

Second call for nominations to QVNA Board

Elections will be held for QVNA Board positions in November. The QVNA bylaws stipulate that the terms of the eight board positions are staggered, with four board positions on the ballot every year. Board members can hold two consecutive two-year terms in a given position. Four QVNA board members will all be running for second terms. In addition, the position of President will be on the ballot to finish out the second year of that term. The board will run its slate for board members and president. As always, we also encourage and welcome any Queen Village resident to run for the board.

To be eligible to run for the board, you must be a resident of Queen Village and a member of the QVNA in good standing within the 12-month period preceding the Election meeting. This means that you must have attended and signed in at any two meetings convened by the QVNA Board or one of its committees. In addition, you must also have attended and signed in at at least two additional QVNA-sponsored meetings within that year, for a total of four meetings.

Consider running for the board. QVNA can always use people who like problem solving; working together with other Board members; thinking about the big and little picture; and who can commit to attending Board meetings on the first Thursday of every month.

If you are interested, eligible and would like to add your skills to the mix, send a brief statement about yourself, stating why you want to be on the board and your community involvement to date to the QVNA office, 736 S. Third St. (or email it to info@qvna.org). Nominations may also be submitted from the floor at the General Meeting, October 19.

QVNA Community Parking Lot Only \$75 per month!

(Enter on Christian Street between
Front and Columbus Boulevard)

Call 215 790-1146

October, 2006 • Volume 42, No. 8

Queen Village Crier

QVNA General Meeting
Thursday, October 19, 7:30 pm
St. Philip Neri, 216 Queen Street



- SSHD update with Dave Hammond
- A look at property tax reassessments with City Controller Alan Butkovitz

AFTER 30 YEARS, TIMES ARE CHANGING QVNA will no longer receive NAC funding

Due to overall recent cutbacks in federal funding and the changing demographics of Queen Village and its Service Area, the NAC funding received by QVNA has been discontinued. QVNA began preparing for this possibility several years ago and, necessarily, is making immediate changes in its budget. The following details the changes.

BACKGROUND

For over 30 years, QVNA received funding from the City's Office of Housing and Community Development (OHCD) to serve as a Neighborhood Advisory Committee (NAC). The NAC funding came from the U.S. Department of Housing and Urban Development (HUD) in the form of Community Development Block Grants (CDBG) targeted towards community development and housing.

A NAC provides a range of core services to assist low and moderate-income residents with housing and community-related support. There are some 29 NACs throughout the city. The "Service Area" of the QVNA NAC originally extended to the Schuylkill River, but in 1995, it was reduced to six census tracts that encompassed Queen Village and the neighboring communities of Bella Vista and Hawthorne. It was NAC funding that covered the operating costs for the QVNA office and staff. All other QVNA activities and

improvement projects have been funded through grants, resident contributions, and other fundraising activities.

Over the past three decades as a NAC, QVNA staff has helped seniors on a fixed income and other eligible low-income individuals who come to the office to fill out their Property Tax and Rent Rebate and LIHEAP forms. The staff has done the same on a weekly basis at the Courtyard at Riverview Apartments. In addition, the staff referred low-income individuals who called or walked in to a number of city programs, subsidized housing, housing counseling, weatherization, to name a few. The staff also organized meetings and distributed information as requested in the neighboring communities on topics such as predatory lending, property tax reassessments, seniors' programs, and Town Watch. As recently as 1992, the NAC office conducted periodic block surveys river to river, manually noting abandoned/derelict buildings, vacant lots, etc.

