



Newsletter of the Center City Residents' Association

Vol. 9 No. 4 Winter 2018

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## City Lit

# Two Great-Gift Books about the Real Philadelphia: Our Restaurants and Our Architecture

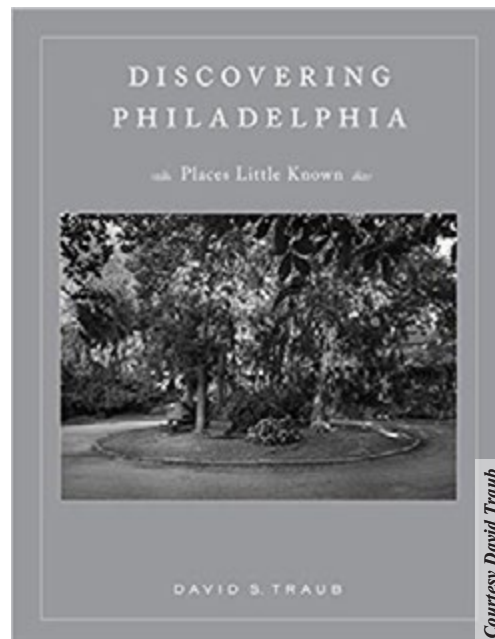
By Bonnie Eisenfeld

Although you already may have heard of or even dined at many of the 90 restaurants mentioned in Irene Levy Baker's new book, *Unique Eats and Eateries*, the book offers a wealth of interesting tales, tips, and culinary history that make it worth owning, even for a seasoned foody.

You can enjoy reading this book as a series of short stories about the chefs and families who own and operate local restaurants. You can use it as a reference to look up restaurants by name or location, or just browse through the pages where you may find restaurants that are new to you in Center

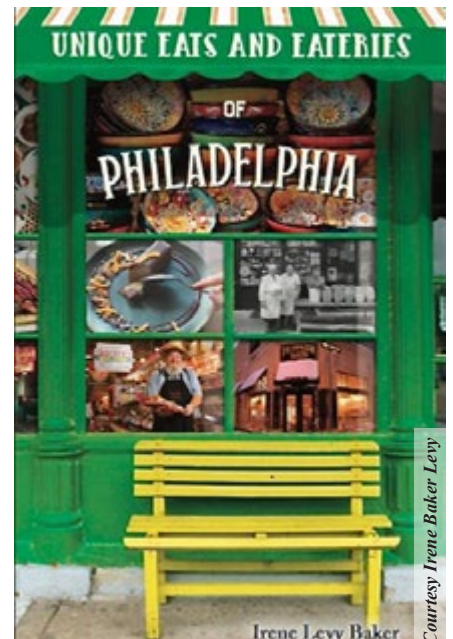
City and in other neighborhoods. The book also describes bakeries, candy stores, bars, and breweries. You can find a tea ceremony, a cookware store, a culinary tour, a cooking demonstration, private dining rooms, BYOBs, desserts, and snacks. You'll learn which hard-to-get-tables need a lot of advance planning and where you can walk in and dine at the bar. The author, Irene Levy Baker, owns Spotlight Public Relations, specializing in restaurants and hospitality; she previously worked at the Philadelphia Convention & Visitors Bureau. Order the book from [www.UniqueEatsPhilly.com](http://www.UniqueEatsPhilly.com); mention you're a member of CCRA and the author will sign the book for you.

Continued p. 2



Courtesy David Traub

David Traub's Discovering Philadelphia, Places Little Known



Courtesy Irene Baker Levy

From Irene Levy Baker's Unique Eats and Eateries

## CENTER CITY RESIDENTS' ASSOCIATION

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David S. Traub has published a new book, *Discovering Philadelphia, Places Little Known*, a collection of black and white photographs of row houses, neighborhood parks and gardens, small streets, cemeteries, and some unusual buildings all over the city of Philadelphia, divided geographically into seven sections. Center City residents may recognize some places in the “Historic

Center” section which covers the Rittenhouse Square area and adjacent neighborhoods.

In the foreword, David B. Brownlee, Frances Shapiro-Weitzenhoffer Professor of the History of Art at the University of Pennsylvania, describes Traub’s pictures: “His photographs tenderly capture another Philadelphia, a wondrous city of intimate

places and intricately textured things.” Brownlee says, “. . . David Traub possesses not only a great eye for architecture but also an enormous talent for photography. His black and white images are almost literally colorful. . . .” Traub studied architecture at the University of Pennsylvania in the Master Class of Louis I. Kahn and established his own architectural office in Center City.

## Town Square

# Local Non-Profit Helping Refugees and Asylum-Seekers, HIAS Pennsylvania Expands Its Mission According to the Need

By Bonnie Eisenfeld

*Editor’s note: A few hours before killing 11 people at Pittsburgh’s Tree of Life Synagogue during Shabbat services on October 27, the gunman posted a hateful message about HIAS.*

On June 11 an audience gathered at the Philadelphia City Institute of the Free Library on Rittenhouse Square to hear Cathryn Miller-Wilson, Executive Director of HIAS Pennsylvania, discuss the organization’s efforts.

HIAS PA was founded in 1882, originally to assist Jewish refugees. In the 1970s, the organization expanded its mission to help all refugees and asylum-seekers and now provides legal and social services to more than 3,000 people per year from all over the world. Last year they helped people from more than 110 countries.

As a refugee-resettlement agency, HIAS PA provides cultural orientation, English-language learning, housing assistance, employment assistance, financial literacy and health-care access assistance. One year after resettlement, they usually return to HIAS PA to receive legal assistance to become permanent residents, to petition for relatives, and to become citizens.

Miller-Wilson explained that refugees and asylum-seekers obtain the same legal status through different paths, and the criteria for both are the same. Both refugees and asylum-seekers flee their country of origin because of persecution based on race, ethnicity, religion, political belief or as a member of a persecuted group.

