



# THE RESIDENT

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## DEVELOPMENTS UNDER DEVELOPMENT

Block by Block, House by House, Issue by Issue, *The Resident* has for years been documenting the disappearance of the "Redevelopment Shell." The emphasis has been on the restoration of the past and the people who have been restoring it.

But the major Redevelopment work still to be completed in Society Hill is primarily *new* construction.

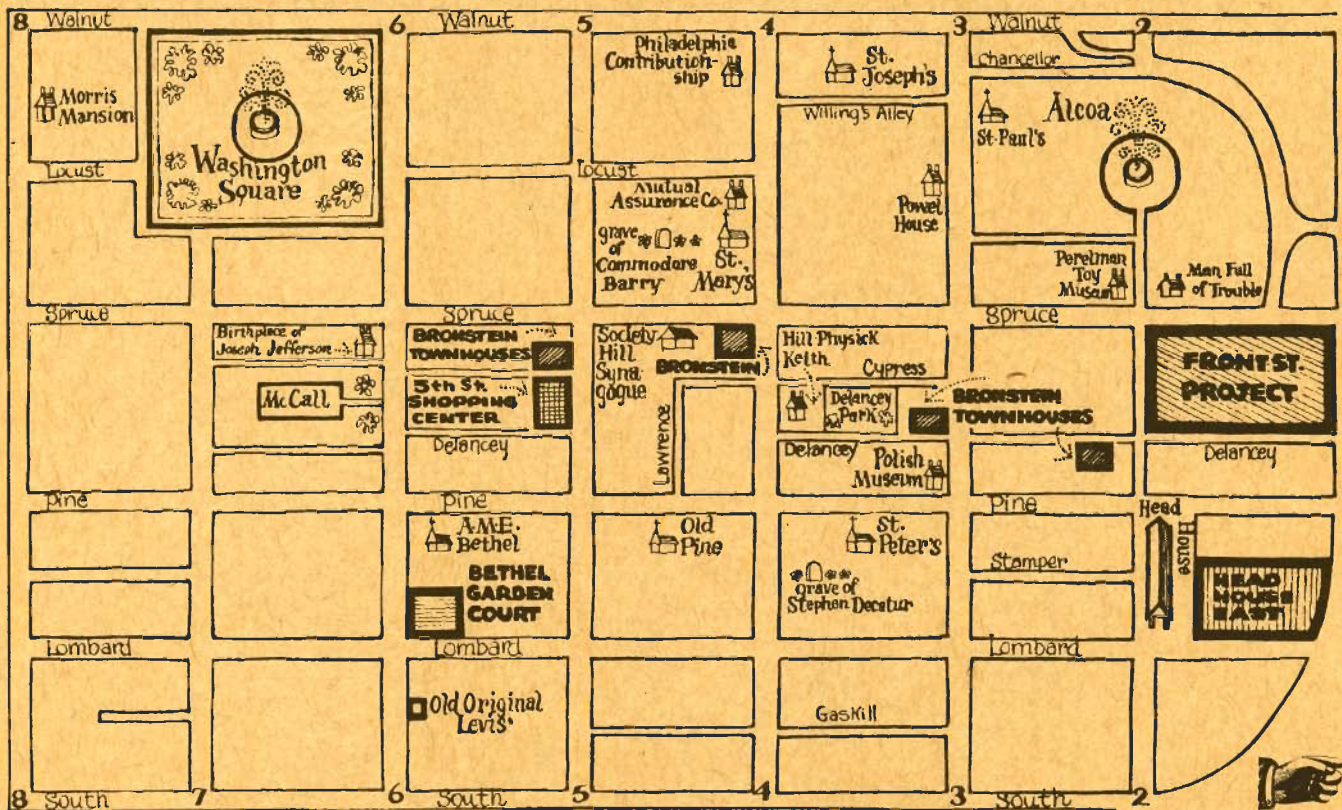
**Developments under Development presents an up-to-date rundown on current plans for a number of these projects.**

Most are characterized by contemporary design. All but one are residential. That means some changes in the texture of Society Hill.

Soon, a sizable number of people may be living here, *not* because they have a profound love for old houses . . . not because they want to be pioneers . . . not because they get a bang out of searching for original hinges and shutter keepers and inexpensive millworkers . . . but just because they like Society Hill and find it a pleasant and convenient place to live.

But then, one of the most fascinating things about the Society Hill concept has always been the way it blends the old and the new . . . houses and people alike.

