

**"Everyone complains about traffic... yet everyone participates."**

**By James Markham**

*Transportation Committee Chair*

That quote in the title is from a friend of mine from the Engineers' Club of Philadelphia that applies to most people everywhere. Less so in Queen Village though! Your Transportation Committee has been working hard on two projects that will make it easier to NOT participate in the creation of traffic: the installation of new bike racks, and the creation of a Queen Village Transit Guide.

Cyndi Line has spearheaded Queen Village's partnership with the Philadelphia Department of Streets to install over 50 new bike racks throughout Queen Village. The Transportation Committee will agree to maintain them and the Streets Department will install them. We are looking to sign the contract this fall.

Jim Feeney, John Federico, and Neville Vakharia are in the process of creating a Queen Village Transit Guide. SEPTA provides a lot of options for Queen Village residents, but using the SEPTA system can be overwhelming and downright confusing. We will have a guide that tells you the where, when, and hows of using SEPTA. The QVNA website will carry an easily accessible version, or printed versions are available at the QVNA office. Look for both this fall.

Thanks to these folks for spending the time and effort to improve our quality of life. Both of these projects are intended to make it easier to NOT participate in the creation of traffic. As we consider ways to improve the quality of life in our community, please consider NOT participating yourself!

## Call for nominations

Elections for the QVNA Board of Directors are coming up in November. QVNA has five officers and eight Board members; four Board positions rotate every year, with officers' positions up every two years. This November, four current board members will be running for second two-year terms. We will also have a special election to fill the unexpired term for president.

QVNA presents a slate, but we also encourage any resident to run for a Board position. To be eligible, you must be a resident of Queen Village and a "member of the Association in good standing within the 12-month period preceding the Election meeting." That is, you must have attended and signed in at any two meetings convened

*Continued on page 5*

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

(Enter on Christian Street between  
Front and Columbus Boulevard)

**Call 215 790-1146**

# Queen Village Crier

September, 2006 • Volume 42, No. 7

**QVNA General Meeting**  
Thursday, September 21, 7:30 pm  
St. Philip Neri, 216 Queen Street

**Casinos & gambling update**  
**Green Ports Initiative**  
**Safety & crime with Cpt. Weaver**

## Update on community action against Foxwoods casino

*By Colleen Puckett*

The seven participating civic associations who make up Riverfront Communities United (RCU) — QVNA, Society Hill, Pennsport, Whitman Council, Bella Vista, Hawthorne, Passyunk Square—kept busy fighting the Foxwoods casino over the summer.

On June 1, coalition chair Rene Goodwin spoke at an anti-casino public rally sponsored by Neighbors Allied for a Better Riverfront (NABR), which was widely reported in newspapers throughout the state.

In early July, RCU released a traffic study that rebutted Foxwoods' traffic mitigation proposals (see both traffic studies at [www.hallwatch.org](http://www.hallwatch.org)). Both the *Inquirer* and *South Philly Review* ran extensive articles on Foxwoods, RCU and the dueling traffic studies. (*South Philly Review*, August 10, 2006)

The *Inquirer's* Inga Saffron said directly that the Foxwoods site at Delaware Avenue and Reed Street was the worst location and worst design of the five proposed casino sites being considered by the State Gaming Board (*Philadelphia Inquirer*, July 21, 2006).

RCU organized a second anti-casino rally for September 10 to reinforce the message that we will not accept a casino in our neighborhood.

At 10 am on Tuesday, November 14, Foxwoods will testify in front of the State Gaming Board in Harrisburg. RCU plans to have representatives there. Stay tuned.

So far, our message is being heard. The seven participating communities have the public support of Councilman Frank DiCicco and State Rep. Bill Keller, both of whom have publicly opposed the Foxwoods site. So far, the media have treated our cause sympathetically, too. It's up to us to stay united and strong. Together, we can do it!

**See page 2 for actions you can take.**



## 30th on the 30th

SOUTHWARK/QUEEN VILLAGE GARDENERS  
INVITE ALL OUR FRIENDS AND NEIGHBORS  
to a Free OPEN HOUSE at the garden (see page 7)  
to celebrate our 30th year of growing together.  
Saturday, September 30 from 11 am to 2 pm  
(300 block of Christian Street)



Light refreshments provided by the gardeners

Starting at 2 pm we'll have a barbecue with a roast pig. It will cost \$10 for grown ups and \$5 for kids.