Refugees flee from their country to a second country where there is a United Nations-run refugee camp. At that camp, officials

determine whether a person meets the definition of refugee and whether they will be able to return home or will need resettlement in a third country. According to the United Nations Refugee Agency, 1.2 million refugees will need resettlement in 2018. National quotas are inadequate to deal with the numbers, so they may remain in refugee camps for years or even decades, an average of 20 years.

*Asylum-seekers* who flee from their country to the United States can claim asylum by filing a petition in immigration court. If they prove to the court that they meet the same criteria as refugees, then they are granted asylum and have the same legal rights and obligations as refugees. Crossing an international border in order to seek asylum is not illegal and an asylum-seeker’s case must be heard, according to U.S. and international law.

The U.S. Refugee Act of 1980 was created to provide a permanent and systematic procedure for the admission of refugees and asylum-seekers based on humanitarian concerns. Refugees and asylees are authorized to work and receive public benefits. Those who qualify after one year will receive their “green cards,” i.e., permanent-resident status, from the U.S. Citizen and Immigration Services (USCIS); this card legally allows them to live permanently in the U.S. After five years they may apply to take the naturalization test and become U.S. citizens.

Other ways of obtaining legal status include special visas for victims of human trafficking, winning the “diversity lottery,” or being sponsored by a person or a business.

Cathryn Miller-Wilson has been Executive Director of HIAS Pennsylvania since

November 2016, prior to which she had been Deputy Director. Before joining HIAS Pennsylvania, she was a Visiting Assistant Professor at Villanova University School of Law where she taught the Civil Justice Clinic – a course that permitted students to represent low-income persons in civil matters. Her experience also includes serving as Deputy Managing Attorney of the AIDS Law Project of Pennsylvania, Associate Professor at Drexel University Earle Mack School of Law, Custody and Support Master in Philadelphia’s Family Court, the public interest agency coordinator at the Philadelphia Bar Association, and a staff attorney at Community Legal Services. She co-founded, while in law school, the Custody and Support Assistance Clinic (CASAC) and today sits on that organization’s board. A 1989 graduate of Tufts University and the University of Pennsylvania Law School in 1993, she currently sits on the latter’s Alumni Board of Managers. In 2004 she was awarded the Penn Law Alumni Society’s Young Alumni Award for Professional Achievement.

*In August 2018 HIAS, Inc., an international organization, sent a legal delegation of volunteers, staff, attorneys, and translators to the Port Isabel Detention Center in Texas. In partnership with the South Texas Pro Bono Asylum Representation Project (ProBAR), HIAS worked with adult asylum applicants, many of whom have been separated from their children after crossing the U.S. border. (HIAS PA is an affiliate for purposes of refugee resettlement.) Read the stories of some asylum-seekers separated from their children and how HIAS attorneys have helped them. <https://www.hias.org/blog/little-help-lawyer-can-mean-lot-reflections-border> HIAS and HIAS PA are separate organizations. For more information go to [www.hiaspa.org](http://www.hiaspa.org)*

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1 Issue	Members	Non-Members
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.**

*President's Report*

**Taking Stock of Our Accomplishments, Bidding a Fond Farewell**



Wade D. Albert  
CCRA President

This will be my final report for the *Center City Quarterly* writing as President of CCRA. While this is a bittersweet moment for me as I transition to new and exciting endeavors, I am happy to say that CCRA is in great shape and working hard to advance our mission to preserve, enhance, and celebrate urban living. Our finances are up from last year and our Board is energized to continue to help the neighborhood.

For example, CCRA had its first opportunity this fall to test its new Near Neighbors Meeting Pilot Program, which seeks to bring community stakeholders together to talk about potential development projects in an informal setting prior to the developer making a presentation at the CCRA Zoning Committee. In mid-October, CCRA convened a meeting with one developer and interested homeowners to discuss a potentially contentious project that was being considered a few blocks east of Rittenhouse Square. The stakeholders met for two hours and listened to each other's concerns. It was a very productive meeting and CCRA looks forward to convening more Near Neighbor Meetings in the future.

This past October CCRA also held its 60<sup>th</sup> Annual House Tour. Nine magnificent properties around the areas of Rittenhouse and Fitler Squares opened their doors to the public on October 14<sup>th</sup> and helped CCRA raise funds to support our overhead and programming throughout the year. Special thanks to an incredible House Tour Committee that put so much effort into

planning the event, and to 60 volunteers who showed up on House Tour day to usher hundreds of tourgoers through the homes and condo units on our roster.

While the House Tour was a great success, the House Tour Committee and CCRA unfortunately suffered a terrible loss when longtime House Tour Committee member Ruth Segal passed away just a few days after the event. For years Ruth painstakingly drafted and edited House Tour materials and hosted Committee meetings in her home. She will very much be missed by the community. (See tribute, p. 17.)

This past fall, CCRA also embarked on a series of undertakings to improve our organization and our community as a whole. For example, CCRA gave its official support to the Greenfield Elementary School Home and School Association for its efforts to rehab the school's outdated playground equipment. CCRA cares deeply about ensuring that our neighborhood is a welcoming place for young families. Stay tuned for more information about how you can help the Home and School Association meet their goals.

In addition, CCRA established an Airbnb Task Force to meet with the Philadelphia Department of Licenses & Inspections and discuss property owners who may be utilizing single- and multi-family housing units as year-round hotels in violation of City law. We created a task force to explore additional funding opportunities so that we can one day hire a full-time executive director. We also began work to streamline our website.

As a final point, I want to thank CCRA and all of you for having given me the opportunity to advocate for Center City West.

**Why whisper down the lane when you can shout it from the rooftops?**

**Center City Quarterly wants to hear from you.**

Contribute an article. Share your pictures. Send us a letter. Pitch an idea. Email [centercity@centercityresidents.org](mailto:centercity@centercityresidents.org), with CCQeditor in the subject line.



# CCRA Thanks All Our Supporters

## 2017-18 CCRA Member Recognition

CCRA thanks all of you for your membership support. Membership dues are critical to our activities, accounting for approximately 45 percent of the Association's annual revenue. We would especially like to acknowledge those many resident members who in the recently completed fiscal year joined or renewed at our recognition levels.

