

SOCIETY HILL

# Reporter

[www.societyhillcivic.org](http://www.societyhillcivic.org)

## What's the Word on the Streets?

### Verizon Fios Rollout

**Order Fios service for a single-family home by contacting Brian Magee at Verizon.**

Verizon is rolling out Fios capability across the city of Philadelphia. In Society Hill they have completed installing the main line but have not yet established Fios capability to individual homes. Starting as early as August, Verizon will be working in our neighborhood to install Fios connections to individual homes, **though they are not installing the actual Fios service unless the homeowner requests it.**

Note that this Fios infrastructure is being made available to single-family homes only. Installations to multi-unit buildings and high-rises need to be coordinated directly with Verizon.

Block Coordinators have informed all Society Hill residents of the choice they have between under-the-sidewalk connections or “daisy chain” connections made through adjoining basements, with the agreement of all homeowners in a block. **Unless a daisy chain is agreed to, connections will be made under the sidewalks.**

Many homeowners may prefer the daisy chain option, as it minimizes disruption to the sidewalks. Verizon may need to jackhammer the sidewalks. Although care will be taken, some existing bricks may break during this work and replacements may not exactly match.

To select the daisy chain option, email Verizon at [verizon.phila.osp@verizon.com](mailto:verizon.phila.osp@verizon.com). Verizon will send technicians to any block that wishes to explore how the daisy chain will affect their homes. Neighbors will see whether this option is feasible, as well the extent to which the installation may be obtrusive. **The deadline for this choice has been moved to July 31.**

The Society Hill rollout will be in stages across 13 segments of the neighborhood, beginning in August or earlier. Residents will receive 30 days' notice via US mail. One week before work starts, another notice will be made via door hangers.

For the sidewalk connections, Verizon is installing 18mm pipe below grade to each house. Verizon has assured SHCA that it will videotape the sidewalks before work begins, so that the original state is documented. We suggest that the homeowner also take photos.

Each day, the company will excavate, connect Fios and restore only as much as can be completed on that day. They promise not to leave sidewalks disturbed overnight.

If homeowners want Fios service to be established, have any questions or want to explore the daisy chain option, they should contact Brian Magee at [verizon.phila.osp@verizon.com](mailto:verizon.phila.osp@verizon.com).

Verizon will provide additional contact information, including phone numbers, for neighbors to use if they have issues or questions as the work progresses.

### Traffic Jam Causes Headaches

Traffic gridlock at the Front and Spruce Streets intersection, and the resulting noise, has caused chaos on the 100 and 200 blocks of Pine Street during rush hours and weekend nights.

The problem stems from a decision to change one-way traffic from Dock Street to Columbus Boulevard to two-way traffic, effectively changing three lanes turning onto Columbus from Spruce to a single lane. Parking spaces on either side

*continued on page 7*



**Our favorite vendors are back for the season!**



SOCIETY HILL

*Reporter*

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Find past issues in color  
at [www.societyhillcivic.org](http://www.societyhillcivic.org).

**Submissions**

If you have news that would be of interest to Society Hillers, email Sandra Rothman at [sandra.rothman@aol.com](mailto:sandra.rothman@aol.com). Materials must be submitted in writing and include the name of a contact person. Edited submissions will be considered for publication if space permits. Letters to the Editor must be signed, with contact information.

**SHCA Mission Statement**

The aims and purposes of SHCA are to promote the improvement of the Society Hill area of Philadelphia, including its cultural, educational and civic activities, and the preservation and restoration of its historic buildings; to represent the residents of Society Hill in matters affecting the City of Philadelphia generally and Society Hill in particular; and to interpret the value and significance of Society Hill to the public.

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# Bulletin Board

*Snapshots of the people who make SHCA work.*



**Alison T. Young**, Southwest Quadrant director, currently serves as Managing Director, Leadership & Civic Engagement, at Drexel University's LeBow College of Business. In this capacity,

Alison serves as Executive Director of the Institute for Strategic Leadership and is a nationally recognized expert on civic engagement and leadership.

Prior to joining the University, Alison served as Vice President of External Affairs at the National Constitution Center.

Before moving to Philadelphia, Alison was a senior White House official, serving as Special Assistant to the President and Director of the White House Office of USA Freedom Corps. In this role, she oversaw a \$2 billion federal budget for domestic and international service programs through AmeriCorps, Peace Corps, Citizen Corps and USAID Volunteers for Prosperity, and served as the President's chief advisor on volunteering and service, corporate social responsibility, building a culture of civic engagement and enhancing the capacity of the nation's nonprofit sector.

Alison's commitment to public service carries into her role as a community leader and active volunteer for a number of Philadelphia institutions, including as a member of the Young Friends Committee of the Academy of Music, the Advisory Board of the Garces Foundation, the Board of Directors of the Right to Rock Foundation, the 250th Anniversary Committee of Historic Old Pine Church and the Board of Directors of the Pennsylvania Conference for Women. Alison is a member of the Forum of Executive Women, the Union League of Philadelphia, and the Pennsylvania Society.

She and her husband, David, daughter Zoe and rescue dog Reagan love residing in Society Hill.

**Woody Rosenbach**, Southeast Quadrant Director, is a consumer products executive who ran businesses for Procter & Gamble, Campbell Soup and Mattel Toys. Currently, Woody leads a consulting prac-

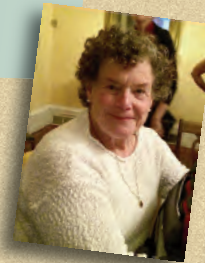


tice with clients including Coca-Cola, Hershey's and Keurig Green Mountain.

Since migrating from Pittsburgh to study at the Wharton School, University of Pennsylvania, Woody fell in love with the city – and with a girl, his wife, Brooke Smith. He has translated the first passion into an ongoing commitment to make Philadelphia a better and more desirable place to live and work.

His non-profit activities have included volunteering at the Please Touch Museum, Drexel University and Leadership Philadelphia. In particular, Woody has lent his marketing and strategic planning skills to numerous organizations.

In 2013, after 20 years of living in the suburbs, Woody, Brooke and two millennial children decided to move into Center City. Following a yearlong search that stretched river-to-river, the family very happily settled on Society Hill, believing, quite simply, that it is a great neighborhood with great people.



