets, our adventures brought us to Rittenhouse Square. I loved being a city kid and have fond memories of that magical time. When I married we lived in the same Walnut Street house where we raised two daughters.

### **Peter, 55**

Center City was a much smaller community in the 60s and 70s when I grew up. All of the kids living from Broad Street west to the Schuylkill knew each other. Many of the people were city leaders like my father who was the Chairman of the Judiciary Committee

in the State Legislature, Judge Pollock who was the dean of the University of Pennsylvania Law School, and fiber artist Yvonne Bobrowicz. Growing up with me were Kevin and Michael Bacon and noted artist Karen Kilimnik.

Our parents let us roam around Center City on our own. We walked to school (Greenfield), and our principal, Mr. Brown, lived on Panama Street where he still lives. We went to the movies on our own. We snuck into the Electric Factory through the back door that was always open. I heard all of the great rock and rollers before they were great.

We played football and half ball on Manning Street. When the ball landed on the roof of the three-story bank building on 24<sup>th</sup> Street, it was a home run. We didn't have a Little League or coaches. We taught ourselves to play – made up our own rules.

We also played Manhunt (Treasure Hunt) in and out of each others' houses and "Maniac on the Loose" which, I guess, we invented. Sean McGinley, who was a really big kid, wound sheets around himself and lurched out on to the street imitating a zombie. The rest of us would run up and down shouting, "Maniac on the loose!"

Three of my best friends are my childhood friends. Few people can say that they have remained friends for 50 years.

I loved growing up in Center City, and I wish I still lived there today.

#### **Kate, 40**

My sister and I were born at Pennsylvania Hospital in the mid-and-late-60s and were raised in Rittenhouse and Fitler Square neighborhoods. My mother pushed us to Rittenhouse Square twice a day in our English pram. On those cold winter days we spent the day at Wanamaker's eating in the Crystal Tea Room and then visiting on the toy floor. We made bi-weekly visits to the library also. My first school experience was at Trinity Playgroup. (I later had all my Girl Scout meetings there.) My friends lived in the English Village, but my friend Lisa lived on Lombard Street. On special occasions, we went to Smith Playground. We attended the Greenfield public school which had recently opened. The majority of the neighborhood kids attended, too. After school, we would stay at the playground; however on early dismissal days which were on Tuesdays, we had a special adventure. One day, it would be a visit to the Mütter Museum, another day some significantly historic site or possibly even The Philadelphia Zoo. The "secret" playground on Cherry St. which is still there was my favorite! From lemon sticks and gingerbread men cookies to the "lighting

of the tree" and the Rittenhouse Ball on the Square, I feel privileged to have grown up in such an historic metropolitan city. I still reside and work in Center City selling residential real estate. I love and cherish my urban lifestyle, now and then!

#### **Josh, 31**

I liked being able to walk everywhere, and there was a lot of independence associated with that. I started going to the library at 19<sup>th</sup> and Locust by myself at 10 or 11 years old. With two parks nearby I could play tennis, kick a soccer ball, go biking, etc. There was always something to do. There were great museums, lots of food choices, incredible hoagies, cheese steaks that I really appreciated when I went to college in the Midwest. All the different kinds of people who lived in Center City made the neighborhood interesting. When I return on visits I notice that the city is improving in appearance. I would happily live here again!

#### **Seth, 27**

No matter where you lived in the Delaware Valley, all children pretty much did the same things: played in parks and on sports teams, went to the Philadelphia Zoo and Franklin Institute on weekends, attended Eagles games, and so on. What separates the experience of growing up in Center City compared to other parts of the city, and especially the suburbs, was walking. Until you're old enough to drive, in the suburbs you're dependant on parents to chauffeur you to places as mundane as pizza shops or movie theaters. The walkability of Center City afforded me a lot more freedom and independence than my friends had in the suburbs. The feeling of emancipation most teenagers experience when they obtain their driver's license, I went through when I was 12 or 13 and allowed to go out in the city on my own as long as I returned home before it

was dark (it also helped that Center City has long been a relatively safe place).

#### **Bianca, 16**

I recently started college in Great Barrington, MA, which is tiny and very different from Philadelphia. It's true that in big cities there is a lot to do. There are a ton of shops or places to eat or hang out with your friends, and when you go to school in the city your friends are usually pretty close. It's also easier to find a greater variety of things, like restaurants with food from all over the world, and it is easy to get there. At the same time, I would have liked to grow up in a small place like Great Barrington. I like being outdoors in a place where the air is clear and I can always see the sky. If you prefer nature to social activities, the city is not the place for you.

#### **Maya, 11**

It's great to have so many shops, cafés, and restaurants. When friends come over to play, there are so many things to do, like just walking around, checking out the shops and stopping for a snack at a café. I have just started to go around by myself with one or two friends. It's also fast and easy to do things like go to a Phillies game or play some minigolf near the Constitution Center. I also love growing up on a street full of kids and dogs.

#### **Zak, 10**

I love living in town. The suburbs are too spread out. I like the feeling of walking with houses on both sides of the street and next to each other. I don't necessarily like the homelessness, crime and dirt. If I could change anything it would be to build more tennis courts, recreation centers, businesses, tall skyscrapers and more parks. I like walking everywhere and having access to everything. I feel like I know everyone in the neighborhood.

---

## **CCRA Attacks Graffiti Thanks to Stimulus Funds**

*By Anthony E. Pipitone, Vice President for Finance & Administration, Center City District*

From June 1 to September 30, 2010, the Center City District (CCD) provided the following graffiti removal services to areas supported by the Center City Residents Association (CCRA):

- Postal boxes;
- Trash boxes, including the new "Big Belly" solar powered cans;

- Traffic light poles/boxes; Light poles; and,
- Other street furniture in the neighborhood.

Crews worked to remove graffiti within 24 hours of notification by CCRA and/or discovery by CCD supervisors. Federal subsidies with stimulus funds through

the Way to Work Philadelphia initiative enabled the CCD to provide graffiti removal services to CCRA at a reduced rate. The federal subsidies expired on September 30, so CCRA may opt to contract directly with the CCD for these services in the future to augment the routine sidewalk cleaning services already provided by CCD.

# Church Shopping?

## 100% Guilt-Free

Guilt-free congregation. We believe in preserving the inherent worth and dignity of every person. We promise not to shame you or guilt you into being someone you are not – you are welcome just as you are. Welcome home. NEVER EXPIRES.

## 100% Dogma-Free

Dogma-free congregation. We believe in accepting one another and encouraging a free and responsible search for truth and meaning. NEVER EXPIRES.

## 100% Damnation-Free

We promise not hell, but hope! We do not believe in a state of afterlife where the wicked are damned for eternity. We believe hell is what we make for one another on earth when we harm each other. Our goal is to build a world community with peace, liberty, and justice for all. Exclusions never apply. See church for details. NEVER EXPIRES.



**First Unitarian Church of Philadelphia**  
2125 Chestnut Street, Philadelphia, PA 19103  
[www.philauu.org](http://www.philauu.org)

## • SOCIETY HILL KITCHENS •

WORLD-CLASS STYLE, INNOVATION, AND VALUE

COMPLETED  
PROJECTS  
Dorchester  
Society Hill Towers  
Rittenhouse Savoy  
Independence Place  
Hopkinson House  
Philadelphian

Make your neighbors envious!  
Are YOU ready?

Visit our new location  
Marketplace Design Center Suite 320  
2400 MARKET ST.

215-238-9414

[www.societyhillkitchens.com](http://www.societyhillkitchens.com)

ERIC S. CANTOR, D.D.S.  
1903 Pine Street  
Philadelphia, PA 19103

215 546.8195



[www.PineStreetDentistry.com](http://www.PineStreetDentistry.com)

# PH!LLY LOVES

## READING TERMINAL MARKET



“The market is a great place to bring your kids.”

—HEATHER LOW CHOY, MIDTOWN VILLAGE,  
MARKET SHOPPER SINCE 2008





# Fountain in Fidler Square Turns Black - No, Green

By Judy Romano Zimering



The new "green" fountain was installed through the efforts of the Fidler Square Improvement Association.

Our Fidler Square fountain is getting its long-overdue makeover. After two years of discussions, contractors, wish lists and more discussions, the renovation will allow the fountain to come to life again, sprouting water in the spring of 2011. Our initial goal was to refurbish and paint the fountain black, in keeping with its original concept of mirroring a Victorian pocket park in France. We actually have CCRA to thank for the beautiful design. In 1953, Fidler Square caught the eye of CCRA, whose members asked local architect Norman Rice to draft a rehabilitation plan. Ever since the fountain was originally installed in 1976, it has been the focal point of the square, but like most

fountains in the city at that time, the water was not recycled, merely running out of the fountain and into the river. We estimated we were wasting almost 1.5 million gallons of potable water per season, enough water to fill 15 Department of Recreation public swimming pools!

So the initial task then became a "Green" project that we set out to accomplish with full reconstruction. Under the stewardship of Fidler Square Improvement Association (FSIA) board member Jim Kenkelen, with the help of our grounds chair Pat Henningsen, a contractor was secured and the work began. With the most important aspect of the project,



Portions of Fidler Square were dug up during the installation of the fountain's new recirculating pump system.

the installation of a recirculating pump system, the costs skyrocketed to \$35,000.

The work began June 27th, but apparently supplies were slow in arriving, so construction continued into the autumn. When the fountain is turned on in the spring, it will go from using 1.5 million gallons of potable water a year to 200 gallons!

We thank the Pennsylvania Horticultural Society for a \$7,000 grant to jumpstart this daunting project, but our funds are dwindling. We also need to maintain the square monthly. FSIA does not depend on the city or Department of Recreation for ANY FINANCIAL support, as we believe those funds are needed in less fortunate areas of the city. We need our neighbors' help. Through your membership dues, and any extra donation you would like to earmark for this project, we hope to pay for this project AND maintain Fidler Square with the loving care it deserves. All donations specified to be used for this project will be spent accordingly. Please visit our website at [www.fidlersquare.org](http://www.fidlersquare.org) for membership information.