### **Legend (\$1000)**

David & Donna Gerson  
Stephen & Susan Huntington

### **Angel (\$500)**

Peter Klenk  
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Jeffrey Zeelander

### **Patron (\$250)**

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## CCRA Celebrates – and Supports – Center City Living

CCRA especially wants to thank and acknowledge the following individuals and businesses for their support in making the 2018 version of this annual fundraiser a success. (For a listing of individual sponsors, see the Summer 2018 issue of the Quarterly.)

### **Auction Donors**

Adolf Biecker Spa	Cozen O'Connor	Jeff Lubin Portrait Studio	Shake Shack
Aqua Salon	Paul Crehan	Oyster House	SUGA Restaurant
Arden Theater	Devon Seafood Grill	Metropolitan Bakery	The Bicycle Coalition
Astral Artists	Doggie Style Pets	Philadelphia Eagles	Thomas Fallon Photography
Audrey Claire	Germantown Cricket Club	Philadelphia Museum of Art	TransAmerican Office Furniture
Bellini Grill	Koresh Dance Company	Pine Street Dogs	Twenty Manning Grill
Blue Duck on Broad	Kramer Portrait at the Ritz Carlton	Pure Florist	Urban Axes
Born Yesterday Boutique	Roberta Gross	Pyramid Club	Dane Wells
Philippa Campbell	Linda Gutzait	Schuylkill River Boat Cruises	Julie Wertheimer
Elena Cappella	Barbara Halpern	Schuylkill River Development Corporation	World of Animals at Rittenhouse
Center City District	Jane G's Restaurant		
Cook Restaurant	La Fontana Della Citta	Sea Glass Fine Art Photography	

## CCRA Thanks Contributors to 2018 Neighborhood Beautification Campaign

Each Spring CCRA solicits contributions to its Neighborhood Beautification Campaign. Such tax-deductible contributions are beyond annual membership dues and help fund CCRA's annual contract with the Center City District to clean neighborhood sidewalks after weekly trash collection, as well as other neighborhood beautification initiatives, including tree planting, historic preservation, the Schuylkill River Park Community Garden, and oversight of neighborhood development in accordance with the CCRA Neighborhood Plan and the Zoning Code. We thank you all and look forward to your enthusiastic support for our 2019 Campaign. Listed below are the individuals and businesses that contributed at least \$125 to the 2018 Campaign.

Guy Aiman	Jack & Pam Ende	Michele Langer & Alan Cohen	Michael Schade
Nadine & James Biles	Mary Hugues	Richard Levy	Matt Schreck
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Alan Richard Cohen	Ayanna Haskins	Raymond Reed	Andrew Terhune
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Donna Cordner & Brent Groce	Peter Klenk	Carol Ruddick	George Trotman & Linda Zaimis
Avi D. Eden & Emmy Miller	Deborah Kostianovsky	Betsy & Vincent Salandria	Jeffrey P. Zeelander

# What Should We Do with the Humble Dumpster?

By Bill West

I've been thinking we should worry about making an alley neat and clean as a first step, and then we can dream about making it pretty. But the folks at Alma de Cuba seem to have had a different idea, and I confess they may be on to something.

Let's have some fun! We'll paint our back façade yellow, the same as the front on Walnut Street.

It's possible I've been spending too much time in these alleys, but I really like this presentation. All they did was slap on some yellow paint, but the pigment pulls the whole motley assemblage together and makes a coherent, and even attractive, statement.

Don't get me wrong. We're still looking at a mess. But it's an attractive mess. It's talking to me, pulling me in.

But let's look again. What's pulling me in? The yellow on the wall is carrying the whole picture. The street furniture is just along for the ride.

On the left you have a mildly abused dumpster, a two-yarder, and on the right you have a grease container. (It turns out there's a bunch of money in used cooking oil; hence the sturdy construction. See this story in *The New Yorker*: <https://www.newyorker.com/magazine/2013/11/18/hot-grease>)

What could we do to get these two objects to step up and say a few lines, visually—you know, actually participate in the performance? Well, maybe we should decorate them.

Okay, you say, Bill has finally gone 'round the bend. He's talking about decorating a dumpster. Forget it, Bill. It's a dumpster.

But wait. Philadelphia, in its wisdom, and with some help from the Mural Arts Program, decorates vehicles from trash trucks to the occasional Indego bike. The Barnes Foundation has also been working with the Indego bike share program, and frankly I'm not sure whose bicycle we're looking at here, but I like it. Note that the decorated bike is an accent point in a sea of blue.



1600 block of Moravian, behind Alma de Cuba.



Decorated Indego bike on the 1900 block of Walnut.

How about stuff that's not moving? Sure, why not? Here's one of a bunch of utility boxes decorated mostly by University of the Arts students (right). I frankly have no idea what goes on in these boxes, but this one sure looks nicer than the usual drab hexahedron so beloved in the world of utilities. Even fits in with its surroundings. (Here's a PlanPhilly story: <http://planphilly.com/articles/2015/05/18/center-city-s-unsightly-utility-boxes-are-getting-dressed-up-with-public-art>)

So let's do the same thing with all the two-yard dumpsters rambling around the byways of the city. They should be a part of the performance.

## Taming the Wild West

City Council has over the years made a number of moves to improve management



Lombard Street at 10th.

of the city's dumpsters. In 1989, according to the Streets Department website, City Council passed an ordinance requiring the licensing of dumpsters and regulating their use.

Then in 2016 Councilman Squilla got an ordinance passed that bans new dumpsters in Center City. (Here's another PlanPhilly story: <http://planphilly.com/articles/2016/10/14/squilla-proposes-banning-new-dumpsters-in-center-city>)

Continued p. 15

# STILL ON THE FENCE?



What are you  
waiting for?



## ANDY KNOWS YOUR NEIGHBORHOOD BEST!

Inventory is at a historic low and many homes are getting multiple offers. So get off that fence and get the most money for your home.

