

SOCIETY HILL CIVIC ASSOCIATION

THE RESIDENT NEWSLETTER

Box 3, Philadelphia, Pennsylvania 19105

June, 1989

The Great Parking Lot Battle

When bulldozers arrived and began digging up the northwest portion of Abbots Square on Friday April 7, the neighborhood was in for a rude shock. Friendly negotiations had been underway for some time with developers who were planning to erect 44 single-family homes on the 1.5 acre plot. *Now everything had changed.* The townhouse developers had not been able to pick up their option, and Jack Blumenfeld, developer of Abbots Square, no longer owned this section. Gloria B. Levin had bought it from him for a reputed \$4.5 million, and planned to turn it into a park-lock lot for 270 vehicles. *Immediately.*

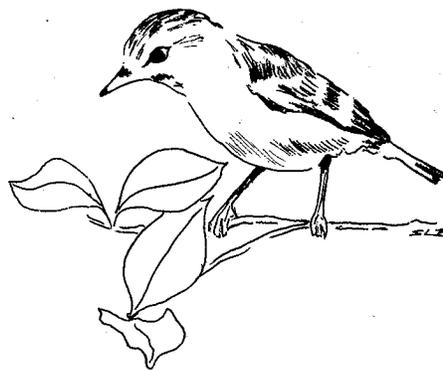
Ms. Levin had written to the surrounding neighborhood groups on April 3 informing them of her newly acquired property and her intention to construct a parking lot on the site. She and her husband Leonard N. Ross then appeared on April 10 before the Queen Village Neighbors Association's Zoning Committee announcing that she had obtained a permit from the Department of Licenses and Inspections, dated February 23, 1989, allowing the erection of an 8-foot-high chain link fence and a cashier's booth for a public parking lot. This permit was issued to the Parkway Corporation on her behalf. Levin, who with Michael DiPaolo had purchased NewMarket in 1987, said that the parking lot was intended only for "interim" use. However, she was not prepared to say what its later use would be or when the changeover would occur, if ever.

Abbots Square is still zoned as it was when it belonged to Abbots Dairy — G-2, general industrial. In this category a wide

range of industrial activities is permitted, many of which normally have considerable emissions of smoke and odors. Strangely enough, although almost anything but an oil refinery is permitted at a G-2 location, upgrading the usage to residential requires a variance. Such a variance was obtained by Jack Blumenfeld in 1984 when he proposed to build 64 houses on the site. Nobody protested that variance, which had the blessing of the Redevelopment Authority and the City Planning Commission. Unfortunately, a vital detail had been overlooked — City Council was not asked to pass an ordinance changing the zoning designation for the block.

At a meeting of the SHCA Board on April 12, which Ms. Levin was expected to attend, but did not, a committee of nearby residents was formed to deal with the problem. It is composed of representatives of St. Peter's School, residents of Blackwell Court and Abbots Square, Gaskill and Stampers

(Continued on page 4)



Philadelphia Vireo

AGREEMENT ON "SPORTS BAR" SITE

An agreement between Abbots Square Associates (Jack Blumenfeld & Sons) and SHCA, South Street Neighborhood, Queen Village Neighbors and the Blackwell Place Condominium associations has recently been signed. It covers the property at the southwest corner of 2nd and Lombard Streets that had been slated at one time to house the monster (15,000 square foot, two story) Sports Bar.

More than a third of the vacant premises will be rented by the family-oriented restaurant, T.G.I. Friday. The agreement stipulates that no alcohol, beer or malt beverages will be sold for consumption off the premises and patrons will not be permitted to take such beverages off the premises. There is to be no take-out window, door or other opening for sales of food or beverages on the sidewalk or street. It calls for soundproofing, and limits the size of the bar area and number of stools. Dancing will not be permitted.

Possible tenants for the remaining space include a Japanese restaurant, a shoe-repair shop and similar services for local residents. The number of liquor licenses, it has been agreed, will not exceed two, with community approval required should such a license be turned over to a new operator.

JEFFERSON INCINERATOR: A MORATORIUM

SHCA's opposition to the Thomas Jefferson Hospital incinerator is a successful example of how we can have a positive effect on plans that impact our community. In a letter to SHCA President Aaron Beyer, Jefferson Hospital announced a moratorium on the construction of its incinerator until our concerns have been successfully addressed.

A pivotal public meeting was held at the hospital on March 15, at which time the hospital presented its plans to community representatives from Washington Square West

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MARK YOUR CALENDAR!

A hearing on the restraining order against the proposed parking lot at 3rd and Lombard Streets is scheduled for Common Pleas Court, City Hall on June 5. Watch for flyers.

Farewell Party for Rev. Pindar will be held on June 16, at Old Pine Community Center, 7:30 pm. Admission \$5, no reservations required.

Next SHCA General Membership meeting will be held in September.

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A YUPPIE BILLIARD CLUB?