If you want tickets to the barby, call Rochelle Manfra at  
215-551-2492 or 267-259-3776 by September 20.

## 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)

**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 Puppin, *Executive Director*; John Sherick, *Service Area Manager*; Judy Mathe Foley, *Crier Editor*

THE *CRIER* IS PRINTED ON RECYCLED PAPER

**Grubb TEAM**  
and associated advisors



Bill Grubb  
Stephanie & Joe Carter  
610-649-4500 Office  
610-658-5385 Direct  
bgrubb@juno.com  
www.grubteam.com



**Prudential**

**Fox & Roach, REALTORS®**

An Independently Owned and Operated Member of The Prudential Real Estate Affiliates, Inc.

FROM NEVILLE VAKHARIA  
QUEEN VILLAGE NEIGHBORS ACTING PRESIDENT

## Fall Into Action – Get Involved

As another summer ends, our lives suddenly seem to get busier. It has been said that time is our now our most precious commodity, and a recent study showed that many people would prefer to earn less money if it meant they had more free time. Here in Queen Village, there are many important things that we feel are worth your time. This month, our general community meeting will cover two very important issues facing our neighborhood: casinos and public safety.

You've probably heard that slots parlors are coming to Philadelphia, with the potential for one to be located at Columbus Boulevard and Reed Streets, just a few blocks from Queen Village. Come to the general community meeting to learn how all of us can remain united in voicing our concerns about this project's impact. Colleen Puckett, a former QVNA president and our representative to Riverfront Communities United, a coalition of neighborhood associations opposed to a casino at this location, will give us an update.

It's hard to avoid hearing about our city's struggle with gun violence and crime, and we often feel helpless in this struggle. At the general community meeting we'll hear from Captain Michael Weaver of the 3rd Police District, who will discuss what we can do to make Queen Village a safer place to live. You can also learn more about our Public Safety Committee and how you can get involved.

Despite these ongoing challenges, our neighborhood is one of the most vibrant, eclectic and diverse neighborhoods in the city. We have so many great things happening. Much of that is due to the people who get involved and help make a difference. Take some time and see how you can, too.

## FOXWOODS: WHAT YOU CAN DO

- Let public officials know how you feel. Write to State Sen. Vince Fumo, Councilman Frank DiCicco, State Rep. Marie Lederer, and Mayor John Street. One quick, easy way to do this is to log onto [www.hallwatch.org](http://www.hallwatch.org) and use the fax bank—all you do is write your message and click onto the politician's name, and your letter is automatically faxed.
- Keep informed. Read the *Crier*, the *Inquirer*, the *Daily News*, and the *South Philly Review*. Write letters to the editor. Sign on to the Pennsylvania State Gaming Control Board Web site to get e-mail updates ([www.pgcb.state.pa.us](http://www.pgcb.state.pa.us)).
- Sign petitions, participate in rallies, put an anti-casino poster in your window. We'll have posters and petitions at the next QVNA general membership meeting.

## Traffic Survey nearing completion

The Traffic Survey is now complete. Most of the data came in electronic format. However, approximately 70 surveys were returned in hard copy. In order to include these surveys in the analysis, the information needs to be converted from the hard copy to an electronic copy (data entry).

At this time, we are seeking volunteers to help with this process. Ideally, several volunteers will split the task for a total of about two hours of work each. Please contact us at [transportation@qvna.org](mailto:transportation@qvna.org) if you would be willing to help with this important task.



**ESSENE**  
MARKET & CAFE

**Natural Foods**

719 S. Fourth Street  
Philadelphia, PA 19147

Prepared Foods to Go  
Vitamins & Cosmetics  
Frequent Shopper  
Discounts

Tel 215.922.1146  
FAX 215.922.5150

trinity framing  
701 s.3rd st.  
215.351.1600



**Prudential**  
Fox & Roach REALTORS®



**your queen village  
alternative**

215.440.2088 / 215.627.3142 fax

210 W. Washington Square, Suite 200  
Philadelphia, PA 19147

**Patricia Bentz CPDT, CDBC**  
Certified Dog Trainer & Canine Behavior Counselor

**"Going to the Dogs"**  
**K-9 Training & Behavioral Therapy**

- One-on-One Obedience Training at Home
- Behavioral Consultation
- Reward-Based Methods Only

(215) 551-5254  
Queen Village



Hours by Appointment

Gift Certificates Available

FROM CARLA PUPPIN  
QUEEN VILLAGE NEIGHBORS ASSOCIATION EXECUTIVE DIRECTOR

## QVNA and Recycling

When Philadelphia instituted its curbside recycling program in the 1990s, it was in the vanguard of cities taking on the challenge of separating out recyclables from the waste stream. Now in 2006, Philadelphia has an abysmal record compared with other major cities of similar size. Philadelphia is required by law to recycle 35% of its trash, but only about 5% is currently being recycled.

