

## PRESIDENT'S REPORT

### Waterfront development plan passes muster

By Jeff Rush, QVNA President

Last month the Delaware River Waterfront Corporation Board unanimously endorsed its Master Plan for waterfront development. The plan was transmitted to the City Planning Commission for final approval. Unlike previous failed strategies the economic assumptions in the plan are grounded in reality, proposing a conservative investment strategy which makes this plan implementable. The plan focuses on

**Any Queen Village resident, at least 18 years old, can vote in the QVNA Board elections from 7:30 to 8:30 pm on November 17 at St. Philip Neri Church, 218 Queen Street. If you have not yet filled out a registration form, please bring an ID with address so you can fill out the form and vote.**

new parks, trails and road projects to catalyze development across the waterfront. Projects to begin first at three priority sites: Spring Garden Street, Penn's Landing and Washington Avenue, include:

- A network of civic and public spaces developed as distinctive public amenities supported by a public financing strategy focused on initial public investments in basic infrastructure (streets, utilities and public parks, trails) to serve as catalysts for high-quality private development on priority sites to support Philadelphia's transformation to a 21st century lifestyle city.
- An increased program of free and sponsored events that bring people to the waterfront, enhancing the current program and expanding to additional locations on the waterfront.
- Accommodations for diverse land uses along the waterfront, including the working port, hotels, commercial, retail and flex office/light industrial. The plan envisions the development of primarily dense low to mid rise residential neighborhoods with service retail, cafes, bars and restaurants, entertainment venues, and other uses that support year-round activities.
- New development which maintains a character consistent with current Philadelphia building vocabulary and quality of adjacent neighborhoods and also matches

*Continued on page 2*

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November, 2011 • Volume 48, No. 9

## QUEEN VILLAGE Crier



**QVNA General Meeting**  
**Thursday, November 17, 7:30 pm**  
St. Philip Neri, 218 Queen Street  
**BOARD ELECTIONS 7:30 TO 8:30**  
**Check QVNA website**  
**for other meeting information**

### Election night at QVNA: November 17

*At the November meeting, residents will elect QVNA officers and Board positions. Candidates are: President: Jeff Hornstein, Richard Wolk; Executive Vice President, Jeff Rush, Amy Shelanski; Vice President: Ted Warren; and Treasurer: Bill Landy. For the Board: Brent Chavis, Kathy DiLonardo, Kim Maialelli, Richard Miller, Honey Pertnoy and Bill Stewart. Their biographical information follows.*

#### JEFF HORNSTEIN (For President)

I have lived in Queen Village for seven years and in Philadelphia since 2001. I serve on the QVNA Board and am an active member of the Zoning Committee. My wife Pamela Barnett and I live on the 300 block of Queen Street.

I ran for City Council last May because I believe Philadelphia needs better economic development and zoning policies. The experience of knocking on hundreds of doors in Queen Village only strengthened my commitment to our neighborhood. During my campaign, I developed numerous relationships throughout the city and a deep understanding of the vital role of civic associations in Philadelphia's political and social fabric. We should be proud of QVNA, but also expect more from it.

As president of QVNA I will utilize my leadership abilities, relationships, and policy knowledge to serve our community. QVNA should serve the interests of the entire neighborhood: I will continue working with the so-called

"forgotten blocks," reach out to renters, and build bridges with our neighbors in the Courtyard at Riverview apartments. We should help uplift the Nebinger School so all neighborhood children have access to quality public education. We should aid the revitalization of the iconic 4th Street and South Street commercial corridors and make sure the Delaware waterfront becomes a Queen Village amenity. We should make Weccacoe a community hub with programs for children and adults, fostering neighborly camaraderie. We should make QVNA meetings more participatory and welcoming. I look forward to continuing to serve our community.

#### RICHARD WOLK (For President)

Nine years ago, as a retired business executive, my wife Judy and I achieved our goal of moving into Philadelphia. We looked at many options until the day we fell in love with Queen Village. Its historic significance, diversity of our neighbors, its wonderful restaurants and interesting shops shouted out we have arrived.