A special meeting of the SHCA Zoning Committee was held Wednesday night, April 12, so that Society Hill residents could hear and respond to an unusual proposal made by David Brenner for the triangular property at Second, Dock and Walnut Streets. The building, owned by Ray Posel who also owns the Ritz 5 movie theater, has been unoccupied for about a year and has had unsuccessful restaurants located there — *City Bites* and, most recently, *Sil*!

David Brenner (Yes, the entertainer and former Philly boy!) has chosen this site to locate an "upscale" billiard parlor, the first of a chain of "David Brenner's Billiard Clubs." The entertainer himself (not a spokesperson) addressed a large group of skeptical residents, many of whom live in Society Hill Towers and whose apartments look down on the 212 Walnut Street property. Brenner intends to develop these clubs in response to what he perceives to be a growing recreational trend nationwide by a new group of sophisticated advocates, which by the way, includes women.

David Brenner stated most adamantly that this will not be a "pool hall" in the usual sense. How can it be, he asked, when the interior design will cost one million dollars, the room will be filled with commissioned sculpture and art work, the cost per player will be ten dollars an hour, and the only alcohol available will be wines, champagne, and boutique beers.

Brenner addressed community concerns, much of which were focused on the fear of attracting the "wrong" kind of people to our area. He described several strategies to insure that only the "right" kind of people would patronize the club: (1) Reservations will be required and there will be an informal dress code — if individuals or groups don't look "suitable," they won't be admitted. (2) There will be only 24 billiard tables, limiting the total number of players at any given time to 96. (3) Drinks will not be served in the sports area, where the billiard tables will be located. (4) There will not be a public telephone on the premises. (5) the exterior of the building will remain essentially unchanged, but the interior will be divided between the sports area and the eating/drinking area. With only 30 tables in the eating/drinking (non-sports) area, the maximum number of people within the entire establishment will be 150 at any given time.

Community concern was then voiced in terms of guarantees, such as: How can we be assured that the billiard club will be operated within these strict and refined standards a few years down the line? Mr.

Brenner assured the community that he will take several steps to establish and maintain the billiard club as first-rate and state-of-the-art. He is taking out a ten-year lease, and he said he would be glad to sign his name to any legal document to safeguard any promises to the community. For example, if we request it, he will not sell the business to any other individuals or groups. As he said, logically, if it is unsuccessful, why would anybody else want it? And if it is successful, why would he want to sell it?

Brenner assured the group (as well as several individuals, after the meeting), that he would be both accountable and accessible to the community regarding every aspect of the club's operation, and that he will cooperate in every way to insure that it will become an asset to the neighborhood. As he said, his name and his reputation is "squeaky clean," and he would do nothing to undermine the community's trust. In fact, he feels that he is one of Society Hill's first public advocates. He related an anecdote pertaining to the 60's, during the period of Society Hill's renewal. He was, at that time, a documentary filmmaker, and he made the first documentary film about Society Hill, which focused on the restoration of a historical house on Pine Street.

Enthusiasm for David Brenner's project was expressed by several individuals during and after the meeting, and his presentation was generally favorably received. However, Society Hill Towers residents later requested to meet with him again in order to review specific details regarding potential problems that could be associated with the parlor. (See Zoning Matters, page 8)

According to Brenner, Mayor Goode plans to be there on opening night and Doug McBrearty, manager of the Sheraton Society Hill, is also enthusiastic about it. Brenner said billiards is gaining daily in popularity, because it is an enjoyable activity. Its social stigma as *declassé* is now obsolete. He believes his upscale parlor will become the yuppie meeting place of choice, because it will provide an attractive, relaxing environment in which to socialize and wind down after a day at the office, or, even, before or after a film at the Ritz!

**WE ARE NOT A CLUB!
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SO WHY ^ JOIN SHCA?**



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(Photo by Eugene Mopsik)

Neighborhood protesters (including students from St. Peter's School) picketing on April 13. Bulldozers were unable to complete the work of leveling the ground for a parking lot.

THE PARKING LOT

(continued from page 1)

Streets. Four attorneys who live nearby make up the committee's legal team. They are Robert J. LaRocca, Arthur Kaplan, Thomas R. Kline and William J. Cluck.

The first action was undertaken the following morning, April 13, when approximately 50 protesters (including an enthusiastic group of students from St. Peter's) appeared on the lot and shut down the 'dozer operation until Ross promised that he and Levin would meet the neighbors that evening. The meeting resulted in a standoff: the developer was determined to go ahead with the parking lot, the residents determined to stop it.

On April 20 Common Pleas Court Judge Nicholas M. D'Allesandro issued a temporary restraining order directing Ms. Levin not to cover the ground with any artificial surface until a hearing on a permanent injunction could be held. That hearing was scheduled for two dates which were later postponed. It is now scheduled for June 5, 1989.

