

## QVNA supports zoning code changes

On Wednesday, December 6, Mike Hauptman, QVNA Board member and co-Chair of the Zoning Committee, testified before the City Council Committee on Law and Government on behalf of QVNA in support of four bills introduced by Councilman DiCicco and Councilman Kenney to revamp the Zoning Code and zoning variance process. The proposed legislation would, among other things, call for the creation of a new Commission to review the current Zoning Code and propose changes. It would also require that the Zoning Board and the City Planning Commission each include a professional planner, an architect, an engineer, a lawyer and two representatives of community organizations.

Many other agencies, groups, organizations and civic associations testified in support of the bills including representatives from Old City, Bella Vista, Center City, Wissahickon and Mt. Airy. Virtually no opposition to the legislation was voiced, although some individuals made detailed recommendations for revisions or additions to some of the specifics of the legislation.

The bills will now go to the full Council for discussion. Because the creation of a Commission requires a Charter change, the proposals will have to be placed on the election ballot for a referendum vote.

*(See page 4 for testimony.)*

## Cub Scouts coming

The Boy Scouts of America are starting a new Cub Scout program in Queen Village. The first meeting is 6 pm, January 17, Weccacoe Playground Building (400 block, Catharine). One hour meetings will continue weekly through June. The program is free and is geared for ages 6 through 10 (first through fifth grades).

Cub scouting stresses character development, citizenship training and physical fitness activities through games, crafts, and activities that give individual recognition. Come to the first meeting on January 17.

### QVNA Community Parking Lot Only \$75 per month!

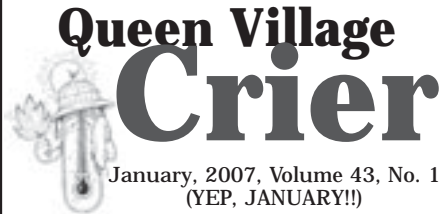
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## New directions for Queen Village?

Come participate in the  
**Second community meeting with the City Planning  
Commission on the Neighborhood Conservation District**



January, 2007, Volume 43, No. 1  
(YEP, JANUARY!!)

It's all happening at the  
**QVNA General Meeting  
Thursday, January 18  
7:30 pm**

St. Philip Neri, 216 Queen Street

## Casinos need to be part of larger vision

After the announcement of the casino sites on December 20, the QVNA Board formulated the following resolution.

“The Queen Village community, as represented by the Queen Village Neighbors Association and its Board of Directors, continues to categorically reject the selection of the Foxwoods casino site at Columbus Boulevard and Reed Streets.

“QVNA does, however, strongly support the Central Delaware Advisory Group’s values platform and stated objective to ‘incorporate the design and planning of the casinos into the larger planning vision that the committee is charged with helping to create.’ We therefore urge Mayor Street, in the strongest possible terms, to continue to support his central waterfront planning initiative by using all the power of the Mayor’s Office to further the Advisory Group’s request for that incorporation.”

*See the President’s Column on page 2 for further information on the next steps the Board is taking.*

## Help save a neighborhood green space

The Sixth Street Community Garden (at League Street) needs our help. The garden — five separate lots — has been threatened with development for several years. Last summer a generous donor purchased two of the lots for the gardeners. Unfortunately, the northernmost lot was sold, and part of the garden, with peach and apple trees was destroyed. The gardeners are working with the City and with Neighborhood Gardens Association (NGA), a private land trust, to preserve the remaining two lots.

They have set up an open-ended donor-advised fund at the Philadelphia Foundation to support NGA’s acquisition of the

garden. Visit [www.philafound.org](http://www.philafound.org) and click on “Give Now.” Be sure to specify your gift is for the “6th Street Community Garden.” Donations are tax-deductible.

### Remember: Two months of street cleaning is our job!

Street cleaning has stopped until March. Help keep your street clean by sweeping up the accumulated litter along the curb. And don't forget--should we get snow, residents are required to clear a path at least 30 inches wide on the sidewalk within six hours of the end of a snowfall or freezing rain. Be sure to clear the sidewalk for any seniors or others who might need help on your block.