Shortly after moving in, I became a member of our Historic Preservation Committee. I soon found myself on South St petitioning for a moratorium on street facing garages and also testifying before City Council. And so I started my new life as a community activist.

Five years ago as a candidate for the Board, I pledged that if elected I would fight for

*Candidates' bios continue on page 4*

### Phestivus: Refreshments, caroling, Toys for Tots

The Friends of Moyamensing Point (intersection of Christian, Second, and East Moyamensing Avenue) invite residents to celebrate the holidays at its annual Phestivus Celebration at 6 pm, December 10. In the spirit of the holidays, Phestivus brings together friends, family and neighbors to donate toys to underprivileged children through the Marine's Toys for Tots Foundation.

The event includes caroling by local choirs, homemade baked treats and hot chocolate. Also, representatives of the Toys for Tots program will be on hand to accept



donations of new, unwrapped toys. For further information, visit us on facebook or [www.moyamensingpoint.org](http://www.moyamensingpoint.org)

### QUEEN VILLAGE NEIGHBORS ASSOCIATION

P.O. Box 63763, Philadelphia, PA 19147

phone 215-339-0975 • fax 215-701-4202 • email [info@qvna.org](mailto:info@qvna.org) • web: [www.qvna.org](http://www.qvna.org)

**Board of Directors:** Jeff Rush, *President*; Richard Wolk, *Executive Vice-President*; Ed Bell, *Vice President*; Bill Landy, *Treasurer*; Kathy DiLonardo, *Recording Secretary*.  
Keith Grube, Jeff Hornstein, Mike Hauptman, Walt Lowthian,  
Honey Pertnoy, Amy Shelanski, Bill Stewart, Ted Warren

**Emeritus Members:** Marian Buczek, Kathy Conway

#### Staff

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

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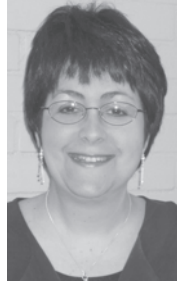
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## President's Column

Continued from page 1

near-term market conditions.

- A multi-modal transportation and transit plan that includes facilities for streetcar/transit, vehicles, bicycles, and pedestrians that shapes and serves walkable communities and links waterfront destinations to each other, connects waterfront residents to employment centers, provides at-grade service to Center City, and is an integral element of the regional transportation network.
- A phasing strategy which concentrates initial public funding, and therefore development, on nodes of public land near transit and other assets in order to generate a critical mass of activity in key locations as well as to pace development so that it corresponds with projected absorption rates.

“Over the next several years, DRWC will implement a series of short term initiatives identified in the plan which include plans for new connector street projects, new parks, water taxis, traffic improvements, pre-development work for the Festival Pier Site at the foot of Spring Garden Street and the design and construction of various segments of the permanent multiuse waterfront trail,” said Tom Corcoran, President of the DRWC.

“Much of the funding for these early action projects has already been secured. Not only will these projects stimulate economic development within priority sites but will also serve to create momentum to propel this waterfront forward.”

The effort to kick start development on the River has already begun with the opening of the Festival Pier, improvements on Race Street as a gateway to the River and improvements on Pier 53 behind the Sheet Metal Worker’s Union Building at Washington and Delaware Avenues.

ELECTIONS WILL BE HELD AT 7:30 PM ON NOVEMBER 17 AT ST PHILIP NERI. VOTING REQUIRES ONLY A SIGN-IN VERIFYING YOU ARE A QUEEN VILLAGE RESIDENT SO PLEASE PLAN ON COMING TO CAST YOUR VOTE.

## Do Belgian Blocks have charm to calm the urban traffic beast?

Richard Layman, whose blog, “Rebuilding Place in the Urban Space” ([urbanplacesandspaces.blogspot.com/](http://urbanplacesandspaces.blogspot.com/)) says street paving such as asphalt or concrete allows cars to travel at higher speeds, and that narrow neighborhood streets benefit from “traffic calming.” He cites Philadelphia’s Belgian Block as an example. Queen Village has some of the country’s earliest styles of street paving.