Meantime, our councilman, James Tayoun, introduced into City Council an ordinance changing the zoning of the lot in question from G-2 to R-10B which would allow only the construction of one-family dwellings and/or two-family dwellings constructed one above the other. Councilman-at-Large David Cohen, chairperson of the Rules Committee of City Council, scheduled a hearing on the ordinance for May 24. The Philadelphia City Planning Commission unanimously endorsed the rezoning ordinance on May 11 before forwarding it on to City Council. If the zoning change is passed before the parking lot becomes a reality, there is a possibility that

Blumenfeld's variance will hold.

While the temporary restraining order is in effect, attorneys for both sides, following the judge's instructions, have met to try to negotiate terms for possible settlement. Levin's attorneys have suggested she might listen to suggestions for other uses for the property if they promised to be as lucrative as parking. They introduced two ideas: 1) a flea market, and 2) a mobile-home park for the homeless.

Why all the fuss about a parking lot? First of all, there is a question of the suitability of a big, ugly blacktop lot in one of Philadelphia's prime locations. Then there is the extra traffic that will add to air pollution already dangerously high, air breathed by students in the St. Peter's playground on the corner opposite. Then there is the fact that two existing garages, one on 3rd Street, one on Lombard, currently clog the same traffic lanes that the proposed lot will use. Parking lots are notoriously noisy operations — doors slam, motors start up, and voices sound in the day and night. To be safe and secure, parking lots must be very well lighted, also to the detriment of the quality of life in bordering apartments and homes. There is the likelihood that an extra parking facility will itself become a destination for drivers. Finally, since Ms. Levin is half-owner of the large, now mostly empty NewMarket complex and has already proposed a disco for Ross House, what could stop her, if she gets the extra parking, from opening a huge "playground" in NewMarket and really trashing the neighborhood?

SIDEWALK PARKING AVAILABLE: \$2000 cheap!

Are you one of those people who thinks that driving onto and parking on the sidewalks is a cheap thrill that can only get you a \$15 citation, a few more broken bricks, and maybe a dirty look from a neighbor? Think again. Driving over the sewer vents and the water valve covers on our sidewalks can put damaging pressures on the sewer and water services beneath. It can then cost upwards of \$2000 to excavate and make repairs, an expense for which the property owner is fully liable.

The water/sewer system in Society Hill is the *original* system and fragile, at best. At least six damaged and collapsing water/sewer services have been noticed around the neighborhood recently. Two of these have been repaired at considerable expense, and the others remain as disgraceful hazards. There will be more if we can't remember that sidewalks are for walking, not for the convenience of scofflaw parking.

CURRENT EXHIBITS at the HISTORICAL SOCIETY

John Neagle: Philadelphia Portrait Painter

The first major exhibit on John Neagle in more than 60 years opens April 18 and continues through July. This important show will feature 29 paintings and a selection of recently acquired archival materials from Neagle's journals, scrapbooks, letters and related objects.

"A Sufficiency of Wholesome Water: The Philadelphia Center Square Water Works"

An exhibit of 54 original architectural drawings, prints and artifacts relating to the nation's first major waterworks system opened in March and continues through June 30.

"Artists by Artists"

A selection of 15 paintings, sketches and sculpture from the Society's collection on the theme of artists as seen by fellow artists is on exhibit through June 30. Included are the following important pieces: *Charles Willson Peale* by Rembrandt Peale; *Gilbert Stuart* by his student John Neagle; and *Self Portrait* by Thomas Scully.

Gallery admission is free.

1300 Locust Street.

Tuesday through Friday: 9 am - 5 pm.

Saturday 10 am - 3 pm.

INTRODUCING ADDITIONAL EDITORIAL STAFF

The Resident Newsletter is delighted to welcome two new editorial staff members: **Sherrill Joyner** and **Carolyn Mooney**.

Sherrill Joyner is a recent emigre from the Virginia-Washington, D.C. area, where she had lived for twenty-five years. Last October, she and her husband, Chandler, chose to move to Society Hill when a career opportunity brought them to Philadelphia. Sherrill, previously a reporter/editor for a Virginia paper, is currently engaged in a major renovation of her I.M. Pei house. She says she enjoys taking time out from these responsibilities to help *The Newsletter* with editorial decisions and chores.

Carolyn Mooney has been a resident of Society Hill since 1976, when she and her husband, Jim, purchased one of the last remaining historic houses needing restoration. Carolyn has worked as a realtor and office manager/publicist for a realty firm for several years and is currently in "semi-retirement." Involved in several home-related projects where her time is flexible, she has decided to contribute her experience and skills to *The Newsletter* as a way of participating in Society Hill issues.

The addition of these two talented and enthusiastic community members is a very real plus for SHCA efforts.

PROJECT SAVE: Stolen Auto Verification Effort

A pilot program designed to cut down on auto vandalism and auto theft in our neighborhood has been initiated by Captain Clifford Barcliff of the Sixth District Police. This program was modeled after a similar one in New York City, where participating vehicles were stolen or vandalized significantly less often than nonparticipating ones.

