

THE RESIDENT NEWSLETTER

313 Pine Street

May, 1978

Philadelphia, Pennsylvania 19104

NOTICE OF ANNUAL ELECTION

All members of the Society Hill Civic Association/Washington Square East Project Area Committee are again notified that the annual election of officers and directors will take place on Wednesday, May 17th, 1978, from 8:00 p.m. (when the polls will open) to 10:00 p.m. (when the polls will close) at Old Pine Street Church, 412 Pine Street. All voting will be in person; no proxies will be accepted. You must bring identification with you establishing your address. There will be a short meeting of the membership before the election, commencing at 7:30 p.m. It will be possible at this time for persons not already nominated to advise the membership that they are also standing for election. However, anyone wishing to vote for such a person will have to write his or her name in on the ballot.

Right to Vote

Each resident of, and/or owner of residential property in the area bounded by the middle of Front, the middle of Eighth, the middle of Lombard, and the middle of Walnut who have paid dues for 1978 or requested in writing that dues be waived for 1978, is entitled to vote in the election. If you have not already joined, you are encouraged to send your dues check (\$6 single; \$10 two persons at same address) to Ruth Dugan, 237 Pine Street.

Nominated Candidates

President:	No nomination at press time
Vice President:	Timothy Lemmer, 236 Pine Street
Secretary:	Jean Blumberg, 323 S. Lawrence Ct.
Treasurer:	Thelma Gill, 715 Spruce Street

Quadrant Directors

Northeast (3 to be elected)
 R. Damon Childs, 220 Locust Street
 Harry Goldberg, 240 S. Philip Place
 Janet Lewis, 220 Spruce Street

Northwest (3 to be elected)
 Gene DiRe, 628 Spruce Street
 Elizabeth Haines, 708 Washington Square
 Susan Wanink, 630 Spruce Street

Southwest (3 to be elected)
 Bob Breeding, 714 Pine Street
 Bernie Cleff, 715 Pine Street
 George Poulos, 709 Pine Street

Southeast (3 to be elected)
 Duncan Buell, 236 Stamper Street
 David Cook, 133 Pine Street
 Malcolm Strickler, 209 Delancey Street

THE FALL AND RISE OF THE ROMAN EMPIRE ASSOCIATES

Some years back, Philadelphia Banker (Lincoln National) and developer Norman Denny acquired the rights to develop the tract on the east side of Washington Square with duplex condominiums, a health club/restaurant and two high-rise condominiums. Over the years, the low-rises got built as did the Cobblestones-Society Hill Club complex, and an underground garage. The high-rise condo buildings never did get off the ground and the outfront developer soon became Denny aide Dick Watson and an entity called Empire Associates.

After years of inactivity, the project has been resurrected. On May 9th, Dick Watson went before the Redevelopment Authority to request a change in the urban renewal plan, increasing allowable density from 172 units to 239 units an acre. The request was opposed by the SHCA, the Friends of Washington Square and the immediate neighbors on the grounds that the increase without adequate parking would congest the neighborhood. Over the opposition, the RDA approved Watson's proposal. The next order of business was Watson request to assign the bulk of Empire Associates' interest in the project to outside developers. Under his proposal, Empire would retain a 15% interest, 51% would go to DeMatteis Development Corporation and 34% to Mattone Group Ltd. The neighborhood groups pointed out that the new developers are principally experienced in low-cost housing, but the RDA approved the transfer.

WELCOME TO CAMP PINDAR

Old Pine Community Center will be a summer camp from June 28th to August 23rd. If your kids are between 2-1/2 and 10, you can drop them off for half or full days. The program includes art, music, sports, trips and swimming at the Society Hill Club. Minimum enrollment is four consecutive weeks. Rates vary depending on time. Call 627-2493 or contact OPCC at 401 Lombard.

THE OFFAL TRUTH - OUR READERS RESPOND

Last month's Newsletter had an article about the dog, uh, mess problem. We invited reader feedback, and it ran three-to-one in favor of dog owners exercising more control over their hounds. One reader brought up something most of us have never considered: some people are really afraid of dogs. In particular, the dogs left outside the A & P while their owners shop cause real terror to at least one neighborhood. It's something to think about.