*If you missed the holiday party, you missed some great dishes desserts and conversations, plus flavorful brews donated by Yards Brewery. Thank you, Nancy Barton of Yards!*

### QUEEN VILLAGE NEIGHBORS ASSOCIATION

736 S. 3rd Street, Philadelphia, PA 19147

phone 215-592-7488 • fax 215-592-4605 • email [Info@QVNA.org](mailto:Info@QVNA.org) • web: [www.qvna.org](http://www.qvna.org)

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FROM JEFF RUSH  
QUEEN VILLAGE NEIGHBORS ASSOCIATION PRESIDENT

## We have our work cut out for us in the new year

A hearty, happy and healthy New Year to all Queen Village residents! I'd like to take a moment to thank those who supported me for President this past November. I will do all I can to justify your vote. To those with a different view, your participation is welcome and I appreciate the opportunity to work with you and perhaps change your mind.

In any case, we have our work cut out for us. Amongst the "presents" under our collective Christmas tree this year are two casinos which will anchor north and south Columbus Boulevard at Reed Street and Spring Garden Street. Our strategy for dealing with that reality is this:

1. Form a committee of QVNA board members and Queen Village residents to identify problems and opportunities presented by our new neighbors.
2. Explore all outreach possibilities with other area civics to see where collectively we agree so as to increase coordination and effectiveness.
3. Lobby to have casino planning folded into the larger planning process initiated by Mayor Street and meeting under the leadership of PennPraxis and Janice Woodcock, the new Director of the Planning Commission.

Some other key issues to be addressed:

1. Revisit QVNA voting and membership issues to enable greater participation. All who live or work in Queen Village over the age of 18 should be empowered.
2. Work closely with residents, business owners, City Departments and our politicians to address traffic and parking problems in ways which maximize results and minimize adverse and unintended consequences to other areas of the neighborhood.
3. Reach out to the Queen Village community to raise badly needed funding to support new and existing projects and cultural activities.

The diversity and richness of Queen Village and our reputation as being among the finest and most livable neighborhoods in the City is undeniable, although at times, challenged. The QVNA Board and staff pledges itself to openness, inclusion and re-dedication to working with you to keep our community great.



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(art by Barbara Hammond)

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FROM CARLA PUPPIN  
QUEEN VILLAGE NEIGHBORS ASSOCIATION EXECUTIVE DIRECTOR

**All around the town:  
Ways to start the new year off right  
OPEN HOUSE INVITATION**

It's never too early to think Open House, so I throw out my first request to any of you Queen Village homeowners who have an interesting, historic, and/or creative home to consider putting it on the 2007 Open House Tour, scheduled this year for May 5.

The tour is sponsored by the Friends of Independence National Historic Park and Queen Village has participated for over 25 years. We always have a wonderful range, from the meticulously historically restored to creatively renovated homes, from tiny to large, and we hope for that same delightful mix this year. If you are interested but unsure, please call or email me. I will explain all the details.

P.S. It's a guaranteed way to finish any of those fall, winter, spring projects that you've been putting off!

**CITIZEN INVOLVEMENT: SEVERAL OPTIONS**

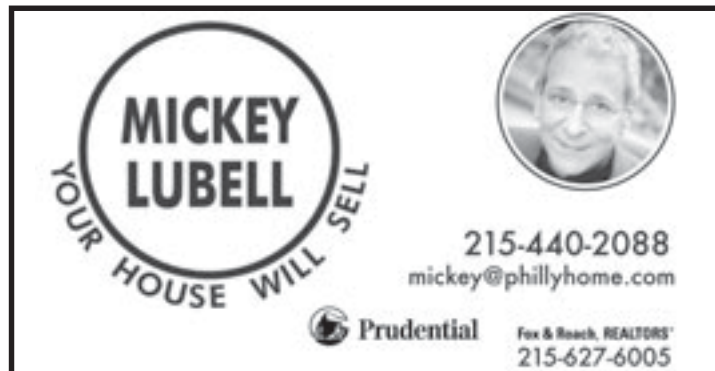
We are at an important point in Philadelphia—a mayoral race, the future development of the waterfront, casinos, talk of major reform of the city zoning code, even talk of the future of Philadelphia. And interestingly enough, there are also opportunities for all of us to be a part of the discussions on these important topics.