The program works like this: A decal is used to identify an owner's car who lives in the district. This decal will give police permission to stop the vehicle if it is being operated between midnight and 6 am. To participate in this program, which is being implemented by Officers Bob Hall and Mike Fusco, here's what you do:

1. Register your vehicle with the Sixth District Police by writing the following information on a 3x5 card: Name, address, phone number(s), license number, and year, make, model and color of car. You may apply either in person or by mail to officer Bob Hall, Sixth District Police, SAVE Program, 11th and Winter Streets, Philadelphia, PA 19107.

2. Police will confirm the information you

give them with the Department of Motor Vehicles in Harrisburg, either while you wait, or, if you've mailed the information. The information will be checked before you pick up your sticker.

3. Show the officer your PA registration and sign a waiver giving the police permission to investigate the operator and vehicle if stopped during the program hours.

4. Your sticker will be affixed, and the number on the sticker will be recorded. Cost for stickers is \$2.

5. If your car is stopped, and if the operator cannot produce proof of ownership or cannot identify the owner's name and address, he or she will be taken to the nearest police district, and the owner will be contacted. However, if the operator can provide proof that he or she is driving the car with the owner's permission, this information will be verified, and the operator will be permitted to go on his or her way.

For further information about the benefits of this program or when and where to register in Society Hill locations, you can call area resident, Marilyn Appel: (H) 922-2626 or (O) 596-8548.

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And now a few words FROM THE MAINTENANCE COMMITTEE

A clean neighborhood is possible. The Maintenance Committee of the SHCA met on April 26 to assess the current situation and to launch a new round of activities. A total of nine people attended. A comprehensive list of feasible projects has been compiled.

A clean neighborhood is a neat place to live. During the first four months of this year, the Maintenance Committee has initiated steps to rehabilitate the Franklin lamps and has itemized for repair the CATV wires which were improperly installed on the fronts of houses. The most recent project has been the removal of all of the (illegal) posters, stickers, and placards from public property within our boundaries. Graffiti cleanup is the next project.

A neighborhood striving to be clean still has its trouble spots. Sad to say, Three Bear Park is among the most troubled locations. At the Maintenance Committee meeting, the need for a vigorous *Friends of Three Bear Park* group was reasserted, and a number of new memberships were subscribed for it. Capital budget assistance from the City will eventually be needed to do an adequate rehabilitation, but the immediate neighbors of the park can and must do a lot, starting now, or the park will be lost to vandalism, hooliganism, vagrancy, and general deterioration. An activist who lives close to Three Bear Park is needed to take charge of the efforts there and to see that improvements are made and maintained.

A clean neighborhood is a safer neighborhood. The Maintenance Committee has enlisted the support of Sixth District Captain Barcliff in the hope of reducing vandalism

and defacements in the future. Residents can all help by reporting vandalism-in-progress to 911 and by notifying the Maintenance Committee of incidents and damages. Posters can be pulled down and sent to the Committee with annotations as to where and when they were found, or an annotated snapshot of damage can be submitted. Evidence will be forwarded to the proper authorities so that they can better deal with the perpetrators. Call Harris Nadley, committee chair, at 925-4282.

A cooperative neighborhood can work wonders. Look at various blocks of Delancey Street or at Lawrence Court or at the ongoing improvements in Washington Square. Anyone can help. The Maintenance Committee would like to have at least two activists from every square block who will work on getting their part of Society Hill clean and keeping it that way. Steps are being taken to form liaisons with adjacent neighborhood associations to widen the scope of cooperation and cleanup. We will reverse the downward slide, regardless of official excuses and topsy-turvy city priorities.

An historic neighborhood is a public trust. Everyone benefits if everyone helps.

FAREWELL TO A FRIEND

After almost eighteen years as pastor of the Old Pine Street Church, the Reverend William H. Pindar left at the end of May to accept a call to Central Presbyterian Church, at 64th and Park Avenue in New York City. Bill Pindar is a man who has made a difference in the lives of many Philadelphians. Under his dynamic leadership the congregation of Old Pine Street Church has more than doubled. He was instrumental in starting the hospice program at Pennsylvania Hospital; he has worked tirelessly to help the homeless. He brought many artistic activities to Old Pine, including jazz vespers and many musical events. He used his clowning ability to good effect on troubled youngsters. During his tour here he spearheaded the building of the Old Pine Community Center which has given space not only to pre-schoolers, Weight Watchers, and senior citizens, but to community groups like SHCA.

A community farewell party for Bill Pindar will be held at the Community Center, 4th and Lombard Streets, at 7:30 pm, June 16, with an admission charge of \$5 at the door — no reservations required. Come and say goodbye to Bill. Tell him we'll miss him.