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# Billy, Historic Bronze Goat Statue, Retires to Library; Billy II, a Replica, Installed in Rittenhouse Square

By Bonnie Eisenfeld

On Friday morning, September 21, at a ceremony attended by local dignitaries, press photographers, and neighbors in Rittenhouse Square, a little boy unveiled a newly recast Billy the Goat bronze statue, installed in the same place where generations of children have played at the original, surrounded by their families, friends and nannies. Friends of Rittenhouse Square, an organization dedicated to preserving and beautifying the Square, arranged the replacement and retired the original bronze goat statue to the Children’s Room on the lower level of the Philadelphia City Institute Library across the street from the Square, where the statue’s artistic and historical value will be preserved.

At the ceremony, Mayor Kenney and Councilman Allan Domb spoke about their love and admiration for Rittenhouse Square, their appreciation for the work of Friends of Rittenhouse Square, and the diversity of people who enjoy it. Nancy Heinzen, author of *The Perfect Square: A History of Rittenhouse Square* and a member of Friends of Rittenhouse Square, discussed Billy the Goat’s history.

In 1914 Albert Laessle created Billy—modeled after his family goat—a bronze statue on a granite base. Born in Philadelphia, the sculptor studied art at Drexel Institute and the Pennsylvania Academy of the Fine Arts and then in Paris. He made two other casts of the goat, one of which is in the Smithsonian American Art Museum and the other in Camden’s Johnson Park. Installed in Rittenhouse Square in 1919, almost 100 years ago, Billy was a gift of Eli Kirke Price II to the City of Philadelphia through the Fairmount Park Art Association (now the Association for Public Art). Although at first Association board members and art critics did not like the goat statue, it became popular and beloved by the public. Because the bronze had worn thin, a new cast was made, funded by a private donor. *Antiques Road Show* fans may know the term *surmoulage*, meaning a bronze made from another bronze and not from the artist’s master mold or model.



A young friend unveils the goat.



The old goat is safely installed on a high shelf where children cannot climb on it. The Children’s Librarian says children are happy to see it.

Aficionados of Italian Renaissance sculpture and visitors to Florence will remember that in 1873 the original statue of David by Michelangelo was removed from the Piazza della Signoria to protect it from damage, and displayed in the Accademia Gallery. A replica was placed in the Piazza in 1910.

On Saturday, September 22, neighbors gathered in Rittenhouse Square at a

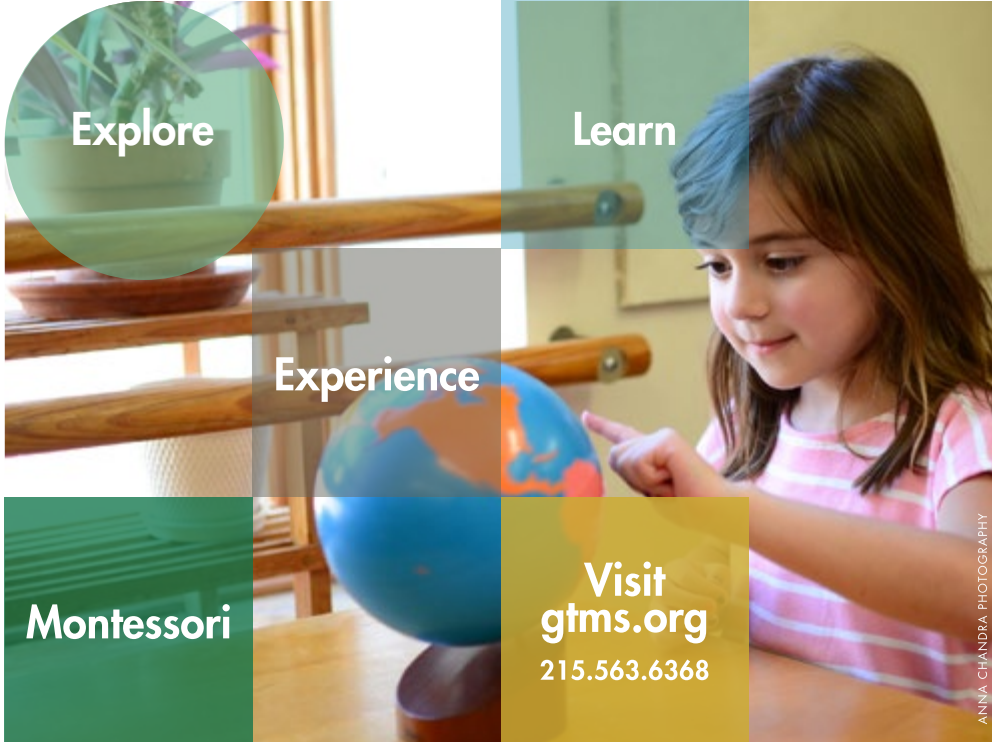


Mayor Kenney addresses the crowd.

celebration sponsored by Friends of Rittenhouse Square that included a petting zoo, face painting, balloon twisters, and musical performances. The new goat, Billy II, waited patiently, knowing the children would soon be climbing all over him.



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## Philadelphia Ranks High as an Immigrant-Friendly City

By Bonnie Eisenfeld

Philadelphia is the sixth most immigrant-friendly city of the 100 largest U.S. cities measured by the New American Economy's 2018 *NAE Cities Index*. The NAE ranks cities on a variety of factors in two major categories: local policies and socioeconomic outcomes. On a scale of 1 to 5 with 5 being the highest, our city scored 4.40 in the policy category, based on government leadership, economic empowerment, inclusivity, community, and legal support; and 3.25 in the socioeconomic category, based on job opportunities, economic prosperity, livability, and civic participation. The five cities ahead of Philadelphia are Newark, Baltimore, New York, Chula Vista, CA, and San Francisco.

Miriam Enriquez, Director of Philadelphia's Office of Immigrant Affairs, told WHYY that the city's high ranking in policy is due to collaboration among local government, nonprofits, and community organizations, and limited cooperation with federal immigration-enforcement agencies. To raise the socioeconomic score, she said the city must work on attracting immigrant entrepreneurs.