**PennPraxis** led neighborhood citizen forums in December on waterfront planning. Several Queen Village residents attended forums either at George Washington School or at the Independence Seaport Museum. You can read about them and listen to parts of the discussions by going to [www.planphilly.com](http://www.planphilly.com).


Coming up are a series of **citizens' forums** outlining an agenda for the future of Philadelphia, called "Great Expectations," spearheaded by the *Philadelphia Inquirer*, the University of Pennsylvania, and the Lenfest Foundation. The Fleisher Art Memorial at 719 Catharine Street will be a host site on January 17. Find out more at [www.fels.upenn.edu/greatexpectation.htm](http://www.fels.upenn.edu/greatexpectation.htm)

Keep abreast of the **mayoral race** and the issues at [www.thenextmayor.com](http://www.thenextmayor.com), a project sponsored by the Committee of 70, the Daily News, and WHYY.


**Casinos** will be an ongoing topic for all of us. Here are three web sites to look at in keeping up with events: [www.hallwatch.org](http://www.hallwatch.org), [www.casinofreephila.org](http://www.casinofreephila.org) and [www.NABRhood.org](http://www.NABRhood.org)




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## Then: Trinity Episcopal Church Now: Mario Lanza Park

by Edwin Rivera

While sitting on a bench in Mario Lanza Park, enjoying the sun's warmth, I imagined Oliver Hough surveying old headstones, making notes and sketches, measuring and fussing over details as he cataloged the treasures of Trinity Episcopal Church which once stood on this green space west of Second Street, between Catharine and Queen, where I now play catch with my kids.

It's been almost 100 years since Trinity was torn down, and little evidence exists of the majestic and storied institution that stood in what is now Mario Lanza Park with its giant sycamores and dog run.

Trinity's cornerstone was laid in 1821; its original charter was granted under Governor Joseph Hiester (1752-1832).

In the 1840's, Thomas Ustick Walter (1804-1887) designed alterations to the church, which until its final days remained "a semblance of its ancient majesty. The Corinthian columns ... still withstand the weathering of the storms." Walter, who designed Girard College and the U.S. Capitol in Washington, D.C., created the church's Greek Revival façade, a style he revived and made popular again.

In the splendor of the church's interior at its 42nd anniversary in 1863, a large congregation listened with profound interest to speakers recall Trinity's honored pioneers, including several outstanding rectors. The church's prominence was reflected in its cemetery that faced Queen Street. It sheltered "members of some of the oldest families of Philadelphia," names such as Reid, Johnson, Palmer, Richardson, Story, Wellington and Powell.

Demographic changes in the neighborhood took their toll on the church's membership. Incorporation of the Southwark district into the city of Philadelphia, spreading commuter rail lines to the west, and successive waves of immigrants entering through Southwark's wharves and settling in its neighborhoods all contributed to a more diverse — and poorer — residential population. In 1908 the Episcopal diocese closed Trinity.

A 1913 newspaper story documented the decline, "Children, whose parents are not of the faith of those sheltered within the

*Continued on next page*

### QVNA TESTIMONY TO SUPPORT ZONING CODE CHANGES (SEE STORY PAGE 1)

Mr. Chairman and members of the Committee—

My name is Michael Hauptman. I live at 216 Fitzwater Street, and I am a partner with Brawer & Hauptman, Architects. Thank you for this opportunity to speak here today.