**Shelly Hirsh**, Director at Large, and her husband, Bob, bought their home on South 3rd Street 11 years ago. Her husband is a retired physician, and the couple has three wonderful children who are all taxpayers. Shelly was born, raised and educated in Philadelphia, attending Girls' High and Temple University. They love living in Society Hill and have been members of SHCA almost since they first moved here.

Shelly is a retired lawyer and practiced on Rittenhouse Square for most of her career. She and Bob decided to live on the "East Side" of the city. She is a past president of the board of Akiba Hebrew Academy and has served in several capacities on the boards of many non-profit organizations in the greater Philadelphia area. Shelly welcomes the opportunity to contribute to the ongoing challenges facing our community.

**In This Issue...**

**Page 5**  
President's Message:  
Hear from Rosanne Loesch

**Page 8**  
Keeping Posted:  
Revisiting Independence  
Hall

**Page 13**  
Be Well Now:  
Consider a Coach

**Page 14**  
Out and About:  
2016 Open House &  
Garden Tour

**Page 16**  
South Street Headhouse  
District: MilkBoy Comes  
to South Street

**Page 19**  
Headhouse Farmers' Market:  
Beechwoods Orchards

**Page 21**  
Safe and Sound in  
Society Hill:  
Captain Korn Retires

**Page 26**  
Around Philly:  
Parks are Popping Up

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P R E S I D E N T ' S M E S S A G E

## Advocacy and Vigilance

I welcome the opportunity to serve the Society Hill neighborhood once again as president of our neighborhood association. Although I have not served on the board in a little while, I have been active on the Fifth Street Development Committee in the last year and came before you at the General Meeting last October to give an update on the proposed development of the ACME supermarket site. I very much appreciate the mandate that I received from 150 neighbors who signed a nominating petition on my behalf. Your trust in my leadership will guide my presidency.

Our association has lots of concerns on its plate as is usual. Just a sampling of current issues: hiring of a planning firm to assist in the remapping of Society Hill under the new Zoning Code, bicycle lane markers proposed for Spruce and Pine Streets, planning for the 2017 Washington Square Affair, ongoing monitoring of development within and next to our borders, continued work with the Crosstown Coalition to review and comment on changes to the Zoning Code and specifically the power of Registered Community Organizations (RCOs), of which we are one, to have an appropriately weighted voice about development in our communities. These are just the highlights.

However, I like to step back and get a little perspective when I can. Reviewing the progress we've made over time helps to give us the energy and optimism we need to face current challenges. Recently, I had an enlightening conversation with a former SHCA president, and I asked him what the important issues were

when he served. He mentioned the I-95 ramps that threatened to dump highway traffic directly into the neighborhoods along I-95, including Society Hill. Other past SHCA board members have talked to me about the struggle to get a law passed in City Council creating the Historic Commission. Even though our neighborhood is a National Historic District, the actual laws that protect and preserve the neighborhood stem from the Historic Commission's review process required for all exterior permanent changes on structures in Society Hill (brick pointing, roof work, additions, new windows). It's an interesting fact though that, contrary to urban myth, the Historic Commission does not review paint colors!

While advocating for the preservation of our unique and historic community, I find it helpful to remember that our neighborhood is never static, and it will always face challenges to successfully integrate changing development both within and around our borders. We must also be vigilant to preserve the quality of life that attracts people to Society Hill in the first place, including homeowners and renters, townhome and high-rise dwellers, religious institutions, schools and businesses. I promise you that these goals will be at the forefront of my work this year as president. Please introduce yourself to me and other board members at the September 20 General Meeting. I look forward to seeing all of you!



**Rosanne Loesch,**  
SHCA President

**Rosanne Loesch** is an attorney and former president of SHCA. She, her husband and two children have lived in an historic house on Spruce Street since 2002 and, before that, lived for 14 years in the Washington Square West neighborhood.

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## Issues of Community Interest

### Society Hill Neighborhood Plan

The consultant proposals received by the steering group were of very high quality, and were finally narrowed to three firms who were interviewed on June 23 and 24 at the Athenaeum of Philadelphia. Past president Bob Curley ceded his place on the steering group to new president Rosanne Loesch.

### Digital Advertising Signs

Although two new proposed pieces of legislation that would allow digital signage attached to SEPTA subway head houses along Broad and Market Streets and a billboard abutting Pennypack Park do not directly affect Society Hill, the SHCA Board and ZHP will discuss whether our community, as city stakeholders, wants to take a position on these bills. The purpose of allowing the advertising signs is to generate revenue primarily for SEPTA, with a small percentage of it going to the city.

### Crosstown Coalition

In the last issue of the *Reporter* we covered both the Crosstown Coalition (CC) and SHCA

testimony on proposed changes to the regulations utilized by the Philadelphia City Planning Commission (PCPC) to qualify and regulate Registered Community Organizations. Of the 58 proposed changes, the CC took issue with 15. Of these, only five were accepted by PCPC without explanation or discussion.

### 5th Street Development Update

There is little change to what we reported in the last issue concerning the development of the property at 309 S. 5th Street, formerly the Super Fresh Market. Alterra Property Group, LCC has still not purchased the strip of retail stores on the west side of the street at 314 S. 5th Street.

Alterra obtained a Zoning Use Permit from the Department of Licenses and Inspection “as of right” on February 11. On March 11, SHCA filed an appeal of this permit. Alterra requested, and received, a 90-day extension of the hearing date. As the expiration of this extension approached, Alterra requested another 90-day extension. SHCA agreed to a 45-day extension.

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### What’s the Word on the Streets? *continued from page 1*

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of this stretch of Spruce Street complicate the problem further.

Councilman Mark Squilla informed SHCA that the lanes between Dock Street and Columbus Boulevard would be reconfigured to allow for a right-turn lane onto Columbus. The parking on both sides of the 100 block of Spruce between Front Street and Columbus Boulevard will be eliminated. This will result in two eastbound lanes and one westbound.

With approval from City Council, these changes will be made as a summer pilot trial and re-evaluated in the fall.

The pilot solution may or may not resolve the problem. It’s wait and evaluate. If it does resolve the problem, a bill eliminating the parking permanently will go to City Council in the fall. If eliminating parking does not resolve the problem, SHCA will continue to work for a permanent solution.