Pew's *Philadelphia Research Initiative* reports that in the 1990s, the city's immigrant-friendly policies started reversing its population decline. From 2000 to 2016, the foreign-born population increased by 95,000 (69 percent), more than replacing over 40,000 native-born residents who died or moved out of the city. Immigrants constitute almost 15 percent of city residents, 19 percent of workers, and 14 percent of those living in poverty.

Educationally, immigrants cover a wide spectrum. About 30 percent of immigrants have college degrees or higher; conversely, 30 percent have little schooling and limited proficiency in the English language. Immigrants who do not have much formal education or whose foreign degrees are not recognized in the U.S. often become entrepreneurs. Newly arrived immigrants lacking formal education tend to do physical labor at lower pay or longer hours. Asian, South American, and the Caribbean nations have contributed the highest number of immigrants; African nations are now the fastest-growing source of immigrants.

A majority of Philadelphians surveyed by Pew said they appreciated the contributions immigrants make to the city.

Cities included in the NAE Index had a total population of more than 200,000 people and a foreign-born population of more than 9,000 people, more than 3.3 percent of total population. New American Economy is a bipartisan coalition of business leaders and mayors. The Index is based on analysis of data from a variety of sources collected from 2016 to 2018. To see the full New American Economy report, go to <https://www.newamericaneconomy.org/interactive-index/> To learn the details of the NAE Index methodology, go to <https://www.newamericaneconomy.org/interactive-index/about-cities-index/#methodology>

The Pew Philadelphia Research Initiative report is based on 2016 government and survey data. To see the full report including sources and methodology, go to <https://www.pewtrusts.org/en/research-and-analysis/reports/2018/06/07/philadelphias-immigrants>

## City Lit

## "Bedrock of Civil Society," Library Must Include People with Mobility Impairments

By Bonnie Eisenfeld

On September 8, the *New York Times* published an opinion piece by Eric Klinenberg, "To Restore Civil Society, Start With the Library." In it, Klinenberg says: "Libraries stand for and exemplify something that needs defending: the public institutions that — even in an age of atomization, polarization and inequality — serve as the bedrock of civil society...Libraries don't just provide free access to books and other cultural materials, they also offer things like companionship for older adults, de facto child care for busy parents, language instruction for immigrants and welcoming public spaces for the poor, the homeless and young people... For older people, especially widows, widowers and those who live alone, libraries are places for culture and company,

through book clubs, movie nights, sewing circles and classes in art, current events and computing... For new parents, grandparents and caretakers who feel overwhelmed when watching an infant or a toddler by themselves, libraries are a godsend... Libraries are highly popular among adolescents and teenagers who want to spend time with other people their age."

The Philadelphia City Institute of the Free Library on Rittenhouse Square holds programs for all of these people *on the lower level, currently accessible only by stairs.* A



*lift is needed to give them all equal access to these resources.*

So far 40 percent of the lift project goal of \$400,000 has been raised. As of October 22, there were 120 gifts from individuals and families, and six from organizations. There is a long way to go. Besides donating, you can help in other ways: If you have a contact with a local business owner, bank branch, condo board, or other potential generous donor, or if you would like to help complete grant applications, please contact Pamela Freyd, President of Friends of Philadelphia City Institute, [pamfreyd@earthlink.net](mailto:pamfreyd@earthlink.net). And send a check—large or small—to Free Library of Philadelphia Foundation/PCI Lift, 1901 Vine Street, Suite 111, Philadelphia PA 19103.

## We Are All Preservationists

By Pip Campbell

“These old buildings do not belong to us only... We are only trustees for those that come after us.”

—William Morris

Balancing new development within existing neighborhoods and with existing buildings can be challenging—especially in neighborhoods that are primarily historic. From an historic preservation viewpoint, a good balance means respecting the historic fabric of each individual property or group of properties while promoting new opportunities.

Developers often look for empty lots or lots that can be made empty through demolition to create opportunities for new construction. As vacant lots are developed or non-historic properties are demolished, pressure to find land for new projects increases as developers look for historic properties that can be demolished. In our neighborhoods, a majority of these new construction projects are residential townhomes or apartments that fill in spaces on historic blocks. Our Rittenhouse-Fitler area is a desirable neighborhood that is and will be a prime area for new development in years to come.

We can help shape the future of our highly desired neighborhoods by paying attention to what is happening and advocating for what we value about living in Center City. Rittenhouse-Fitler is designated as a district by the Philadelphia Historic Commission. When districts are designated, all properties within defined geographical boundaries are reviewed and further classified as contributing or non-contributing. Contributing structures are those that contribute to the district due to factors such as age, history, or architecture; non-contributing buildings are those that are newer or have been so altered as to have lost their historic significance. Visit <http://www.phila.gov/historical/> to see a map of the district and to read the nomination for the Ritt-Fitt district’s historical importance.

Properties within designated districts are subject to local preservation ordinances (as are individually designated or listed properties). Theoretically, properties listed as contributing are protected and should not be subject to



South side of Chestnut between 10th and 11th.



Southeast corner, 22nd and Walnut.

demolition or altered in ways that destroy or negatively impact the original architecture.

For a variety of reasons, not all historic properties are designated under the Philadelphia Historic Commission. In other words, a property may be historic without being listed on the Philadelphia Register. The fact that a property may not be listed does not diminish its historic characteristics, but significantly weakens its legal protections

from alteration or demolition. Many developers look for these types of historic buildings or find listed historic buildings whose designation can be challenged. A number of properties in Philadelphia have had their historic designation reversed, allowing them to be demolished. And many historic structures are not yet designated, so are easily demolished for new development that is often represented as more worthwhile than the original building.

Preservation and development do not need to be at odds but become particularly controversial when land for new development is acquired through demolition or by replacing something of community use—such as repurposing parking lots or garages into residential townhomes, apartments, or hotels. These new structures generally meet zoning requirements (or have received variances) but may result in buildings that do not fit into the fabric of the neighborhood.

