

# Center City Residents' Association

1616 Walnut St., Suite 810, Philadelphia, PA 19103-5308 (215) 546-6719 Fax: (215) 546-5110 [centercity@centercityresidents.org](mailto:centercity@centercityresidents.org)

## Minutes of the Meeting of the Board of Directors April 12, 2005

Attendance: See attached Attendance Sheet

1. Minutes of March Board Meeting unanimously approved. Motion for approval by Paul Stavrakos, 2<sup>nd</sup> by Juan Lee.

2. Mural Arts Project

Jane Golden, head of the City's Mural Arts Program (guest) requested that CCRA co-sponsor a meeting for community residents to discuss their desire to paint a mural on a wall at 17<sup>th</sup> and Pine. MAP would assume all costs.

Motion made by George Barnes that CCRA co-sponsor meeting with MAP under conditions described by JG. Second to the motion was made by Lenora Berson. An active discussion followed with various members presenting opposing points of view.

Motion rejected by following vote: In favor 7, Opposed 14, Abstain, 1 (Juhwon Lee).

Motion made by George Barnes with a second by Ed Kung that CCRA publicize meeting of MAP with Historical Commission by e-letter to our members so that interested community members could attend for information and express views, with no other direct involvement by CCRA was endorsed. Motion unanimously carried.

3. President's Report

3.1 and 3.2: See attached agenda for names of Condo buildings which are being planned for construction and addresses.

3.3 CCRA's area is divided among 2 Councilmanic Districts, giving CCRA 2 District Council Members, in addition to the 7 at-large Council Members. Some people are concerned that our area is not viewed as being politically significant to either of our District Council Members and thus does not get much attention from either. There is some discussion as to whether a lay project should be initiated for restructuring the Councilmanic Districts in our area, so that our area would be covered by one District, in which our residents would be politically significant. In the very least, it may get the attention of our Councilpersons and, perhaps, the attention of some of the at-large Council members, who may see our concern as an opportunity; however, it is a major undertaking. LC asked Board to consider this challenge for discussion at a later meeting.

4. Annual Meeting Vivian Seltzer

Annual Meeting to be held on May 4, 2005 at Graduate Hospital Auditorium, 19<sup>th</sup> and Lombard from 7 – 9 PM. Program includes election of officers and new board members, presentation of Historic Preservation and Leadership Awards, report by President LC on year's activities. In order that attendees can ask questions and receive thorough answers, it was decided that an additional program with invited speakers be suspended for this program. Whole Foods will provide drinks and finger foods for refreshment, per their courtesy.

5. Durham School Dick Levy

DL attended meeting where Council President Anna Verna and Superintendent Paul Vallas were present. PV made it clear that he was interested in either housing or education needs be met through use of the Durham School building, which is currently in disrepair. The building would be of little cost to user. A committee was put together to get input from the community and plan for another committee meeting with PV who will make the final decision. CCRA has sent letter to PV asking for more information.

6. Fund-raising regulations for non-profit 501C Corporation (CCRA designation). LC for Jean Wroblewski

LC brought to attention of the Board that CCRA has in the past complied with all regulations. Yet, in past CCRA has never raised funds in the amount of \$25,000 or more, other than for membership dues and related matters. It is possible this may occur in relation to plans for CC Plan. Thus, a new set of regulations must be thoroughly adhered to, including statutorily prescribed notices on written solicitations of and acknowledgements for, funds, where appropriate. For further information, please read Handbook put together by Attorney General Tom Corbett, distributed at the meeting. Be in touch with Wroblewski for further information.

7. Treasurer's report TJ Reilly

Notwithstanding a loss in March of \$10,000.00, CCRA will break even for the year.

8. Newsletter Rates TJ Reilly

For comparison rates, please see attachment to minutes assembled by Treasurer. Rates for Advertisements will be raised a modest degree which will allow increased distribution to high-rises (number and locations) as well as continuing mail delivery to members. Suggestions were made to also deliver some copies to spots in CC which would reach new neighbors, e.g. real estate agencies.

9. Tour of Sacred Places Paul Stavrakos

TSP will take place on May 14 beginning with a lecture by artist/photographer at 1:00 PM, followed at 2:00 PM by tours of remaining 3 places, each with a 20 minute guided tour. Cost is \$12.00 per person. Please spread the word.