There is a movement afoot again, led by the Recycling Alliance of Philadelphia, to make recycling a priority and to get weekly pickup instituted throughout the city. It's called the Recycle NOW Philadelphia Campaign. Check out the web site at [www.recyclenowphila.org](http://www.recyclenowphila.org) to learn more and to take some action. An innovative pilot program run by RecycleBank in the Chestnut Hill and West Oak Lane neighborhoods is incentive-based, and has been very successful. You can learn about that program at [www.recyclebank.com](http://www.recyclebank.com).

Some background on QVNA's long-standing involvement with recycling: Several years before the City of Philadelphia instituted curbside recycling, QVNA made a bit of recycling history in 1985 when Bob Pierson began the Block Corner Recycling Program, an innovative volunteer effort that lasted six years. Several other neighborhood organizations used Pierson's model to start similar programs. The Environmental Protection Agency recognized the project in 1991 with its Administrator's Awards Program.

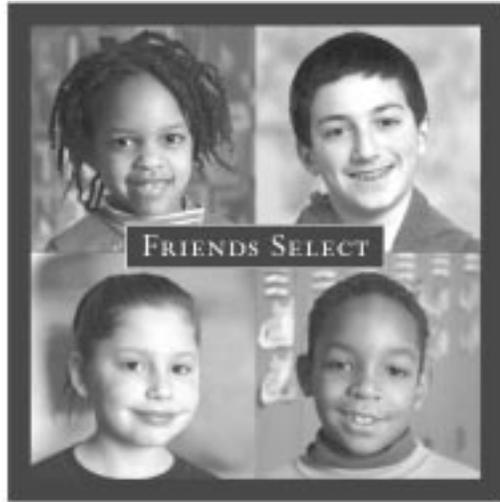
It'll end with a plug for the QVNA Recycling Committee's monthly Plastics and Mixed Paper Recycling Drop Off, headed up by Amy Rivera. The committee needs more volunteers. If you use the site, consider volunteering one time. Email [info@qvna.org](mailto:info@qvna.org).

If you're not recycling, you're throwing it all away!



Jeffrey Fortune, manager of LRC Services, and his crew take a break for a photo op. They've collected 651 bags of trash weighing 8,310 pounds since January in their weekly cleanup of the sidewalks running north-south in Queen Village. Every Monday, the crew literally sweeps its way through the neighborhood. If larger stuff is out there — microwaves, TVs — and they can haul it, they do. If not, they are our eyes and ears for calling it in to Bulk Trash. QVNA has been fortunate thus far to pay for the cleaning with a state Department of Community and Economic Development grant, received with the support of Senator Fumo.

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



## Open House

Tuesday, September 19, 8:45 a.m. to 11:00

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](http://www.friends-select.org)

619 SOUTH SECOND STREET • 215.923.9525  
Monday-Thursday 11-7 • Friday-Saturday 11-8 • Sunday 1-5



Story Hour • Tuesdays and Fridays at 11  
Arts & Crafts • Chess Club • Author Events

"THE BREEZE TASTES OF APPLE PEEL.  
THE AIR IS FULL OF SMELLS TO FEEL -  
RIPE FRUIT, OLD FOOTBALLS, BURNING BRUSH,  
NEW BOOKS, ERASERS, CHALK, AND SUCH..."

September, by John Updike

Visit our website for upcoming events

[WWW.HEADHOUSEBOOKS.COM](http://WWW.HEADHOUSEBOOKS.COM)

**READING TERMINAL MARKET**



**A DAY IN THE  
COUNTRY  
IN THE HEART  
OF THE  
City**



**TRADITIONALLY FRESH**  
PHILADELPHIA, P.A.

**TOP QUALITY • PREMIUM SELECTION • PERSONAL SERVICE**  
12TH & ARCH STREETS • [READINGTERMINALMARKET.ORG](http://READINGTERMINALMARKET.ORG)  
215-922-2317 • DISCOUNT PARKING AT 12TH & FILBERT GARAGE

## Celebrate at St. Peter's Festival

St. Peter's School's Annual Harvest Festival will be held on Saturday, October 14 from 11 am to 4 pm at the School on 319 Lombard Street. The festival features rides, games, prizes, refreshments, a Ribs cook-off, craft sales, and more. Over 400 people are expected to attend, including neighbors, school families, and other friends in the community. You are invited to attend with your family.