We may not want (or be able) to prevent all demolitions or new development, but we can pay attention to the design of new construction, and negotiate for those that improve and contribute—rather than detract—from the neighborhood. We can also examine the proposed building use so as to anticipate and mitigate the impact of associated functions such as parking, deliveries, or trash removal. For example, a group of community representatives was able to collaborate with Southern Land Company, the developer of the Laurel, a large project beginning construction on the north side of Walnut between 19<sup>th</sup> and 20<sup>th</sup> Streets. As part of the negotiations, two historic buildings on the property facing Sansom Street were retained as low-cost housing, and many features of the building were designed to minimize negative impact on the surrounding structures.

Most new construction in our neighborhood is infill—meaning that the newly constructed building should fit into the existing fabric. While not in the CCRA district, the new project on the south side of Chestnut between 10<sup>th</sup> and 11<sup>th</sup> Streets demonstrates how new construction can be designed to match existing historic fabric. Key features such as building height and windows match those of the abutting historic building, so that new and old structures are complementary.

Another example, done differently, is a townhouse infill midblock on the south side of Walnut between 21<sup>st</sup> and 22<sup>nd</sup> Streets. In this case, the building height has been increased by a two-story glass structure that towers over the adjacent townhomes, but is stepped back so that it is not visible from street level. In contrast, on the SE corner of Walnut and 22<sup>nd</sup>, the new construction is not compatible with adjacent structures either on the block or across the street. Rather, this new building is higher than adjacent properties and does not match them in any way.



South side of the 2100 block of Walnut.

In terms of preservation, especially in historic districts like ours, the design and use of what is being built is as important as what is being eliminated. The Mayor and members of Philadelphia's historic communities have become increasingly aware of the potential tensions between historic preservation and development agendas, while recognizing the economic and other benefits of new development. In order to address this issue, Mayor Kenney created a task force to make recommendations for managing the city's historic resources. Go to <https://www.phlpreservation.org> to learn more about the Task Force and its final recommendations, to be issued by the end of December.

Making informed decisions about maintaining properties is only one part of being a preservationist. Even when we are not owners, we are all trustees for the

properties that define the neighborhoods where we live or work. Being a preservationist means becoming involved in what is happening in our community and advocating on behalf of the historic resources in our neighborhoods.

In January, the CCRA Historic Preservation Committee will be announcing meetings for community members to learn more about historic preservation through the *Neighborhood Preservation Toolkit*, developed by Penn Praxis with help from CCRA members and people in communities throughout Philadelphia. We hope you will join us as you start or continue your journey as a preservationist, and will become involved in considering historic preservation and new construction projects in our CCRA footprint. Meetings will be listed in the weekly CCRA online newsletter.

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# Streets Without Joy

By Bill West

There was a highway in Vietnam called The Street Without Joy. Actually the French gave it the name – *La rue sans joie*. The phrase dates back at least to a 1925 movie starring Greta Garbo, which in turn was based on a 1924 novel, *Die freudlose Gasse*, by Hugo Bettauer. Bernard Fall, with his 1961 book *Street Without Joy*, brought the phrase to a wide American audience.

Too many of our alleys in Philadelphia have earned this name. One of the reasons is razor wire, which continues to show up in places that I would not expect it.

Let’s talk for a minute about the semiotics of razor wire. I don’t know what it says to you, but here’s what it says to me: war zone. And while its owner may view it as a defensive device, preventing access by unwanted visitors, it also clearly has an aggressive function—to intimidate. Not just potential burglars, but anybody walking down the street.

If you’re simply interested in protecting your home, modern technology provides a veritable cornucopia of products that are both discreet and effective. Sensors, cameras, the ability to berate an intruder while seated in front of your computer at work—I won’t do the alarm company’s sales job here, but really, if you’re willing to give up the mine’s-bigger-than-yours thing, you’re wasting your time with razor wire.

And if your psyche really cries out for some physical barrier to lacerate someone trying to come over a gate or wall, maybe it doesn’t need to intimidate every passerby. Maybe it could even be funny. You could tear a leaf out of the Book of Isaiah Zagar. The presentation pictured here is not particularly intimidating, but anybody trying to go over it is likely to lose some blood—maybe not enough to bleed out, as sometimes happens with razor wire—but certainly enough to enable identification. So it depends a bit on how much damage you really want your defenses to do.

I understand the romantic appeal of razor wire. The fact is, there was a war in our cities. As Adam Gopnik puts it in a recent *New Yorker* article, “it’s hard for those who



A happy street: Smedley between Spruce and Pine



900 block of Waverly

didn’t live through the great crime wave of the sixties, seventies, and eighties to fully understand the scale or the horror of it, or the improbability of its end.”

But that war is over, and maybe, just maybe, it’s time for us to demobilize. I understand that the murder rates in Baltimore and Chicago are unacceptable—frankly, the murder rates in Philadelphia and New York are unacceptable—but this is no longer a war. Kaboni Savage is behind bars, and he’s going to stay there. The same with Rudolph McGriff. Beyond Philadelphia, there’s Whitey Bulger. He recently died in prison.



Smedley again

As Bertolt Brecht’s Mother Courage cried out in panic during a lull in the Thirty Years’ War, “Peace has broken out!” Some people may be irreconcilable, but I suggest that perhaps it is time to turn our swords into plowshares and think about what a city at peace would look like.

Maybe we should think about streets with joy, rather than streets without joy. I think this may be a stretch for some people. It’s not just a question of removing negatives, like razor wire. We need to think about what sparks joy.

*Continued p. 15*



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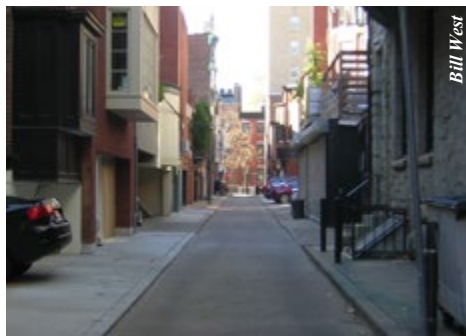
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Continued from p. 13

Here, for example, is the 1800 block of Cypress. It's a nice street—no razor wire that I can find, clean, orderly, even reasonably well organized from a design point of view, at least for a service alley.