Continued on page 2

QUEEN VILLAGE NEIGHBORS ASSOCIATION

736 S. 3rd Street, Philadelphia, PA 19147

phone 215-592-7488 • fax 215-592-4605 • email Info@QVNA.org • web: www.qvna.org

Board of Directors: Neville Vakharia, *Executive Vice-President (Acting President)*; Walt Lowthian, *Vice President*; Andrew Speizman, *Treasurer*; and Amy Rivera, *Recording Secretary*. Don Ackerman, Ed Bell, Rick Cole, Marlise Ellis, Frank Gontowski, Mike Hauptman, David W. O'Donnell, Steve Schatz

Emeritus Members: Marian Buczek, Kathy Conway

Staff

Carla Puppini, *Executive Director*; Judy Mathe Foley, *Crier Editor*

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TIMES ARE CHANGING *continued from page 1*

CHANGES IN DEMOGRAPHICS

AND FUNDING

In the last few years federal funding (CDBG) to OHCD has been reduced. At the same time, more affluent individuals and families have moved into the neighborhoods in the QV Service Area and the percentage of low-to-moderate income individuals has decreased. The two subsidized housing projects in the area (Courtyard Apartments at Riverview on Christian at Third, and the Martin Luther King Housing Complex at 12th and Fitzwater) underwent complete renovations in the last five years. CDBG funding is targeted to those census tracts that contain at least 51% low-moderate income individuals. Half of the census tracts that were previously within the QVNA NAC service area no longer meet the 51% requirement. Additionally, two census tracts that were part of QVNA's NAC were shared with neighboring NACs. With the cutbacks in federal funding, OHCD re-evaluated its funding for all NACs in the city this year. Given the changing reality of our Service Area, OHCD consolidated and transferred QVNA NAC's remaining census tracts to neighboring NACs and ceased our funding as of September 30th.

QVNA'S PATH FORWARD

The fact that OHCD funding would likely disappear with neighborhood transition has been on the QVNA Board's radar screen for the last six years, although we had not anticipated the abruptness of going from full funding to zero.

One of the primary reasons that former president Colleen Puckett initiated the push in 2000 to secure the lot under I-95 as a community parking lot was not only to relieve parking problems, but to provide QVNA with an alternative revenue source. It took more than two years before the parking lot broke even, but there is now a steady income stream from that lot that pays for the monthly lot rental and operation, has covered some neighborhood improvement projects, and is also a "rainy day" fund. QVNA has also sought out grants for supporting QV projects. Most notable is the \$15,000 a year program of weekly sidewalk cleaning on the N-S streets for the past three years.

In addition, last year the QVNA Board initiated meetings with the Department of Recreation to lease the Weccacoe Playground Building on the 400 block of Catharine Street. Once finalized, the building will provide not only a community space but also an office for the association at a minimal rental fee.

Despite the above steps, the elimination of funding by OHCD means some immediate changes. We only received final confirmation of the funding cut in mid September. We have had to cut back on staff. QVNA Service Area Manager John Sherick's last day in the office was September 30 (*see Director's notes next page*). QVNA Executive Director Carla Puppini will continue part time for the foreseeable future. The continuity and community knowledge Carla brings to QV is invaluable. Her position is critical to future QV efforts.

Continued on bottom of next page

FROM CARLA PUPPIN
QUEEN VILLAGE NEIGHBORS ASSOCIATION EXECUTIVE DIRECTOR

Goodbye and Good Luck

John Sherick started in the QVNA office as the NAC Service Area Manager in 2000, having come from a background both as a professional musician in Austin, Texas, and as a sous-chef in Baltimore and Philadelphia. He was the person you most often spoke to first when calling the office. John quickly mastered the intricacies of bureaucratic forms in helping seniors here in the office and down at the Courtyard apartments. He also set up the Zoning Committee meetings, and joined the Committee for a time to learn more about zoning issues. He was one of the key members of the Parking Lot Committee in getting that up and running. But to simply list some of his duties is to miss the point of what John did.

I speak for the QVNA Board in thanking John for his dedication, his thoroughness, and his thoughtfulness. He went far beyond the requirements of his job. For a handful of seniors on very limited incomes with no real family close by, the QVNA office was their regular check-in point and we were their friends. John negotiated city bureaucracies time and again to help improve those individuals' day-to-day living. Some have died, others have moved to senior residences—all benefited directly from John's concern.

I know I can speak for the Zoning Committee in thanking John for his work with that committee. Zoning issues get heated and John handled many a call from a developer or resident with calm, grace, and savvy. As for myself, I thank John for all the above and for being a great colleague in the office.