### Protected Bike Lanes Update

On March 24, the Streets Department received a Transportation Alternatives Program award

from the Delaware Valley Regional Planning Commission for a project titled “Safe Spaces for Cyclists: Building a Protected Bicycle Network.” The project includes both creating and converting existing bicycle lanes into facilities called “protected bicycle lanes,” which are different than conventional bike lanes, as they have flexible delineator posts to clearly separate motor vehicle and bicycle traffic within the roadway. The project also will include striping and signage in high-priority bicycle corridors throughout Philadelphia.

As the *Reporter* goes to press, the city has only received partial funding for this project and has not begun the wider community outreach that will be necessary, particularly to Society Hill, Washington Square West and Rittenhouse Square. These are the three communities along the protected bike lane corridors on Spruce and Pine Streets.

Work on the designs of the protected bicycle lane corridors project won’t begin until the city completes a public outreach, analysis and information gathering effort. To read frequently asked questions about this project, visit:



**Here’s what a protected bike lane in Washington, D.C. looks like.**

## KEEPING POSTED

BY AL CAVALARI

## Revisiting Independence Hall

We can learn a great deal about the past by looking at the things left behind. Old pieces of pottery, tools, perhaps clothing, furniture or documents — the stuff of our everyday lives — are all historical artifacts.

**The Humble Postcard**

From the 1890s through the first half of the 20th century, the world was littered with a paper blizzard of a mass-communication media: the common, cheap, readily available, easy-and-quick-to-use humble picture postcard. It was the email of its day, but it always carried an attachment by way of an image. From the evil to the sublime, human activity in all its forms was captured and preserved on postcards. Untold numbers survive for those willing to look for them.

I have been collecting postcards for decades, inspired by my parents, who have been dealers since the '70s. We regularly set up at shows where we buy and sell cards. As with stamps and coins, postcard collecting is an organized hobby, with clubs, shows and publications. The best way to find postcards and to get an education about them is to attend those shows. They take place regularly in Lancaster, Allentown, various towns in New Jersey and, once a year, in York. That two-day show is said to be the largest in the country, bringing in dealers and collectors from around the world. My collection numbers in the multiple thousands, and I collect many topics, from simple town views to political and social history.

Postcards provide us with a fun way to look at our neighborhood in earlier times, so let's take a look at a couple of cards that focus on that little Pennsylvania government building in our neighborhood.

**Philadelphia Celebrates July 4th**

"Philadelphia – Independence Hall on Fourth of July" was postmarked March 4, 1906, meaning it must show that holiday no later than July 4th, 1905. I spent a day reading the newspapers up to that date in the hopes of being able to identify the exact event and find out what is going on in the scene. I found nothing that tells me which 4th of July is being shown here. I did learn that the usual form of the celebration was a ceremony on Independence Square with a keynote speaker. Then, the entire celebration would move out to Fairmount Park for the parade. My guess is that this moment shows the VIPs leaving for Fairmount Park after the events at the hall have concluded.

I particularly like two aspects of this card. It shows the neighborhood before some 200 buildings across from Independence Hall were razed to create the park we know today. The best part is the group of folks carrying the flags at center left. Even to the naked eye, those flags are consistent with the appearance of Civil War regimental flags. With a magnifier, the people around them appear to be all dressed alike and in formation. I believe that this is a group of Civil War veterans out to celebrate the survival of the government they saved.

**Historical Treasure Hunt**

The second card is from a set of ten published by Edward Stern and Co. in Philadelphia. Printed prior to 1906, it shows the assembly room of Independence Hall when it was used by the city as museum space. Try this for fun: Grab some kids and go on a history treasure hunt. Compare this photo with what you see in the room today. You will have to walk around the neighborhood a bit to visit most of the artifacts that were in the room in 1906.

At that time, it was thought that the desk in the center, which we now know as the Senate Secretary's desk, was the desk on which the Declaration and the Constitution were signed. You'll have to go across the yard to Congress Hall and see it there. Notice the little glass



**Philadelphia – Independence Hall on Fourth of July postcard**



KEEPING POSTED



**Independence Chamber:  
Independence Series No. 3,  
postcard from a set of ten  
published by Edward Stern  
and Co.**

box on the pedestal at the lower left. It displays a Philip Syng inkwell, one of which each delegate used to sign the Declaration and the Constitution. You'll find it in the West Wing of Independence Hall today. The portraits shown in the card are now at The Second Bank at 420 Chestnut Street. We house our portrait gallery there. Walk over and find out why we have so many paintings all the same size and who those people are. [Editor's note: These portraits were painted by Charles Willson Peale, an ancestor of our layout editor Judy Lamirand.] To see the 1890s woodwork in this image you need to walk over to the Lit Brothers building at 8th and Market, where Mellon Bank reinstalled it in their lobby for all to see. The woodwork seen in the room today is from the Park Service restoration done in the 1960s that returned the room to its 1776 appearance. The chandelier in the card is the one

installed for Lafayette's grand last visit to the United States in 1824. It has since been replaced with a period-correct piece from 1776.

The most meaningful artifact in the card is still in the room. The chair at center is the one George Washington used when he ran the meeting that gave us the Constitution and nation we know today. For all the change that has swirled around it, the chair remains steadfastly planted right there in the room where he left it. Go find out why it is called The Rising Sun Chair and interpret for yourself if the events that took place in that room represent hope or despair.

**Al Cavalari** is a certified member of the Association of Philadelphia Tour Guides and gives tours as a volunteer for the National Park Service and the Elfreth's Alley Association. For a day job he operates The Flag Guys, a flag business in upstate NY.

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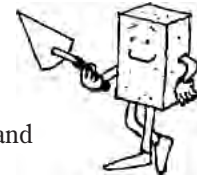
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‘ FIX THE BRIX ’

BY MARTHA LEVINE

# Have You Fixed Your Brix?



**Rick the Brick**

With warm weather upon us, it's a great time to have your front sidewalks leveled to prevent pedestrian mishaps. Since September 2009, 160 households have taken advantage of SHCA's generous subsidy program. Current members can receive a reimbursement of up to 40 percent of the total invoice for amounts up to \$400, and non-members can receive up to 40 percent of the total for amounts up to \$300. So far, homeowners have spent a total of \$215,174 fixing their sidewalks and have been reimbursed \$44,476 by SHCA.