LET'S JUST BE FRIENDS

Although the Bicentennial has come and gone, contrary to popular belief, the Friends of Independence National Park have not, but are in full gear

with another year jam-packed with fascinating activities to whet the palate of service-oriented history buffs. It's one of the few bargains left - \$15 for a single and \$25 for a family. If you join now, you'll be in time for the next event - an old-fashioned picnic and band concert in the Park, along with a cocktail reception and complete tour of the Carpenters' Hall on June 16th. Send you check to FINP, 313 Walnut Street.

SAVE SPRUCE STREET

Negotiations between the neighborhood, the city, and Pennsylvania Hospital have continued at a furious pace over the last five weeks. The Hospital refused to accept the neighborhood's counter-offer described in the last Newsletter, but the City Planning Commission and its deputy director, Craig Schelter, had put so much time and effort into working out a compromise that they decided to make one last offer to both the SHCA and the Hospital. Schelter's proposal was that the Hospital agree to save the facades of 700-714 Spruce, in return for permission to build behind them to a height limit of 64 feet with certain setbacks. In addition, the Hospital was to be able to build a 250 car garage on the 700 block of Delancey Street and to apply for Institutional Development District zoning. These were the elements of a package deal that neither the neighborhood nor Hospital had agreed to previously.

Members of the SSS Committee met with City Managing Director Hillel Levinson on April 26th. Levinson indicated that the city would back the neighborhood if we would agree to a compromise broadly along the lines of the Schelter proposal, but that we would have to accept all its major points.

At a long and heated meeting on May 1st, the SSS Committee and others voted to accept the facade and height parts of the plan, but to reject the IDD and garage provisions.

The SSS Committee vote of May 1st was the motion before the whole SHCA membership the next evening. Some spoke of their fear of an IDD and opposition to the garage proposed for Delancey Street. It was pointed out that if binding strings could be placed on the Hospital's IDD plan, the neighborhood could veto what it didn't like and would, in fact, have better control over what the Hospital puts there than it now does. Furthermore, any plan that would involve saving the facades would of course avoid demolition of the buildings and would give the neighborhood at least a chance to discuss further with the Hospital saving the entire buildings for use as doctors' offices or similar facilities, as the Milner preliminary report and L&I said is possible for a very low cost. The membership voted 60 to 22 to accept the Schelter compromise with the following amendments:

1. To accept preservation of the facades only, but on condition that the Hospital and its contractor agree that if during reconstruction any damage is done to the facades, the Hospital and its contractor will be responsible for restoring them to their original condition or better.
2. To agree to a 64' height limitation on Delancey Street between 7th and 8th Streets for a depth of 160 feet north from

Delancey Street building line, except that the permissible building height is further restricted to:

(a) a 40 ft. height for 50 ft. west of the 7th Street property line and south of the main structure of 700 Spruce Street, and to

(b) a 40 ft. height north of the Delancey Street property line from the corner of 7th and Delancey Streets west to a point directly north of the existing edge of the parking garage,

and provided further that the foregoing height restrictions are enforceable against the Hospital.

3. To agree to the creation of an Institutional Development District ("IDD") on the Hospital properties, on condition that:

(a) the Association review and approve in advance the configuration of any such IDD;

(b) the appropriate local, state and federal agencies (to include HUD) approve of same; and that

(c) the Hospital, with the approval of the foregoing bodies, enter into an agreement enforceable by the Association that the buildings shown on the specific plans to be presented by the Hospital will be the only buildings built thereon, and that no changes regarding parking, usage, curb cuts, or building height will be made to the IDD as approved by the Association, without the consent of the Association.

4. To agree to the construction of a parking garage at 7th and Delancey Streets, limited, however, to 100 cars (due to the Hospital's June 1, 1976 parking study which indicated the need for only 80 additional parking spaces); and provided further that ingress and egress to any such facility shall be limited to Delancey Street.

We hope the Hospital will show its interest in being a good neighbor and accept this mutually beneficial and reasonable compromise. We'll keep you posted.