INCINERATOR

(Continued from Page 1)

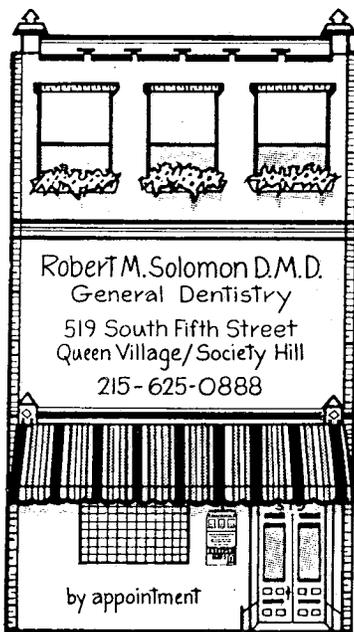
and Society Hill. At this forum, concerned residents had the opportunity to challenge hospital consultants on the details of their plan. It became apparent that two key community concerns were inadequately addressed by the hospital: (1) the question of whether proven technology was being utilized and (2) the lack of adequate characterization of what would be burned in the incineration process. You may recall that SHCA's opposition to the incinerator plan was based upon the environmental threat of the hospital's heterogeneous waste stream — primarily because medical/surgical wastes consist of about 50 percent polyvinyl chloride which, when burned, is a potent source of dioxin, a known carcinogen.

As a direct result of the March meeting, Jefferson Hospital has agreed to utilize the expertise of area universities for independent studies of the solid waste stream before presenting a revised plan to the community. On this basis, the SHCA Board of Directors passed the following resolution at its April meeting:

"This resolution is to affirm the SHCA opposition to the plan proposed in September 1988 by Thomas Jefferson University for a hospital waste incinerator. This is to also acknowledge that SHCA recognizes that Jefferson is taking very positive steps in addressing the SHCA concerns and will in the future have a significantly modified proposal. In light of this, SHCA is prepared to reconsider a new proposal from Jefferson that addresses the community's original concerns."

Dr. Bernard Hamel, chair of SHCA's Incinerator Committee, believes that rather than thinking of the incinerator as a quick solution to their solid waste problem, the hospital must now develop a waste-disposal strategy that will realistically balance their needs while achieving the least possible negative impact on the environment. This involves the concept of *pollution prevention* — thinking about what becomes waste by, for example, redesign at the beginning of a product's life cycle rather than at its end. To accomplish this will require a detailed understanding of where waste is evolved in the hospital, its content, and a variety of effective, non-polluting techniques for its disposal.

In cooperation with Society Hill and Washington Square West civic associations, Thomas Jefferson Hospital will not proceed with construction of their proposed incinerator until specific design modifications have been implemented. The Incinerator Committee intends to review carefully any resubmitted plans, and we will reserve judgment until we see their final plan.

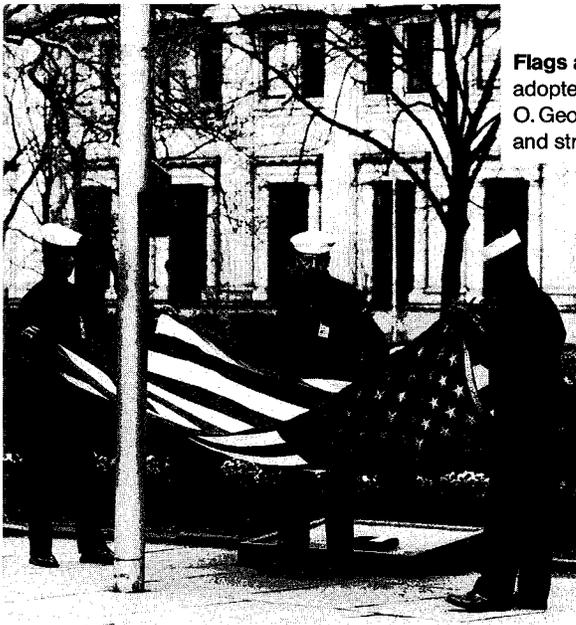




(Photos by Nancy Frenze)

Washington Square on the Move

Flags are flying, flowers are blooming, and the faithful crew of the USS Kitty Hawk, who have adopted the square, come every morning and evening to raise and lower the flag. From left: Airman Juan O. George, Airman Timothy L. Harrison and Fireman Apprentice Lomar Q. Beard carefully fold the stars and stripes.



CHARTER DAY OBSERVED

Charter Day, the 307th anniversary of William Penn's signing of the charter of The Free Society of Traders in Pennsylvania (from which the name "Society Hill" derives) was observed on March 25th of 1989.

Members of the Friends of Nicholas More, the first president of the Society, gathered in the Nicholas More Room at the Society Hill Sheraton for pre-lunch Madiera and Stilton, a proper colonial combination. At lunch the proposed theme was discussed for Charter Day 1990 — "A Walk Down Old Fourth Street".

FLAG DAY: JUNE 14TH — SHOW YOUR COLORS!

Society Hill will be celebrating Flag Day informally. If you have a flag, please remember to fly it. If you wish to acquire a flag, you can do so by purchasing one through the Boy Scouts.

Local Troop 176 is having a flag sale, and you can purchase yours by calling the scout in charge, David Lander at 574-0456.

A 3 x 5 nylon flag, suitable for outdoor use, costs \$29.95. A pole-and-bracket set that can mount on any windowsill will cost an additional \$10.