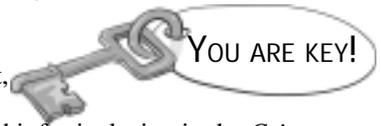
St. Peter's School is a multi-denominational, preschool – 8th grade academic institution for boys and girls with a proud tradition going back 171 years. St. Peter's School is still nurturing excellence for today's generation of young families and children. For information, contact Linda Bond, Director of Development, at (215) 925-3963.

## National Night Out a success

Queen Village Public Safety Committee's 2nd Annual "Leave Your Light On" celebration of National Night Out was a great success. Thanks to the Mildred Leftwitch Devastators, the drill team from the Courtyard Apartments at Riverview, for their amazing talent. They enabled us to really get our message out through the neighborhood.

Come join us for our meetings, the 2nd Tuesday of each month at the Weccacoe Recreation Center on Catharine Street between 4th and 5th. Hope to see you there.

This is your newsletter



Do you have an announcement, an interesting story about something on your block? Send it for inclusion in the *Crier* at [info@qvna.org](mailto:info@qvna.org) or drop it by the office. Deadline is the 25th of the month preceding publication.

## Keep up with the latest by email

Want to get reminders about QVNA meetings, goings on in QV, the Public Safety Committee crime reports? Subscribe to the QV email list by going to [www.qvna.org](http://www.qvna.org) to join. We don't share the email list with any entity and we won't bombard you with emails.

**Premier Real Estate**  
BUYING • SELLING • INVESTING • LEASING



1636 Pine Street  
Philadelphia, PA 19103  
**Marian Buczek**  
Realtor • Notary Public

Phone: (215) 732-5355  
FAX: (215) 732-7055  
e-mail: [Marianbuczek@premierreo.net](mailto:Marianbuczek@premierreo.net)

Call an expert with a 25 year real estate career.



**Sanctuary on 2nd  
752 S. 2nd St.**

therapeutic massage  
holistic education  
natural products and gifts

Ask us how to host  
your own spa party

**215-922-5323**

healing within

**May we bring some  
color to your home or office?**

**R. CHOBERT**  
**PAINTING & PAPERHANGING**  
641 Reed Street, Philadelphia  
**(215) 389-7788**  
CREATING BEAUTY SINCE 1967



**plumer**  
associates, inc.

**Michele Golembeski, R.N.**  
Realtor Associate  
Voicemail (215) 922-3600 Ext: 325  
Cell: (215) 850-9227  
E-Mail: [mgrealtor@comcast.net](mailto:mgrealtor@comcast.net)  
226 South Street • Philadelphia, PA 19147  
215-922-4200 • Fax: 215-922-7774



Meeting your real estate needs with professional excellence!

## Property Tax/Rent Rebate Program Deadline Extended for 2006

The deadline to apply for the state's Property Tax/Rent Rebate program has been extended to December 31. Application forms are available in the QVNA office (736 S. Third Street).

**Who qualifies:** Seniors 65 or older, widows and widowers 50 or older, and those who are disabled and 18 or older if they meet certain income guidelines.

**Income:** \$15,000 under the current program (half of Social Security or federal railroad retirement benefits are counted as income). Beginning January 1, 2007, the new income limit will be \$35,000 for homeowners (half of Social Security or federal railroad retirement benefits are counted). With the new income limits, the maximum rebate will be \$975. Application forms will become available in February, 2007.

**Rebate Amount:** Maximum rebate is currently \$500.

## Elections coming up *Continued from page 1*

by the QVNA or a committee thereof. And you must also have attended and signed in at at least two additional meetings within the year, for a total of four meetings.

Board members bring their skills, enthusiasm, commitment, and perspective literally "to the table" at meetings. What QVNA accomplishes cannot happen without members who work together and who think both about the big and little picture. So if you care about your community and are interested in problem solving (and can commit to the first Thursday of the month for Board meetings, in addition to the monthly general meetings), consider running for the Board.