THE BLUE CARS'LL GETCHA IF YOU DON'T WATCH OUT

As announced in the last Newsletter, and at the SHCA general meeting of May 2nd, a draconian enforcement of existing parking rules has begun in the area around NewMarket. The specific streets involved are Pine, Delancey, and Lombard between Front and Third, and Front and Second between Spruce and Lombard. The Sixth Police District has taken this action in response to requests from immediate neighbors, the SHCA Traffic Committee, and NewMarket management. Anyone who parks illegally in this area between 5pm and 11pm on weekends will almost certainly get a ticket. The idea is to discourage

people from parking illegally and thus blocking the already severely limited right-of-way and causing the massive backups that are such a blight to the neighborhood.

FROM BAD TO WURST

Spring has brought the pretzel vendors to NewMarket and they have brought the dropped napkins, cans and Coney Island atmosphere that go with their trade. The neighbors aren't happy about it, the food merchants at NewMarket who have to pay rent and make some effort at running reasonably high-class establishments don't like it, and NewMarket management isn't happy either. With the success of the residents' efforts to ban food sales from the Crafts Fair after the almost unbelievable mess of 1976, we thought the problem was licked. It wasn't, and for the time being, the vendors can't be evicted. Councilman James Tayoun has introduced a bill to add the NewMarket environs to the 43 other areas in the city that are closed to pushcart food vendors. If passed, they will be banned from an area bordered by Spruce, Front, Lombard and Third Streets.

BLUE LINE SPECIAL

The Bicentennials, a neighborhood street hockey team, has joined the World Hockey Institute's Street Hockey League in Newtown Square, representing Philadelphia. Recently, the team defeated the Pittsburgh Bullets 7-2 and 4-2. Most of the team is made up of young Society Hill residents, attending Central, McCall and Friends Select. Coached by Bob Smith (667-9070), the team needs other adult assistance for coaching and/or transportation. Contributions to the Society Hill Fund, earmarked for the Street Hockey Team, will be greatly appreciated.

THE ROSS HOUSE BROUHAHA

The SHCA has been trying to get NewMarket, the assigned developers of the Ross House properties (401-411 S. 4th Street), to restore them for many years. The unnecessary demise of the Mariner Church raised concern about the survival of these fine buildings, which were in worse shape than the church was before its collapse. When NewMarket announced plans to demolish rather than restore 407-411 S. 2nd Street at the general SHCA meeting last August 29th, the membership was outraged, voted to oppose a demolition permit and see what could be done to speed the restoration called for in NewMarket's RDA contract. After much hard work on the part of several board members, NewMarket agreed to live up to its obligations and to get on with it before the structures collapsed. Wayne Snyder, the manager of NewMarket, came before the board on September 28th and presented preliminary plans for restoration. Revised plans were presented several months later and approved by the board.

NewMarket posted a zoning notice on the fence around the Ross House on or before March 24th, saying it would apply for a variance on April 5th. The quadrant chairman asked NewMarket what was involved and was told it was the beginning of the restoration plans previously approved by the board. On Sunday, three days before the zoning hearing and nine days after posting, Joe Jacovini, owner of 120 Pine Street, the property adjacent to the Ross House, called his board member and said he was very upset with NewMarket's

plans and asked why nobody had shown them to him. NewMarket manager Snyder met with Jacovini and two board members to see what the problems were and what could be done about them. At a subsequent meeting of immediate neighbors at Old Pine on April 4th, NewMarket made a large number of concessions to the residents which essentially met their objections. It took two weeks of hard negotiations by both parties before a legal document guaranteeing the concessions could be drawn up and signed. The neighborhood can thank Joe Jacovini and the others on the 100 block of Pine for getting NewMarket to agree to changes in its plans that will yield a project much better for the community than would have otherwise been the case.

There are several things to be learned from all of this. NewMarket advised the community, through the board, of its plans. Snyder, especially, was always perfectly open, honest and co-operative. Despite references in the Newsletter to what was going on, not one of the residents later involved in the negotiations asked their board representatives for details about NewMarket's intentions or asked Snyder, who had plans in his office for review. The quadrant chairman regrets he didn't go down the 100 block of Pine with a set of plans, but after all, residents and members must look out for what is going on in their own blocks. The board is unpaid and spends a lot of time on community business, but can't do everything. If you see a zoning notice, tell a board member about it. If you have questions, ask. That is what the board is for. This is your civic association and can only be as good as you make it. The result in this case was a happy one, and the board members involved learned a lot that will go toward avoiding such potential crises in the future. But you are a part of the civic association team, too. Get involved. We need your help.