QVNA’s website suggests venturing down the 500 block of South Reese Street to see Belgian Block. From the Low Countries (hence, the name), the blocks came in sailing ships, fitted between the wooden frames to serve as ballast to offset the force of the wind in the sails.



PHOTO BY RICHARD LAYMAN

## Police arrest tire thieves

South Street Police Mini Station officers made an arrest in the last week of September on the 700 block of S. Front Street in relation to the recent car tire and rim thefts in the area. The officers are currently working in conjunction with South Detectives Division on this investigation. They believe that the individuals are responsible for the majority of these thefts in our area, and that this investigation will result in multiple clearances of previous thefts.

FROM CARLA PUPPIN  
QUEEN VILLAGE NEIGHBORS ASSOCIATION EXECUTIVE DIRECTOR

## Come help plant trees!

On Saturday, November 19, Queen Village Tree Tenders will be planting 14 trees on the sidewalks of Queen Village as part of the state-sponsored TreeVitalize Project. We welcome all volunteers, whether or not you have ever planted a tree. Trained leaders will guide the plantings of the bare root trees. We have something for everyone—from digging out the soil, filling wheelbarrows with mulch and taking it to each tree, to sweeping up. Come join the group! You'll have a good time and your neighborhood will benefit.

Meet at 9 am sharp at the Weccacoe Playground building (400 block of Catharine Street). Wear clothes and shoes that can get dirty. Bring a pair of work gloves and a pointed shovel if you have one.

**A REMINDER:** Plastic bags of any kind should NOT be used to hold recyclables for curbside pickup. Why? They jam up the recycling sorting machinery at the recycling plants. Use hard plastic containers of any kind to hold your recyclables.

## Mario Lanza Park Grass update

The Friends had our landscapers aerate and over-seed the grass this month to optimize its health and fill in the dead/bare spots, many of which were along the edges of the grass, and clearly caused by dog urine-burn. We **very much appreciate** those dog-owners who have steered clear of the grass, and made good use of our newly improved dog-run surface! We are hopeful the new seed will take. The fences will remain at least through December to minimize traffic.



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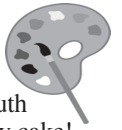
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## New Art Center in Queen Village

Fairmount Art Center invites you to its Grand Opening party for the Queen Village Art Center, 1 to 5 pm, November 13, 514 Bainbridge Street. At 3 pm, enjoy a South Philly Style ribbon-cutting with the Mumpers, followed by cake!



## Candidates *Continued from page 1*

transparent and open elections. No more pre-requirements other than being a resident of Queen Village. By changing our by-laws I achieved this goal. Now it's up to you to come out, register and vote. The more people involved in our civic association the stronger politically and more transparent we become to fight the issues confronting our community.

As a member of the Delaware River Neighborhood Alliance, I fought for the re-siting of the casinos from the river so that the river bank could be used as a green space for recreation. Now the fight continues for the river's development. As a member of the Central Delaware Advocacy Group (CDAG) I have been involved in the great strides made in determining the Vision for the River. As a member of our Zoning Committee I have been entrusted in making sure our beautiful village remains essentially true to its historic roots.

Soon we will be faced with some form of a full value property tax. I am presently creating a new Tax Assessment Committee that can expand to a city wide advocacy group to fight for fairness in property taxes and a system to keep low income residents in their homes. I also support the Friends of Weccacoe Playground in their efforts to make it a first class gathering spot. With families moving in with young children it is also important that a quality public education be available. Not only must the Meredith School continue to be a shining light in educating our children but we must also support the Nebinger School to achieve the same distinction.

Should you allow me serve as the next President of QVNA, I will honor the appointment by devoting myself to what I see as the big issues confronting us going forward.

### JEFF RUSH (For Executive Vice President)

Those of you who've been reading my column in the *Crier* for the last five years know my name is Jeff and this January will mark the end of my term as President. It has been an honor to serve in that capacity.