If you are interested and eligible, send a brief statement about yourself, your skills and interests, stating why you would like to be on the Board, to the QVNA office (or email it to [info@qvna.org](mailto:info@qvna.org)). Nominations can also be submitted from the floor at the September and October General Meetings.

**GARAGE SALE:** Hanson Square (3rd and Fulton Streets) hosts a multi-family garage sale, September 16, beginning at 8 am.

## The After School Program

at



## Old Pine Community Center

For children in Kindergarten through 6th Grade



### Daily activities include:

Homework  
Theater  
Art (Supplies provided)  
Computer Skills  
Sports  
Cartooning  
Snacks

### Our unique program provides:

- A safe nurturing environment Monday through Friday from 3 p.m. to 6 p.m.
- Child pick up from McCall, Meredith, and Independence Charter School
- Full Day Care, during most school holidays, Winter & Spring breaks, and early dismissal!

*Register today, space is limited!*

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

St. Peter's School  
*Nurturing Excellence Since 1834.*

2006-2007  
OPEN HOUSES

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-disciplinary 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

St. Peter's School  
215-925-3963

319 Lombard Street  
Philadelphia, PA 19147  
[www.stpetersonline.org](http://www.stpetersonline.org)



226 South Street

realtors  
**Plumer &  
associates, inc.**

*Serving Philadelphia Since 1923*



Center City's Largest Independent Realtor

*Residential, Commercial,  
Investment Real Estate*

**215-922-4200**

[info@plumerRE.com](mailto:info@plumerRE.com) • [www.plumerRE.com](http://www.plumerRE.com)



**Real Farmers,  
Real Food™  
at the  
South & Passyunk  
Farmers' Market**  
Every Tuesday, 2 - 7 pm  
off South St. east of 5th



Uniting communities, families, and farmers  
year round through good local food  
[farmtocity.org](http://farmtocity.org)



*Save the Date: October 14*



**Elementary School Fair aids search**

Mark your calendar for the second Center City Elementary School Fair on Saturday, October 14 at the Pennsylvania Convention Center. The Fair offers parents an opportunity to make informed decisions about which Center City elementary school best suits their children's needs. Principals, staff, teachers and involved parents from over 20 public, parochial, independent and charter elementary schools in Center City will be on hand to answer questions about what their schools can offer area children.

The Fair, held from noon to 3 pm, Saturday, October 14 in Hall D of the Pennsylvania Convention Center, 12th and Arch streets, keeps the kids entertained while parents learn about a broad range of Center City public schools. Parents have an opportunity to speak directly to school leaders. Admission is free. Snacks and drinks will be available for purchase.

Over 1000 people attended last year's Fair which is funded by the William Penn Foundation and the Commonwealth of Pennsylvania. For more information, call 215-440-5500 or visit [www.CenterCitySchools.com](http://www.CenterCitySchools.com).

**Shot Tower needs you**

The Shot Tower Recreation Center needs your HELP!!! One of our most historic neighborhood landmarks is in less than desirable shape which is why the Friends of Shot Tower Recreational Center requests your assistance at 9 am, October 14 for a few hours of your time. Our goal is to vastly improve the look of this treasure just in time for its 200th anniversary in 2008. Please lend a hand to make this another Queen Village success story.

— Scott Abramson

*St. Philip Neri Parish*  
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. Phillip 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](http://www.churchofstphilipneri.org)

**St. Peter's Church**



**50 minutes:**  
*Some Women*  
of the Bible

Beginning September 17th, we start with Eve, and continue with women often overlooked or ignored. You may be surprised with what we discover, especially when we let light from their stories shine upon portions of our own lives.

September 17, 24, October 1, 8, 15 at 10:00 a.m.  
in St. Peter's House, 313 Pine Street.

215.925.5968 • [www.stpetersphila.org](http://www.stpetersphila.org)

## Growing together for 30 years

By Libby Goldstein

It was 1976, and QVNA was looking for a way to make the vacant lot at 311-333 Christian presentable for the Bicentennial. The community gardeners from 2nd and Catharine suggested



expanding onto the former Henry Berk elementary school lot, and QVNA said, "Go for it." So we did.

James "Shorty" Brightman and I canvassed the neighborhood signing people up for the garden. Since Shorty was canvassing for his wife, Mary, the committee woman, anyway, it was pretty easy. The Pennsylvania Horticultural Society supplied us with turkey wire fencing, and we found a frame for our truck gate at the fencing suppliers. They also sent someone to rototill the land, and we were off to the races.