Motion by Heather Ascher and seconded by Paul Stavrakos that revenues for TSP in excess of costs be given to CC Plan was defeated. TJ Reilly recommended that we first consider budgetary needs.

10. 10 Rittenhouse Square condo project Patricia Mattern

PM reported on the status of the Wheeler project and the fact that the task force is following up with the developer to be sure that they complied with their agreement with us before there is demolition of the small stores on 18<sup>th</sup> Street.

11. Request from Charles Robin for CCRA support in application for federal funding for community court initiative, advanced by community organization of which CR is active. Motion to support this initiative by Lenore Millhollen and seconded by Fred Murphy was carried, with 0 against and 4 abstentions (F. Levy, A. Schneider, J. DiMaio, E. Halpern).

12. Zoning Committee Adam Schneider

See attached Zoning Committee Report

13. By-Law Vote: Presented by LC in absence of Jeanne Wroblewski, chair of by-law committee which consisted of JW, Jonathan Goldstein, Norman Tissian. LC's presentation on the issue is attached.

Motion to accept: Heather Ascher, seconded by Juan Lee.

Action: Motion rejected. For 12; against 13; abstention 1 (Lenora Berson)

Vote failed to meet the necessary 2/3 majority required for passage.

Meeting adjourned. Next Board Meeting May 10, 2005.

Respectfully submitted,

Vivian C. Seltzer  
Secretary

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## **BOARD OF DIRECTORS MEETING 7:30 PM, Tuesday, April 12, 2005**

### **SEISS CENTER, LUTHERAN CHURCH 2111 SANSON STREET**

#### **AGENDA**

1. APPROVAL OF MINUTES OF MARCH BOARD MEETING (2 mins)
2. MURAL ARTS PROJECT 17TH & PINE STREETS - Jane Golden (10 mins)
3. PRESIDENT'S REPORT (5 mins)
  - 3.1 20th & Market Streets 325-350 Unit Condo Tower, Philadelphia Management & Opus
  - 3.2 21st & Market Streets 43 Story Condo, P & A Associates & Thomas Realty Partners
  - 3.3 Center City Councilmanic District
4. ANNUAL MEETING - Vivian Seltzer (5 mins)
5. DURHAM SCHOOL - Dick Levy (10 mins)
6. FUND RAISING REGULATIONS - Jeanne Wrobleski (10 mins)
7. TREASURER'S REPORT - TJ Reilly (10 mins)
8. NEWSLETTER AD RATES - TJ Reilly (10 mins)
9. ZONING COMMITTEE – Adam Schneider (5 mins)
10. BYLAWS (20 mins)

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DATE: MARCH 16, 2005  
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS  
FROM: ADAM D. SCHNEIDER, CHAIRMAN  
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: Tuesday, March 22, **Meeting starts promptly at 7:00 PM**

**Location: Seiss Community Center, 2111 Sansom Street**

1536 Naudain Street and 1535 Rodman Street (R-10): ZBA # 04-\_\_\_\_.  
Hearing Date: \_\_\_\_\_, 2005, \_\_\_\_m. Applic. for partial  
demolition and erection of 1-story addition, 3-story addition and 1-story  
addition at the 3<sup>rd</sup> floor level, height not to exceed 35' as part of sf dwlg.  
Refusal: Rear yard min. area: 144 sf req'd, 0 sf proposed; rear yard min.  
depth: 9' req'd, 0' proposed; open area: 384 sf req'd, 0 sf proposed.

**NOT OPPOSED**

1805 Delancey Street (R-10): ZBA # 04-1704. Hearing Date: Continued  
Applic. to erect 2 story add. at the 2<sup>nd</sup> & 3<sup>rd</sup> floor level w/a roof terrace  
w/42" high protective railing and a 1 story add. at the 4<sup>th</sup> floor level, as  
part of a s.f. dwlg. Refusal: Rear Yard Min. Depth: 9 ft req'd and 7 ft  
proposed; Open Area (total) at 3<sup>rd</sup> Floor: 495 sf req'd and 149 sf  
proposed; Max Allowable Height/Stories: 35 ft, 3 stories allowed and  
51' 10", 4 stories proposed.