I am quite proud of our accomplishments over the last few years especially with helping to hold off Foxwood's bid for a casino in our area and working with the other civics and city officials to devise a new waterfront development plan that will soon be presented to the Planning Commission for final approval. Soon the sole focus will be on implementation of this plan which is spawning new expectations that the redevelopment of our precious waterfront resources is finally on the right course for solid, sustainable results.

I believe South Street is our tremendous natural resource whose potential has been hampered by a questionable mix of businesses dictated by high rents and lack of vision and determination to rebuild a new image for the street. This is slowly beginning to change.

The potential of having a vibrant shopping, dining and entertainment district within walking distance of four surrounding neighborhoods that is less dependent on throngs of unruly teenagers and more on neighborhood patronage is elusive and yet irresistible. If elected I will continue to work with the new leadership of QVNA, businesses, residents, other civic leaders and police to bring the potential of South Street closer to fruition.

Last February I was appointed to the Zoning Board of Adjustment and this has given me a unique opportunity to advocate for all our neighborhoods on important zoning matters. For all the above stated reasons I am running for Executive Vice President of QVNA and ask for your support. If elected I will do my very best to continue to help keep Queen Village one of the city's premier neighborhoods.

I would ask all Queen Village residents to please take the time to vote at the November 17 election, and by so doing help shape the neighborhood's future.

### AMY SHELANSKI (For Executive Vice-President)

I moved to the 100 block of Carpenter Street nine years ago and am proud to serve on the QVNA board and the Zoning Committee. My roots are local; I'm a graduate of Cheltenham High School and have a BA from the University of Pennsylvania. I have lived in many great Philadelphia

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## Candidates *Continued from page 4*

neighborhoods: Rittenhouse, University City, Powelton Village and Old City. Queen Village is by far the best.

My experience with community involvement is extensive. I served on the Old City Civic Association Executive Board and the Pier Five Condominium Board for many years. I was Co-President of the Waterfront Civic Association, participated in the Coalition of Philadelphia Neighborhoods and was founder of Friends of Shot Tower. I am proud to say that our efforts on the Waterfront Civic Association helped to pave the way for the current plans for the Central Delaware Waterfront.

I am running for Executive Vice-President because:

- South Street/Headhouse – this should be a commercial magnet for the surrounding neighborhoods. What I learned on the Waterfront Civic Association can help in efforts to make South Street a more pleasant and appealing corridor for Queen Village and the other surrounding neighborhoods.
- A more inclusive QVNA. I will work to make QVNA more relevant and interesting to all Queen Village residents as well as friendlier, transparent and more accessible.
- To improve the everyday issues such as trashcans, snow removal, traffic problems, etc.
- To help to assure that Queen Village remains one of the very best places to live in Philadelphia through working to maintain and make better: Our schools, Our parks, Our businesses. And the exceptional character of our friendly, wonderful, historic neighborhood.

### TED WARREN (For Vice-President)

I am a resident of the 500 block of Carpenter Street where I live with my wife and two children. I have served previously on the QVNA Board, having just finished a two-year term as a board member.

As a resident of the “forgotten blocks” in the southwest corner of Queen Village, I have been active in community efforts to reduce blight and improve quality of life both in the area where I live, and the neighborhood in general. Along with other local residents, I started the Forgotten Blocks Task Force (FBTF) to address these and other issues in the Southwest corner of Queen Village.

Two years ago the Task Force was made a committee of QVNA and I served as chair of that group. Working with the 1st District Councilman’s office, 3rd District Police, and a number of city agencies, the committee was successful in getting structures demolished and empty lots cleaned and sealed. The result has been an explosion in development in the area and dramatic reduction in crime and quality of life issues.

As Vice-President I would continue to focus on public safety and quality of life issues that affect our neighborhood, but I also have a strong interest in the maintenance and improvement of neighborhood green spaces and the pursuit of sustainability efforts that would provide residents with the tools needed to make the area a cleaner, greener and more efficient place to live.

Finally, I believe that QVNA has an important role to play in the development of our waterfront. This will be a long process, but one that will have huge benefits for Queen Village and Philadelphia as a whole.