On behalf of the Board of Directors of the Queen Village Neighbors Association, as co-Chair of the Queen Village Neighbors Zoning Committee and as an architect practicing in Philadelphia for over 30 years...

I am testifying in enthusiastic support of the proposed bill calling for a Commission to recommend changes to the Zoning Code.

The current Zoning Code and permitting process has become a significant disincentive to development in the City of Philadelphia. It has been clearly demonstrated that other cities that have modernized and streamlined their obsolete and cumbersome Zoning Codes and permitting systems have reaped the benefits of increased private investment, increased fee and tax revenues and new jobs.

A progressive, modern, simplified and predictable Zoning process can only be a benefit to the City. I'd like to thank Councilman DiCicco and Councilman Kenney for introducing these bills.

I strongly urge the Committee to support this legislation.

sanctuary, have used the ivy as a swing; its very rooms which formerly echoed the tones of the church's most polished speakers, have sheltered for the last six years only the wild birds or no less wild-looking men who could find no other place to sleep."

By its original charter, the property could not be sold "as long as a body lay in the ground." Surviving relatives objected to removing the dead, but in just a few years the shuttered church and its grounds had fallen into such decay that inspectors from the Board of Health declared it a menace to public health.

In the 1970s, interest in creating a public green space led to the Mario Lanza Park, a fitting successor to the church. It provides a place where neighbors and children still congregate to socialize, listen to live music, watch outdoor movies, or sit on the benches with their own thoughts.

Long-time residents of the neighborhood have told me that the mound on the Queen Street side is where much of the debris of the old church was piled. I tread a little more thoughtfully in the park now, knowing that the old church may be underfoot.

This story with more photos is available on the QVNA website at [www.qvna.org](http://www.qvna.org).



Above, left, Trinity Church and Cemetery, 1917. Above, right, Queen Park (precursor to Mario Lanza) and adjacent vacant lot in 1941. Below right, a rendering of Greek Revival, the style Walter revived for Trinity's facade.

Photo credits: left to right: Evening Telegraph, 1913, Temple University Urban Archives, and Philadelphia Athenaeum.

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### UPCOMING DATES

**February 4: Adolescents and Sports**

**March 11: How to Talk to Your Children about Faith, God, Spirituality.**

**April 1: Children and the Impact of the Media**

**May 20: Staying Connected to Your Teen**

Coffee and snacks are served. Invite a friend or neighbor and join us! For information, contact **Claire Nevin-Field at 215-925-5968.**

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May 11 and 25	Nov. 9 and 24*
June 8 and 22	Dec. 7 and 21

\*Holiday week –Saturday pickup

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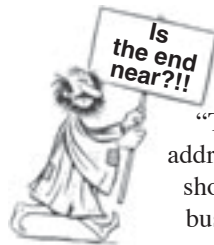
Plastics and Mixed Paper (including corrugated cardboard) Recycling Drop-Off Site operates the first Saturday of the month under I-95. (See [www.qvna.org](http://www.qvna.org))

## Property Tax/Rent Rebate Program news: Income level increased

Governor Rendell and the Pa Legislature have increased the income level for the Property Tax/Rent Rebate program, allowing 420,000 more people to be eligible for benefits.

If you are age 65 or older, a widow/widower age 50 or older, or disabled and age 18 or older; earn less than \$35,000 a year; and own or rent your home, you could receive a rebate of up to \$650 in 2007. You can exclude one-half of your Social Security income, so if you make \$40,000 or more, you may still qualify for a rebate.

Applications will be available soon. You can sign up now to get on the mailing list by calling, toll-free number, 1-888-222-9190 or visit [www.papropertytaxrelief.com](http://www.papropertytaxrelief.com).



### What's ahead, post-casino decision: Tsunami, water taxis, billboards?

“Traffic is definitely the issue that needs to be addressed” to prevent a “traffic tsunami.” Planners, should consider off-site parking lots with shuttle buses, a light-rail line on the existing Columbus Boulevard track bed, and water taxis.