## In the Wake of Crime, a Neighborhood Agency Aids the Victim

By Kourtney Burris, Bilingual Victim Advocate, Center City Crime Victim Services

While the criminal justice system hails back to the days of kings resolving disputes in their kingdom, the best interest and needs of victims have only been highlighted as a concern in the last 40 years. Here, spread across Philadelphia, we are lucky to have seven neighborhood-based victim service agencies, whose job it is to protect the rights of victims and connect them with available resources. Center City Crime Victim Services (CCCVS) serves the community that lies between the Delaware and Schuylkill rivers and from Poplar

Street south to Lombard Street. Put plainly, CCCVS is the victim service agency in place to assist community members, workers and visitors in Center City Philadelphia.

Victim services can encompass a great deal of social services. Not every victim service agency is the same, and each focuses its energy differently, according to its neighborhood's unique needs. Center City Crime Victim Services concentrates on working with victims in three main ways: courtroom advocacy, Victims

Compensation Assistance Program claim filing and processing, and community outreach and education.

### **Courtroom Advocacy**

Most mistakenly believe that court proceedings look similar to what one would see on television. Unfortunately, prosecuting a crime takes longer than most expect, and involves quite a few more steps. To ensure that victims' voices are heard, CCCVS advocates are consistently

*Continue on page 11*

# NATIONAL WATCH & DIAMOND



*Pre-Owned Rolex • Cartier • Breitling & More!*

**Over 400 Rolex in Stock**

*Diamond Dials & Bezels*

*Rolex Repair, Service & Refinishing*

*One Year Warranty*

**Selling Pre-Owned  
Rolex Watches for 25 Years**

**Corner of 8th & Chestnut Streets  
Philadelphia, PA 19106**

**(215) 627-WATCH**

*Visit our website.....[nationalwatch.com](http://nationalwatch.com)*

N.W.E. Is not an official Rolex jeweler

in Courtroom 405 in the Criminal Justice Center (CJC), staffing the preliminary hearings for the 6<sup>th</sup> and 9<sup>th</sup> police districts. Our advocates act as liaisons with the Assistant District Attorneys and help explain court proceedings to victims. Once cases move past the preliminary hearing stage, our advocates are also available, upon request, to accompany victims or witnesses to trials or further hearings. Advocates can also assist victims with tracking their case, protection orders, filing affidavits, and/or filing claim restitution. Our advocates can help victims contact the right people in the DA's office, police department, and probation and parole offices.

### VCAP Filing/Processing

Among the hardships that often befall victims are the expenses that accrue as a result of a crime. Many victims of assault are left with series of copayments and paying for prescriptions, or miss work and lose pay due to injuries or court appearances. In order to alleviate this unjust burden, CCCVS advocates assist with the filing and processing of claims with the Victims Compensation Assistance Program (VCAP). Through VCAP, the Pennsylvania Commission on Crime and Delinquency provides compensation for a variety of expenses including medical

expenses, loss of wages, funeral expenses, and loss of cash (for beneficiaries of Social Security or Disability).

Our advocates walk victims through the VCAP process by determining preliminary eligibility and completing the application with the victim. This often involves explaining the need for and acquiring proper documentation for claim approval, and employer/creditor intervention while claims are pending or in approved status.

### Community Education and Outreach

As a service to the community, CCCVS offers crisis support and counseling on a short-term basis. We also help victims receive the psychological support they need through referrals to appropriate agencies and counselors (even for those who are not insured). As stated in our mission, CCCVS is "dedicated to promoting the safety and social awareness of our citizens, through anti-crime education and risk training." CCCVS advocates are available to conduct trainings to community groups and also to partner with organizations working towards similar goals.

In order to broaden our reach, CCCVS has hired two bilingual victim advocates within the last year. Li Feng "Lili" Liao speaks Mandarin and serves the Chinatown

community, working to close the cultural gap and make working within the criminal justice system more manageable for the Asian community. Kourtney Burris speaks Spanish and works with the ever-growing Latino population in Philadelphia. Our advocates have found that the criminal justice system, while difficult and frustrating to navigate for English-speakers, is riddled with confusion and injustice for those who do not speak English.

Center City Crime Victim Services is here to provide answers to questions during what is often a difficult situation for many individuals. It is our goal to provide compassionate, comprehensive services to those who ask for our help.

CCCVS is located at 42 South 15<sup>th</sup> Street, suite 1103, Philadelphia, PA, 19102. For more information about CCCVS, call 215-665-9680, fax 215-665-9001 or visit [www.cccvs.org](http://www.cccvs.org).



## Composting Restroom at Schuylkill Banks

By Danielle Gray, Communications Manager, Schuylkill River Development Corporation



Danielle Gray

Joining in the dedication of the composting restroom on Schuylkill Banks were: (left to right) Joseph Symnick, President and CEO of SRDC; Rina Cutler, Deputy Mayor for Transportation & Utilities; Mark Focht, Executive Director, Fairmount Park; and Jerry Sweeney, Chairman of SRDC and CEO of Brandywine Realty Trust.

The Schuylkill River Development Corporation (SRDC), in connection with the city's Parks and Recreation Department, is pleased to announce the installation of a composting toilet on Schuylkill Banks near Walnut Street.

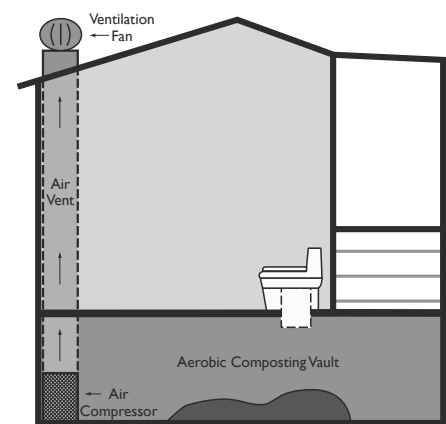
This state of the art, waterless toilet depends on aerobic reaction to break down the waste

product, which will eventually turn into a granular product similar to kitty litter which in turn may be used as plant fertilizer.

While the use of a composting toilet was dictated by the absence of a sanitary sewer line, it does fit in well with the environmental mission of Fairmount Park. The facility will save 300 gallons of flush water per day (9000 gallons/month; 109,500 gallons/year) and eliminate the need to treat the waste product at a treatment plant.

Special care was taken to keep the facility as small as possible and to fit it seamlessly into the Schuylkill Banks landscape.

The facility was formally dedicated on Thursday, September 23. Speakers included Joseph Symnick, SRDC president & CEO; Jerry Sweeney, chairman of SRDC and president & CEO of Brandywine Realty



Courtesy Schuylkill River Development Corporation

This environmentally friendly restroom aerobically composts waste into clean, reusable topsoil.

Trust; and Mark Focht, executive director of Fairmount Park. The speakers discussed the importance of having composting restrooms on Schuylkill Banks and the many valuable partnerships that went into the construction of the new restrooms. Representatives from SRDC's board of directors joined Symnick, Sweeney and Focht for a toilet paper ribbon cutting ceremony to officially unveil the restrooms for the public.



# Digital Mammography

at the Tuttleman Center

Pennsylvania Hospital outpatient radiology at the Tuttleman Center provides patients with outstanding personalized care from board certified radiologists.

Mammography remains the most accurate screening method for detecting breast cancer. Digital mammography offers several advantages over traditional mammography including:

- The ability to detect tumors difficult to identify by traditional mammography
- Flexible plates for greater comfort
- Completion of exam in half the time of traditional mammography
- Less radiation exposure than traditional mammography
- Enhanced imaging details for radiologists; allowing greater precision and eliminating the need for repeat screening
- The ability to store and send images electronically, providing instant access to your medical records anywhere in the world

All mammography films are read by full-time, board-certified Penn radiologists who specialize in breast imaging. Mammography appointments are typically scheduled within the week of the initial request.

#### Other services include:

- Ultrasound
- MRI
- CT scan
- DEXA (bone mineral density measurements)
- General diagnostic radiography
- DentaScan

#### Tuttleman Center

1840 South Street, 3rd Floor  
Philadelphia, PA 19146

Phone: 215.829.6670

Fax: 215.893.7011

For directions and parking information, please visit [PennMedicine.org/radiology](http://PennMedicine.org/radiology).



**Penn Medicine**

800.789.PENN PennMedicine.org

# South Street West: Venture Off Center!

By Marcus Iannozi

*Against many odds and in the face of a slow economic recovery, South Street West of Broad experiences a revitalization with fresh businesses and renewed energy.*

In July of 2008, when the South Street Bridge closed for reconstruction, many merchants west of Broad Street braced for the worst.

Only a year earlier, Graduate Hospital had closed its doors, and while the University of Pennsylvania's plans for repurposing the facility held promise, the reconstruction project reduced its workforce from nearly a thousand to less than one hundred. The economy had taken a downturn and business owners were holding their breaths, hoping that the gains made during the real estate boom earlier in the decade would survive the recession.

Fast-forward two years, as the street prepares for a grand reopening of the bridge, and South Street west of Broad has not only withstood the challenges, but has thrived despite them. While the corridor lost some shops, far more have opened, bringing in a steady stream of new, hip businesses that complement one another's offerings.

Long-time staples Govinda's and Gourmet to Go, serving vegan fast food, were joined by Sweet Freedom, a vegan bakery just down the block. Pumpkin supplemented its restaurant's cuisine with a new café and grocery serving locally grown goods right across the street. Café L'Aube (with authentic French crepes) and Ants Pants Café (with a renowned brunch menu) bookend South Street West, both providing very different fare.

Other restaurants and BYOBs are springing up, including the Baja Room, Novita Bistro, Roberto's Café, the long-anticipated Jet Wine Bar, and The Quick Fixx, with gourmet takeout targeted to serve busy urban professionals. Lauded restaurants have opened just adjacent to South Street, both to the south and north, including Resurrection Ale House, Pub and Kitchen, Fish, and Divan, making this neighborhood a key destination for foodies from the region, not just within the city. Planned development by Grasso Holdings at 21<sup>st</sup> and South will bring Honey's Sit and Eat to the corridor.

New service businesses have also emerged to help support the needs of residents. South Street has a Walgreen's, technology companies, law firms, bike shops, hobby shops for musicians and knitters alike. Yoga and dance studios have opened, along with arts organizations like Art Sanctuary.

The challenge now is to educate residents about all of the new activity, hoping that the energy of the emerging renaissance is contagious.