GOTTA DANCE?

Ross House, on the southeast corner of 2nd and Pine Streets, where George Washington once took tea, is being considered as the possible site of a dance club on the order of the Polo Bay Club at the Warwick Hotel. A dance hall license is required for such use, so a group of alert neighbors calling themselves *The Friends of Ross House* are keeping a sharp watch for the bright orange L&I application notice that must be affixed to the premises advising neighbors that a permit for dancing is being sought. Keep tuned.

ZONING MATTERS

Problems and plans have come before SHCA's Zoning Committee recently. Some have been solved, others await resolution.

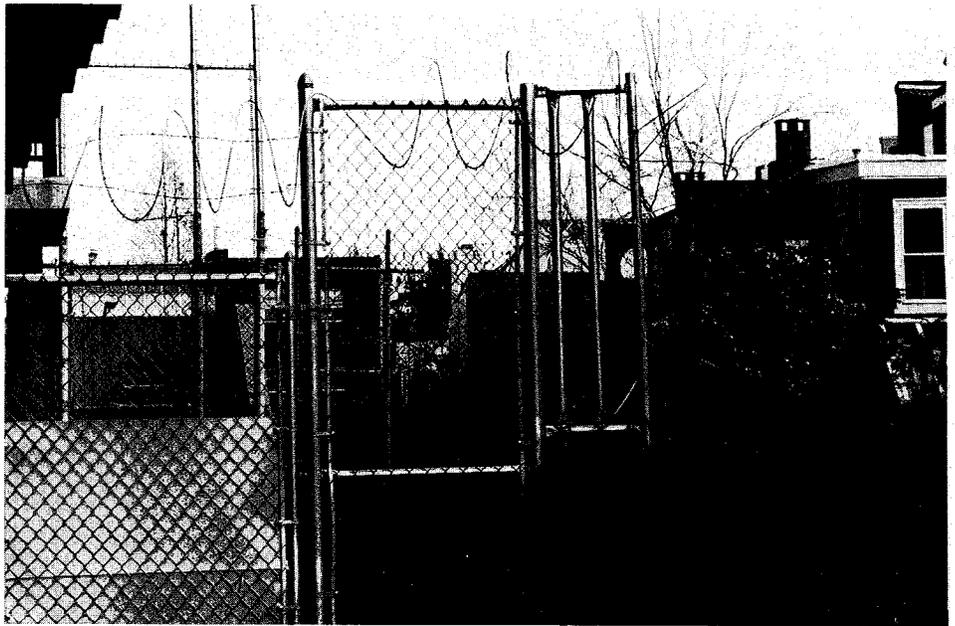
Fencing — Independence Place and Society Hill Club

Representatives from the Society Hill Club, Independence Place, Tower 1, sometimes referred to as the South Tower, and neighbors contiguous to the site appeared before the SHCA Zoning Committee to discuss alternate security measures to replace the cyclone fencing and barbed wire which was erected without a permit and in violation of the City Code by Independence Place and the Society Hill Club. Stephen Kalinowsky, vice-president of Independence Place Associates, was the only principal not in attendance. The representatives who were present were urged to meet with Mr. Kalinowsky and prepare a report for the May meeting of the committee.

Security suggestions made by a professional agency's on-site inspector included: more and better lighting, use of closed-circuit TV cameras, and light-sensor devices that touch off spotlights rather than alarms. The use of wrought-iron fencing and the employment of a night security guard for the summer months when trespassing problems peak was also discussed at the Zoning Committee meeting.

304 S. American Street

The one-story addition was built by Donald Christie and Escher Construction Company without a permit or an open space variance and it violates the City fire code. This addition was subject to a stop work order last summer and when L&I granted permission to temporarily close in the job for the winter, the builder went ahead and completed the addition, inside and out. The principals have agreed to poll the neighbors for permission to retain the addition and legitimize it. They are expected to report back to the committee in May.



(Photos by Nancy Frenze)

Residents of homes on the 500 block of Spruce Street and Manning Walk look out on high cyclone fencing topped with barbed wire.



Variance for Lea & Febiger Building

The SHCA Zoning Committee approved of the application for a variance to convert the Lea & Febiger Building, South Washington Square and 6th Street, into the Marion Locks Art Gallery. The application was presented by Gene Locks, son of the gallery owner, and her attorney, Joseph Greitzer. It calls for offices for the use of gallery employees numbering between six and twelve, a mail order department and gallery space. Eight to ten shows, all opening on Sunday afternoons, are planned and the new owner is contemplating a sculpture garden on the roof at a later date. No impact on parking is expected.

Brenner's Billiard Parlor

David Brenner presented his plan at the April SHCA Board meeting to convert the former restaurant site directly east of the Ritz 5 theater into an upscale billiard parlor. His presentation was favorably received, but upon reflection, representatives from the Society Hill Towers decided that they wanted to meet with Mr. Brenner and review their concerns about foot traffic, loitering, parking, and the type of crowd that will patronize the parlor with the thought of imposing further restriction on the lease.