### BILL LANDY (For Treasurer)

My wife Sandra and I live on the 300 block of Gaskill Street in Queen Village in our recently renovated house. We enjoy spending time walking our dogs throughout the maze of historic Queen Village streets, patronizing the many fine BYOBs in our neighborhood, or just meeting or making new friends in our family-like community.

Over the past four years, I have been a member of the QVNA Board and Treasurer over the past two years. In addition, I have served as a member of the Zoning Committee for the past three years, an extremely rewarding experience. As Treasurer, I have been committed to cost effective measures to reduce expenses, assisting in seeking alternative

*Continued on page 6*

## Coat Drive: Keep someone warm

The QVNA office is a drop-off site for “Feel the Warmth,” a non-profit organization that collects gently-used coats to give to families in need, homeless, or anyone who lacks winter wear. The size, color, or style do not matter, the important thing is to keep someone warm. If you’d like to drop off a coat, call or email the office to arrange a time to do so.



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revenue streams and working with our Board members to release funds into the community that have a meaningful and improving quality in our neighborhood. I plan to continue in this regard and help grow our asset base to provide sustainable funding for various projects throughout the Queen Village community. I'm determined to help in any way possible to maintain Queen Village's status as the city's best neighborhood.

My career over the past 20 years is in insurance and investments. I believe my business skills and acumen can best be utilized as the Treasurer of our civic. I currently work as a product manager for an insurance company in Princeton, NJ, and earned my Undergraduate Degree from Penn State and Masters Degree from the University of Pennsylvania and hold the Certified Financial Planner™ designation.

### **BRENT CHAVIS** (For the Board)

I have been associated with the Queen Village neighborhood since 1990, living here for several years in the early 1990's and moving back for good in 2004. I began my work life as a professional actor in New York and Washington, DC., then worked as a food and beverage professional, ultimately owning and operating my own catering company. Today, I spend several hours a day caring for some of Queen Village's most pampered pets. A native of North Carolina and a member of the Lumbee Indians, the largest tribe east of the Mississippi, I have been a Philadelphian since 1985 and am immensely proud to call the 200 block of South Street in Queen Village my home.

I have spear-headed the raising of more than \$30,000 for Mario Lanza dog run, and conducted fund raisers for PAWS rescue and low-cost wellness center. Along with board member Honey Pertnoy, I will be forming a new dog owner's association to focus on the management of Mario Lanza dog run and issues of advocacy, community and education. I also assisted board member Honey Pertnoy in the recent resurfacing and renovations at Mario Lanza dog run. I am running for the board to increase attendance and participation of renters, address the issues of noise and proliferation of head shops on South Street and to establish a visitation program focusing on Queen Village shut-ins. I very much look forward to making Queen Village a warm and welcoming place for ALL of its residents.

### **KATHY DILONARDO** (For the Board)

I have lived in Queen Village on the 200 block of Monroe Street for 36 years. During most of that time I worked for the National Park Service as Chief of Interpretation and Visitor Services at Independence National Historical Park, and Chief of Interpretation for the 13 state Northeast Region of the National Park Service headquartered in Philadelphia. I have been an active participant in QVNA general membership meetings, zoning meetings and as a member of the Anti-Casino Committee, testifying on behalf of Queen Village before City Council. Most recently I have served two terms as the Recording Secretary of the Board. In the last few years, I also chaired the Mario Lanza Park Dog Run Committee in working to resolve long-standing issues in the run. I also chair the Grants Committee which disperses grants to active groups and committees (primarily our Friends of Parks' groups and garden groups) for their projects in Queen Village. I led the committee in forming standards and procedures to follow in requesting funding for projects.

### **KIM MAIALETTI** (For the Board)

I am honored to be nominated to serve on the board of the Queen Village Neighbors Association. My husband, David, and I have lived in the neighborhood for more than 12 years and currently reside on the 700 block of South Fifth Street.

I am founder and president of a communications consulting business here in the city and have previously worked in journalism and government. I look forward to using my experience to improve communication among the Association, our residents and our business owners and to make the board more accessible and accountable to the people it serves.