**Developments under Development is the beginning of the story of the "new."**



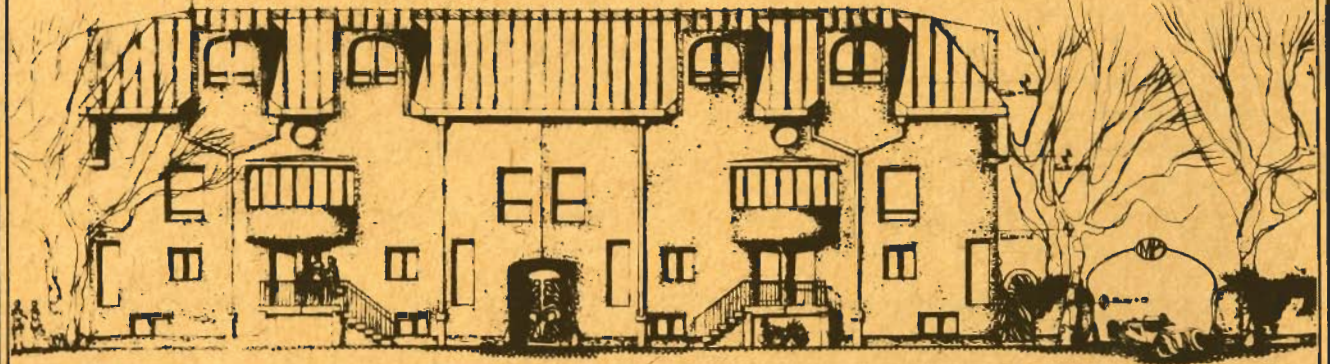
# DEVELOPMENTS UNDER DEVELOPMENT

## BETHEL GARDEN COURT

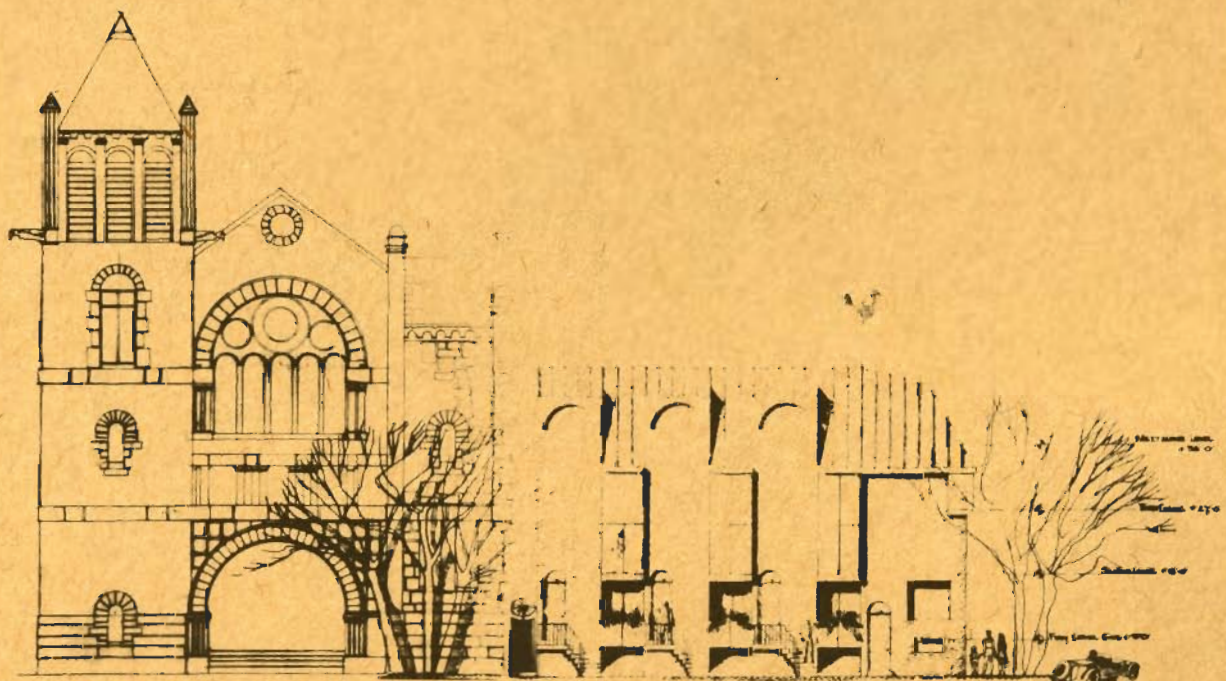
At the northeast corner of Sixth and Lombard Streets, the Mother Bethel A.M.E. Church plans construction of apartment units designed by Adolph deRoy Mark, AIA.

Present buildings on the site, including the store front church on Lombard Street, will be demolished for new construction. None have historic significance; all were built in the early 20th century.