Shorty and I kept the waiting lists and made sure that the gardeners were evenly balanced between old and new residents of the whole neighborhood.

In 1977 the garden became one of Penn State Urban Gardening Program's demonstration sites, a locale for recycling, food production and preservation and nutrition programs.

Before he went to the federal pen, the Hon. H. J. Cianfrani, Jr. convinced the Philadelphia Housing Authority to remove yards of concrete from the back and sides of the garden making room for twenty more families and for "The First Community Orchard (We Think) in the Whole United States." Seventy Queen Villagers . . . kids, seniors and families from all walks of life . . . now garden on the site, and there's room for a "share the harvest" plot for veggies that we take to the seniors at Courtyard at Riverview.

At about the same time, Conrad Weiler, then president of QVNA, suggested that we begin looking into permanent site acquisition. The upshot was the 1986 incorporation of the Neighborhood Gardens Association/A Philadelphia Land Trust,

our landlord and donor of our swell fence, watering system and the solar electricity system for lights and tools .

By 1991, intense interest in acquiring the site (encouraged by our "political committee," mostly Cynthia Lafferty and me) by Mayor Goode, the Hon. James J. Tayoun, The Hon. Arlen Specter, Mr. Tom Foglietta, Governor Thornburgh and Governor Casey, Council members Cohen, Ortiz and Specter among others led to the City's acquisition of the garden as a permanent gardening park under Public Law 450. Since we have deliberately remained an unincorporated entity, the City made Neighborhood Gardens Association/A Philadelphia Land Trust the licensee for the property.

In 1996, as part of our 20th anniversary celebrations, Isaiah Zagar made his largest mural to date on the wall of 335 Christian St., our western wall. We are now trying to raise money to refurbish the mural. If anyone is interested in contributing to the effort, tax deductible contributions can be made to QVNA for the work.

This year we are working with Scribe Video Center on one of their "Precious Places" videos. You might even get to see it on WYBE one of these days.

## "Fall for" Mario Lanza Park

September is Music Month, so bring your dancing shoes and a chair to the square. For newcomers, Mario Lanza Park is tucked between the 200 blocks of Catharine and Queen Streets.

Concerts are Sundays at 7 pm as follows: **September 17**, The Hoppin' John Orchestra, a stompin', swingin' post-modern brass band; and on **September 24**, Ruder Than You, Philadelphia's Premier Ska/Reggae Band.

Please join us, too, for our annual fall grass seeding in early October. Come out and help us keep our park healthy and green. Date and time will be posted on the message board and throughout the neighborhood.

Mark your calendars: our annual Down Home Day children's festival will be Saturday, October 21; moon-bounce/slide, balloon animals, crafts, and more. See you in the park!

### Joseph G. Brin, AIA Architect

renovations  
additions  
new residential construction

Jbrin@brinarchitect.biz 215.248.2430

## PhilaDeli

- delicatessen
- restaurant
- informal catering
- box lunches

410-412 South Street  
215-923-1986

Philadelphia PA 19147-1535  
FAX 215-923-2299

STATE INSPECTION

CERTIFIED  
EMISSIONS TESTING

### SUPERIOR AUTO CARE, INC.



900 S. 2ND STREET  
215-271-1439

PETER CUNDO  
OWNER-OPERATOR  
CERTIFIED TECHNICIAN

COMPLETE SERVICE  
ON FOREIGN AND  
DOMESTIC CARS



### Martin Bernstein

Realtor Associate

### Plumer & Associates, Inc., Realtors

226 South Street, Philadelphia Pa. 19147  
215 922 3600 X 316 Office  
215 922 7774 Fax  
mbernstein@plumerre.com Email  
215 870 0646 Cell

Call Martin . . . Leave nothing to chance.



# The Conway Team

90% of our business comes from friends telling friends!

**215-440-8190**

**KATHY CONWAY** | **Patrick CONWAY**

voice 215.925.0737 | 215.440.8172 | voice  
kathy@conwayteam.com | patrick@conwayteam.com

www.conwayteam.com

**Welcome Back!**

We hope that you had a great summer!