Our mostly brick sidewalks become uneven through invasive tree roots, soil shifts, weather upheavals, etc. This program began as a service to the neighborhood, and we are fortunate that SHCA has the funds to remedy this problem. We thank all participants for making Society Hill a safer place to walk.

Here's how to start:

- Take a photo of your problem sidewalk and email to me at marthalev6@gmail.com.
- Contact one or more masons or arborists to give you an estimate. Need a list of masons or tree experts? We can provide neighbor-recommended contractors to work with you.
- After the work is done, make a copy of your **paid** bill, and send the original invoice and a copy of your cancelled check with an "after" photo to: SHCA, P.O. Box 63503, Phila, PA 19147.
- Receive a subsidy check within a few weeks.

For more information, contact Martha Levine at 215-629-0727 or marthalev6@gmail.com.

**Martha Levine**, an active SHCA board member, has created and chaired many projects, such as Block Coordinators, Welcome Baskets, Franklin Lights and the Open House and Garden Tour.



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## BE WELL NOW

BY JULIE FEATHERMAN

## Have You Reached Your Goals?

*Maybe a coach is just what you need.*

We all want to look and feel our best. We exercise, revamp our diets, read the latest self-help books and attend workshops, but often our efforts fall short of the mark. Why is it so difficult to set and reach our goals?

Now might be the time to consider working with a coach. Nutrition, fitness and life coaches abound. Get serious, and invest in a coach who can help you strategize efficiently, set measurable goals, keep you motivated and provide accountability for your efforts. Read what these experienced coaches have to say about getting the help you need.

### Nutritional Coaching

Eating healthily and losing weight are at the top of many of our to-do lists. Emotional eating, stress, over-eating and chronic dieting can wreak havoc on our metabolic system. **Jolene Hart**, a local Certified Health Coach and author of *Eat Pretty*, believes that “inspiration” is the key to success. Her plan? “Getting unstuck from a food rut, overhauling a diet that’s not working for your body or meeting a need for additional skills and ideas — and implementation and support to meet your big goals by making small changes and sticking to them with the help of your coach!”

**Juliet Burgh**, Vice President and Nutrition Director of Unite Fitness, CHHS, insists that “People have a hard time reaching their fitness goals because they aren’t getting the right ratio of protein, carbs and fat in their diet.” Counting calories may not be the key to weight loss. Burgh says, “I would rather have someone eat an entire 85 percent dark chocolate bar than a fruit salad, which has more sugar.” Who knew?

Hart stresses accountability as a must for coaching. “I definitely hold my clients accountable, but I also work with them to find out why a change might not be happening easily, if that’s the situation we’re in... I know all about distractions and juggling many demands at once.”

### Fitness Coaching

“Personal training is now recognized as a valuable asset to even the most seasoned gym member,” says **Jesse Frank**, Fitness Director and Vice President at Unite Fitness. **Colleen McNally**, a Certified Personal Trainer at City Fitness, could not agree more. As she puts it, “The long-term pros of working with a trainer are accountability,

great form, no plateauing and correct progressions and regressions.”

Personally, injury prevention is my top concern when it comes to my fitness regime. Says Frank, “Personal trainers who offer movement assessments can help to identify physical limitations, imbalances and asymmetries in the body, any one of which could lead to injury, poor performance and decreased enjoyment of exercise.”

It’s not just about finding an exercise routine you like and sticking to it. As McNally says, “Working with a trainer helps you stay on track. It helps you make sure you are progressing and staying focused on your goals. Sometimes trainers notice small progressions that you may miss. If you don’t have a great support system outside of your sessions, a trainer makes you feel like you have someone who can relate and cheer you on.”

### Life Coaching

Many of us don’t even know what goals we want to reach. We often feel stuck and are unable to see a way to move forward. How can a life coach help? A life coach can address a whole host of issues, like career questioning, relationship struggles, managing stress, saying “no” and setting boundaries. Notes Professional Life Coach **Lisa Kinkaid**, “A coach helps with powerful questioning to get to the roots of what’s truly important to you. As a coach, I find it helpful to understand what my clients value in their lives and what they would like to see happening in the future. With this approach, it’s much easier to determine goals and action steps.”

Life coaching works best for people who are ready to take the time and made the effort to move forward and improve their lives. Kinkaid stresses, “The benefit of hiring a life coach is experienced through an ongoing relationship aimed at achieving, understanding and creating momentum. I typically recommend weekly sessions to start and once momentum is gained, spacing them, as needed, by the client.”

Sustaining a lifestyle change can be challenging, so don’t go it alone.

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**Julie Featherman** is the owner of Juju Salon & Organics, 713 South 4th Street. Her mission is to help people live healthier, minimize their carbon footprint and think sustainably.



## OUT AND ABOUT

## 2016 Society Hill Open House &amp; Garden Tour

Despite the threat of rain and a power outage on Pine Street between 5th and 7th Streets, where several of the tour houses were located, this year's tour was a surprising attendance record-breaker! Tour goers came from far and wide: Society Hill, Rittenhouse Square, South Philadelphia, northern neighborhoods, Philadelphia suburbs, Chester, Montgomery, Bucks counties, New Jersey, New York City and even from as far away as Florida.

All proceeds benefit SHCA and are used for neighborhood improvement projects like "Fix the Brix," Tree Tenders, graffiti removal and more.

Many thanks to the generous homeowners who opened their homes and gardens. We commend all of our many volunteers who hosted visitors at each of the houses — you make this tour possible. Thanks to all who attended and supported our neighborhood. Special thanks to Linda Skale and Martha Levine for all their hard work in orchestrating this much-loved annual event and fundraiser. We also are grateful to Bonnie Halda for the photos of the event that you see here.

**Bonnie Halda** is a freelance photographer specializing in historic buildings and the urban environment. She's also a historical architect with the Northeast Regional Office of the National Park Service.



OUT AND ABOUT



## SOUTH STREET HEADHOUSE DISTRICT

BY CLAIRE BATTEN

## MilkBoy Comes to South Street



**MilkBoy's epic 'bacon bowl' is a hit with both the late-night and early morning crowd.**



The idea for a South Street MilkBoy location was hatched one summer on Long Beach Island, when Ken Silver, owner of local Philly landmark Jim's Steaks, was vacationing around the same time as Jamie Lokoff and his family. Jamie and his business partners were actively looking to expand their MilkBoy concept — a bar, restaurant and music venue rolled into one. Ken mentioned that a vacant space had serendipitously opened up opposite Starbucks on the 400 block of South Street.