"A lot of residents don't walk down South Street, they cross it," says Lisa Delgado, who lives on Fitzwater Street. That includes neighbors who live south and walk north to work, as well as Center City residents who may not have a call to head south at all.

That is what the South Street West Business Association (SSWBA), a group of business owners who have been working to revitalize the commercial corridor since the late 1990s, hopes to change.



*The Jet Wine Bar at 1525 South Street offers wine from around the world.*

"What's different about South Street West is that many of our business owners live here. We're residents and merchants, and we're working hard to make things change," says Jessie Frisby, owner of Jessie's Herbal Essence and president of SSWBA. Miss Jessie has operated her shop at 1537 South Street for over 40 years. She has watched the corridor ebb and flow, ever since the threat of a cross-town expressway in the late 1960s first decimated the neighborhood.

Frisby and other SSWBA members have been working hard to draw attention and foot traffic to South Street West. Many have long-standing businesses, while others are newcomers. All are committed to seeing the corridor flourish, serving the needs of residents and becoming a destination for suburban visitors.

Part of that effort is launching a new identity campaign on South Street West. "Venture off center" reinforces the notion that South Street has always been a little different, with a mix of businesses as diverse as the owners themselves. It's also meant to remind Center City residents that a short wander southward will lead to hidden gems. Banners, advertising campaigns, and other activities will help to communicate the message, crafted by Message Agency, a South Street communications and web development firm.

As we go to press, the SSWBA anticipates joining its identity campaign with the reopening of the South Street Bridge in November. The SSWBA, along with CCRA, SOSNA and the South Bridge Committee is planning a day of celebrations along the corridor to welcome back all manner of traffic—on foot, in cars, and on bikes.



*Allison Lubert is behind the display case of Sweet Freedom, a vegan bakery that she co-owns at 1424 South Street.*

# Fort Mifflin and the American Revolution

By Virginia K. Nalencz



*In 1777 a small garrison at Fort Mifflin held off the British fleet during a five-week siege, allowing Washington's army to withdraw to Valley Forge.*

These days the planes fly in low over Fort Mifflin. Standing in the flight path to Philadelphia International Airport, hearing the engines roaring above, a visitor to the fort can almost imagine being in a war zone. In 1777, Fort Mifflin was at war. Under siege from the sea rather than the air, the fort stood its ground for five weeks as the battered focus of the American Revolution.

Built on an island at the confluence of the Schuylkill and the Delaware rivers, Fort Mifflin had only been in existence for six years when it came under fire from the British navy. Mud Island, the site of the fort, was a spit of land separated by a narrow channel from the western bank of the Delaware; during the 19<sup>th</sup> century the area was drained and filled in to become part of the Pennsylvania shoreline. In the 18<sup>th</sup> century, as now, Fort Mercer sat directly across the water in New Jersey, high and dry. Nevertheless it was Fort Mifflin that George Washington chose as the prime defense because it was closer to the riverbank on the Philadelphia side.

The autumn of 1777 was a time of mixed fortunes for the Continental army. The British commander, Gen. William Howe, had taken the capital, Philadelphia, where he settled into the comforts of Loyalist hospitality and, according to rumor, the society of his mistress. All that was wanting from Howe's point of view was the means

of supplying his troops from the British fleet, hence the importance of an open channel in the Delaware. Fort Mifflin presented the principal obstacle. Howe's dalliance in Philadelphia had diverted him from taking part in the British strategic design for the autumn. The plan called for Howe's army to meet in upstate New York with that of another British general famed for his swagger, "Gentleman Johnny" Burgoyne, in order to destroy the Continental army in a pincer movement. Left alone, Burgoyne surrendered to the patriot forces at Saratoga in October; the American victory was a turning point in the Revolution.

Meanwhile the Americans struggled to prepare Fort Mifflin for a siege. They mined the river with huge timbers bristling with iron spikes, hiding the location of narrow passages between the timbers from all but a few defenders of the fort. The American forces numbered at best only about 400 soldiers who faced more than 2,000 British troops and 250 ships. Quarrels broke out over who should have precedence in command at the fort among the officers of the state militia, the Continental army, and a series of French engineers sent by Gen. Washington to organize the cold, sick, ill-clad and ill-shod troops.

When the cannonballs began to fly in October, the patriots saw reason to hope that they might withstand a siege

until the river froze over. Gen. Howe, comfortable in Philadelphia, sent a troop of Hessian mercenaries to Fort Mercer where, uncharacteristically unprepared and disorganized, the attacking party was decimated by the American defenders of the fort. Although British warships had shown that they could elude the iron-barbed timbers in the river, one of those ships, the *Augusta*, ran aground and, filled with powder, exploded. Thomas Paine, on the road that day from Germantown to Whitemarsh, wrote to Benjamin Franklin that "we were stunned with a report as loud as a peal from a hundred cannon at once."

On November 10 the pace of the bombardment intensified until Fort Mifflin was struck by 1,000 shells every 20 minutes, the heaviest bombardment of the Revolutionary War. More than half the garrison had been killed or wounded and the fort nearly leveled until "it were nothing but dirt," wrote one of the soldiers. On the night of November 15, the Americans evacuated the fort. They had held on until the approach of winter, denying the British weeks of opportunity to provision Philadelphia by sea while Washington's troops prevented foraging in the hinterlands.

The defense of the fort allowed George Washington to reposition his army at Whitemarsh and to withdraw to Valley Forge. Today as the planes roar overhead, the pockmarks on the white stone walls stand as a link to the time when Fort Mifflin flew the flag under fire at the epicenter of the American Revolution.



*Within the walls of the fort are cannons and carriages, officers' quarters, soldiers' barracks, a blacksmith shop, a bomb shelter and a museum.*

# The French Connection at Fort Mifflin

By Virginia K. Nalencz



Set in a 49-acre national historic park, Fort Mifflin was part of the U.S. coastal defense system through the 1950s.

The design of Fort Mifflin is descended from Michelangelo via Louis XIV, in the person of Sébastien le Prestre de Vauban, marshal of France under the Sun King. The various French engineers who worked on the fort had in common a passionate devotion to the genius of Vauban, who believed that by employing perfect proportions, every angle of a wall would be covered, thus ensuring the defensive superiority of siege warfare. His designs were discussed in the same breath as those of the foremost landscape architects of his day. Vauban and Le Nôtre, who was responsible for the gardens of Versailles and of virtually every other notable chateau of 17<sup>th</sup> century France, were friends and colleagues, practitioners of the sister arts of earth-moving.

Fort Mifflin was first laid out in 1771 by John Montresor, a British engineering captain who, following Vauban's dicta, designed the fort in an approximately symmetrical star shape. Ironically, Montresor commanded the forces that lay siege to Fort Mifflin and destroyed it in the Revolutionary War. The irregularities in Montresor's plan failed to satisfy the next designer, another Vauban disciple who was none other than Pierre L'Enfant, the architect-planner of Washington D.C. Since Fort Mifflin had been leveled during the siege, in 1794 L'Enfant built upon the foundations, adjusting them to make the fort more geometrically precise in shape. He also designed a graceful Greek Revival house to serve as the fort commandant's dwelling.

Michelangelo's contribution to the design of fortification in the 16<sup>th</sup> century came at the call of his native Florence. The city, fearing an attack by the troops of the Holy Roman Empire, had no time to rebuild its insubstantial medieval walls. Michelangelo devised a way of fortifying the gates so that they reached outward and afforded the protection of covering fire to defenders of the city, anticipating by a century the French template for Fort Mifflin and its contemporaries. Vauban adopted Michelangelo's innovations and bequeathed them to the Marquis de Fleury, Philippe Tronson Du Coudray, Louis Du Portail, and Anne-Louis de Tousard, engineers



Although the fort has been restored, its outlines remain unchanged, as seen in the above drawing dated 1777.

recruited in Paris to build and then repair Fort Mifflin by Ben Franklin in his capacity as a founding member of the Committee of Public Safety for Philadelphia. Finally L'Enfant and those who completed his work after the Revolution adhered to Vauban's principles to restore Fort Mifflin as part of the coastal defense of the new American nation.

Fort Mifflin was manned, but saw no action, in the War of 1812. During the Civil War it housed Confederate prisoners of war. In World War I it was an ammunition storage depot and in World War II, a station for an anti-aircraft battery to defend the Naval Yard. An all-Negro unit, as contemporary terminology had it, of the Coast Artillery, the first such unit in history, was stationed at the fort in 1942. Ammunition stores were held at Fort Mifflin during the Korean War, and in 1962 ownership of the fort was transferred from federal authority to the city of Philadelphia. The fort that we see today is much restored, following a fire in 1983.

## Visiting Fort Mifflin

By Virginia K. Nalencz

Fort Mifflin can be reached only by car, a short 15-minute ride from Center City, yet it seems remote in both time and place. In the shadow of Philadelphia's rich array of historic sites, the fort possesses the charm of the undiscovered, and the journey there enhances its air of mystery. After leaving the tangle of airport traffic, the way to Fort Mifflin follows a two-lane road which meanders between high marsh grasses, so that the rumble of cars on I-95 sounds like a distant storm. Signs for the fort are small and obscure and the place itself is uncrowded, although Revolutionary War buffs in costume often perform drills on the parade ground in fine weather.

A visitor may walk along the ramparts and, looking out to the river, realize how close the British ships came to the fort during the bombardment, a distance of less than 150 feet. No modern visitors' center glitters on the riverbank to jostle the spirit of the place. A faded clapboard building, once a hospital, houses an office where information and pamphlets are quietly dispensed and arrangements for tours, birthday parties and overnight stays by Scout troops may be made.

The fort is located at Fort Mifflin and Hog Island roads.

For more information, visit [www.fortmifflin.com](http://www.fortmifflin.com) or call 215-685-4167.



A Revolutionary-era Brigadoon, secluded and well-preserved, Fort Mifflin is only a short ride from Center City

# Music Is Community

By Elizabeth LaBan

Music teachers at The Philadelphia School – Chris Cofield, Aaron Picht, and Shannon Coulter – agree that making music is a generous act.

