



WASHINGTON SQUARE WEST CIVIC ASSOCIATION

# THE POST

Serving the Community from Broad to 7th and Walnut to South Streets since 1935

Summer 2003

Issue 6

## MARK YOUR CALENDAR!:

**National Night Out,  
August 5th: Turn on your  
outdoor house lights and sit  
outside to enhance neigh-  
borhood safety.**

**Wednesday, September  
17th: Mayoral candi-  
dates will speak live at a  
forum to be held jointly  
with Society Hill Civic  
Association on September  
17th. Time and location  
will be announced.**

**Kahn Park Antiques and  
Collectibles Fair,  
September 20th:**

**If you are interested in  
table space or have used  
books to donate, call 215-  
546-6460. This popular  
event will run from 9 a.m.  
to 4 p.m.**

**WSWCA Annual Meeting,  
October 14th Election  
of board members takes  
place at the annual meet-  
ing. If you are interested  
in running for a seat  
on the board, please  
contact President Judy  
Applebaum at 215-875-  
9232 or via e-mail at  
applebaumd@snip.net.**

## WSWCA Meeting Highlights June 2003

### Guest Speaker: Councilman DiCicco

Councilman DiCicco presented a ceremonial check for \$25,000 which he procured with the help of Senator Fumo at WSWCA's request. The money is designated for lighting and safety improvements within our community. Councilman DiCicco will try to obtain additional city funds for this purpose and suggested that we work over the summer to determine exactly how the funds will be used.

The Councilman updated the community on several issues:

**Condominium Bill** —The Court has upheld City Council's decision regarding the Condominium Bill. The Bill addresses Condominium owner's dissatisfaction with city sanitation services. The Sanitation Department estimates a \$125 annual cost per household for sanitation. Condominium owners contend they are paying twice, via real estate taxes and a requisite condo fee, and receiving less than their fair share of such services. The Bill now goes to Mayor Street.

**Real Estate Tax Assessments**—Councilman DiCicco stated that if substantial tax increases are assessed again next year, he will give consideration to pursuing a class action suit. He added that those who pursue a tax appeal generally seem satisfied with the results.

**Jefferson Hospital Garage** – the Councilman reported that Jefferson has made a number of concessions to their parking lot plans. For example, Jefferson agreed to alter the building's street-level design to blend with the character of neighboring structures.

**Western Union Building** —The Western Union building is in the process of being sold. Details are not yet available.

### From the Treasurer

In May, \$2,000 was given to Kahn Park in support of their summer concert series. The monies were derived from a DCED sub-grant made to WSWCA via the office of State Representative Babette Josephs.

The Board unanimously passed a motion to donate \$200 to The Sixth Police District Advisory Council.

### Citizens Alert

Reports have been made of someone seen rummaging through people's garbage in order to retrieve credit card numbers, etc. A WSWCA Board member has been a victim of such identity theft and citizens are advised to shred all important papers before discarding.

### Membership

Membership renewal reminders will be issued this month.

October is WSWCA's general membership meeting and it was agreed a candidate forum should occur on a separate occasion and in concert with another Civic Association.

The Membership Committee requests that its members to spread the word about joining the Civic to new neighbors and those who have not yet joined.

### Government Affairs

269-275 South 9th Street (NE Corner of 9th & Spruce)

This loft building currently contains 40 apartments, 10 on each of four floors and four floors of office space including a drug store on the first floor. The owner would like to convert one floor of offices into 9 apartments for a total of 49 units and has received a zoning refusal because the proposal does not meet rear yard-area requirements. An appeal hearing has been scheduled. The Committee recommended not to oppose with a caveat that the architect reconsider the use and layout of one very small studio. The Board unanimously voted to support the Committee's recommendation.

Pack-a-Deli- corner of 12th & Walnut

This establishment is applying for a liquor license so they can sell take-out beer. The owners were informed that the Board has discouraged licenses for this purpose.

### Safety & Security

In conjunction with the community court, three people will clean sidewalks monthly. Volunteers are needed to give 2.5 hours per month to monitor the three people assigned to the task.

The City will begin enforcing laws prohibiting graffiti on dumpsters and hold companies owning dumpsters responsible for keeping them clean.

### Awareness

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## Greening Committee Produces “Tree Walk” Brochure

Take a mini-holiday this summer, without even traveling. The Greening Committee's new brochure, “Tree Walk” provides a perfect escape – right in your own neighborhood!