"That corner of South Street is one of the top five iconic street corners in Philadelphia because of Jim's Steaks," says Jamie. "Every guidebook tells you: If you are coming to Philadelphia, then you have got to get a cheesesteak at Jim's. But Jim's doesn't sell fries or cater to vegetarians, so the idea grew from there. We're going to provide the fries to go with Jim's cheesesteak and also produce a chicken cheesesteak and a vegetarian version that's very popular at our current location."

MilkBoy grew out of Tommy Joyner's punk/hip-hop music studio, which opened in 1994 above Zapf's Music in North Philadelphia. Tommy moved to Ardmore, picked up Jamie as a partner, opened a coffee shop/music venue in Ardmore — now Melodies Café — and in 2007, opened a coffee shop in Bryn Mawr — now Hothouse Coffee. Tommy's brother-in-law Hanson came on-board to run the food and beverage side.

Then, in 2011, the partners introduced the MilkBoy name to Center City. Having sold the original Main Line coffee shops, the MilkBoy team moved their enterprise downtown with the recording studio landing at 7th and Callowhill, and the new bar coming to 11th and Chestnut, across the street from Jefferson Hospital.

This location proved to be advantageous and guaranteed a constant stream of foot traffic. Jamie explains, "Milkboy on Chestnut Street is busy at all hours, because the vibe changes throughout the day, dependent on the crowd at any one time. In the morning, the café attracts office workers and in the afternoon, hospital visitors. Then in the early evening the space morphs into a bar and music venue for up-and-coming bands. Late at night, MilkBoy is popular with doctors and nurses coming off their shifts

at Jefferson, all wanting a beer and a burger to help them unwind."

It is this multi-use concept that Jamie and his partners plan to reproduce here on the corner of 4th and South Streets. There will be a takeout window, a bar and casual seating for 40 downstairs, with additional seating upstairs. In the evening, MilkBoy turns into a lively music venue, featuring acts from the Electric Factory's roster.

The menu at MilkBoy on South won't just stop at burgers and cheesesteaks. Chris Beyers, formerly a chef at Garces Group, has been appointed to develop a locally sourced menu to appeal to a broad crowd of South Street locals and visitors. One of the specialty items on the menu at MilkBoy — aside from their best-selling nachos and their famous "bacon bowl" — is an array of exotic ice creams, which will include hops and fruit-loops flavors. The latter is sure to be a winner.

Michael Harris, Executive Director of South Street Headhouse District, is thrilled by this new addition to our neighborhood: "Jamie and his team have done a beautiful job converting both the inside and the outside of the building, and we think this is going to be the newest 'go-to' destination on South Street. MilkBoy joins a fast growing list of great restaurants and stores in the district."

To learn more about MilkBoy visit [www.milkboyphilly.com](http://www.milkboyphilly.com). And, yes, I did ask: have any famous artists visited the MilkBoy studios? Lokoff was reluctant to name-drop, but, when pressed, admitted that Miley Cyrus, James Taylor and Nicki Minaj had stopped by the studio. And, M. Night Shyamalan apparently is a big fan of MilkBoy's vegetarian seitan cheesesteak!

### Special Offer for Reporter Readers

MilkBoy on South Street is extending a **special offer** during the first month of its opening. Visit MilkBoy on South Street during July, spend \$20 in the café or bar, mention this *Reporter* review to your server and **receive a free ice cream as a thank-you** for trying out MilkBoy.

*Offer not redeemable for cash and only applicable at new South Street location.*



**SOUTH STREET HEADHOUSE DISTRICT**

## Joynture to Occupy Pearl Building

The large, landmark Pearl Building at 417 South Street will soon be home to Joynture, an innovative co-working space that launched in New York City in 2014. Joynture creates comfortable, productive workspaces that offer flexible options for users, including day and month passes, as well as permanent office space and customized team rooms. They also provide communal areas for coffee and refreshments where members can collaborate on projects. Their typical member is a startup, but they welcome anyone and everyone who is in need of workspace. Members also reap benefits in the form of discounts from Amazon Web Services, UPS, ZipCar and other affiliates.

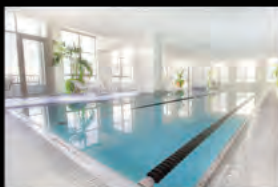
Cofounder Kyle Riggle explains the move: "South Street is incredibly interesting. There is a lot of history here. We saw tremendous potential. There seem to be a lot of people in the area who work from home or in coffee shops, so we identified this area as a location where a co-working space was needed and would succeed." A recent

transplant to Philadelphia, Kyle extolls his adopted city: "I moved here last year from Brooklyn with my wife and our two dogs. We are loving it!"

South Street Headhouse District Executive Director Mike Harris is pleased about the arrival of Joynture: "This is the first co-working space on South Street and is an excellent use of the building. We are confident that Joynture will bring vitality to the street in the form of lunchtime and daytime foot traffic. We are also very excited about the Storefront Improvement Grant, which will fund a street-level upgrade to the building." Headhouse Square's own Ambit Architects is doing the Joynture design, so there is confidence that the design will fit the local aesthetic.

For further information about Joynture please visit [www.joynture.com](http://www.joynture.com) or stop by 417 South Street later this summer.

**Claire Batten** and **Keri White** are the dynamic duo behind Philly Food Lovers. They are business partners in KCC, a marketing and copy-writing agency.