## WELCOME YOUR NEW NEIGHBORS — SOLD OVER THE SUMMER

747 South 3rd St.	714 South 7th St.	2200 Pine St.	722 South Front St.	628 Kenilworth St.
755 South 3rd St. #A	128 Alter St.	845 N. 28th St.	800 South Front St.	942 E. Moyamensing Ave.
740 South 6th St.	628 S. American St.	712 South Darien St.	248 Fulton St.	328 Queen St. #2
917 South 6th St.	632 Carpenter St.	744 Fitzwater St.	421 Fulton St.	518 Queen St.

## OUR NEW LISTINGS:

<b>306 Monroe St.</b> Incredible New custom 4 st. hm by DSM Const. 1,600 sq ft., elev., gdn, roof deck, HW, 2 fp, 4BD/3.5BA, Custom kchn, Viking appl., potential PKG. 10 y.t.a.	<b>\$1,300,000</b>
<b>229 Fulton St.</b> (aka 1 Concordia Pl.) Incredible all new! Courtyard, 3BD, 2 full BA, to die for cook's kitchen, built-ins, beautiful gdn, deck.	<b>\$559,900</b>
<b>750 S. 5th St.</b> Great N/L! Open Spacious, dramatic design. 3BD+den, 2.5BA, fp, H/W, GRGE, deck + gdn.	<b>\$699,900</b>
<b>220 Lombard St.</b> LUXURY 2BD + family rm / mh + GRGE, deck, garden. S.S. appl., granite, soaring ceil., 2 fps, security system.	<b>\$1,079,000</b>
<b>133 South St.</b> Truly a designer showcase. 2,500+ sq.ft. Need to see it to believe it. 3BD+office+media rm, 2.5BA, H/W, fp, deck, gdn, PKG.	<b>\$949,900</b>
<b>443 Gaskill St.</b> Great N/L with GARAGE. 3BD+den, 2BA, hardwood floors, 2 fireplaces, garden and deck.	<b>\$599,000</b>
<b>632 Kater St.</b> Stunning hm by A. Zangrilli, quality! 2,000 sqft., 3BD/2.5BA, yard, fin. bsmt, fp, e, wide Brazilian H/W.	<b>\$699,900</b>
<b>200 Locust St. #31F</b> North Society Hill Tower. Magnificent river/bridge views. Bright 1BD, New Pergo fl., lg windows, PKG, fitness + pool.	<b>\$340,000</b>
<b>710 S. Leithgow St.</b> Location! 1BD+drsing rm. H/W, fp, new kchn & BA, roof top deck & courtyard.	<b>\$325,000</b>
<b>1922 Monroe St.</b> Lvlly all new rehab, beautiful H/W. 3 lg BD, 2.5BA, great light. Fab. new kchn & BA. Lg gdn.	<b>\$399,900</b>
<b>218 Monroe St.</b> Fab. 3BD hm. Lovely lg lr, 3 gas fp, H/W, built-in shelves, S.S. appl., great pantry, patio + garden + yard.	<b>\$399,000</b>
<b>324B Queen St.</b> Wonderful 3BD+ den, 2.5BA hm. Lovely living room, high ceilings, hardwood floors, wood burning fireplace, large patio. Over sized kchn, granite, lg dining rm, laundry rm, roof deck, great city views. HEATED GARAGE PARKING!!!	<b>\$559,000</b>
<b>715 Pemberton St.</b> All new, terrific space, 3BD+office/den, 2.5BA, H/W, fp, beautiful lg gdn, French balcony	<b>\$535,000</b>
<b>210 Bainbridge St.</b> Fab. corner prop! Terrific triplex with large 2BD apts. Great owner's unit.	<b>\$675,000</b>
<b>716 Ellsworth St.</b> Spacious 4BD/2.5BA hm, H/W, EIK, maple cabinets, granite, marble BA, cathedral ceil., Jacuzzi, roof deck potential, patio	<b>\$349,900</b>
<b>625 Kimball St.</b> Wonderful NL in Bella Vista. Spacious 4BD / 2.5BA, EIK, lg yard, fin. bsmt, tons of light.	<b>\$349,900</b>