In a few months, John will be heading off to Australia where he has family, and where he will pursue a degree in music education. If you'd like to send him a note, you can mail it to the office or email info@qvna.org and I will pass it on.

Delivering the Crier: Volunteers needed

We have a great system of block volunteers in Queen Village who deliver the *Crier* on each block. Now we need one or two volunteers the second Thursday or Friday morning/afternoon of each month to help sort and deliver those *Criers* to the block volunteers.

If you are retired and have some time, work at home and have a flexible schedule, AND you enjoy walking, this is for you! We provide a push cart to hold the *Criers*. Call or email the office ASAP.

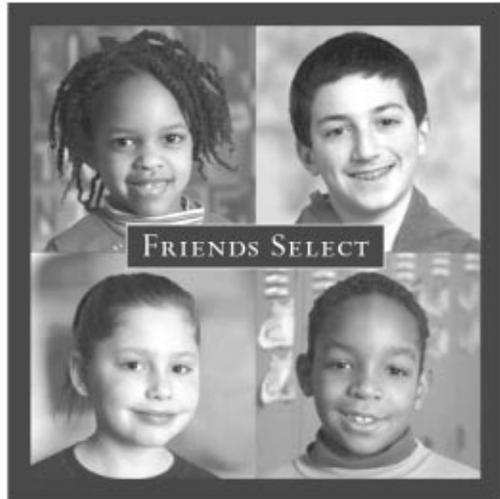
TIMES ARE CHANGING *continued from page 2*

With staff cut-backs, the office will be open part-time. But we will continue helping QV seniors and others on fixed incomes with Property Tax/Rent Rebate forms and assistance programs. You just need to call ahead of time. There will be certain tasks for which we will be asking residents to volunteer (*See box above*).

SUPPORTING QVNA

In future issues of the *Crier*, the QVNA budget for the coming
Continued on page 7

**A Vibrant City.
A Close Community.
A Culture of Learning.**



Open House

Saturday, October 21, 1:00 to 3:00 pm

A college preparatory, coed, Quaker day school, pre-K through 12, at 17th on The Parkway in Center City Philadelphia.

Admission and open house information:
215.561.5900 ext 104. www.friends-select.org

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HELP WANTED at the Library

The Santore Branch of the Free Library of Philadelphia at 7th & Carpenter Streets has an active Friends Group, and we're looking for your help.

This is YOUR neighborhood library and we need YOU to join us to make our branch "ALL THAT IT CAN BE."

- We need volunteers for the after school programs, helping youngsters with homework and reading skills.
- We need volunteers to assist our always overworked Library personnel with daily tasks, such as re-stacking books, etc.
- We need people who can contribute to and help publish a Friends Newsletter.
- We need people with fund raising experience to help in our efforts to raise money for needed library services not covered by the Library's budget.
- We need not only your membership, but also your participation.

Contact Janet at 215-389-2023 to become a part of the team!

QViews

Do you know this QV spot?

In 1677, Swedish settlers modified this blockhouse as the first site of Gloria Dei (Old Swede's) Church; the current church at Swanson and Christian Streets was dedicated on July 2, 1700.

The oldest brick building in Philadelphia, and the oldest church in Pennsylvania, it was used as a hospital during the Revolutionary War, and was the site of Betsy Ross' third marriage in 1777. The current church is Episcopal with a congregation of 270. — Source: Gloria Dei website



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**A concert in the neighborhood
Linda Reichart to perform
at Settlement Music School**

Pianist Linda Reichart with Philadelphia Orchestra substitute violinist Gloria Justen will perform at 3 pm, October 22, at Settlement Music School's Annual Faculty Concert. The concert features works by Ligeti, Bartok, and world premieres by Robert Capanna and Gloria Justen.

Free and open to the public, the Fuller Capanna Faculty Concert is at the Mary Louise Curtis Branch's PNC Bank Presser Recital Hall, 416 Queen Street, Philadelphia. (Six blocks south of South Street).