Note: Discussion of Robert Freyling's addition of a deck to his 3rd Street home was deferred when Mr. Freyling did not appear at the meeting.



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(Photo by Nancy Frenze)

The Park and Lock sign amid five others (for a total of twelve) at 5th and 6th Streets north of Spruce is in the process of renegotiation. The illuminated Park and Lock was the result of a seven-year hassle over an earlier sign erected without a permit and in violation of the City's sign code. It no longer serves the purpose, according to Rochelle Goldin, president of St. James Realty Corporation, a subsidiary of Penn Mutual Insurance Company who owns the Washington Square garage. SHCA Zoning Committee Co-Chairman, Steve Skale and neighborhood representatives met with Ms. Goldin on May 1 to discuss the situation.

Another Goodby — THE VIDEO COMPANY

After eight years of pioneering service to our community, The Video Company on 2nd Street at NewMarket has gone out of business. In the first week of May, Society Hill residents were surprised to see a sign displayed in the window thanking us for our patronage.

Stanley Leffler, proprietor of The Video Company, the first video rental merchant in the area, reported that the reason he closed after these successful and rewarding years is that his lease was not renewed. Questioned further, he said that he was forced to close because for the last two years he had been unsuccessful in seeking to renew his lease with NewMarket's owners, partners Gloria Levin and Mike DiPaolo. Essentially, Mike DiPaolo did agree to a new lease, but Ms. Levin refused to sign the agreement. Mr. Leffler had, of course, tried over the last two years to reach Ms. Levin, but she did not answer his calls. Mr. Leffler said he felt like a child who was caught in a marital dispute over which he had no control, but which controlled his life. This uncertainty, he said, was a major factor in his decision to close shop — because in order to be competitive, the store needed renovation. But, he asked, how could he invest further in the business if he could not be sure of retaining his lease?

When asked about how cable TV affected his business, Mr. Leffler said there was a 30-day, temporary glitch at about the time Society Hill homes became connected to CATV. Since then, however, his business returned to normal volume — so that cable's arrival was not a factor when he made his decision to close.

Mr. Leffler's thoughts centered around our unique community. He said that when he first opened the business eight years ago, this was a premier residential neighborhood where retail establishments served the community. He sincerely hopes that the retail space he occupied will not remain vacant for long, like many of the other NewMarket shops, but he is realistic and resigned, since retail businesses that serve area residents are often being replaced with larger commercial establishments less sensitive to our needs. Mr. Leffler's record proves you can succeed as a small NewMarket retailer serving area residents — *and still not make it!*

Meanwhile, we wish Mr. Leffler well and thank him for doing business with integrity and courtesy. We also bid his friendly and helpful staff a sad farewell. We'll miss them.

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VOLUNTEERS NEEDED THE PHILADELPHIA THEATRE COMPANY

The Philadelphia Theatre Company, whose administrative offices are located at The Bourse, is urgently seeking **daytime volunteers** who can help with office skills, such as light typing and data entry. This theatre company is a nonprofit, professional producer of new American plays, which also needs neighborhood volunteers in the areas of marketing, fund-raising, ushering, and special events. Please contact Lynne or Bernice at 592-8333 if you can donate either your time, energy, or skills to this local, theatrical group. (Performances take place at Plays & Players Theater, 1714 Delancey Street.)

WE ARE NOT A CLUB! SO WHY JOIN SHCA?

**BECAUSE YOU ARE OUR NEIGHBORS,
AND NEIGHBORS HELP EACH OTHER.
BECAUSE WE LOVE OUR NEIGHBORHOOD,
AND WANT IT TO BE THE BEST IT CAN BE.
BECAUSE YOUR PARTICIPATION WILL MAKE
A DIFFERENCE.**

SHCA is entirely a volunteer organization, comprised of Society Hill residents and businesses, whose members have one common interest — a heartfelt desire to maintain the high quality of life we have established here. As an advocacy group, we make our special problems visible to city officials, communicating with persons, elected or appointed, whose responsibilities impact on our historic area. It is incumbent upon all who have an interest in preserving this unique neighborhood to join our efforts.

Don't take SHCA for granted! This newsletter, our major vehicle through which we keep you informed, is distributed to about 2700 households. However, only about 500 households are paid members of SHCA. As you examine these pages, you will see that we are working on your behalf, engaged in several challenges that can affect **you** directly.

It takes work and costs money to fight the good fight! **We need your support.** If you're new to the community or have never been a subscriber, please **JOIN US NOW!** Or, if you have allowed your SHCA membership to lapse, send your check to us today. (Unsure about the current status of your membership? Check with Fluffy Palmer, at 928-1313.) **Let your voice be heard.**

DARTS AND LAURELS

Laurel—to Neighborhood Maintenance Committee Co-chairs Harris Nadley and Don McNeil who work so tirelessly on our behalf. They responded almost immediately to the recent, aggressive graffiti attack. Committee members can be seen almost everywhere removing illegal posters and repairing those wonderful Franklin lamps that help give our streets their distinctive, historical unity.