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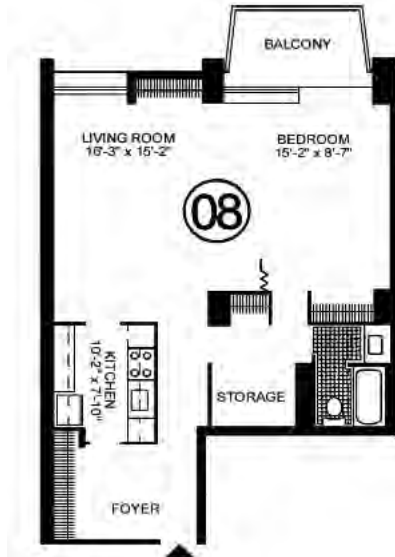
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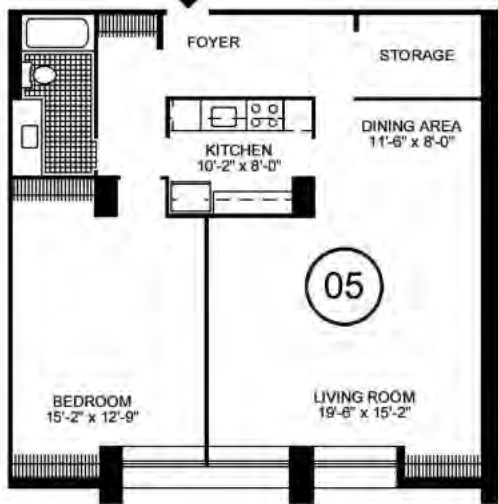
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# Hopkinson House

604 S. Washington Square



Large one bedroom on a high floor with an open living and dining area, galley kitchen, a private balcony overlooking Washington Square, and ample closet and storage space throughout. 843 sf | **\$339,000**



Deluxe one bedroom on a high floor with spectacular southern views, galley kitchen, oversized windows allowing generous natural light, and excellent closet space throughout. 1,003 sf | **\$379,900**

# SOCIETY HILL TOWERS

220 Locust Street



One-of-a-kind studio penthouse with spectacular panoramic views, a large walk-in hallway closet, open living area with floor-to-ceiling windows, and a unique lofted sleeping area offering room for two. Great potential! 522 sf | **\$225,000**



Unique one bedroom, one bathroom penthouse with soaring ceilings, exposed wood beams, updated kitchen and bathroom, and open living area with floor-to-ceiling windows offering breathtaking panoramic river and city views. Needs some work. 728 sf | **\$339,000**

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**HEADHOUSE FARMERS' MARKET**


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BY KATY WICH AND LISA KELLY OF THE FOOD TRUST

## Beechwood Orchards

*It's a Family Affair*

With the bounty of summer fruits and vegetables bursting around us, The Food Trust's Headhouse Farmers' Market is a veritable feast for the senses. I managed to catch up with Beechwood Orchards' Melissa Allen, a 10-year veteran of the market, who shared her journey back to farming, as well as two wonderful recipes.

Beechwood Orchards is a fifth-generation family-owned farm that has been operating in Adams County for over a century. When asked what her position was in the Beechwood Orchards organization, Melissa laughed, "I wear a lot of hats. Mainly, I manage the vegetables, and my dad and brother handle the fruit." But her path to farming the land was not direct; it came via a bachelors' degree in psychology and a passion for hobby gardening. She explains: "I never thought I would be a farmer. I left the farm, studied psychology in college, got married and became interested in plants in a very casual way — houseplants first, then we started gardening and growing some vegetables — like on our patio, not on any grand scale. But I really liked it, and after my second daughter was born, it just made sense to us to return to the farm, so 10 years later, here I am."

Beechwood Orchards employs about 20 people at the peak of the season. With all picking and packing done by hand, that number is necessary. These days, they are harvesting blueberries, plums (over 20 varieties; Melissa's dad Dave is a big fan) peaches, squash, cucumbers, tomatoes and herbs.

When asked for the secret to getting her kids to eat vegetables, Melissa did not miss a beat: "Melt cheese on it." As for her favorite way to use vegetables, she offered a classic and adaptable caponata recipe: "I don't really follow a recipe, I just chop an eggplant, an onion, some tomatoes, a zucchini — really whatever vegetables I have on hand and need to use. Place on a baking sheet with some olive oil and roast at about 400 degrees until they get soft, around 25 minutes. Then add some chopped green olives, crushed garlic and a bunch of chopped fresh parsley and basil. Mix it up and spread it on focaccia bread. It looks terrible but it's delicious."



**Dozens of different kinds of apples are grown at Beechwood Orchards.**

Melissa is also a fan of using fruit in green salad: "I like salads to mix a number of flavors, so I usually include greens, a fruit, nuts and a pickled vegetable."

Her recent favorite:

- 1 bunch romaine
- 1 peach, ripe, but still firm
- 1 handful pecans
- ½ red onion, pickled\*
- Your favorite sweet and sour dressing

\*To pickle a red onion, or any vegetable, Melissa offers the following advice: "Mix ½ cup white vinegar with ½ cup water and a teaspoon each sugar and salt. Bring to boil and pour over sliced onion — or any vegetable you want to pickle. My fridge is filled with jars of pickled vegetables, which can sit in brine for 10 minutes, 10 days or even longer."

For more information about Beechwood Orchards, visit:

[www.beechwoodorchards.net/home.html](http://www.beechwoodorchards.net/home.html).

For more information about The Food Trust Farmers' Market Program, visit:

[www.thefoodtrust.org/farmers-markets](http://www.thefoodtrust.org/farmers-markets).




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**The Food Trust**, in partnership with Get Healthy Philly, operates more than 25 Farmers' Markets in Philadelphia, including the Headhouse Farmers' Market, Philadelphia's largest outdoor market. For more than 20 years, The Food Trust has been working to ensure that everyone has access to affordable, nutritious food and information to make healthy decisions.

## 247 PINE STREET



This endlessly elegant four story single family 4 bedroom townhome has been thoughtfully modernized while maintaining its original character. The historic home features an extra wide living area with a fireplace and oversized windows, glass solarium dining room, a fully renovated kitchen, and a private patio and garden perfect for entertaining. There is a sun-filled den/library with cathedral ceilings and exposed brick, a master suite with a fireplace and original pine floors, a large finished basement, and ample closet and storage space throughout.  
3,246 sf | **\$1,395,000**

## 212 DELANCEY STREET



This one-of-a-kind 3 bedroom plus den, 2 full, 2 half bathroom home features a marble foyer, eat-in kitchen, dining room, and custom mural work throughout. There is a bi-level den with a spiral staircase, sun-soaked master suite, and a grand living space complete with soaring ceilings, marble floor, and sliding glass doors that open to a charming brick patio. Priced to buy, this a perfect opportunity to restore or enhance this Society Hill gem. 2,838 sf | **\$895,000**