## MORE GREAT LISTINGS:

<b>1 Queen St. #1</b> Wonderful 3BD+Hot/2.5BA hm, fp, bdr, deck, new kchn, granite, landscaped gdn + garage + PKG RED.	<b>\$534,900</b>
<b>715 S. 2nd St.</b> Terrific corner property. 5+ BD / 2.5 BA. Great space & potential. Huge rooms, high ceilings, a garden, possible PARKING.	<b>\$990,900</b>
<b>112 Fitzwater St.</b> Lovely 2.5 sty home on beautiful tree lined Q.V. street, 2BD+2den/ 2.5BA, fp, HW, deck, garden, RED.	<b>\$519,000</b>
<b>810 S. 2nd St.</b> Doesn't get any better than this! Fabulous 1,000 sq ft. loft, 1BD loft condo, exp. brick, HW, huge deck, 10 yrs REDUCED	<b>\$334,900</b>
<b>728 S. 3rd St.</b> Dramatic, open & spacious floor plan. 3BDs / 2.5 BAs. Fabulous details, HW, fireplace, skylight & garden REDUCED	<b>\$549,900</b>
<b>795 S. 3rd St. NL!</b> (3rd & Catharine Sts.) Prominent corner property with renowned Dimbi's Rest., + 2 fabulous large sunny apartments above.	<b>\$869,000</b>
<b>134 Bainbridge St.</b> Great space & light. 3BD+den/2BA, HW, cathedral ceil., lovely details & large garden. REDUCED	<b>\$549,900</b>
<b>104 Catharine St.</b> Incredible Duplex w. 2 car GARAGE. Large bi-level 3BD + den unit w. solarium & deck with waterfront views. Plus a bi-level 2BD + den.	<b>\$699,900</b>
<b>314-20 Catharine St.</b> Fabulous 1,916 sq ft 2BD+den/1.5BA condo, fp, HW, incredible kitchen, 14' ceil., exp. brick, lovely garden. REDUCED	<b>\$475,000</b>
<b>122&amp;124 Christian St.</b> Two fabulous new homes. 3BD+den/2.5BA, dramatic fl plan, HW, balcony, large garden. Ty. free PARKING.	<b>From \$785,000</b>
<b>290 Christian, 22</b> Magnificent condo + PARKING. 1750 sq ft, 2/2, 11' cell., 10' wind, exp. brick, HW, patio	<b>\$715,000</b>
<b>336 Christian St.</b> A 5,500 sq ft. 3BD/3.5BA Q.V. Mansion. Details & character. Deck, garden, 2 CAR PKG RED.	<b>\$760,000</b>
<b>121 Cuthbert St.</b> Fab. 2,499 sq ft., 3 stories corner duplex. Zoned C3, with incredible bi-level loft apartment. REDUCED	<b>\$850,000</b>
<b>123 Cuthbert St.</b> A terrific duplex with a great bi-level apt. Great light, HW, vault + 1st fl. artist studio. REDUCED	<b>\$675,000</b>
<b>246 Fitzwater St. #2</b> Stunning 2 / 2 condo in Schi hse Bldg. HW, 13 ft cell, Stainless Steel appliances, fireplace, WD, Parking, RED.	<b>\$549,900</b>
<b>819 S. Hancock St.</b> Lovely 4 story hist gem on cobblestone block. 2BD+den, 3 fps, HW, original details, yard. RED.	<b>\$315,000</b>
<b>395 Titan St.</b> Stunning New Construction w. gige, tax abat., 3 BD, 2.5 BA, HW fls, deck, lg garden. REDUCED	<b>\$444,900</b>

## DEVELOPMENTS AND INVESTMENT OPPORTUNITIES

<b>229 Market St. - 1352 Lofts SALES CENTER.</b> 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	<b>FROM \$395,000</b>
<b>NOVEMBER 2008 occupancy. 40% SOLD OUT! MODEL UNIT COMING SOON.</b> Call for more details.	
<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.t.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 / 4 BD, 2.5 baths, HW fl., garden, deck & garage. 7 ALREADY SOLD	<b>\$599,900</b>
<b>1811 N. Howard St.</b> Fab. new dev! Circa 1870 Old Knitting Factory. 13,200sq ft, 3 fls, exp. brick & beams, HW, lg windows, 4,400sq ft. fl. Gab. owner's unit on 2nd fl. Clear space loft like.	<b>\$599,900</b>
<b>601 Christian St.</b> Vacant lot 60x75 in prime location. Incredible development opportunity.	<b>\$750,000</b>

215.440.8190 THE AWARD WINNING CONWAY TEAM www.conwayteam.com

215.627.6005 Society Hill Office  
530 Walnut St.  
Suite 200  
Philadelphia, PA 19147  
www.conwayteam.com

**Prudential**  
Fox & Roach REALTORS

Visit our website for our complete inventory, weekly open houses, and virtual tours. www.conwayteam.com