Reichart, a Settlement alumnus, and Justen will perform Hungarian Dances (Bartok) for violin. and piano; Sonata (Bartok) for piano; Tres Pezzi (Kurtag) for violin, piano; Ligeti's Piano Etude, piano/violin; Duos by Capanna and Justen; and some Bartok duos for 4 hands, 2 pianos (with Trever Williams, a Settlement Music School student).

Reichart began taking piano lessons at Settlement at age 10, and returned to teach piano which she has been doing for 26 years. She is also the Artistic Director and Co-Founder of Network for New Music, a non-profit music presenting, producing, and commissioning organization for contemporary music. As a pianist, she has developed a reputation for championing and premiering works of emerging and established composers, and regularly performs with area musicians

and ensembles.

Settlement Music School, founded in 1908, is the largest community-based school of the arts in the United States according to the National Guild of Community Schools of the Arts. Settlement is dedicated to providing everyone with programs and activities in music and the related arts that will help them achieve their greatest potential.

With six branches in South, West and Northeast Philadelphia, Germantown, Jenkintown and Camden, NJ, the School now serves about 15,000 students of all abilities, regardless of race or financial circumstances and awards nearly \$2 million a year in financial aid. Settlement is the largest employer of musicians in the region, with more than 250 dedicated faculty members, most of whom have advanced degrees. Additional information is available at www.smsmusic.org

**Down Home Day at Mario Lanza:
moonbounce, apple bobbing, pumpkins & more**

Down Home day in Mario Lanza Park is 1 to 4 pm, Saturday, October 21. Come enjoy the great events, home baked goodies and grilled hot dogs and hamburgers. This year there will be pony rides from 1 to 2:30, a moonbounce, face painting, hat making, apple bobbing, pumpkin painting and tons of fun. The silent auction will have great items and gift certificates from local establishments including All About Philadelphia Tours, Sophie's Yarns, New Wave, Bridgette Foys, Dimitri's, Sanctuary on Second and Wonder Boy Clothing. Johnnie Rocket's has donated hamburgers. This is the Friends of Mario Lanza Park's fall fundraiser and we hope to see you there.

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Who are these Kids?

How'd they get to be so outgoing, so interesting, so... well, *nice*? Maybe it's because they've been educated in a garden of civility in the heart of a great city, where excellence is honored and childhood is cherished.

Pre-registration for open houses is appreciated but not required.

St. Peter's School, a multi-denominational program, educates boys and girls in Preschool to Eighth Grade

- **Sunday, November 19, 2006**
Program begins at 2:00pm
- **Sunday, January 7, 2007**
Program begins at 2:00pm

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For information contact:
LaVerne Price, M. Ed., Director of Child Education and Care
(215) 627-2493
laverne@oldpine.org



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The Catholic Church in Queen Village



St. Philip Neri Church
218 Queen Street
215-468-1922



St. Stanislaus Church
242 Fitzwater Street

Sunday Mass

Vigil (Saturday) - 5:30 pm - St. Philip Neri Church

Sunday Morning

8:00 a.m.—St. Philip Neri Church

9:30 a.m.—St. Stanislaus Church

11:00 a.m.—St. Philip Neri Church

Weekday Mass

Mon., Tues., Wed.—7:30 a.m.—St. Stanislaus Church

Thurs. & Fr.—7:30 a.m.—St. Philip Neri Church

Saturday—8:00 a.m.—St. Philip Neri Church

Eucharistic Holy Hour & Benediction

Saturday—8:30 a.m.—9:30 a.m. — St. Philip Neri Church

Confessions

Saturday—4:45 p.m.—5:15 p.m.—St. Philip Neri Church

Sunday—9:15 a.m.—St. Stanislaus Church

Please visit our website at www.churchofstphilipneri.org

Tackling Graffiti yet again

Graffiti seems to be on the upswing in the neighborhood over the last several months. The Anti-Graffiti Network lists the following numbers for reporting graffiti. When you do call, please be specific with regard to the location of the graffiti, the kind and color of surface.

Homes and Businesses	215 686-0000
Street Signs and Traffic Signals	216 686-5560
Parking Meters	215 683-9612
Newsstands	215 557-7611
U.S. Mailboxes	215 895-8610

CAN YOU HELP?