## THE LIPPINCOTT

227 S. 6th Street

High-end, fully custom 2 bedroom plus den, 3 bathroom home with custom lighting, an open chef's kitchen with granite counter tops and wood cabinetry, brick walls in the living area, 11 foot ceilings with exposed beams, fireplace, private terrace with city views, and beautiful dark oak floors throughout. Parking and storage space in the building are included.  
2,189 sf | ~~\$2,100,000~~ **PRICE REDUCED \$1,895,000**



**SAFE AND SOUND IN SOCIETY HILL**

BY MARILYN APPEL

# A Changing of the Guard

**Captain Korn retires (almost).**

Brian Korn has been the Commanding Officer for the Sixth District for nearly 20 years. No one else has served this long in any district in Philadelphia. He has done an amazing job as one of the most community-oriented captains in the police force. His door has always been open to all. Captain Korn is well-known throughout the city as one of its best Commanding Officers, and has trained many other police officers. It's a most difficult job, where the daily influx of commuters nearly doubles the population. Brian Korn has always been there when you need him, and we will miss him very much. But he is not going away altogether — he has taken a position with Center City District and we may see him occasionally still roaming the streets that he loves. A new CO has been appointed, Captain Ryan, and we wish him the best of luck in his new position. We'll tell you more about him in the next issue of the *Reporter*.

**The Sixth District needs your generosity.**

You may not know how much our Community Relations Officers do for the adults and children in our district. They provide food baskets for

the needy at Thanksgiving and Christmas, dinner for officers who work on Thanksgiving Day, old phones for domestic abuse victims or the elderly and used books for domestic shelters. In addition, they run various events for kids in the summer. They, along with the Police District Advisory Council, not only run these events but also do a Christmas Party — food and Santa included — for the kids where every child gets a Christmas gift that they would not get otherwise.

All this costs money, so we appeal to neighbors for their help. Can you give a little — or a lot? Send contributions, which are tax deductible, to Officer Julie Carpenter, Sixth Police District, 11th and Winter Street, Philadelphia, PA 19102. Make checks payable to: City of Philadelphia, Sixth Police District Advisory Council, and in the memo section of the check, write in "donation." It may be a while before the holidays, but your help now will pay for summer events, putting us ahead of the game. Your generosity is much appreciated.



**Captain Brian Korn**

**Marilyn Appel** has served as chair of our Sixth District's Police District Advisory Council since 1980.

**Society Hill List of Contractors**

Current SHCA members may request a copy of the updated **Society Hill List of Contractors** — all highly recommended by neighbors.

Please contact Martha Levine at 215-629-0727 or email: marthalev6@gmail.com.



**Neighborhood Checklist**

- ✓ See a Franklin light that's out? Call 311 to report it.
- ✓ Check your brick sidewalks for winter damage. See page 11 for how to "Fix Your Brix."
- ✓ Keep our sidewalks safe. Turn on your front door lights after dark every night.
- ✓ See graffiti on our neighborhood public spaces? Email todd@graffitiremovealexperts.com. For removal on private property, call 311 or 215-686-8686.
- ✓ Use your home security system! Let it help protect you.

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928 sf | **\$399,900**

### Spacious One Bedroom with Beautiful Sunset Views

Large one bedroom featuring a renovated open kitchen with built-in dining area, a custom renovated bathroom, spacious master bedroom with walk-in closet, washer/dryer in unit, and hardwood floors throughout.

940 sf | **\$379,900**



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### Two Bedroom on a High Floor with a Balcony and Sunset Views

Recently updated two bedroom, two bathroom with a bright and spacious living room and dining room, upgraded kitchen with dark cherry cabinetry, stainless steel appliances and granite countertops, excellent closet space throughout.

1,387 sf | **\$769,900**

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## Louis Kahn Esherick House Restoration Honored

The Preservation Alliance for Greater Philadelphia recently honored the Society Hill design firm **k YODER design** with a Preservation Achievement Award for its work in restoring the Esherick House in Chestnut Hill.

The house is one of only nine designed by Louis Kahn, one of the 20th century's greatest architects and a renowned sculptor. It is widely

regarded as one of his best works and was well maintained by previous owners, but needed new utility systems and a more practical kitchen.

The firm was lauded as much for the way they protected the original integrity of the house as for the actual changes they made to the iconic structure. Kudos to our Open House Tour and advertising partner!



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If you would like to secure one or more copies, please fill out the form below and forward with a check or money order to SHCA, P.O. 63503, Philadelphia, PA 19147. Make check payable to the **Society Hill Preservation Fund**.

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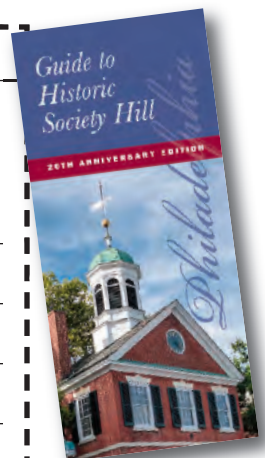
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MEMBERSHIP REPORT

BY MATT DEJULIO

# 2016 Membership Drive on Course for New Record

By early June, 1,060 Society Hill residents had either renewed their SHCA membership or joined for the first time — slightly ahead of the same time last year. We are on course to possibly exceed the all-time high of 1,103 reached last year when we beat the 2013 record of 1,068.

So far 154 new members have signed up — well ahead of last year at this time — but 127 residents have not yet responded to two mailings and one email reminder. If you have delayed in sending in your renewal or wish to join, please do so today.

As a special bonus this year, every member may receive a **free** copy of the recently published *Guide to Historic Society Hill*. You may receive it electronically if you prefer that over the spiral-bound edition. Just email mattdejulio@aol.com and let me know you wish to be put on the distribution list. The book will retail for \$10 and will be available at Philadelphia History Museum. An order form can be found on page 24 for those who wish to purchase extra copies by mail.

We welcome each of the over 3,600 households to join SHCA. Your civic association helps protect your real estate investment by funding many of our improvement projects, as well as providing subsidies to neighbors who plant trees and fix their sidewalks. We help enhance your quality of life when we advocate on your behalf regarding zoning changes, real estate taxes, crime problems and traffic issues. All of this is accomplished through the hard work of our dedicated board of directors, committee members, block coordinators and, most importantly, your membership dues.