“Singing is giving of yourself,” said Shannon who, among other things, directs the Middle School a cappella group Measure For Measure. “It is being generous with who you are.” Measure for Measure is a singing group open to seventh and eighth graders. Currently there are 11 members. Aaron leads two string ensembles at the school, one for younger students and the other – The Sandra Dean String Ensemble – for students who have been playing for several years. The latter ensemble is comprised of 14 members, including three who play the cello, one who plays the viola, and 10 who play the violin. Chris completes the string community as its accompanist.

Measure for Measure re-creates itself each year with new seventh graders. Success of this vocal ensemble depends not only on singing ability but also on the building of community. Most of the students in the Sandra Dean String Ensemble, however, have been playing together for seven years. Being able to make music with the same group of schoolmates over such a long period of time is an extraordinary opportunity for young musicians. Aaron said, “I hope my students, regardless of their technical prowess, will seek out musical community as adults and make it an important part of their lives.”



Aaron Picht, conductor, playing with the Sandra Dean String Ensemble.

“Playing in the ensemble is a really good bonding experience,” said Katya Croddy, a violinist and eighth grader. “When we get to play the music together, it is a different type of bonding, almost like a different language, and it is so great when it fits together well.”

Eighth grader Ace England agreed. “It’s not just a connection of friendship,” he said, “It’s a musical connection.”

“Performing in the ensemble is like an adrenaline rush,” said Elias Stevenson, an eighth grader who plays violin in the string ensemble and plans to join Measure For Measure later this year once the sport he is playing comes to an end.

Aaron said that while the primary focus is to perform for the school community, Measure for Measure and the Sandra Dean String Ensemble have ventured off campus

to entertain the community at large. In recent years, both groups sang and played in Filtler Square, at Liberty Place, and at The Watermark, a retirement community in Center City. And, Aaron said, they plan to do it again this year. For some of the students, their time performing outside of the school counts toward a community service requirement.

After their performance at The Watermark, a woman came up to Aaron and told him that she enjoyed the concert so much because it reminded her of when she was a music teacher.

“It reinforced the lesson that you are giving a gift to the audience,” Aaron said. Shannon agreed that their time at The Watermark was special, adding that some of the students are related to the people who live there. Katya said a former quartet coach of hers had just moved there, and, while she didn’t see her during their visit, she thought about her and kept an eye out for her, which added to Katya’s own excitement.

“It was really good for the kids to perform for older people and for them to see how much live performance can touch an audience,” said Shannon.

“It was really fun,” said Sara Prendergast, an eighth grader. “It was nice to sing for elderly people. Filtler Square was fun – cold – but I sort of like that it counts as community service because we are helping people through music.”

*The Philadelphia School, located at 2501 Lombard Street, educates children in preschool through 8th grade.*



Students from The Philadelphia School perform at Liberty Place (above) and at other venues around the city.



# Police Report on Quality of Life

By Alex Klein

What is quality of life and why is it so important to the sustainability of a neighborhood and true residential community? Wikipedia defines quality of life as “the general well-being of individuals and societies including not only wealth and employment, but also the built environment, physical and mental health, education, recreation and leisure time, and social belonging.”

Philadelphia’s Center City residents as well as the Philadelphia police strive to support all components of that definition within a thriving residential community in the heart of a major metropolitan city with a bustling commercial district. This support is accomplished with programs, services and, where necessary, enforcement. On the enforcement side of the equation, quality of life topics run the gamut of issues from homelessness, graffiti, vagrancy, nuisance bars and littering to all kinds of noise prevalent in large cities.

Below are examples of complaints that the CCRA has fielded in the past:

- An angry Rittenhouse Square apartment dweller complaining about dogs barking in the square early in the morning
- Residents complaining that, since smoking was banned in bars and restaurants, they must live with late night street corner chatter outside the bars and restaurants
- General late night revelry around 19<sup>th</sup> and Chestnut Streets as bar patrons empty into the street after last call
- Dog walkers not picking up after their dogs
- Homeless individuals sleeping on grates in the middle of the sidewalks and the parks
- Graffiti and postings on any flat surface
- Motorcycle noise that travels upward in apartment building corridors

To some Center City residents these issues might seem trivial; to other residents any one of these represents nightmares. To real

estate agents any one of these could result in a lost sale. Whatever demographic you belong to, you should be aware of these issues and get involved where necessary, as appropriate and within reason. Some solutions take time to resolve, such as the bar noise, but other solutions could be resolved with a simple phone call. One local resident has crusaded against the nightclub scene over several years, instituting a weekend bar detail manned by the Philadelphia Police Department and initiating many efforts to stem the widening problem. Another resident contacted Project Home about a homeless man in Fidler Square. An outreach coordination team was immediately dispatched and engaged the individual.

Many individuals still slip through the cracks and leave a lasting impression on the community, but there is a promising course of action for those individuals as well to understand what they have done and recognize that there are consequences for their actions. Those caught committing

quality-of-life crimes are served summary offences resulting in small fines and in some cases community service. Some of those arrests lead to much larger offenses when searched or processed by the police. There has been a recent attempt to assign community service in the areas in which the crime was committed. If someone is caught spray painting graffiti on an alley wall or underpass, maybe their community service could be part of team raking leaves or cleaning lunchtime litter at any one of the several Center City parks.

Living in the center of a mixed residential and commercial area has its challenges, but rest assured that these challenges are constantly being tackled and positive results are within reach.

By the numbers:

Major crimes as reported to P.P.D. – 9th District (Lombard Street to Poplar Street) - Week #38 (9/13 - 9/19)

## YEAR TO 9/19

<b>VIOLENT CRIME</b>	2009	2010	% Change
Homicide	1	2	100%
Rape	11	21	91%
Robbery/Gun	80	55	-31%
Robbery/Other	102	91	-11%
Aggravated Assault/Gun	17	10	-41%
Aggravated Assault/Other	60	61	2%
<b>TOTAL VIOLENT CRIME</b>	<b>271</b>	<b>240</b>	<b>-11%</b>

<b>PROPERTY CRIME</b>	2009	2010	% Change
Burglary/Residential	130	187	44%
Burglary/Non Residential	69	43	-38%
Theft Of Motor Vehicle Tag	25	25	0%
Theft From Person	57	42	-26%
Theft From Auto	655	875	34%
Theft	903	923	2%
Retail Theft	371	360	-3%
Auto Thefts	100	83	-17%
<b>TOTAL PROPERTY OFFENSES</b>	<b>2310</b>	<b>2538</b>	<b>10%</b>

<b>TOTAL PART ONE CRIMES</b>	2581	2778	8%
# Of Shooting Incidents	13	11	-15%
# Of Shooting Victims	6	8	33%
Firearms Seized	28	26	-7%



**aiabookstore**  
+ design center

## Visit our new location

for the best in architecture books, unique gifts, holiday ornaments, and creative children's toys!  
1218 Arch Street, Philadelphia, directly across from the Pennsylvania Convention Center  
215.569.3188 or [www.aiabookstore.com](http://www.aiabookstore.com)



LIVE SOMEWHERE  
THAT MATTERS.



Call for our Leasing Specials!

### Make Your Home Part of the Story.

In 10 meticulously restored historic Philadelphia landmarks, Reinhold Residential unites yesterday's legends with today's most luxurious apartment living. Appointed with every modern convenience, the residences in our portfolio are exceptional and affordable.

- The Packard Motor Car Building: 317 N. Broad Street • 215-351-0930
- The Old Quaker Building: 3514 Lancaster Avenue • 215-222-2233
- The Metropolitan at Love Park: 117 N. 15th Street • 215-854-0729
- Trinity Row: 2027-31 Arch Street • 215-854-0729
- The Lofts at Logan View: 1666 Callowhill Street • 215-569-9625
- The Touraine: 1520 Spruce Street • 215-735-8618
- 1518 Spruce Street: 215-735-8618
- The Chocolate Works: 231 N. 3rd Street • 215-351-1535
- Waterfront I: 33 S. Letitia Street • 215-351-1535
- Waterfront II: 106 S. Front Street • 215-351-1535

Leasing Hours: Mon/Tues/Thu/Fri 10-6  
Wed 10-8  
Sat 10-5  
Sun Noon-5



[www.reinholdresidential.com](http://www.reinholdresidential.com)

PHILADELPHIA CHICAGO WEST CHESTER BALTIMORE PITTSBURGH ST. PAUL CENTRAL PA



## KLEIN'S KORNER

### Eeeuw! Why We Should Clean Up after Buster and Fido and Rex

By Jared Klein

I realize that this is not a sexy topic, and I hope my readers are not enjoying this article at mealtime. With that said, we have a serious problem with pet waste in Center City, and pet owners and non-owners alike must join together to generate some creative solutions.

I am a dog owner, and my canine companion Buster is Center City's most adorable dog (though I am sure all owners say that!). When Buster and I roam the city streets, or walk down by the Schuylkill River trail, I always carry waste removal bags on the end of his leash, and make sure to pick up after him. On the rare occasion that I find myself bagless, I utilize the bags generously provided by the Schuylkill River dog park.

Why do I bother to pick up after Buster? Certainly not because I fear detection or consequences, as city laws requiring owners to pick up after pets are largely ignored. And not because I love toting dog waste around the city. I clean up after Buster because it is the right thing to do. I understand that the same patch of grass Buster just used as his restroom might become a family's picnic spot later that day, or, left uncollected, could be the unpleasant discovery on the bottom of your shoe.

Sadly, many pet owners in Center City do not share my dedication to city cleanliness. I have heard all the excuses for leaving waste behind: it's gross to pick it up, there is never a convenient trash can, it is raining and will wash away, I am in a rush to get to work, etc. While some of these excuses might seem reasonable to the individual owner, there is a larger community to consider and it is that consideration that seems to have disappeared in Center City.

As with my last *Center City Quarterly* complaint column, I come to you not only with a gripe, but with a solution. First of all, I firmly believe that the city's \$300 fine for failing to pick up pet waste must be enforced. Obviously, our police are already undermanned and overworked, and we cannot add pet waste to the police agenda. What we can, and should, do is empower other city/state officials to issue citations to irresponsible dog owners. If, for example, Fairmount Park Rangers, Center City District employees, or Parking Authority officers were

empowered to ticket dog owners whom they witness ignoring waste, I believe the effect would be dramatic. My hope for this suggestion is twofold. First, I believe vigilant enforcement will lead to cleaner streets. Second, the revenue generated from issuing these citations can be used to enhance citywide pet services, such as dog parks and animal shelters.