A family in the 400 block of Fitzwater Street is seeking six volunteers to help with their 10-year old daughter's physical therapy program. The volunteers stand around a therapy table gently moving the child's limbs in a sensory program to stimulate brain development. The family is looking for three volunteers for Monday evenings, and three volunteers for Tuesday evenings, about 7-8:15 pm. All ages are welcome! If you are interested in making a difference in the life of a special child, or if you know of someone in the neighborhood who may be able to help, please call Conny or Paul at 215-238-9602.

HANSON SQUARE GARAGE SALE, Saturday, October 14, from 8 am on. Enter at 3rd and Fulton Streets

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Southwark/Queen Village Community garden solar project now complete

The Southwark Queen Village Community Garden (SWQVCG), located on the three hundred block of Christian Street, celebrated its 30th anniversary on the 30th of September. As part of that celebration the gardeners enjoyed the benefits of electricity that is produced with our very own solar panels.

Working through the summer, an indefatigable group of gardeners has conceived, designed and built an electrical system that produces electricity in sufficient quantities to sell excess back to the Philadelphia Electric Company and that income will help to underwrite the gardening projects of the future. Thanks to grants from the Neighborhood Gardens Association, the Queen Village Neighbor's Association and the generosity of American Solar Works, a 10 panel system has been installed and is fully operational currently generating 1.2kw/hr and is expected to produce 1.6 kw/hr. during summer months.

Our system is connected to the PECO grid and through a two-way electric meter we are able to supply the power grid or take from it as needed. The expected net gain should result in a

benefit to the garden of about \$200 annually.

One the first projects to benefit from this industry is the new raised-bed plot for gardeners who find the prospect of bending over



daunting but would still like to get their hands in the soil. Many of the gardeners are relieved to have tackled another project that improves our ability to grow produce for ourselves and for the Share the Harvest program that donates fresh produce to those in need.

The garden includes bee hives, a fig bosk, fruit trees, public flower and herb gardens for use by the gardeners as well as more than 60 plots. If you, or anyone you know, would like to be part of this exciting and forward looking group of people please call the Queen Village Neighbors Association and express your interest.

TIMES ARE CHANGING *continued from page 2*

months and year will be presented. But it is clear that for QVNA to cover its operating costs and continue to maintain and improve our neighborhood, we will need to go beyond our present income and undertake additional fundraising activities. Fund Raising = Community Improvement . . . it's that simple. Zoning enforcement, historic preservation guidance, liquor license review, noise abatement, sidewalk cleaning, tree planting, greening projects, park and playground oversight, working with the police in public safety, community communication, with an office to coordinate

all this and more. . . these are services not provided by the City.

So, we will be looking to develop more income streams like the parking lot, grants for projects, fund raising events and contributions from those that care and benefit from a vital QVNA. But, most of all, QVNA doesn't exist without you. Our neighborhood's well-being relies on the involvement of all of you. Your expertise and your financial support can help make a big difference in our community. If you have experience in fund raising or want to get that experience, please call the QVNA office. We're excited about the future of QVNA and hope you'll join in making Queen Village a more enjoyable place to live.

Joseph G. Brin, AIA Architect

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WELCOME YOUR SEPTEMBER NEW NEIGHBORS

917 S. 6th St. 712 S. Darien St. 800 S. Front St. 852 S. 2nd St. 714 S. 7th St. 501 Kaufman St. 1316 S. Hancock St. 744 Fitzwater St.