Without member dues, SHCA would cease to function. Protect your neighborhood and your real estate investment. **Sign up today!**

Email Mattdejulio@aol.com with questions or comments. They will be shared with our board members, who represent every quadrant in our most unique historic neighborhood.

Don't forget the extra perks of membership:

- Discounts at participating businesses
- An extra \$100 subsidy for fixing your bricks
- Free contractor's list
- Free historic window decal for your house, along with a copy of the historic register
- Preferred pricing at social events such as the Washington Square Affair
- Free copy of updated *Guide to Historic Society Hill*

**Matt DeJulio** is a retired publishing executive. He has served SHCA as its administrator since 2001.



## Membership Application

---

Name \_\_\_\_\_

---

Address \_\_\_\_\_ Apt. # \_\_\_\_\_

---

City, State, Zip \_\_\_\_\_

---

Home Phone \_\_\_\_\_

---

Work Phone \_\_\_\_\_

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Email (print clearly) \_\_\_\_\_

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IMPORTANT: Today, most everyone communicates via email. Please be sure that we have your current email address — so that you can receive important updates between publication of our community newsletter. All SHCA emails will be judiciously screened, and rarely will we send emails more than once a week. Nor will we share your email address with anyone else. This convenient, 21st-century system helps save our civic association postage costs, while keeping you regularly informed.

**Residential Memberships**

\$ 50 Basic Household Membership

\$ 40 Senior/Student/Single

\$ 100 Federal Friend

\$ 150 Georgian Grantor

\$ 300 Jefferson Benefactor

\$ 500 Washington Benefactor

\$ 1,000 Benjamin Franklin Benefactor

**Business Memberships**

\$ 100 Institutions — 5+ employees

\$ 60 Institutions — fewer than 5 employees

**Additional Contributions**

\$ \_\_\_\_\_ Washington Square Beautification      \$ \_\_\_\_\_ Franklin Lights

\$ \_\_\_\_\_ Sidewalk Cleaning/Graffiti Removal      \$ \_\_\_\_\_ Tree Tenders

\$ \_\_\_\_\_ Zoning and Historic Preservation      \$ \_\_\_\_\_ McCall School

Total Enclosed \$ \_\_\_\_\_

Charge VISA/MasterCard:

---

Number \_\_\_\_\_ Exp Date \_\_\_\_\_

---

Signature \_\_\_\_\_

The following topics are of special interest to me. I welcome receipt of email updates on these topics.

Clean-Up Day

Washington Square

Zoning & Historic Preservation

Franklin Lights

Social Events

Fundraising

Dilworth House

Property Taxes

Local Crime

Reporter

Casino Issues

Incidents and Alerts

Please return completed application to:  
**Society Hill Civic Association**, P.O. Box 63503, Philadelphia, PA 19147

## AROUND PHILLY

## Parks Are Popping Up

**T**ruck in potted trees. Set up café tables. The temporary streetscape might be the perfect urban fix for our times. Since pop-up spaces enable cash-strapped cities to create parks and plazas without spending a bundle, they've become a form of instant municipal gratification. "Temporary parks allow cities to test-drive new public spaces," says Prema Gupta, who master-minded several instant parks in Philadelphia. "We don't have to wait four years to get a great public space."

**Viaduct Rail Park**

10th and Hamilton Streets

The Philadelphia Horticultural Society (PHS) has transformed an empty lot into an urban oasis. This garden features installations by designers, artists and historians, who will introduce the public to the rich history of the proposed Rail Park. Railroad cars and remnants of what had been an abandoned site inspired the design. Fun food and drinks complete the picture.

**PHS South Street Pop-Up Beer Garden**

15th and South Streets

Another PHS project includes aged woods, inventive planters, antiques, flea market finds and curiosities to conjure a magical retreat. Plantings include roses, fragrant herbs, cocktail cucumbers, a canopy of pink crape myrtles, climbing vines of hops, wisteria and clematis. As a centerpiece, there is an illuminated, towering mulberry tree. Kyber Pass is handling the food and drinks.

**Exercise and Socialize**

Cool summer mornings are the perfect time to exercise and socialize. Enjoy both with your neighbors with these walking groups.

The **Walkie/Talkies** meet at Three Bears Park, Delancey Street between 2nd and 3rd Streets, on Tuesday and Thursday mornings at 8:15 a.m. for a one-hour stroll through our historic community. Anyone is welcome to participate in this non-stressful, one-hour exercise-and-socialize program.

**"Philly Is Walking In The Park!"** meets at the fountain in the center of Washington Square, 6th and Locust Streets, at 8 a.m. on Mondays, Wednesdays and Fridays for a half-hour, self-paced walk through our historic, beautiful park, led by neighbor Dr. Lisa Unger. All are invited to join us.

**The Porch**

2955 Market Street

To slow traffic outside 30th Street Station, the city widened the adjacent concrete median and created an outdoor waiting room called the Porch, with café seating, umbrellas and planters. Completed in 2011, it's now a popular venue for concerts and a farmers' market.

**Spruce Street Harbor Park**

Delaware Riverfront

Lauded as one of the best urban beaches in America, Spruce Street Harbor Park returns for its third year. This beloved pop-up park will continue to invite visitors to lounge on its signature hammocks, enjoy food on its floating restaurant, cool off with drafts from the beer garden and hang out and play games — ping pong, shuffleboard and more — along its waterfront boardwalk.

**Society Hill — Hot and Healthy!****Memory Loss: When Should I Be Concerned?****Friday, September 23, 2:30 p.m.****The Athenaeum, 219 South 6th Street****Free. Reservations required. Call 215-925-2688**

Presenter Dr. Sarah Mathews is an Assistant Professor of Psychiatry at the Perelman School of Medicine at the University of Pennsylvania. Dr. Mathews completed both her residency in psychiatry and fellowship in geriatric psychiatry at the University of Pennsylvania. She has a particular interest in issues related to the behavioral health of aging women and is recognized as a North American Menopause Society Certified Menopause Practitioner (NCMP). She provides clinical services at the Penn Center for Women's Behavioral Wellness and Penn Behavioral Health's outpatient geriatric psychiatry practice. Dr. Mathews is actively involved in education for the University of Pennsylvania's medical and psychiatry programs.

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- Meriwether Louis
- Richard Henry Lee
- Francis Footlight Lee

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