As an active resident of the Queen Village community, I have served on the public safety committee and was an early member of the Friends of

## November 15: Come meet with police

Police Service Area (PSA 1) meeting with Lieutenant Bologna, South Street Mini Station, 7 pm, November 15, Weccacoe Playground Building (enter at the door that faces the tennis court). We encourage all residents to come.



philipmartin.info

Weccacoe. I am a strong supporter of efforts to make our community more sustainable, and I often can be found at the Headhouse or Passyunk farmers markets, where I occasionally volunteer with Beechwood Orchards.

As a board member, I will be committed to ensuring our parks, playgrounds and open spaces serve the needs of all of the community, and I will support efforts to improve and enhance the Fourth Street and the South Street business districts. I am thankful for the opportunity to help keep our neighborhood great.

### **RICHARD MILLER** (For the Board)

Originally from Florida and Louisiana, I moved to Philadelphia in 2005. After living in various neighborhoods in Philadelphia, I realized that queen village was where I wanted to live and bought my house on the 200 block of carpenter street in 2008. I hold an undergraduate degree in Finance and a Masters Degree in Accounting from Tulane. My organizational and leadership experience includes various leadership positions in my Tulane University fraternity. In 2009 I started a dog walking and pet sitting company here in Queen Village. In 2010 I expanded my business into a retail space at 934 E. Moyamensing Ave.

I truly believe my experience and abilities will help serve this neighborhood well. We have a wonderful community here; however, there is always room for improvement. I believe the key to a successful neighborhood is community involvement. One area I would like to focus on is increasing involvement among younger residence. By including younger members of the community we can bring in fresh ideas while benefiting from the wisdom and experience that has made Queen Village a great neighborhood. It is through a strong sense of community that we will solidify Queen Village as premier neighborhood to live and raise families well into the future.

### **HONEY PERTNOY** (For the Board)

I have been a homeowner and resident of QueenVillage for 25 years. To me, being involved in my community is an integral part of living here. As a retired teacher and past president of my teachers' union, I know that the way to solve problems and get things done is by working within the group. With that in mind, I serve on the board of the Central Delaware Advocacy Group (CDAG), which is working with the Delaware River Waterfront Commission (DRWC) to implement the civic vision for the waterfront. I am on the board of my homeowners' association, and am past president of that board. I am a member of the Art Goes To School program that takes reproductions of art into classrooms and discusses them with the children.

Having served on the QVNA Board for the past two years, I understand the interests of the community. As a dog owner who uses Mario Lanza Dog Run, I discovered the concerns of neighbors and the problems of people who used the run. When elected to the board, I joined the committee that researched and approved the new surface of the run, then I coordinated and supervised the renovation of it.

As a QVNA Board member, I will continue to serve the neighborhood in which I live. I want to go on being part of a board consisting of both experienced and new members, that carries out the wishes of the community, and operates in a transparent manner.

### **BILL STEWART** (For the Board)

I have served on the QVNA Board for the past two years and I have been a resident of Queen Village for the past seven years. I reside on Front Street just below South Street and so I can offer to the Board the unique perspective of one who is directly affected by the environment on South Street. I am also a founding partner in a commercial law firm where I have been practicing for 32 years, and so I also offer the Board a great deal of business and real estate experience. My son, his wife and their 21-month-old daughter also live in Queen Village, and so I am also very concerned about keeping our neighborhood as a great place to live for the next generation.

**Have something to say? Do it in the *Crier*.  
Submit your stories by mail or email, and make sure  
to include contact information.**

# ST. PHILIP NERI PARISH

*The Catholic Church in Queen Village*

ST. PHILIP NERI CHURCH 218 QUEEN STREET  
ST. STANISLAUS CHURCH 242 FITZWATER STREET

215-468-1922



***St. Stan's Christmas Bazaar  
and Polish Food Festival***

Sunday, December 4  
12:00 noon—4:00 p.m.—SS

***Festival of Carols***

Sunday, December 11  
6:00 p.m.—SPN

*Check our website for all our Holiday Events.*  
[www.churchofstphilipneri.org](http://www.churchofstphilipneri.org)



3rd and Pine Streets  
215.925.5968  
[www.stpetersphila.org](http://www.stpetersphila.org)

## Meet the Animals of the Heifer Project

Bring your children to enjoy the farm animals and give a gift that saves a life; the gift of animals to families in developing countries

Sunday, November 20, 10:00 am  
Parking lot at 3<sup>rd</sup> & Lombard



*Lessons & Carols Service*  
Sunday, December 18, 5:00 pm



Open hearts. Open minds.