OUR NEW LISTINGS:

750 S. 5th St. Great N/L! Open Spacious, dramatic design. 3BD+den, 2.5BA, fireplace, H/W, GARAGE parking , a roof deck + garden.	\$699,900
200 Christian St. #10 A great bi-level condo in Q.V. 2,100 sq ft, 2 suites, 2 full + 2 half BA, H/W, great light, high ceil., lg rms, gdn, PKING	\$599,900
322 Queen St. Beautifully 3BD+den/ 2BA hm. Custom kchn, radiant fl heat, raised panel drs, beautiful gden, roof deck. Garage PARKING.	\$589,000
1005 S. 3rd St. Great New Listing! A nice triplex with large rooms and high ceilings.	\$399,900
150 Mifflin St. Gorgeous lg rehabbed corner property with tons of light. H/W, beautiful ktchn with ceramic tile, nice size garden.	\$324,900
324B Queen St. Wonderful 3BD+den/ 2.5BA hm. Lovely lr, high ceil., H/W, fp, lg patio. Lg kchn, granite, laundry, roof deck, great city views. HEATED GARAGE PKG! REDUCED	\$539,000
126-8 Arch St. #3 & #4 Lovely 2BD/2BA condos, 920 sq ft, bright, spacious & pet friendly, high ceil., H/W, 150 sq.ft. storage space in bsmt.	\$325,000
133 South St. Truly a designer showcase. 2,500+ sq.ft. A MUST SEE! 3BD+office+media rm, 2.5BA, H/W, fp, deck, gdn, PKG. REDUCED	\$900,000
348 Fitzgerald St. Pristine large 2BD hm. All new: Slate, tile, beautiful fls, extra large lv rm & dining rm, large patio. Truly a beautiful home.	\$175,000
1922 Montrose St. Lovely all new rehab, beautiful H/W. 3 lg BD, 2.5BA, great light. Fabulous new kitchen & BA. Large garden. REDUCED	\$379,900
1327-29 S. Hancock St. NEW Listing! Possible Development Opportunity. Vacant Lot. Size 32x26 in a great Pennsport Area.	\$139,900
2315 S. 16th St. Classy 3BD+den / 1.5BA, new ktchn, S.S. appl., granite, new H/W, patio + rose gdn, ample closet space, fin. basement.	\$345,000
2407 Carpenter St. Beautiful modern 3BD/1.5BA. Move-in condition! Spacious living & dinning rooms, gorgeous kitchen. REDUCED	\$260,000
2015 Catharine St. Designer home, One of a kind iron work, 3BD/3BA, Marble fireplace, H/W, finished bsmt, deck & garden. REDUCED	\$799,900

MORE GREAT LISTINGS:

306 Monroe St. Incredible New custom 4 st. hm by D&M Const! 3,600 sq. ft., elev., gdn, roof deck, H/W, 2 fp, 4BD/3.5BA, Custom kchn, Viking appl., potential PKG, 10 y.t.a.	\$1,300,000
314-20 Catharine St. Fabulous 1,916 sq ft 2BD+den/1.5BA condo, fp, H/W, incredible kitchen, 14' ceil., exp. brick, lovely garden. REDUCED	\$475,000
253 Pine St. Three great new condos. Hardwood floors, huge rooms, 1 or 2 large bedrooms per condo, high ceilings, large garden.	FROM \$325,000
443 Gaskill St. Great 3 bedroom home + a den, 2 full baths, hardwood floors, 2 fireplaces, a great garden and a deck. GARAGE parking. REDUCED	\$559,000
710 S. Leithgow St. Location! 1BD + dressing room. Hardwood floors, fireplace, new kitchen & bath, roof top deck & courtyard. REDUCED	\$315,000
625 Kimball St. Wonderful home in Bella Vista. Spacious 4 bedroom, 2.5 baths, eat-in kitchen, large yard, finished basement, tons of light.	\$349,900
1 Queen St. #1 Wonderful 3BD + a loft space, 2.5 bath home, a fireplace, fabulous deck, new kitchen, granite, landscaped garden + garage + extra PARKING REDUCED	\$499,900
715 S. 2nd St. Terrific corner property. 5+ BD / 2.5 BA. Great space & potential. Huge rooms, high ceilings, a garden, possible PARKING.	\$990,900
810 S. 2nd St. #C It doesn't get any better than this! Fabulous 1,000 sq.ft. loft, 1BD loft condo, exp. brick, H/W, huge deck., 10 yta REDUCED	\$329,900
112 Federal St. 2 properties: Fabulous 6 bedroom mansion style home + 3 car GARAGE. The home and the garage can be sold separately. Call for details. REDUCED	\$649,900
728 S. 3rd St. Dramatic, open & spacious floor plan. 3 bedrooms, 2.5 baths, Fabulous details, Hardwood floors, fireplace, skylight & garden REDUCED	\$499,000
795 S. 3rd St. (3 rd & Catharine Sts.) Prominent corner property with renowned Dimitri's Rest., + 2 fabulous large sunny apartments above. REDUCED	\$869,000
237 Greenwich St. Gorgeous renovation: 3BD, 2BA, exp. brick, original wide board fls, EIK with granite counters, Stainless Steel appliances, landscaped garden, Jacuzzi. REDUCED	\$409,900
134 Bainbridge St. Great space & light. 3 bedrooms + den, 2 baths. Hardwood floors, cathedral ceilings, lovely details & large garden. REDUCED	\$549,900
104 Catharine St. Incredible Duplex w. 2 car GARAGE. Large bi-level 3BD + den unit w. solarium & deck with waterfront views. Plus a bi-level 2BD + den. REDUCED	\$624,900
122&124 Christian St. Two fabulous new homes: 3BD+den/2.5BA, dramatic floor plan, Hardwood floors, balcony, large garden. 1 year free PARKING.	From \$785,000
200 Christian, 22 Magnificent condo with PARKING: 1,750 sq. ft. Large 2 bedrooms, 2 full baths, 11' ceilings, 10' windows, exposed brick walls, Hardwood floors, and a very large patio.	\$715,000
335 Christian St. A 5,500 sq. ft. 3 bedrooms, 3.5 baths Queen Village Mansion. Lots of original details & character, a great deck, and large garden, 2 CAR PARKING REDUCED	\$750,000
121 Cuthbert St. Fabulous 2,499 sq. ft., 3 stories corner duplex. Zoned C3, with incredible bi-level loft apartment. REDUCED	\$850,000
123 Cuthbert St. A terrific duplex with a great tri-level apartment. Great light, Hardwood floors throughout + and artist studio on the 1 st floor REDUCED	\$675,000
246 Fitzwater St #3 Stunning 2 / 2 condo in School House Building. Hardwood floors, 13 ft ceilings, Stainless Steel appliances, fireplace, W/D, Parking. REDUCED	\$549,900
305 Titan St. Stunning New Construction w. GARAGE, tax abatement, 3 BD, 2.5 BA, Hardwood floors, deck, large garden. REDUCED	\$444,900
36 Strawberry St. #44 Beautiful 2 bedroom, 2 full baths condo in the heart of Old City, southern exposures, Hardwood floors throughout, Central air. REDUCED	\$399,900

DEVELOPMENTS AND INVESTMENT OPPORTUNITIES

229 Market St. - 1352 Lofts SALES CENTER. WHY BUY HERE: QUALITY! QUALITY! QUALITY! SPACE, DESIGN, LOCATION, AMENITIES, LOW CONDO FEES, PARKING, BALCONIES, 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. 40% SOLD OUT! MODEL UNIT COMING SOON. Call for more details.	FROM \$395,000
614-20 N. American St. One of the best last parcels around! Ready to build, 9 story Bldg, 15 units w. balconies & pkg. 10 y.t.a. Architectural plans avail., ZONED, READY TO BUILD	\$1,595,000
Penn's Pointe (2nd & Washington Ave.) OPEN HOUSE EVERY SUNDAY 16 Fabulous New Homes boasting 3 / 4 BD, 2.5 baths, H/W fl., garden, deck & garage. 7 ALREADY SOLD	\$599,900
1811 N. Howard St. Fab. new devl. Circa 1870 Old Knitting Factory. 13,200sq.ft. 3 fls, exp. brick & beams, H/W, lg windows, 4,400sq.ft. /fl, Fab. owner's unit on 2nd fl. Clear space loft like.	\$599,900
406 Monroe St. Spacious 3BD / 1BA hm. 1,440 sq.ft., original details, H/W, full basement, eat-in kitchen. Needs rehab.	\$299,900

215.440.8190

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