However, the city must also do its part to help owners dispose of waste. While the solar compactor trash cans have, in my mind, been a huge success for disposing of street trash, they are not an ideal receptacle for pet waste in high dog traffic areas of the city. The compactors are not emptied often enough, often resulting in curbside piles of pet waste bags. I suggest that the city deploy special pet-waste cans in Rittenhouse Square and Schuylkill River Park, so that owners will not have far to go to dispose of dog waste, and can do so in a receptacle that is clean and roomy enough to accommodate their dog's contribution.

Having travelled extensively around the U.S., I am proud that Philadelphia is one of the most dog-friendly cities. We have an ample supply of dog parks and grassy areas for our dogs to roam. I urge Center City dog owners to do their part to keep the city beautiful, and enhance Philadelphia's status as a responsible and loving city for pets.



Buster Klein accompanies Jared Klein on his walks through the neighborhood.

# Changing Times at 1822 Spruce Street

By Pip Campbell



The owners of the Salon Royal Court at 1822 Spruce Street have returned the home to its 1895 glory.

Those of us who own historic properties know only too well that we are merely temporary caretakers until we hand off to someone new. As historic preservationists we hope to have returned an aged building to former beauty so we can transfer to a new steward in better condition than when we took ownership. Michael Sparano and Rocco Giancaterino may not exactly see themselves as preservationists but they have worked to both preserve and adaptively reuse 1822 Spruce Street, restoring the house to its 1895 design while operating the Salon Royal Court on two of the building's four stories.

The house was built following the Civil War when the Rittenhouse Square area was being developed as Philadelphia's premier neighborhood. Eliza Clarke Kennedy was the co-owner with her husband of 1822 Spruce at the height of its 19th century glory. Her father, Elias, made his money by selling dry goods in Sacramento during the Gold Rush. By 1851, banking was added to the business and by 1857, Elias returned permanently to Philadelphia, a wealthy man.

Eliza married Dr. Samuel McClintock Hamill in a 1895 wedding befitting the social standing of both the Kennedy and Hamill families. Samuel, the youngest child of Robert Hamill of Norristown, met Eliza following his 1888 graduation from the University of Pennsylvania Medical College. On announcement of their marriage, Eliza's mother purchased 1822 Spruce Street as a gift to the newlyweds. She engaged architect Thomas Roney Williamson to remodel the old house into a modern mansion with offices for Dr. Hamill. Eliza worked with the architect to design the layout and each of the special

features that made her house noteworthy and unique. Shortly after her marriage, Eliza formally changed her name to Lila. She and Samuel moved into their new home where the both lived until their deaths in 1947 and 1948, after which the Hamill children sold the house. It was converted to offices for a succession of law firms; 1822 Spruce had become an oversized house in a no longer popular neighborhood until the last law firm encountered financial problems and closed the offices, leaving the property vacant for several years until it was bought by the salon owners.

The more than 50 years that the Hamills lived in the house, and the decreasing popularity of the neighborhood following World War II, no doubt contributed to the retention of its outstanding architectural elements. Blueprints in the Historical Society of Pennsylvania and insurance records from the time show how Williamson's design totally removed and then added a rebuilt street façade. The design changed the external features from the earlier plainly designed Greek Revival style characterizing the other houses in the row to the more ornate façade representative of the opulence preferred in the late nineteenth century. One of Sam and Lila's grandchildren visited the house-as-law office 40 years after his grandparents' death, noting that few structural changes had occurred in its conversion to offices. He concluded that "someone in the family as enterprising as Elias Davidson Kennedy ought to find the modern equivalent of the 1849 gold rush and buy back this house for the family."

Today, you can appreciate how earlier generations of wealthy people lived

while getting your hair styled at the highly successful Salon Royal Court, but a generation ago, nationally and internationally known physicians as well as children and mothers kept appointments in Dr. Hamill's 1822 Spruce Street offices. Dr. Hamill pioneered pediatric medicine and child advocacy. A faculty member at the University of Pennsylvania, he was one of the founders and the President of the American Academy of Pediatrics who published significant papers about children's health, and received the first gold medal from the Philadelphia Pediatric Society. One wonders what Dr. Hamill would think today of Penn Medicine and the Children's Hospital of Philadelphia, institutions in which he played groundbreaking roles.

The people who lived in 1822 Spruce make this property historically notable, but the number of original architectural features that remain inside the house make the house unusual. Only a small number of Rittenhouse properties remain with as many intact features; residential properties of this era were frequently demolished for land or changed as newer generations remodeled for more modern living styles. While the Hamill family may no longer be stewards of this house, Michael Sparano and Rocco Giancaterino have been as enterprising as Elias Kennedy and very successful in returning the house to its 1895 glory, carefully retaining original features while adding a few others uniquely their own. Stop by the Salon Royal Court to see this jewel and to appreciate what will be passed on to the next generation. If Lila were alive today, she might be a patron!!

# Friending: Make It An Active Verb

By Leslie Young

'Tis the season for New Year's resolutions, and if "get more involved" is on your list, you may want to consider becoming a friend in the New Year. And I don't mean passively *friending* things on Facebook and then sitting like a lump on your couch.

Many of the city's museums and cultural institutions have active membership groups that support the organizations' missions, hold fundraising events, and offer programming geared specifically toward young professionals. Beyond the positive aspect of supporting the city's cultural pillars, these groups provide an opportunity for members to develop or expand their interests and broaden their social circles.

Attracting new patrons and members is a critical component of the continued success of many of these institutions, and the abundance of young friends groups demonstrates the value they place on young members. Strong connections made with younger patrons can forge mutually beneficial relationships that last a lifetime.

Rebecca Elias, manager of Annual Giving for Free Library of Philadelphia Foundation,

says, "Having a young friends group is a wonderful way to engage a new audience in the Library as both supporters and volunteers. Most importantly it brings energy and excitement to our donor programs." The Raven Society, the Free Library's membership group for supporters in their 20s and 30s, began in 2006 and currently has nearly 80 members, according to Elias. The group holds six events annually, some of which are held in conjunction with the Author Events lecture series, and include happy hours at neighboring bars and restaurants as well as private meet-and-greets with the visiting author. Besides member dues, Raven Society events that charge ticket fees raise money for the Library's annual fund, which supports an array of services, resources and programs.

In addition to the opportunity to mix and mingle with similarly interested individuals and support local institutions, young friends memberships often come with added perks like reserved seating at events, special invitations to private gatherings, and discounts at participating local retailers. Besides the Free Library of Philadelphia, one can friend the Pennsylvania Academy of Fine Arts, the Pennsylvania Ballet,



PHS Young Friends attend educational programs, participate in plantings and related activities, and make new friends at networking events.

the Philadelphia Museum of Art, and the Philadelphia Orchestra, among other institutions. If you're of a more outdoorsy ilk, maybe Pennsylvania Horticultural Society Young Friends is for you. PHS Young Friends attend educational workshops, participate in neighborhood plantings and clean-up projects, and support missions such as Philadelphia Green – the largest urban greening project in the country.

If you're wondering how young is young, the definition is different depending on the group: Young Friends of the Philadelphia Museum of Art are age 21 to 45, while The Raven Society's are age 20 to 30. Luckily, age is just a number. Most of these institutions have general "friend" membership levels without age constraints, so no excuses!

## THE PALOMAR: Still a Showcase

By Nancy Ambler

Originally the Architects' Building, the Art Deco structure at 17<sup>th</sup> and Sansom was conceived as an exemplar of the newest and finest in American architecture. In the words of Bruce Laverty, reference librarian of the Athenaeum, it was essentially "designed by a committee, but turned out surprisingly well." The Committee, of course, was an illustrious one: a total of 20 architects, headed by Paul Philippe Cret, the French-American whose mark is everywhere in Philadelphia. When you visit the hotel, you'll see a plaque in the lobby listing them all, with the legend: "Conceived by a group of Architects in the desire to create a Center for the Architectural Profession and the Building Industry of Philadelphia."

As was its intent, the building housed Cret's offices and those of many other architects and engineers, as well as the Philadelphia chapter of the American Institute of Architects



Housed in the former Architects' Building, the Palomar has retained and refurbished many features of the Art Deco gem at 17th and Sansom.

and a standing exhibit of the most up-to-date building materials and methods. The Committee's work was done by 1928, but the

structure saw two renovations, in 1943 and again in 1955, when John Harbeson, William

*Continue on page 23*

# Your life is busy.

You don't have time to wait for a doctor's appointment.



## CONVENIENT CARE CENTER™

No appointments needed.  
Fast quality medical care.



If you've been neglecting a simple medical condition because you're too busy and it's a hassle to make a doctor's appointment, now you have

## The Drexel Convenient Care Center

215-399-5890 ■ [www.drexelmed.edu/cc](http://www.drexelmed.edu/cc)

WALK-INS WELCOME.  
OPEN MONDAY TO FRIDAY 7 A.M. TO 7 P.M.

THE SHOPS AT LIBERTY PLACE  
16TH STREET BETWEEN  
MARKET & CHESTNUT

Philadelphia Health & Education Corporation d/b/a Drexel University College of Medicine is a separate not-for-profit subsidiary of Drexel University. Drexel University is not involved in patient care.

Hough and Roy Larson redid two floors and created the firm that famously became H2L2. The building's southwest corner was occupied by the AIA Store, offering reference materials for professionals and a trove of beautifully designed gifts and accessories for the layman. The store has moved, with AIA HQ, to 1218 Arch Street. In that ground-level space is Palomar's exciting new restaurant, Square 1682.

In the early years of this century, the structure caught the eye of Kimpton Hotels, a relatively small, relatively new San Francisco chain which pioneered the concept of "boutique" hotels in America. Kimpton was attracted by the location – midtown and close to affluent Rittenhouse Square, another monument to Paul Cret – and by the challenge of converting a building of architectural distinction. Kimpton's aims were threefold: to preserve as much of the historic structure as possible; to employ local materials and contractors; and to make the structure ecologically sound. All three have been brilliantly realized.