Tree Walk leads you on a two-hour, self-guided tour of the many trees in Wash West. It features 33 tree varieties, including Carolina Silver Bell, Chinese Elm, Rosy Cloud Cherry, River Birch,

Sawtooth Oak and many more – all described in the brochure.

For your copy, please call the Washington Square West Civic Association Office at 215-545-3260. Or look online at [www.washwestcivic.org/treewalk.html](http://www.washwestcivic.org/treewalk.html).

## WSWCA Meeting Highlights *continued from page 1*

Thanks to Annette Earling, WSWCA's website is up, running and looking great. We encourage everyone to sign on and check it out.

### Greening

Over 500 trees have been planted by WSWCA's Greening Committee this year—you'll find two of the most recent additions on Quince Street alongside Effie's.

## July 2003

The Police Department will post approximately 55 signs imposing a \$300 fine for loud music on cross streets from Broad to 2nd Street. If you would like to request that a sign be posted at a particular location, contact Judy Applebaum at (215) 875-9232 or via e-mail at [applebaumd@snip.net](mailto:applebaumd@snip.net)

**Candidates Forum** — Society Hill Civic Association has scheduled a September 17th forum for our Mayoral candidates. Mayor Street and Sam Katz were invited; and only the latter has responded affirmatively to date. The WSWCA's Board decided to join Society Hill in hosting the event. Details will be available in the next issue of The Post.

**The Post** — The Philadelphia Window Box Company has inquired about advertising in WSWCA's newsletter. Although The Post has never incorporated ads, both Queen Village and Society Hill Civic Associations' newsletters offer paid advertising opportunities to member businesses. The WSWCA Board will request pricing information from these Associations to guide us in developing our own advertising prices, policy and format.

Joyce Brazino, who, together with Annette Earling, has created The Post over the last year will hand off her role as its writer. The Board thanks Joyce immensely for contributing her considerable talents, time and effort. And, we seek a new volunteer to take over as writer of The Post as soon as possible. That job offers the bonus of working with Annette Earling who handles layout and graphics. Signatures at 1301 Locust Street was denied an

extension of its liquor license.

**Property Tax Increases** — Irene Benedetti of Councilman DiCicco's office is investigating questions from resident property owners who successfully appealed their tax assessments. These include inquiries from those who have not yet received documented, post-appeal tax revisions and inquiries regarding refunds or credit from those whose mortgage company paid the taxes as originally assessed. More information will be forthcoming.

**2004 Tax Assessments** — Tax notifications for 2004 are expected this month. If you receive a notification and would like to appeal, forms are available at Councilman DiCicco's office.

**Washington Square Park** — Malcolm Lazin heads a Committee working obtain Federal support for an Honor Guard at Washington Square Park's eternal flame in remembrance of the thousands of unknown American Revolutionary soldiers buried there. WSWCA was asked to provide a letter of support to station an Honor Guard in the park.

Motion: The Board voted in favor of sending a letter requesting the federal government's support for an honor guard at Washington Square Park. Nine members were in favor and two abstained.

Responsibility for Washington Square Park remains in bureaucratic limbo between the National Park Service and the Fairmont Park Commission. The park was to be turned over to the National Park Service in 2002 upon the Commission's completion of certain improvements (i.e. turning on the fountain). Since some projects remain unfinished, the National Park Service has not yet assumed responsibility for the Park.

### Membership

The Board would like to hear from neighborhood businesses interested in placing links on the WSWCA Web site. The Membership Committee will develop a survey to gauge interest and obtain brief company descriptions from interested parties.

In an effort to expand WSWCA membership,  
*continued on page 3*

## TAX UPDATE:

### A Message from WSWCA President Judy Applebaum

**Homeowners who appealed their real estate tax assessments should have received a letter from the Board of Revision that their taxes were adjusted. These adjustments have been forwarded to the Department of Revenue Real Estate Tax office. To determine the amount of your adjustment, call the Office with your account number. In most cases, the corrected tax bill will be sent to your mortgage company (unless you pay your taxes directly). Check with your mortgage holder in the next few weeks to ensure that the letter with the revised amount was received.**

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## TAXES

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**I will follow up on this matter on behalf of our members. Please feel free to ask me any questions that you may have related to this issue. Bear in mind that as new tax letters arrive for 2004, you may appeal if you feel are being unjustly taxed. Most homeowners who did so in 2003 received some adjustment through the appeals process. Also, appealing one year does not preclude you from appealing again.**

## WSWCA Meeting Highlights *continued from page 2*

it was suggested that the Membership Committee identify key realtors in the community for distribution of Civic information to new residents.