—Harris Steinberg, executive director, Penn Praxis, a nonprofit working with the City on a waterfront development plan

A lack of parking could “impede traffic flow, compounding congestion in an area which is already congested.” The Delaware Valley Regional Planning Commission (DVRPC) is now looking at I-95 as a “casino corridor” between Chester and Bensalem. In addition to increased traffic from casinos and more trucks as port business grows, billboards and signage and visual pollution will increase as each of the casinos compete for the same customers, “so they’re going to be out there screaming, trying to get people to pay attention.”

— Barry Seymour, executive director, DVRPC

QUOTES FROM THE PHILADELPHIA INQUIRER

With help from Ready, Willing and Able

## Shot Tower cleans up

by Scott Abramson

As we look ahead to the 200th anniversary of one of Queen Village's most visible historic sites, the Friends of Shot Tower are on our way to a beautiful transformation of the grounds. Last October, nearly 30 volunteers showed up to assist with the first phase of landscaping and the massive job of painting the wrought iron fence surrounding part of the playground.

We succeeded in getting that landscaping completed but only managed about 25% of the fence painting and realized that we needed help and fast. Maria Roberts floated an idea to solicit the help of Ready Willing and Able (RWA) and I contacted them. Kate Houston from RWA was very accommodating and facilitated a crew to come for three days in mid November to finish the job. After five gallons of paint, quite a few disposable brushes, paint rollers and a lot of elbow grease, the fencing was completely painted in two and a half days. The RWA crew also pitched in to help Mary Grace Gorman, Department of Recreation On-Site Director, clean out the Shot Tower locker room.

All the Friends of Shot Tower would like to warmly thank Kate and the RWA crew for all their help. If anyone has large or extra large warm clothing plus new undergarments to donate, please contact me so I can coordinate a donation.

## Dancing meatballs for kids

Do you have little ones in your household? Check out this web site started by families of Wharton and Penn graduate students: [www.dancingmeatballs.com](http://www.dancingmeatballs.com). It lists free and inexpensive activities in Philadelphia for families with young children.

### St. Philip Neri Parish

The Catholic Church in Queen Village



#### St. Philip Neri Church

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#### St. Stanislaus Church

242 Fitzwater Street

#### Sunday Mass

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9:30 a.m.—St. Stanislaus Church

11:00 a.m.—St. Philip Neri Church

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<b>1352 Lofts (Broad &amp; South Sts.)</b> We are pleased to announce the Grand Opening of our Fabulous, Breathtaking MODEL UNIT at 1352 South St. Twilight open house: Every Sunday, 12:00 – 3:00. Why buy here? Quality! Space! Design! Location! 72 units, Flats, Bi-Levels, Penthouses, first floor commercial spaces, garage parking, 10 yr. tax abt., floor to ceiling windows, designer kitchens & baths. www.1352lofts.com January 2007 occupancy. 45% SOLD OUT! Low condo fees! Sales center at 229 Market St. open daily.	<b>FROM</b> <b>\$395,000</b>
<b>614-20 N. American St.</b> One of the best last parcels around! Ready to build. 9 story Bldg. 15 units w. balconies & pkg. 10 y.l.a. Architectural plans avail., ZONED, READY TO BUILD	<b>\$1,595,000</b>
<b>Penn's Pointe</b> (2nd & Washington Ave.) OPEN HOUSE EVERY SUNDAY 16 Fabulous New Homes boasting 3 or 4 BD, 2.5 baths, HW fl., garden, deck & garage. 8 ALREADY SOLD	<b>\$599,900</b>
<b>Pennsboro Commons</b> (215-219 Wilder St. & 1426 S. Philip St.) FOUR stunning NEW CONSTRUCTION town homes! 3BD, 3.5BA, 2 car PARKING, HW floors, granite kitchens, marble, S.S. appliances, 10 years tax abatement, deck, fully upgraded. ONE ALREADY SOLD!	<b>\$475,000</b>
<b>122 &amp; 124 Christian St.</b> Two fabulous new town homes: 3 BD + den, 2.5 baths, dramatic floor plan, Hardwood floors, balcony, large garden.	<b>\$785,000</b>