Planned around a garden court, the twenty-two units are designed to harmonize with the adjacent church which is 19th Century Romanesque. There will be adjacent parking enclosed by appropriate landscaping. One, two and three bedroom apartments will be available for rental.



LOMBARD STREET ELEVATION



SIXTH STREET ELEVATION

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# DEVELOPMENTS UNDER DEVELOPMENT

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## BRONSTEIN DEVELOPMENTS

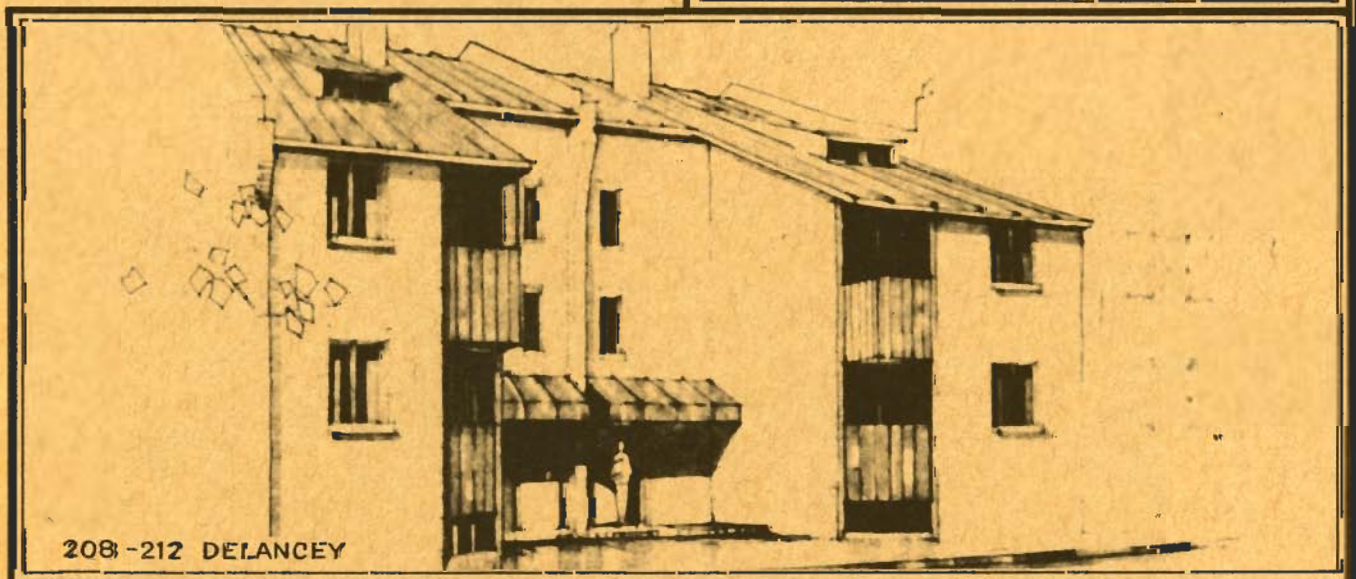
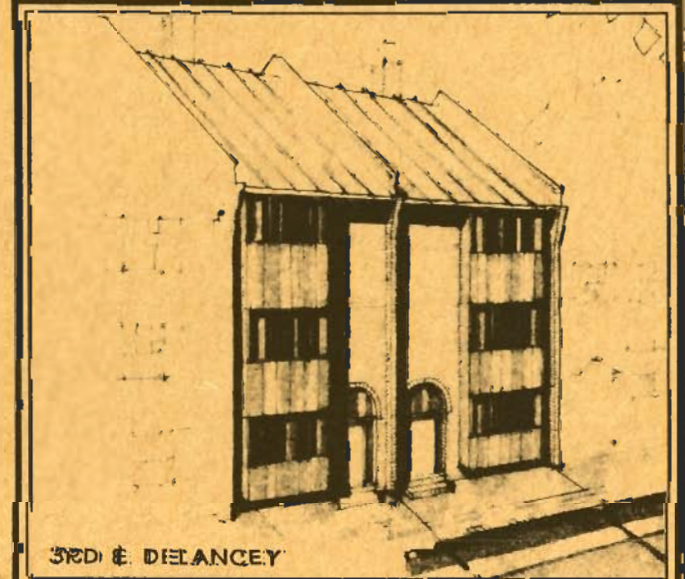
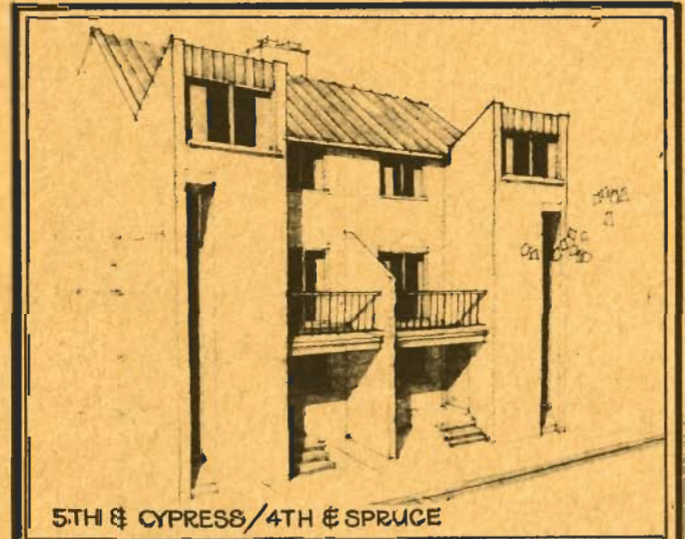
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Four parcels of land for which Mr. Bernard Bronstein is the Developer are reaching final design stages. Hassinger and Schwamm, Architects, had available at the last membership meeting proposals for the corner of Fifth and Cypress Streets, the corner of Fourth and Spruce Streets, the corner of Third and Delancey Streets and the former bank parking lot in the 200 block of Delancey Street. All are planned for residential use.