On the building's exterior, the masonry and tile embellishments were painstakingly cleaned. Inside, the designers (Gensler Architects of Morristown, NJ, and hotel designer Dayna Lee) unearthed a wealth of Art Deco detail – moldings, brass and tilework – that had been hidden by adaptations for office use: in the lobby, for example, the monumental brass doors of the elevators, with their martial American eagles, and the original brass mail chute. The second-floor boardroom is an even more dramatic example of preservation, its lobby lined with Maya-inspired tilework that would have been at home at Taliesin West. It's named for I.M Pei, the international architect perhaps best known here for Society Hill Towers and his nearby row of townhouses. On the 24<sup>th</sup> floor, the AIA library is much as it was created, with angular Art Deco moldings and the original basalt fireplace. Also on this floor are meeting rooms named for three famed architects: Julian Abele, the first black graduate of the University of Pennsylvania School of Architecture and a co-designer of the Philadelphia Museum of Art and the Free Library; Frank Lloyd Wright, whose Congregation Beth Shalom in Elkins Park was one of his last works; and, of course, Paul Cret. These rooms incorporate not only original moldings, but original etched glass and chandeliers. The penthouse level houses a grand ballroom named for Daniel Burnham, architect of the Land Title

Building here and the fabulous Chicago World's Fair of 1893. Throughout the hotel, you'll see panels of opalescent tiles, very much in keeping with the Art Deco style, but newly and locally made of recycled glass.

What the new proprietors are most proud of, however, is their "green" status. The Palomar is the first hotel and restaurant in Philadelphia to receive Gold-level certification for Leadership in Energy and Environmental Design (LEED) from the US Green Building Council. Major components of LEED compliance include an HVAC system that uses the smallest possible amount of energy; daylight in 90% of all hotel spaces; a 20% reduction over average in water usage; and use of at least 10% recycled materials in all new design elements. Mayor Nutter has announced an effort to "become America's Greenest city by 2015." With Palomar, Kimpton has become a major participant in that effort.

A footnote on the lead architect. Born in France in 1907 and a product of the Ecole des Beaux-Arts in Lyon, in 1907 Paul Philippe Cret was appointed a professor of design at the University of Pennsylvania, where he taught for 34 years. The output of his private practice



The interior of the Palomar displays the elegance of Art Deco style.

won international renown, and is to be seen everywhere in Philadelphia. The Delaware River Bridge, now the Benjamin Franklin; The Benjamin Franklin Parkway and two of its first buildings, 2201 and 2601; the Barnes Foundation gallery; the 1913 improvements to Rittenhouse Square; and numerous buildings on the Penn campus, including College Hall, sprang from his drawing board. His career here spanned 38 years, two World Wars, and an evolution of style from Beaux Arts to modernist International, leaving an indelible imprint on his adopted city.

**THE COMPUTER MAN**  
 Serving CCRA Members Since 2003  
 In-Home/In-Office

**215-241-0383**

**Consultation/Advice**  
**Installations**  
**Internet Connections**  
**Troubleshooting/Repairs**  
**System Tune-up/Speed-up**  
**System Security**  
**Automatic Data & File Backup**

**ALAN LEVIN**  
 Your Neighborhood PC Expert

**Free Estimates**  
**Discounted Rates for CCRA Members**  
**References Available**



**AT THE  
CENTER  
OF  
EVERYTHING**

**OPEN HOUSE FOR GRADES PK-12 THURSDAY  
DECEMBER 9, 8:45 AM A CENTER CITY QUAKER SCHOOL  
17TH & BENJAMIN FRANKLIN PARKWAY  
215.561.5900 EXT 104 FRIENDS-SELECT.ORG**



## Family Wealth Management Since 1994

As wealth managers, we analyze your unique financial goals. Then, using independent investment resources we design an individually tailored investment plan to help achieve them. We specialize in:

Tax-Sensitive Portfolio Management  
❖  
Retirement Income Planning  
❖  
Comprehensive Financial and Estate Planning  
❖  
Foundation / Endowment / Institutional Portfolio Management

**Joseph J. Dimaio, Jr., CFP®**  
Certified Financial Planner

West Capital Management  
1818 Market Street, Suite 3323  
Philadelphia, PA 19103  
(215) 731-1820



## Susquehanna proudly supports the communities in which we serve.

**Our roots in the community run deep.** Over the years our branch network and services have grown, but we still serve as a hometown bank. At Susquehanna, you're not just a customer; you're a neighbor. Call or stop in to talk about what we can do for you.

Now open at 17th & Market Street and Rittenhouse Square.

*Susquehanna* 

Susquehanna Bank

Doing what counts. | [susquehanna.net](http://susquehanna.net) | 800.311.3182

Member FDIC



# Happy Birthday, Greenfield!

By Christine Carlson

I wonder how it would feel to look back over the years and know that the positive effect you made on the world lives on... to see tangible evidence that the seeds you planted long ago still bear fruit today. Some special guests returning to Greenfield School for its 40<sup>th</sup> birthday celebration do know just how it feels and fulfillment glittered in their eyes as past and present converged under a crystal clear October sky.

Exuding enthusiasm, Greenfield's first principal, Martin Brown, returned to tell the gathered students about the school's alumni and their many accomplishments, letting them know that they, too, could achieve whatever their imaginations and hard work produced. Now 85 years old, he uses Facebook to remain in touch with his former students. In the 1950s, Brown began the charge for the creation of Greenfield, but he modestly credits the school's existence to the extraordinary efforts of parents, teachers, students and the outside community coming together for the common cause of creating an exemplary neighborhood public school.

Stan Sheckman carried the school's tradition as principal from 1982 to 1998. While addressing the hundreds of present-day students in the play yard, he compared their present sylvan setting to 20 years ago, when the place they were sitting would have been a parking lot, spoiled with pools of automobile fluid and shards of glass. What a difference the Greening Greenfield project has made to the school's surroundings and educational offerings!

The sight of 600 yellow and green cupcakes displayed in rows reminded Albert M. Greenfield, III, and Priscilla Luce, Greenfield's grandchildren and present trustees of the Greenfield Foundation, of how much their grandfather would have delighted in the celebration. These school colors were his favorite. Albert M. Greenfield's philanthropic deeds were well known before the school was built, and his family maintains his legacy of community stewardship.

Greenfield School is 40 years old, but its genesis was in 1954, when neighborhood parents demanded a neighborhood school. Built as an annex to the former YMCA on



Greenfield principal Dan Lazar addresses the crowd at the school's 40th birthday celebration.

Chestnut Street, what was initially City Center School housed 200 children from grades K – 6. The student population grew to over 600, and the school haphazardly spread to four separate locations: the YMCA, a storefront on the 2200 block of Walnut Street, the Unitarian Church on Chestnut Street, and the former Jerrold Electronic building on the site of the present school. In the mid-1960s parents began pressuring the district for a new school. After years of organized demonstrations which included picketing on city streets, the Board of Education passed a resolution to build a new school. Ground was broken in 1968 and classes began in 1970.

Though parts of the building show the wear of 40 years of constant use, the commitment of today's teachers, students and parents still gleams. At the start of his second year at the helm of the school, Greenfield's new principal, Dan Lazar, has already made an impact, injecting fresh energy and a renewed long-term commitment to the school. Though the official birthday party is over, the 40<sup>th</sup> celebration will continue throughout this year with projects including "40 Years, 40 Deeds," where individuals in the Greenfield community will design and

complete 40 community service projects, and "40 Years of Caldecott and Newbery," where Philadelphia City Institute librarian Karen Fleck will coordinate a program comprising 40 years of the best of children's and youth literature.

Celebrating the 40<sup>th</sup> birthday of the school has proved to be a wonderful way to connect the school's past to its present. But it won't stop there. As a parent of a Greenfield second grader, I am confident that when the next 40 years pass Dan Lazar will return to the school and experience the same satisfaction as his predecessors. I wonder if I will be there, or if he will include my children in the list of alumni whose successes he will recall fondly.



An architect's model shows the design of the Albert M. Greenfield Elementary School, circa 1968.

# Your Neighbors

YOUR REAL ESTATE EXPERTS



*From Contract  
to Closing...  
List with Kate &  
Kathleen*

Realtor®

**COLDWELL  
BANKER**  
**PREFERRED**

Kate Federico  
Kathleen Federico  
*"Perfect Partners"*

1401 Walnut Street  
8th Floor  
Philadelphia, PA 19102

Office: 215.546.2700 x1079  
Direct: 267.238.1059  
Cell: 215.840.0049

kfederico@cbpref.com  
katef@cbpref.com

River to River • Townhouse • Condo  
Co-op • New Construction

*"Your  
Perfect  
Partner"*

# TAVERN17

**HAPPY HOUR 5-7 NIGHTLY**

*five items priced from \$2 to \$6 each*

**\$2** — CHEESEBURGER SLIDERS

**\$3** — DRAFT

**\$4** — COCKTAIL

**\$5** — WINE

**\$6** — SNOW CRAB (8 to 10oz)

220 S. 17th St. } 215/790-1799

[tavern17restaurant.com](http://tavern17restaurant.com)



They say every dog has his day.  
You can make his be today –

# Adopt!

## The Morris Animal Refuge

*"The Little Shelter in Center City – Since 1874"*

1242 Lombard Street | 215-735-9570 | [www.morrisanimalrefuge.org](http://www.morrisanimalrefuge.org) | [twitter.com/MorrisAnimal](https://twitter.com/MorrisAnimal)

# BoConcept Arts Program: Kids Explore Art with the Pros

By Derek Freres



Children ages six to 12 participate in the BoConcept Arts Program at Markward Recreation Center.

The Markward Playground and Recreation Center, located at 400 S. Taney Street, is a heavily utilized facility employed for a variety of uses. Kids play on the playground and playing field, a widely popular summer camp provides amusement and education to over 150 campers each year, an afterschool session takes place each school day, and a variety of other programs are held from time to time for both adults and children. Adding to the already excellent programming, in fall 2010 the Markward Recreation Center in collaboration with the Friends of Schuylkill River Park initiated an arts program for children ages six to 12. The idea, developed about a year earlier, consisted of bringing in professional artists in a particular medium – artists who also had experience working with kids – to teach a program in our neighborhood that was financially accessible to pretty much anyone. Meeting all these requirements required a great deal of coordination, from working out times

with Markward to locating teachers with the requisite professional, artistic and teaching experience and negotiating their schedules, to buying supplies and the facilities in which to store them, to advertising and attempting to establish this new opportunity among the Recreation Center's constituents.