### CALL FOR DETAILS ON THESE FABULOUS LISTINGS (P=PARKING)

109 Pemberton St. (\$399,900) N/L	246 Fitzwater St. #3 (\$499,900) P	224 Bainbridge St. (\$348,900)	716 South Philip St. (\$599,900) P
234B Queen St. (\$659,900) P	335 Christian St. (750,000) P	214 Carpenter St. (349,900)	129 Manton St. (\$359,900)
728 South 3rd St. (\$499,900)	112 Federal St. (\$529,900) P	104 Catharine St. (\$624,900) P	718 S. Mildred St. (\$479,000)
710 S. Leithgow St. (\$299,900)	253 Pine St. (\$325,000 each)	727 South 2nd St. (\$675,000)	213 Wilder St. (\$299,900)
129 League St. (\$459,000) P	723 Schell St. (\$329,900)	715 South 2nd St. (\$990,900)	2108 Locust St. (\$759,900)
830 South 3rd St. (\$1,200,000) P	9 Queen St. (\$599,000)	121 Cuthbert St. (\$850,000)	36 Strawberry St. (\$399,900)
306 Monroe St. (\$1,300,000) P	1 Queen Street (\$499,900) P	123 Cuthbert St. (\$675,000)	1315 South 2nd St. (\$649,900) P
129 Catharine St. (\$599,000) P	322 Queen Street (\$569,000) P	329 Dickenson St. (\$369,900)	1922 Montrose St. (\$379,900)
200 Christian St. #10 (\$529,900) P	134 Bainbridge St. (\$499,000)	219 Federal St. (\$317,000)	2015 Catharine St. (\$799,900) P
200 Christian St. #22 (\$715,000) P	210 Bainbridge St. (\$675,000)	237 Greenwich St. (\$379,000)	619 South 8th St. (\$495,000)

### RENTAL PROPERTIES

<b>1306 S. 15<sup>th</sup> St.</b> Fab. all new rehab. Lg 3 story 3BD, 2.5BA hm with beautiful HW flout, tons of character and details, and a large garden. Vacant and easy to show.	<b>\$2,000+U</b>
<b>140 Carpenter St.</b> All NEW! Renovated 2.5 stories hm on fab. quaint Q.V. block. 1BD + den, EIK, formal dining rm, fp in lv, HW, pretty gdn. REDUCED	<b>\$1,350+U</b>
<b>210 Bainbridge St.</b> Wonderful meticulously rehabbed corner triplex prop! Two lg 2BD apts: 1,000 sq ft. each with W/D, C/A, pet friendly. Available immediately.	<b>\$1,250+U</b>
<b>112 Queen St.</b> Fab. new Q.V. rehab. 3 stories, 1,700 sq ft., 3BD+den, 2.5BA, beautiful fin. random pine HW. Beautiful kitchen & BAs, gas fp, ivly mantle. Finished bsmt / media room with a powder rm, mechanicals, storage. Gas Heat, C/A, W/D. Small gden, fab. roof deck. Small pets OK. Available immediately.	<b>\$2,800+U</b>
<b>200 Christian St. #10</b> A great bi-level condo. 2,100 sq ft, 2 BD suites, 2 full + 2 half BA, HW, great light, lg rms + a gdn + PARKING.	<b>\$2,500+U</b>

215.440.8190 THE AWARD WINNING CONWAY TEAM www.conwayteam.com

Deirdre Quinn	Lee Ann Hickey	Brett Garner	Iron Cowell	Don Nye	Kerri Silva	Mike Caruso	Adele Gergross	Roland Scott

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