But I'm just not feeling it. A while ago I put together a rating scale for our alleys, ranging from F to A. I'll give this one a C.

With the amount of money that's available on this block, we simply have to do better than a gentleman's C.



1800 block of Cypress

You don't have to go crazy. For instance, take Smedley Street, pictured on page 13. If

Grandma Moses had lived in Philadelphia, she would have painted Smedley Street. Of course Smedley has the advantage of having the homes face on the street rather than being a service alley with a parade of garage doors.

So maybe you need to shift from Grandma Moses to Isaiah Zagar, or even Piet Mondrian. (Hint: Garage doors don't have to be boring. It's a choice.)

There's more in the bones of Philadelphia than the Federal style; we should recognize that and build on it.

Continued from p. 5

This is fine as far as it goes, but of course it doesn't do anything about the dumpsters currently lining Moravian Street. The obvious thing is to get them off the street. I have a feeling that's going to take a while.

If you don't feel like decorating your dumpsters, and you're disinclined for

now to take them inside, here's another option—hide them in plain sight. There are a number of ways to do this.

Here we have what I will call a corral. I can't call it a shed because it doesn't have a roof. Also it's corralling the dumpsters against the wall, keeping them from

bumbling around in the middle of the street as they are wont to do. Kind of like cattle in Dodge City, in the old days.

Finally we have an actual shed. This one almost disappears, it's so quiet. And yet it's in a good location and functions well. An organic part of a thoughtful design.



Dumpster "corral," Stock Exchange Place at 18th.



Dumpster shed, Lombard at 18th.

## CCRA Business Members Directory

CCRA invites you to become a Business Member, and publicize your business or organization in our Business Members Directory, published in alternating issues of the *Center City Quarterly*, and weekly in the CCRA eNewsletter online. Updated listings are available anytime on the CCRA website. If you don't see a category for your business, we will create a new category for you.

To become a Business Member, to get your business listed in the Directory, to place an ad in the *Center City Quarterly*, or for more information, please go to [www.centercityresidents.org](http://www.centercityresidents.org).



## CCRA Merchant Member Discount Program

Support our local merchants and save money too. These local merchants will provide a discount (contact merchant for details) to any member who shows a current CCRA membership card and personal identification. Check weekly eNews for new listings and updates.

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For more information, please call 215-546-6719 or email [centercity@centercityresidents.org](mailto:centercity@centercityresidents.org)

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1/4 Page (vertical)	3.75" w x 5" h	\$ 450.00	\$150.00	\$ 375.00	\$125.00



## Greene Towne Montessori Kindergartners Visit Local Firehouse

By Nicole Leapheart, Director of Communications and Alumni Parent

Kindergarten students from Greene Towne Montessori School took a school trip to their local firehouse, Philadelphia Firehouse – Engine 43. Patient but energized, the firefighters took questions, spoke to the children about fire safety and practicing fire drills at home, and showed what a firefighter looks like in full gear so that children won't be afraid of one in uniform in the event of an emergency.

Rapt and excited, the children asked such questions as: "Do you sleep at the firehouse?"; or shared their own observations: "We have fire drills at school!" and "I have seen a firefighter before!" They were able to show off how much they already know about fire safety and firefighters: "You use the axe to break stuff so you can get inside the burning house!" After the Q and A, the children got a closeup look at the firetruck and the ladder truck. The firefighters even gave Greene Towne a special shout-out on the emergency call system, to the Kindergartners' delight.

So, what does a visit to the Firehouse have to do with Montessori?

Greene Towne has been providing quality Montessori education for young learners through Kindergarten age in Center City since 1966. Created by Dr. Maria Montessori over 100 years ago, the Montessori philosophy: encouraging independence, risk-taking, and working in a mixed-aged environment prepared especially for children. Italian scientist Maria Montessori's research supported her philosophy, and modern science is now supporting her hypotheses as well. From using didactic materials like beautiful math bead chains to exploring colorful world maps, children in a Montessori classroom are busy. They move with purpose from one activity to another. There may be a low hum of chatter with a friend at same table, or moments of quiet reflection and self-satisfaction. Greene Towne's Primary classrooms have children ages 3-6 years old, including the capstone Kindergarten year. Every year in the program builds upon the last, and the eldest children are confident leaders in the classroom and school community. Field trips in the neighborhood give students a chance to apply their skills in inquiry and effective teamwork in the world around them.



Firefighters and Kindergartners pose for a commemorative photo.

The Firehouse trip is an annual tradition at Greene Towne and provides an opportunity for students and their teachers to practice safety, grace and courtesy, and learning "on the road." Other trips include visiting Chinatown for a walking tour, Reading Terminal for a scavenger hunt, and the Pennsylvania Academy of the Fine Arts for a workshop.

Greene Towne Montessori School is the oldest Montessori preschool and Kindergarten in Center City and is accredited by the American Montessori Society and the Pennsylvania Association of Independent Schools. To learn more, visit [www.gtms.org](http://www.gtms.org).

### Spotlight On...

## CCRA Mourns Loss of Longtime Volunteer Ruth Segal

By Wade Albert

Just days after the 60<sup>th</sup> Annual CCRA House Tour in October, our community sadly lost Ruth Segal, a longtime CCRA volunteer and member of the House Tour Committee, who for decades helped plan the event and edited the House Tour Guide Book. Ruth passed away on October 19, 2018.

Ruth was a fount of institutional knowledge about the House Tour and remained dedicated to CCRA until her final days. "I will miss Ruth. We all will," said Kathleen Federico, chair of CCRA's House Tour Committee for over a dozen years. "The 2019 House Tour will not be the same," Federico said. "I relied heavily on Ruth's knowledge and expertise. I knew she would always return my call, text or email, providing a quick response to my endless questions."