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YOUR WELLNESS IS OUR FOCUS

**30-DAY VIP TRIAL \$44**

UNLIMITED PRIVILEGES: Pool, basketball, boxing, yoga, boot camp, racquetball, & much more. NO GIMMICK NO OBLIGATION.

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Bill.Grubb@prufroach.com  
grubteam.com

For Free Market Snapshot of House Values go to [BestPhillyHomeValues.com](http://BestPhillyHomeValues.com)



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

*"Going to the Dogs"*

**K-9 Training & Behavioral Therapy**

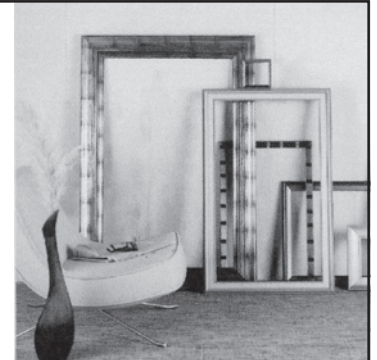
- One-on-One Obedience Training at Home
- Behavior Consultations
- K9 Nose Work



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[www.k-9training.org](http://www.k-9training.org)

trinity framing  
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215.351.1600





# Kathy, Patrick and the Conway Team

www.conwayteam.com

## Happy Thanksgiving

Thank you for helping us to be named by the Wall St. Journal as one of the Top 250 Realtors in the USA.

Patrick 215-440-8172  
Kathy 215-440-8190

90% of our business comes from friends telling friends!

New Listings



**812-08 S. Front St**  
Investment Opportunity  
Commercial - 1800 Sq Ft  
River Views  
Terrific Space & Location.  
\$1,800,000



**234 Monroe St "B"**  
Sold in 2 Days for over 87% of asking price.  
\$299,000



**For Rent**  
**228 W. Washington Sq**  
NY Upper East Side  
Lifestyle of This Project  
Composition Classic  
Directly on Washington Sq  
w/ Prtg. \$550



**708 Clymer St**  
Beautiful 302 S  
Wood Frs., Designer Kt.,  
Fin. Bms & Ck  
\$459,900



**718 S. Philp**  
Great House w/ Detailed  
Prtg., 3-walling m2 S,  
Wood Frs., private ck &  
Garden  
\$ 679,000



**2187 Bannbridge**  
A True WOW House  
2700 Sq Ft, 3-beds, 2 B  
spa Bs., Pg, Wood Frs., Fb  
Kt, Lg Tk & Garden  
\$489,900



**204 Gaskill**  
Award Winning  
Liberty Ct, 2900 Sq Ft  
4+ Bdr's  
Pg, 3 Cks, Grn & Car  
\$1,199,000



**523 Queen St**  
The Most Beautiful rehab,  
3-walls, masonry, m., 2.5  
spa bths, finished frs. st., 20%  
down, solar & rear outdoor  
space  
RED \$499,000



**113 N. Street 7F**  
AAA 100 N. 3rd St  
The National  
1000 sq/ft year and w/  
terrace view, 20 bdrms &  
park  
\$484,000



**748 E. Passyunk**  
Rarely offered Foster  
Wilson Design on the  
Golden Mile  
3+Dbr's 2 Pg, Wood,  
Grn & 2 Car Prtg  
RED \$599,000



**728 S. Front**  
River View! Truly a Jewel  
w/ a true roof garden,  
2-bdr great kitchen & bath  
+ garden  
\$568,000