On top of these details, the largest challenge entailed locating a source of funds to underwrite the program, which would enable Markward and the Friends of Schuylkill River Park to maintain the highest caliber education and cover the large start-up costs for supplies, equipment, and storage, while still generating classes affordable to all those in the Recreation Center's reach. BoConcept, the modern design furniture store located in the 1700 block of Chestnut Street, generously offered to provide a grant that covered all these costs and made possible the arts program, which otherwise would not have happened. We have thus named the program the BoConcept Arts Program. In fall 2010 the program consisted of two classes, one in clay hand building and the other in painting. The clay classes were taught by artists and teachers from the Clay Studio (139 N. 2<sup>nd</sup> Street) and the painting classes by artists and teachers from the Fairmount Arts Center (2501 Olive Street). Both classes were capped at 12 students and ran for seven week sessions on Saturdays. Fees were on a sliding scale; all participants were asked to pay \$35 for all seven weeks, although no one was denied admission because of inability to pay, and those parents who were able were asked to pay an



A rolling pin is used to create works of art at the Saturday arts program.

additional \$45 per child to cover close to the full cost of participation. As an additional measure of generosity, BoConcept offered to host an arts exhibition for kids participating in the program to allow them to celebrate and display their work at the conclusion of the seven sessions. This provided a very special opportunity for participants and their families.

Assuming the arts program continues to be successful, measured by participant feedback and enrollment data, it will be continued in future sessions. Continuing to offer the classes at a very affordable price will be contingent upon external financial support. We wish to thank BoConcept for their sense of corporate responsibility in providing this support and for all those benefits our community has received by virtue of our proximity to them. We hope that community members continue to take advantage of the amazing opportunities provided by the BoConcept Arts Program and explore other facets of the Markward Recreation Center.

## Expansion of Bike Lanes

By Jeff Braff

It cannot be seriously disputed that bicycle riding as a mode of transportation has a multitude of benefits, including: reducing reliance on fossil fuels; reducing pollution; reducing traffic congestion; and reducing obesity. Bike riding also is a popular recreational activity, and the relative flatness of Philadelphia, and its moderate climate, makes it ideal for cycling. On the other hand, our streets are narrow, parking spaces are at a premium, and there are frequent conflicts between and among car drivers, cyclists, and pedestrians for the use of our streets.

Over the past 30 months, representatives of CCRA have been working with the city's

Pedestrian and Bicycling Coordinator, the Planning Commission, the Streets Department, the Bicycle Coalition of Greater Philadelphia (BCGP), and other community organizations (especially South of South Neighborhood Association [SOSNA]), to come up with bike lanes in our neighborhood that recognize both the benefits of biking and the conflicts that exist among the multiple users. For our immediate neighborhood, this has resulted in dedicated bike lanes and pedestrian friendly sidewalks on the South Street Bridge (SSB); bike lanes on Spruce and Pine streets; and the recent bike lane connectors to and from the SSB and the existing bike lane on 22nd Street (on Lombard running west and on South

Street running east). And within 20 months or so, the Schuylkill River Trail will be extended to a pedestrian/cyclist ramp that will come off the SSB.

CCRA has received numerous comments regarding the bike lanes (mostly favorable), and the conflicts among users of our streets. We will continue to monitor the bike lanes. We also are providing input into the city-wide Pedestrian/Bicycle Plan. And we hope to bring representatives of the BCGP to a community meeting to discuss cycling safety, and the responsibilities of cyclists, car drivers and pedestrians. Stay tuned for further developments.



PRESENTS

### *Friends Center City Riverfront*

A Non Profit Quaker-affiliated Active Adult Community in Center City

IMAGINE a community that is an experience as much as a place, a way of living that simplifies life and expands opportunities.

Open Houses are scheduled for

Wednesday, January 12 at 3 PM

Sunday January 29 at 1PM

Wednesday February 9 at 3 PM

Sunday February 27 at 1 PM

Wednesday March 9 at 3 PM

Saturday March 26 at 1 PM

Open House Location: 22 S. Front Street

To register phone Sarah Jolles at 267-639-5257 or email:

[info@centercityretirement.com](mailto:info@centercityretirement.com)

For more information go to [www.centercityretirement.com](http://www.centercityretirement.com)

### Antique

### King of Prussia Marble Mantels

Several to choose from, two with free standing columns.  
Marble Fireplace Hearths and Firebox Surrounds



215-923-3714

**DON'T FORGET TO  
RENEW YOUR  
CCRA MEMBERSHIP.**

*You can now renew online at  
[www.centercityresidents.org](http://www.centercityresidents.org)*



## The Philadelphia School

CITY COUNTRY CLASSROOM



At The Philadelphia School, depth of understanding comes from exploring and discovering, from making mistakes and achieving success, and from testing opinions and generating ideas. It is a place where students say, "Here I learned to be the best possible me."

2501 Lombard Street  
Philadelphia, PA 19146  
215.545.5323  
[www.tpschool.org](http://www.tpschool.org)

*The Philadelphia School is a progressive independent school serving children in preschool through 8th grade.*

# Arnie, the Fun Guy, Dog Walker, Line Dancer, and More

By Fran Levi



Arnie Zacharias leads one of his groups of seniors in a line dance performance.

You look across the street, and you see a man surrounded by a patiently waiting canine posse waiting for the traffic light to change to green. When it does, they cross in unison calmly passing cars, busses, trucks, people and other dogs. Later in the day you see a group of well behaved dogs tied to the wrought iron railing next to the steps to a house. All eyes are staring at the front door waiting. Waiting for whom, you might wonder if you are new to the neighborhood. They are waiting for Arnie, Arnie Zacharias, who refers to himself as “the fun guy, dog walker, line dancer and teacher of games from all over the world.”

What makes him so successful at what he does? Perhaps it was his experience as an M.P. at a secret facility during the Viet Nam War or as a recreational therapist at various psychiatric hospitals. These experiences taught Zacharias how to get respect and to cope with different personalities, human, canine and feline. His career move from taking care of people with emotional problems to animal housemates occurred by a chance meeting. While he was involved in forming dance groups at Center City senior citizen facilities, he met a former patient at 20<sup>th</sup> and Spruce Streets. In the course of the discussion he learned that the man’s girlfriend needed someone to walk her dog. Zacharias walked her dog and soon afterwards others in the neighborhood. By

1996 he became a full time dog walker and had to reduce the number of dance groups that he worked with from 15 to eight.

Zacharias says, “I am the alpha in the group. I talk a lot to the dogs and use key words. By raising my voice an octave I hold their attention. I get them to wag their tails before

we go outside.” The real secret of his success, he does admit, is mostly “common sense.” He firmly believes that the more exercise dogs get, the better behaved they are. “When they are tired, they listen better.” Thirteen is the maximum number of dogs he has ever walked at one time. With that number of dogs in tow he is an attention getter and frequently stops traffic during rush hour as drivers want to be sure of what they are seeing. Zacharias sometimes feels like asking them, “Haven’t you ever seen dogs before?”

Bucca, his beloved canine companion, for many years would assist Zacharias. He understood many words, hand signals and body language. Together they would keep the posse in order, in rain, sleet, snow, ice and heat. No matter how bad the weather is, Zacharias’s customers know that he will be at their houses to take care of their dogs and cats. When he is not leading line dancing groups and caring for our four footed (and sometimes three footed) housemates, he is attending Eastern Cooperative Recreational School (ECRS) workshops where he teaches dancing to recreation teachers.



The Zacharias canine posse is one of the iconic sights of Center City West.

# CCRA Neighborhood Winter Events

## Philadelphia City Institute

1905 Locust Street  
215-685-6621

### Children's Storytime Programs

**Baby Lap Sit Storytime** is designed for babies aged 6 – 18 months and their caregivers.

Every Tuesday in December, 10:15 a.m.

**Toddler Storytime** is designed for children aged 19 – 36 months and their caregivers to participate in rhymes, stories and songs.

Every Thursday in December, 10:15 a.m.

**Pajama Storytime** where children aged 2 ½ - 7 years wearing their pajamas and accompanied by their favorite stuffed animal and their caregivers enjoy stories, surprises, and tasty cookies and milk.

December 29, 6:45 p.m.

**LEAP**, after school homework help at PCI for all school aged children.

Monday and Wednesday, 3:00 p.m. – 6:00 p.m.

Tuesday and Thursday, 3:00 p.m. – 5:00 p.m.

## A Celebration of Six Women of Distinction, Amsterdam IX Series

Lectures are 40 minutes, followed by 30 minutes of questions and answers. Seating capacity is limited and there is a \$10 charge for each lecture. Contact the Philadelphia City Institute for more information. Following are the December, January and February lectures.

**Susan B. Davidson**, Weiss Professor and Chair, Computer and Information Science, University of Pennsylvania.

Tuesday, December 14, 6:00 p.m.

**Sister Mary Scullion, RSM**, An advocate for the homeless and mentally ill ranked by Time Magazine as “One of the world’s most influential people.”

Tuesday, January 18, 2011, 6:00 p.m.

**Rebecca W. Rimel**, President and CEO, Pew Charitable Trusts.

Tuesday, February 15, 6:00 p.m.

### Fitler Square Holiday Tree Lighting

The Philadelphia School chorus will entertain at the annual holiday tree lighting.

There will be goodies for the kiddies and a special guest who always arrives in a different mode of transportation.

Sunday, December 12, 5:00 p.m.

### Rittenhouse Square Tree Lighting Ceremony

Entertainment will be provided by The Chestnut Hill Academy and the Springside School’s Chamber Singers, character visits, a special visit by Santa Claus and other holiday surprises.

Thursday, December 3, 5:00 p.m.

### Rosenbach Museum and Library

2008 - 2010 Delancey Place  
215-732-1600

### From Menschen to Mezuzahs: Jewish History Tours of the Historic House

Wednesdays in December,  
6:00 p.m. - 7:00 p.m.