**OPPOSED**

1745 South Street through Rodman Street (C-2 for South Street, R-10A  
for Rodman): ZBA # 04-0345. No ZBA hearing, administrative review  
at L&I only. In concept applic. to amend Building Permit No. 170519  
approving applic. with L&I to modify plan converting 4<sup>th</sup> story  
"headhouse" to 4<sup>th</sup> story living space measuring 18' x 28'. No impact on  
proposed and approved roof deck on Rodman Street side.

**NOT OPPOSED**

1605-27 Sansom Street (C-2) ZBA # \_\_-\_\_\_\_. Hearing Date: \_\_\_\_\_,  
2005. Applic. for a temporary public parking lot for 37 vehicles on same  
lot with existing restaurant and a 4 and 12 story public parking garage for  
530 vehicles, 6,000 s.f. of retail space as previously approved under  
Calendar No. 99-1265. Refusal for absence of required screening of lot.  
Referral: temporary public parking requires special use permit.

**OPPOSED**

2034 Chestnut Street (C-4) ZBA # 05-0016. Hearing Date: April 19, 2005,  
9:30 a.m. Applic. for elimination of previously approved retail sales of  
fresh fish and for expansion of existing take-out restaurant (trash storage  
area) via a proposed seating area, no entertainment, on 1<sup>st</sup> floor, with 4  
apts. Refusal for extension of a previously granted use, requires ZBA  
approval. ZBA granted variance for take-out on 10-5-01.

**NOT OPPOSED W/PROVISOS**

## April Board Meeting Attendance

	<u>Apr</u>
<u>PRESIDENT</u>	
<b>Lou Coffey</b>	<b>Present</b>
<u>EXECUTIVE V.P</u>	
<b>Patricia Mattern</b>	<b>Present</b>
<u>VICE PRESIDENTS</u>	
<b>Ed Easton</b>	<b>Excused</b>
<b>Brett Mandel</b>	<b>Absent</b>
<b>Martin McNamara</b>	<b>Excused</b>
<u>SECRETARY</u>	
<b>Vivian Seltzer</b>	<b>Present</b>
<u>ASSISTANT SECRETARY</u>	
Heather Ascher	<b>Present</b>
<u>TREASURER</u>	
<b>Thomas J. Reilly, Jr.</b>	<b>Present</b>
<u>ASSISTANT TREASURER</u>	
Ed Kung	<b>Present</b>
<u>DIRECTOR</u>	
06 Peter W. Baker	<b>Absent</b>
06 George Barnes	<b>Present</b>
07 Joseph J. DiMaio, Jr.	<b>Present</b>
06 Scott Donahue	<b>Excused</b>
07 Neil Gutman	<b>Present</b>
06 <b>Vacant</b>	
05 <b>Vacant</b>	
05 Juhwon Lee	<b>Present</b>
06 Frances Levi	<b>Present</b>
05 Richard Levy	<b>Present</b>
07 Elizabeth Kay Miller	<b>Present</b>
06 Frederic Murphy	<b>Present</b>
05 James P. O'Brien	<b>Present</b>
07 Laurie Phillips	<b>Absent</b>
05 Rowena Saltz	<b>Absent</b>
06 Adam Schneider	<b>Present</b>
07 <b>Vacant</b>	
07 Paul S. Stavrakos	<b>Present</b>
07 Joseph T. Straub, III	<b>Present</b>
05 Norman Tissian	<b>Present</b>

06 Jeanne Wrobleski	<b>Excused</b>
<u>COUNSEL</u>	
Stanley R. Krakower	<b>Present</b>
<u>PAST PRESIDENTS</u>	
Pamela Rosser Thistle	<b>Absent</b>
Lenora Berson	<b>Present</b>
Lolly LaGreca	<b>Absent</b>
George R. Brodie, Jr.	<b>Present</b>
Eugene Dichter	<b>Present</b>
Samuel Weinberg	<b>Present</b>
Wm. J. D. Jordan	<b>Present</b>
Stephen Huntington	<b>Absent</b>
Lenore Millhollen	<b>Present</b>
Francis W. Hoeber	<b>Present</b>
Tama Williams	<b>Absent</b>
Edward Halpern	<b>Present</b>
Kristin Davidson	<b>Excused</b>
<u>CCRA OFFICE</u>	
Alan Levin	<b>Present</b>