THE DIPLOMA MILLS. . .

McCall School, Sixth and Delancey, (WA5-0791). Leonard Rovner, Principal. Sixteen of the 62 graduates are from the neighborhood, and the date is the morning of either June 21st or June 26th at McCall School.

St. Mary's Interparochial School, Fifth and Locust, (WA3-7522). Sister Catherine Joyce, Principal. One of the 15 graduates is from the neighborhood. The date and place for the event is to be decided later this week.

St. Peter's School, 319 Lombard, (WA5-3963). Caroline Seamans, Headmistress. Eight of the 20 graduates are from the neighborhood. The date is Wednesday, June 14th at 6:30 p.m. in St. Peter's Church.

FOR WHOM THE BELL TOLLS

Just a warning ... If you are under 18 years of age, and you are out after 10:30 p.m. Sunday through Thursday, or you are out after 12 midnight Friday and Saturday, you are violating the city curfew. It could cost your parents a fine of up to \$300 ... If you are an adult and see kids messing around your street after hours, call the cops and point out that the ordinance is being violated. Let us know what happens.

SOS FOR SSS

Just a suggestion ... now that it's saved - let's keep the Save Spruce Street

initials. Let them now stand for Sweep Spruce Street.

BOOKED FOR ACTION

Attention bookworms, you can slither over to the Bookmobile (MU6-5541) on Wednesdays between 4-5 p.m. alongside Holy Trinity Church at Sixth and Spruce Streets. It has a good selection of hardback reading for all ages and interests. If you have a request, the staff will order the volume from the main branch.

SAVE SPRUCE STREET (NORTH)

With Pennsylvania Hospital to the south and Mr. Joel Chernock's properties to the north, the Spruce Street block between 7th and 8th Street is commanding much neighborhood attention these days. Mr. Chernock, who has held seven properties on the north side of the street for five years with little or nothing to show by way of development, has finally entered into an amenable agreement with the Redevelopment Authority. Under the terms of the agreement, the developer has been given a set of time frames to operate which, if not met, will give the RDA the right to recapture title for the purpose of readvertising the properties for single family development. The schedule is set forth as follows:

719 Spruce - To commence work by September 3, 1978 for completion
9 months from commencement of work (single family)

717 Spruce - For completion by November 3, 1979 (5 families)

721 Spruce - For completion by November 3, 1979 (5 families)

723 Spruce - For completion by November 3, 1979 (5 families)

729 Spruce - For completion by November 3, 1979 (5 families)

725 Spruce - To commence work by September 3, 1978 for completion
9 months from commencement (single family)

727 Spruce - For completion by August 3, 1978 (7 families)

Financing for the entire development must be secured by November 3, 1978 or the whole agreement is void and the Redevelopment Authority can recapture title.

For those interested, Mr. Chernock's first round to secure a zoning variance for 717 Spruce where he has neither sufficient open space, side yard width, nor parking for 5 units is scheduled to be heard May 17th at 5:30 p.m., Room 603, City Hall Annex.

MUSICAL NOTE

The Orchestra Society of Philadelphia, as part of Drexel University's Spring Festival, is offering a free concert on Sunday, May 21st at 8:30 p.m. in the Main Hall located at 32nd and Chestnut Streets. Andrew Jurkiewicz will be conducting. The program includes Beethoven's Symphony #3, Mozart's Concerto #3 in G Major for Violin and Orchestra with young Nadja Salerno-Sonnenberg as performing artist, and compositions by two living Pennsylvania composers: Jaffee's Three Yiddish Songs and Dennison's Adagio. SSS's chairperson and her magic violin are part of the ensemble.