Enjoy an extraordinary evening with our expert docents as they illuminate the Jewish presence from the past in the Rosenbach brothers’ home. This tour features portraits, silver, and eccentric tales of the Rosenbach brothers.

---

## Zoning Committee Report - July, August, September and October 2010

*Tim Kerner and Pat Mattern, Co-Chairs*

### 2414 & 2416 Waverly Street (R-10A):

Application for relocation of lot lines to create one lot from two existing lots; for the increase in roof height of the two story building from 19’ 6-1/2” high to 23’ 8-1/2” high and to combine the existing three story building with the two story building to create one structure on the lot for use as a single family dwelling. Referral: Minimum open area: 450 sf (30%) required vs. 360 sf (24%) proposed. **Not opposed pending approval of Historical Commission.**

**1701 Addison Street (R-10A):** Application for the erection of a rear addition at the 2<sup>nd</sup> floor level 7’6” x 7’6” with a deck above the addition of the same size. Refusal: Rear yard minimum depth: 9.0’ required vs. 4’ .6” proposed. Rear yard minimum area: 144 sf required vs. 123.75 sf proposed. **Not Opposed.**

**2300 Walnut Street, SWC 23<sup>rd</sup> Street (C-4 under 14-1607 Control):** Application for the public parking garage on cellar in the same building with an existing 183 dwelling units with all other uses as previously approved.

Refusal: The proposed use, public parking garage, is not permitted in this zoning district. **Not Opposed with Provisos.**

**2319 Locust Street (R-10A):** Application for erection of a fourth story to an existing three story residential structure. The addition covers a partial footprint of the story below with a proposed 8’-0” terrace access from the fourth floor. Addition will be used as a master bedroom suite.

Refusal: Fourth Floor Addition. Maximum building height: 35’-0” allowed vs. 37’-6” proposed. Maximum no. of stories: 3 allowed vs. 4 proposed. **Application withdrawn pending changes.**

**1723 Pine Street (R-10):** Application for the legalization of an accessory sign accessory to the use as a title company office 1<sup>st</sup> floor, legalization of accessory open air off-street parking for 2 cars “rear” in the same building as 5 existing single family dwellings above. Refusal: The proposed use, title company office and accessory signage are not permitted in this district. Parking

behind “rear” yard depth: 9’-0” required vs. 0’-0” proposed. Parking behind “rear” yard area: 544 sf required vs. 0 sf proposed. **Not Opposed with Provisos.**

**202-210 West Rittenhouse Square, SWC Locust Street (R-16):** Application for the erection of 2 flat wall signs accessory to a proposed eat-in and take-out restaurant within space #105 in the same building with 161 residential dwelling units and 98 hotel units floors 2 thru 15 and existing commercial uses first floor. Refusal: This use, eat-in and take-out restaurant and the erection of accessory signs (39,583 sq. ft.) exceeds the allowable square footage of (150 sq. in.), is not permitted in this zoning district. **Not Opposed with Provisos.**

**300 South Broad Street (Kimmel Center) (C-4):** Application for erection of an animated (video display), non-revolving, double-faced sign above an existing one (1) story portion (roof sign, above ticket office) accessory to an existing performing arts center, for the removal of an existing flatwall sign along the Broad Street frontage. Refusal:

The proposed use, animated roof sign, is prohibited in the C-4 Commercial Zoning District and under the Center City Area Special Controls. Maximum Sign Area: 100 sf allowable vs. 116 sf. proposed.  
**Not opposed with Provisos.**

**135 South 18<sup>th</sup> Street thru to Moravian Street (C-5):** Application for erection of 2 accessory signs for a proposed eat-in and take-out restaurant first floor of an existing building with existing retail uses as previously approved. Refusal: This use, take-out restaurant, is prohibited in this zoning district. **Not Opposed with Provisos.**

**1725 Chestnut Street (C-5):** Application for a take-out restaurant with seating on the first floor (With a garbage disposal system, storage of trash within the building, no live entertainment, no sale of alcoholic beverages for take-out) with accessory storage in the cellar in the same building with a vacant second floor and signs as previously approved. Refusal: The proposed use, take out restaurant with seating, is prohibited in the Center City Commercial Area.  
**Not Opposed with Proviso.**

**1423-27 Walnut Street:** Application for a proposed eat-in and take-out restaurant. Refusal: This use, take-out restaurant, is prohibited in this zoning district.  
**Not Opposed with Proviso.**

**1414 Penn Square (C-5):** Application for a takeout restaurant with seating on the first floor of an existing building, for two (2) accessory single faced flat wall signs not extending above the bottom of second floor of the building, in the same building with previously approved residential commercial uses. Referral: This use, a take-out restaurant, requires a certificate from the Zoning Board of Adjustment. **Not Opposed.**

**2414 Panama Street (R-10A):** Construction of a 5'-6"x13'-0" three story addition as part of a single family dwelling w/a 2'x5' open area at the 1st floor level in common w/adjacent property to maintain a 4'x5' court for access to the 2'x15'-6" long tunnel alley. Refusal: Open area of lot: 191sf (30%) required vs. 159 sf (25%) proposed.  
**Not Opposed.**

**412 S. 23rd Street (C-1):** Application for the erection of a one story addition at the second floor rear portion of a single family dwelling.

Refusal: Open area of corner lot: 20% required vs. 15% proposed. **Opposed.**

**1715 South Street (R-10A & C2):** Application for the relocation of lot lines to create two (2) lots (A&B) from one (1) lot to be as follows; lot A, an existing three (3) story attached structure for use as a vacant commercial space on the first floor and a two (2) family dwelling above; lot B, for the erection of a second and third story addition to an existing three (3) story attached structure for use as a single family dwelling. Refusal: Open area of lot A: 176sf (25%) required vs. 32sf (5%) proposed. Rear yard depth of lot A: 8' required vs. 0' proposed. Lot area of lot B: 1,440sf required vs. 655sf proposed. Open area of lot B: 197sf (30%) required vs. 94sf (14%) proposed. Rear yard depth of lot B: 9' required vs. 0' proposed. Rear yard area of lot B: 144sf required vs. 0sf proposed. **Not Opposed.**

**2046 Locust Street (R-10):** Application for the legalization of a seven (7) family dwelling in an existing structure. Refusal: The proposed zoning is refused for the following: Minimum rear yard area: 744 sf required vs. 106.16 sf proposed.  
**Not Opposed.**

**2200 Locust Street thru to S. 22<sup>nd</sup> Street (R-10):** Application for the creation of a dwelling unit within part of the 3<sup>rd</sup> floor and the entire 4<sup>th</sup> floor in the same building as creation of an office in the basement with existing storage, offices existing on the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors, no signs on this application. Refusal: Rear yard area: 144 sf required vs. 0 sf proposed. **Opposed, additional information requested.**

**1717 Rodman Street (R-10-A) ZBA:** Application for the erection of a ten foot high rear yard fence as part of a single family dwelling. Refusal: fence height: 6'-0" required vs. 10'-0" proposed. **Opposed.**

**1623 South Street (C-2):** Application for erection of a 2<sup>nd</sup> and 3<sup>rd</sup> floor addition at the side yard, proposed rear addition at the 3<sup>rd</sup> floor level, proposed roof deck with access from a pilot house above the 3<sup>rd</sup> floor, creation of 2 off street open air parking spaces in the rear yard and for the erection of a 11 ft. roll up gate in the rear facing Rodman Street Refusal: Buildings containing 3 families or less shall have a minimum depth of not less than 10%, but in no case less than 8'.

8' required vs. 6'8" proposed. The maximum height of a dwelling shall be 35' above the average at the base of the structure, but in no case over 3 stories. The minimum dimensions of each parking space in a commercial district shall be 8 1/2 ft x 18 ft. 35'/3 stories required vs. 38'/3+ stories proposed. 8'6" x 18' required vs. 8'2" x 18' proposed. **Not Opposed with Proviso.**

**2100-06 Chestnut Street SWC 21<sup>st</sup> Street:** Application for a take-out restaurant (with a garbage disposal system and no trash storage area within the building, daily trash pickup) with seating in space # 100.5. Refusal: The proposed use, a take-out restaurant with seating is not permitted in the Center City Commercial Area Special District. Fast Track. **Not Opposed with Proviso.**

**2114 Pine Street (R-10):** Application for the partial demolition of an existing illegal deck at the 4<sup>th</sup> floor level; for the legalization of the erection of a rooftop deck above the 3<sup>rd</sup> story roof (deck floor more than 12" above rooftop, ranges from 0" to 3'-5", maximum height of deck floor not to exceed 38'-4") accessed from the 4<sup>th</sup> story of an existing four (4) story attached structure with cellar containing an existing five (5) family dwelling. Refusal: The proposed deck (addition), an extension of a use previously approved by the ZBA and must also be approved by the ZBA. proposed zoning is refused for the by the ZBA and must also be approved by the ZBA. proposed zoning is refused for the following: Maximum height of building at deck (addition) 35' required vs. 38'-4" proposed Maximum number of stories at deck (addition) 3 required vs. 4 proposed. **Not Opposed.**

**1535-41 Chestnut Street NEC 16<sup>th</sup> Street (Tenant Space 2) (C-5) and Special Controls for Center City Commercial Area:** Application for the erection of 5 internally illuminated flat wall signs, 1 neon window sign, 2 non illuminated signs (affixed to door panels), 1 double faced projecting neon sign, all accessory to a proposed eat-in and take-out restaurant in tenant space 2. Refusal: The proposed use, 'eat-in and take-out restaurant in tenant space 2,' is prohibited in this zoning district. The proposed use 'a projecting sign 4.5937 ft' is not permitted in this zoning district.  
**Not Opposed with Provisos.**



**CENTER CITY RESIDENTS' ASSOCIATION**

1616 Walnut Street, Suite 705  
Philadelphia, PA 19103

**DON'T FORGET  
TO RENEW YOUR  
CCRA MEMBERSHIP.**

*You can now renew online at  
[www.centercityresidents.org](http://www.centercityresidents.org)*

[centercity@centercityresidents.org](mailto:centercity@centercityresidents.org)  
[www.centercityresidents.org](http://www.centercityresidents.org)

**The CCRA Neighborhood has something for everyone.**