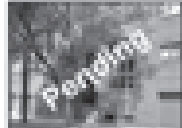
**838 S. 2nd "A"**  
Magnificent Gated CV Hm  
w/ prtg, 4+Dbr & Fam  
Rm, Wood Frs., 2 Pg's, 2  
Bathrooms, rooftop Patio +  
garden  
RED \$779,000



**712 Filbert**  
Designer, Designer Home  
1600 Sq Ft,  
3+Dbr's, Kitchen, Pg,  
Wood Frs., Garden & Deck  
\$489,000



**824 Kankworth**  
Great House w/ Detailed  
Prtg. 3+Dbr's 14 Pg &  
Lg Garden  
Marshall School District  
RED \$479,000



**721 S. American**  
Great home w/ prtg,  
granite, 3+ bdr., 2.5  
bths, finished frs., lg,  
terrace + lovely prtg.  
\$649,500



**812 S. Howard**  
Great Total Rehab  
2 Bdr, Pg, Wood Frs. st.,  
Garden,  
Marshall School District  
\$299,000



**620 S. American "A"**  
CV Ck Location  
Designer Trndy - Prtine  
2 Bdr, Wood Frs., Lovely  
Front Grn  
\$268,000



**882 S. Front**  
Large 4 BR/2 BA Hm  
+ a Bonus 2-Story Shell  
in Rear  
RED \$299,000



**113 N. Broad 2B**  
The National  
Terrific designer unit,  
2bdrms, 2 bths, finished  
frs., ck & prtg.  
RED \$449,000



**848 S. 4th St**  
Location, Location  
2bdrms, 2.5 bths, 20%  
down, cherry frs., lg prtg &  
prtg.  
\$379,900



**1128 S. Moyamensing**  
Great block w/ terrific  
prtg, designer rehab, 2  
bdrms, finished frs + spa  
prtg.  
\$249,000



**628 Parrish St**  
Beautiful 311 S,  
Wood Frs, Fin Bemt,  
New Yard & 2 Car Prtg  
RED \$249,000 also for  
rent \$1800 a month



**111 Federal**  
Terrific NYC, 3+Dbr's 5  
Bth, Bemt, 2 Cks, Garden,  
Garage + TB  
\$499,000



**1405 S. Moyamensing**  
A rare find! Prtg, hard  
top w/ 4 bdrms, finished  
frs, high ceilings & nice  
yard. RED \$229,000



**2200 Pine St #104**  
Historic Corner Building  
Stunning Studio  
Great Kitchen, Wood Frs  
& CA  
RED \$199,000



**238 Arch**  
Humphry's Flag Co.  
Comm. Space, 4  
stores, 8000 sq. ft.,  
Great Inv. Opp.  
\$1,000,000



**183-F Church #14**  
Terrific Deal! 1600 sq ft,  
20, 12' ceilings, exposed  
brick, finished frs & great  
kitchen. \$499,000



**125 Kankworth**  
2.5 story Historically  
Certified  
Close 1790, 3 Bdr  
Pg & Lg Garden  
\$399,000



**806 Catherine St**  
Beautiful 311 S,  
Wood Frs, Fin, Pg, Fin  
Bemt & Deck.  
\$299K



**719 Kinkaid**  
Terrific 2 Bedroom home  
with  
Wood Frs. & CA  
RED \$279,000



**822 Swanson**  
Single family currently  
used as duplex, 3 total  
bdrms, 3 full & 1 half bath,  
w/ frs & 2 decks. RED  
\$429,000



**203 Christian**  
Fab Mansion Style home  
w/ Details & Character  
40.5, Pg, Ck & 2 car prtg  
\$749,000



**716 S. 3rd St**  
Corner Property w/  
Dentist's Restaurant as  
1st Fl. Inland + bath by 1  
BR Apt. \$999,000



**184 Catherine St**  
Wood Lg duplex each  
unit w/ prtg, prtg, rms, 2  
bdrms and 4 one 3 bdrms  
unit w/ kitchen + prtg.  
\$549,000



**193-46-47 S. Marshall**  
Terrific investment  
opportunity or build your  
dream home, 3 bth  
40x32  
\$289,000

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