The Committee requests that members spread the word about joining WSWCA to new and current neighbors. Copies of The Post and membership applications are available by calling the Civic office.

### Government Affairs

#### 911 Spruce Street

The owner of this townhouse presented plans for enclosing a deck on the 4th floor and creating a new deck on the first floor. Flyers were distributed to surrounding residents outlining the proposed changes and inviting them to discuss their concerns at the Government Affairs Committee Meeting. None of the neighbors attended that meeting and area residents gave their support for the plan.

The Board unanimously voted in support of the Committee's recommendation to provide a letter of non-opposition to a variance for rear yard minimum area, rear yard depth and minimum open area to accommodate plans for first- and third-floor additions.

#### Starbucks

A Starbucks representative announced the opening of a full-service Starbucks on the northeast corner of Broad and Pine Streets, a location that

has been vacant for about 10 years. The location is not currently zoned for restaurant use with take-out service; Starbucks seeks WSWCA's support for a variance. Approvals have been obtained from the Planning Commission, Arts Commission and East of Broad. A total of three outdoor tables with a total of seven seats are planned, along with new lighting for Pine Street. There will be no baking on the premises and, consistent with Starbucks policy, the sidewalk will be swept every 15 minutes.

The Board voted 10 in favor with one abstention, in support of the Committee's recommendation to issue a letter of non-opposition for a variance allowing take out service-restaurant use at this location.

### Safety & Security

Sixteen parking tickets were issued during the May clean-up; and as of July 7th, all were cancelled by the Parking Authority. The next community clean-up will be November 15th.

### Greening

The Pennsylvania Horticultural Society awarded \$2000 to WSWCA's Greening Committee for construction of a tool shed on South Street. Iris J. Gold, Secretary

## New Parking Fines

If you haven't been ticketed lately, you may not know that parking fines have been revised. The following fines went into effect this Spring.

Meter expired	\$20	Sidewalk	\$35
Stopping prohibited	\$35	Double-parked	\$35
Parking prohibited	\$25	On crosswalk	\$35
Loading zone	\$25	Blocking driveway	\$35
Expired tag or inspection sticker	\$100	Handicapped space	\$300
Within 20 ft. of corner	\$35	Blocking handicapped parking ramp	\$75
		Abandoned vehicle	\$300
		Within 15 ft. of hydrant	\$40
		Bus zone	\$35

## 2003 Membership Form

**Washington Square West Civic Association**

**1209 Locust Street, Philadelphia, PA 19107**

**215-545-3260, Fax 215-545-9150, email [info@washwestcivic.org](mailto:info@washwestcivic.org)**

Name _____	<b>Seniors and Disabled</b>	<b>\$7.00</b>
Business Name _____	<b>Individual</b>	<b>\$15.00</b>
Address _____	<b>Household</b>	<b>\$25.00</b>
_____	<b>Individual Patron</b>	<b>\$100.00</b>
_____	<b>Small Business (1-15 emp.)</b>	<b>\$25.00</b>
Phone (Home) _____ (Work) _____	<b>Medium Business (16-35 emp.)</b>	<b>\$50.00</b>
Email _____ Fax _____	<b>Large Business (36+ emp.)</b>	<b>\$100.00</b>
	<b>Contribution</b>	<b>\$ _____</b>

## Recent Neighborhood Home Sales

The Post thanks Andrea Lander of Prudential Fox Roach for providing the following information.

1130 Spruce Street, 1B	\$159,900	1030 South Street	\$249,900	814 Addison	\$379,000
1211 South Street A	\$159,900	916 Waverly Walkway	\$229,900	1115 Rodman #18	\$374,500
1231 St. James Street	\$169,900	501 S. 9th Street	\$264,900	718 Rodman	\$375,000
516 S. 12th Street B	\$172,500	1119 Pine Street #102	\$285,000	417 S. 13th Street	\$379,900
1232 South Street R	\$189,900	908 Spruce Street #4	\$279,900	400 S. Camac	\$384,900
1034 Waverly Walkway	\$219,900	1203 Waverly Walkway	\$319,000	313 S. Juniper	\$419,900
912 Spruce Street	\$239,900	236 S. Hutchinson	\$288,000	828 Lombard	\$415,000
504-06 S. 11th Street 49	\$229,900	429 S. Camac Street	\$299,000	4 Alder Ct. #4	\$419,900
1009 Addison Street	\$229,000	416 S. Hutchinson Street C	\$329,900	316 S. Juniper	\$479,900
		336 S. Juniper Street	\$339,900	1005 Lombard	\$475,000
		1021 Lombard Street	\$349,000	1011 Lombard	\$529,900
		1111 Walnut Street E	\$339,900	700 Locust Street A3	\$495,000
		515 S. 10th Street	\$349,000	239 S. Hutchinson A	\$545,000
		1110 Rodman	\$370,000	919 Clinton	\$1,475,000