Dart—to residents who dump household trash into or beside public trash baskets.

Laurel—to the Philadelphia Streets Department for emptying the public trash baskets regularly.

Laurel—to Councilman James Tayoun for introducing the Abbotts Square rezoning ordinance in City Council; also for his support of the dumpster regulation bill (#65).

Dart—to property owners who fail to complete brick repairs to the pavement in front of their homes.

Laurel—to the neighborhood Boy Scouts for their flag campaign.

Laurel—to the Knauer Foundation which recently replaced the roof on the Man Full of Trouble Tavern Museum, a historic site they own and maintain.

Dart—to any and all developers whose plans threaten to change the nature of our community by buying up property here, and who then claim that they have a "greater stake" in Society Hill than we do.

Staff for this issue—Charles Bangert, Sally Buell, Ruth Dugan, Nancy Frenze, Bernice Hamel, Sherrill Joyner, Adeline Kelly, Tim Martin and Carolyn Mooney.

Contributors to this issue—Marilyn Appel, Myrna Field Baum, Don McNeil.

Business Staff—Rita Cohen and Betty Steele.

Deadline for the September issue is August 1.

Articles may be delivered to staff members or mailed to *The Resident Newsletter*, Box #3, Philadelphia, PA 19105.

For advertising rates and information, contact Fluffy Palmer, 928-1313.

ATHENAEUM BOOK SALE

The annual Book Sale of *The Athenaeum* of Philadelphia will be held Monday through Friday, June 5-9, from 10 am to 4 pm. Current and out-of-print books and magazines will be sold, and more books will be added to the selection each day of the sale. There is no admission charge for this event. As you probably know, *The Athenaeum* is an independent research library with museum collections, focusing on the social, cultural and architectural history of the 19th century. It is located in Society Hill at 219 S. 6th in a wonderful building that is on every visitor's "must see" list.

Join us! Tear off and mail the coupon today.

**MAIL TO: Society Hill Civic Association,
P.O. Box 3
Philadelphia, PA 19105
attention: Norm Wallin, Treasurer**

New Member Membership Renewal

Name _____

Address _____

Zip _____ Phone (day) _____ Phone (eve) _____

Single \$12.50 _____

Corporate \$50.00 _____

Household \$25.00 _____

Corporate Sponsor \$100.00 _____

I (We) would be interested in working with the following committees:

_____ Membership

Other Interests

_____ Neighborhood Maintenance

_____ Newsletter

_____ Liquor Control

_____ Town Watch

_____ Zoning

_____ Special Projects

Please make checks payable to Society Hill Civic Association.



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on Rittenhouse Square

Hopkinson House

INDEPENDENCE PLACE

THE PHILADELPHIAN
ON THE PROMENADE AT THE MUSEUM

SOCIETY HILL TOWERS



FACT: The Record Continues...
In 1988 Allan Domb Real Estate outsold all of Philadelphia's other real estate companies combined: at Academy House, Center City One, the Dorchester, Hopkinson House, Independence Place, The Philadelphian, Society Hill Towers and Wanamaker House — accounting for over 75% of all condominium sales!

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HOPKINSON HOUSE

New! Efficiency with city view, "investment potential" **\$55,000**
 Efficiency on hi floor w/south view **\$57,500**
 1 bedroom, park view and balcony **\$87,500**
 Deluxe 1 bedroom, south view, excellent value **\$96,900**
 Deluxe 1 bedroom, high floor, move-in condition **\$112,500**

INDEPENDENCE PLACE

1 bedroom, south view, washer/dryer **\$97,500**
 1 bedroom w/balcony & eat-in kitchen, south view **\$119,900**
 New! Deluxe 1 bedroom, 1½ baths, park view, many upgrades **\$159,900**
 2 bedroom, 2 bath, hi floor, s.w. corner **\$239,900**
 2 bedroom, den area, high floor, southern view, terrace **\$339,900**

THE PHILADELPHIAN

Studio w/large separate dressing area **\$51,900**
 1 bedroom w/balcony, over 1,000 sq. ft **\$89,900**
 1 bedroom, high floor w/terrace **\$104,900**
 2 bed, 2 bath, museum view, terrace **\$269,000**
 3 bedroom, 2½ bath, terrace, over 2,000 sq. ft. **\$350,000**

SOCIETY HILL TOWERS

Corner 1 bedroom with city view **\$91,900**
 New! Corner 1 bedroom with river view **\$115,900**
 2 bedroom, 1 bath, corner city view **\$149,900**
 2 bedroom, 2 bath, river views **\$165,000**
 3 bedroom w/den, river, bridge & city views, customized kitchen **\$339,000**

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2 bedroom, 2½ bath, w/parking fireplace & terrace of each bedroom **\$169,900**

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Studio, southern exposure **\$75,900**
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BEST INVESTMENTS

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