PARAKALO

After a one year battle, the Greek Orthodox Cathedral of St. George's and the Society Hill Civic Association lost their appeal to prevent the approval of a liquor license to Chuck Peruto across from Hall Mercer Community Health and Mental Retardation Center between 7th and 8th on Locust. Some neighborhood observers feel that the refusal of Pennsylvania Hospital to join the Church and the residents in their opposition was the deciding factor. A special note of recognition to Reverend Katerlias, his many parishoners, and our own Mrs. Baldwin for their long and gallant struggle.

AN ANNUAL REPORT OF SORTS

As the SHCA year ends next week, and a new board steps in to take the reins, it is worth taking a look at what has been achieved in the outgoing year. The Association has managed to take a positive stand in favor of rehousing the named plaintiffs in the Dodson case in existing housing, uniting the neighborhood as never before.

Instead of a 300-seat restaurant with no parking on the site of the Mariner Church, there will be five single-family residences with off-street parking.

The neighborhood was able to have one of the development plans for 3rd and Spruce it chose also picked by the Redevelopment Authority, and instead of 22 units there will be 12.

The Ross House will finally be restored, and in a manner acceptable to the community; 407-411 S. 2nd Street will be saved as well, due to the SHCA's efforts.

The fine homes at 7th and Spruce are still standing due entirely to the efforts of the SHCA's Save Spruce Street Committee, there is some real hope for their salvation, and the SHCA has won a great deal of respect from the city agencies with whom it has dealt in this matter. We are being taken seriously by Pennsylvania Hospital for the first time in a long while.

The neighborhood's efforts have been responsible for the RDA selling the very fine Federal homes on West Washington Square as private residences.

In zoning the results have not been as good. The Zoning Board continues to ignore the wishes of the community, to allow too many apartments, too much commercial use, and the elimination of off-street parking requirements.

The SHCA organized and conducted the first traffic surveys taken in our neighborhood since 1971, a study that has been quoted by the city and other civic groups. We have established good relations with the City Engineer's Office, and with the Captain of the 6th Police District. There obviously are more problems to solve, but at least something positive is being done. The SHCA is cooperating with other neighborhoods in developing a system of resident sticker parking.

A positive working relationship has been developed with the management of NewMarket for the first time ever. The SHCA and NewMarket have cooperated on traffic matters, on the elimination of outdoor food vending, restoration

and many other projects. In this, as in other things, the positive attitude of the board, the willingness to be reasonable, and the united support of the neighbors have produced real dividends.

DARTS AND LAURELS

Laurel - to all of those neighbors who put out their May baskets to welcome spring plus the many visitors who toured our gardens with the WHAT guide service. It was a rousing success. We especially liked Dave and Dottie Stevens' novel flower basket garnished with crossed lacrosse sticks.

Laurel - to the Friends of Independence National Park and Hobie Cawood for lending us an exquisite setting, the First Bank, for our monthly SHCA fireworks.

Dart - to the owners of the auto graveyard at Fourth and Manning - what happened to the promised brick wall and planting on that parking lot?

Laurel - a round of applause to H. Daehler Hayes, the pastor of Old First Reformed United Church of Christ, Fourth and Race Streets, for starting a nifty social-educational-sports program for neighborhood kids.

Dart - to those neighbors with a slum mentality who cannot bring themselves to retrieve trash dropped or blown on their own sidewalks. It's well known that people are less hesitant to add to existing litter than to mess up someplace completely clean. Stoop to conquer.

There are publications that have vast budgets, pay high salaries, send their writers on luxury trips to exotic places, and have good pension plans. The Resident Newsletter, alas, isn't such a paper. We are your neighbors who do this as a community service and because we are masochists. The editors wish to thank Peggy Robb, Cindy Cargas, and Ted Robb for help with this issue, and special thanks to Ruth Dugan, who's contributions and calligraphic typing have done so much for our previous issues.

If you have a comment, a complaint, something you'd like included, or if you would like to help in the hand-delivery of our neighborhood's attempt at a Pulitzer Prize, write: The Resident Newsletter, 313 Pine Street, 19106.

Treasurer
Society Hill Civic Association
237 Pine Street
Philadelphia, PA 19106

Enclosed is my check for SHCA membership dues as follows:

_____ \$6.00 for a single membership
_____ \$10.00 for two people at the same address

Name _____
Address _____
Telephone _____