## WSWCA BUSINESS MEMBERS

1108 Spruce St. Condo Assn.  
 1130 Spruce St. Condo Assn.  
 12th Air Command  
 12th Street Gym  
 310 Juniper Associates  
 Accent on Design  
 Alan S. Carpel, Esq.  
 Alexander Inn  
 All Occasions Flowers Ltd.  
 Amer. Postal Workers House  
 Antiques & Interiors  
 Apt. and Townhouse Rentals  
 Associated Property Management, Inc.  
 Benjamin Cobrin & Company  
 Berkshire Properties, Inc.  
 BLEND0 Past and Present  
 Bill Grubb/Prudential Fox Roach Bump  
 Cecil Baker & Associates  
 Center City Animal Clinic  
 Center City One  
 Chancellor Associates  
 Church of St. Luke & The Epiphany  
 Circle of Hope Church  
 Columbus Property Management  
 Community Pet Care  
 ConEast Properties Ltd.  
 Cosmopolitan Apartments

Daedalus Group  
 Danny's Bookstore  
 David Slovic Associates  
 Dee Paper Company  
 Deux Cheminees  
 Dirty Frank's  
 Drew House Partners  
 Estate Interiors LLC  
 Fineman Realty Group  
 Foodery  
 Franklin Medical Building  
 Geekgirl Graphics  
 Giovanni's Room  
 Hair Extraordinaire  
 Harold S. Levin, Inc.  
 Happily Ever After  
 Haute to Trot  
 Hellenic Center Travel Inc.  
 Hello World Fine Gifts  
 Henry George School  
 Historical Society of PA  
 Holiday Inn Express-Midtown  
 Horizon House Inc.  
 John C. Clark Company  
 Karlyn Rosen Design  
 La Buca Ristorante  
 Lenny's Shoe Service  
 Logan's Restaurant  
 Lunacy Antiques  
 M. Finkel & Daughter

Maggie Oswald, Chiropractor  
 Max Beckhoff Locksmith  
 The Mean Bean Inc.  
 Mercy Hospice  
 META5 Inc.  
 Metropolitan Bakery  
 Mitchell & Ness Sporting Goods  
 More Than Just Ice Cream  
 New Century Guild  
 Pennsylvania Hospital  
 Philadelphia Design Associates  
 Philadelphia International Records  
 Philadelphia Mental Health Center  
 Photography by Patrick Mattera  
 Pine Street Pizza  
 Planned Parenthood of S.E. PA  
 Portico Row Unit Owners Assn.  
 Quince-Lombard Parking Corp.  
 Rodman Street Condo Assoc.  
 Russakoff Book Store  
 S&S Properties Cherry Hill  
 Show of Hands Gallery  
 Seraphin Gallery  
 Signatures Gentlemen's Club  
 Silvio Modafferi, Attorney at Law  
 Sisters  
 Spruce Street Video  
 St. George Senior Housing  
 Stephenson Bros. Printers  
 Steven Fries Chiropractor

Taco House  
 The Hairdressers  
 The Inn on Locust  
 The Inn Philadelphia  
 Thomas Jefferson University  
 Two-Four Club  
 Uncles Bar  
 Uncles Upstairs Inn  
 Uniquely Philadelphia, Inc.  
 University of the Arts  
 Urban Decor  
 Urban Genesis Institute  
 Valanni Restaurant  
 Venture Inn  
 V.I.P. Market  
 Walnut Street Theatre  
 Walsh & Recker, P.C.  
 Washington Court Condo Assn.  
 Washington Square Chiropractic Center  
 Washington Square Paint and Hardware  
 Washington Sq. Real Estate  
 Wein-Reba Investment Group  
 William Penn Realty Company  
 William Way Community Center  
 Wills Eye Hospital  
 Woodys  
 Women of Hope  
 Xernon Technology Solutions  
 Young's Pharmacy



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