To many people involved in House Tour planning over the years, Ruth was probably best known for her editing skills and no-nonsense personality, which truly went hand-in-hand. Fran Levi, a former CCRA Vice President and longtime House Tour volunteer summed it up: "Ruth was a kind, competent and efficient house-tour-book editor. For close to 40 years she would contact me to write descriptions of houses on the tour. If homeowners had a different idea of how their home should be described or how long the description should be, she would resolve any issues to everyone's satisfaction."

Those who got to know Ruth on a closer level witnessed a warm, community-minded individual who cared deeply about

helping others. In describing her history with Ruth, Federico said, "I first met Ruth at the Greenfield School, which is where our children attended in the 70s. She was always an advocate of giving back to her community." Levi shared this sentiment, saying that Ruth "was a sweet woman who cared about our neighborhood and will be missed by those who knew her."



Ruth's family asked that contributions in her memory may be made to The American Civil Liberties Union of Pennsylvania, P.O. Box 60173, Phila., PA 19102.



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## CCRA Winter Calendar—Tidings of Comfort and Joy

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20th & Locust Streets

*Trinity Memorial Church Holiday Bazaar*  
22nd & Spruce Streets

December, dates/times TBA  
Check CCRA eNews for weekly updates

### Christmas Village

Love Park, JFK Plaza, 1500 Arch  
Through Monday, December 24  
Sunday to Thursday, 11 am – 7 pm  
Friday and Saturday, 11 am – 8 pm  
Monday, Christmas Eve, 11 am – 5 pm

### Comcast Holiday Spectacular

Comcast Center, 17<sup>th</sup> Street & J.F.K. Blvd.  
Daily each hour, 10 am – 8 pm (except 5 pm)  
Through Monday, December 31  
New Year's Day, 10 am – 6 pm

### Macy's Holiday Light Show

13<sup>th</sup> & Market Streets  
Through Monday, December 31  
Daily 10 am, 12 noon, 2 pm, 4 pm,  
6 pm and 8 pm  
Closed Christmas Day

### Macy's Dickens Village

13<sup>th</sup> & Market Streets, Third Floor  
Through Monday, December 31,  
10 am – 7 pm  
Visit Santa through Monday, December 24  
Closed Christmas Day

### Wanamaker Organ Concerts

Macy's, 13<sup>th</sup> & Market Streets  
Daily at 12 noon except Sunday  
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<http://www.wanamakerorgan.com/events.php>

### Deck the Hall Light Show presented by Independence Blue Cross

West façade of City Hall at Dilworth Park  
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### Wintergarden

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<https://centercityphila.org/parks/dilworth-park/winter/wintergarden>

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Deck the Hall Light Show

## CCCulture

### Local Dancers Perform at Steps of Philadelphia Museum of Art

By Bonnie Eisenfeld

Over 150 local dancers performed “Le Super Grand Continental,” a joyous line dance by Montreal-based choreographer Sylvain Emard, at the base of the Philadelphia Art Museum steps, as part of the 2018 Fringe Festival on Saturday, September 8, and Sunday, September 9. Watch the performance on YouTube: <http://fringearts.com/event/le-super-grand-continental-2/>

Nancy G. Heller, professor of art history at the University of the Arts and an amateur dancer, was one of the participants this year. “We consisted of all sorts of people,” she reports, “ages seven to 70—including a group of adorable children who performed in one segment of this half-hour piece. We ran the gamut from absolute amateurs to professional dancers. I’ve met people who are psychotherapists, lawyers, architects, nurses, teachers, students, and retirees. The point of the project is to recruit a diverse group of people who enjoy moving around to music together and who, we hope, will do the same steps at the same time.”



Said Nancy Heller: “An image from Sunday’s show performed in the pouring rain! One guy wore swim goggles, several people put clear plastic trash bags over their costumes, and I sported my bright-yellow Newfoundland fisherman’s hat. How lucky we were, as grown-ups, to be in a situation that required us to go out and play in the puddles!”

*Bricks & Mortar*

**CCRA's 60th Anniversary House Tour a Hit!**

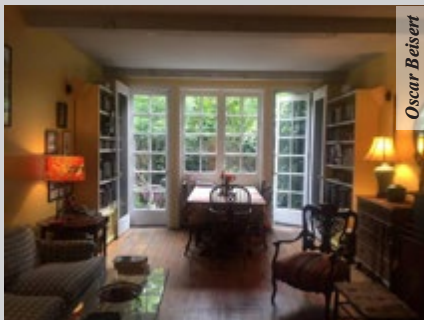
CCRA's 60th Annual House Tour was held Sunday, October 14, and featured a mix of luxury and historic mansions, townhomes, and gardens combining old architecture with new and innovative ideas throughout Rittenhouse and Fitler Squares.

Ticket holders picked up wristbands and tour booklets at Temple Beth Zion-Beth Israel at 18th and Spruce, and at Trinity Center for Urban Life at 22nd and

Spruce; others could buy tickets if not purchased in advance.

Veda Restaurant at 1920 Chestnut Street offered appetizers and drinks for \$5, upon presentation of Tour wristband. After the tour, participating restaurants (such as La Fontana Della Citta, Bellini Grill, Jane G's, and more) offered a 15 percent discount off patrons' food bill.

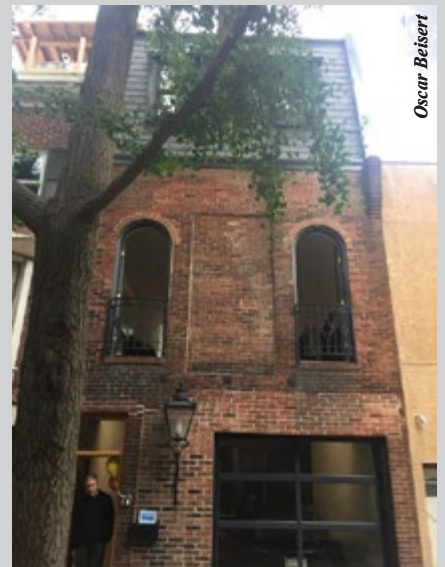
*Sponsored by:* William Penn House, Southern Land Company, AMC Delancey, Clemens Construction, Robin Apartments.



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