At Fifth and Cypress and Fourth and Spruce the same type of houses are planned; three houses on each parcel with parking on the corners in an area enclosed by greenery. The houses are contemporary in design, but colonial in scale and feeling—three story brick with the facade broken in two sections for a vertical feeling.

Four houses are planned for the corner of Third and Delancey Streets, facing on Delancey with a parking entrance in an enclosed area on the corner of Third Street. The facades are broken in two sections—one side a three story brick entry, and the other a projected sheet metal bay. The houses are wider and more shallow to allow for rear yards.

At 208-212 Delancey, two houses are planned each in an L shape allowing a front courtyard for parking. Again these are designed in the colonial town house philosophy, two and one half stories high in the front, the top floor is a studio with a dormer sky light. Garden areas are in the rear.



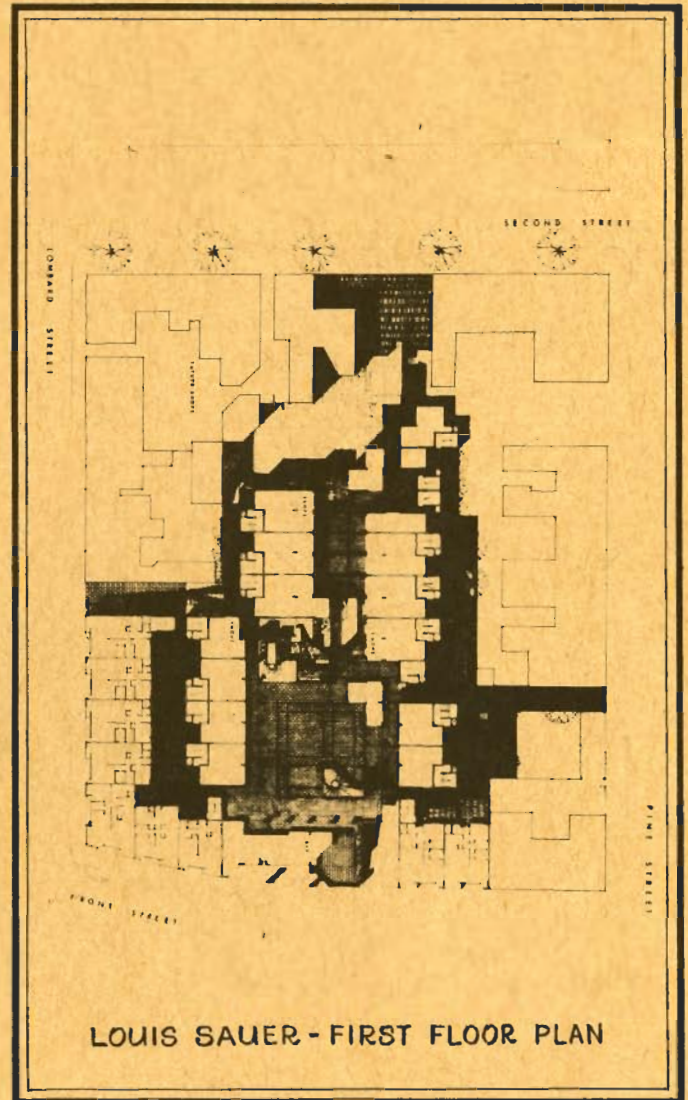
## DEVELOPMENTS UNDER DEVELOPMENT

# HEAD HOUSE EAST

A part of the Head House Corporation, the block bounded by Front, Lombard, Pine and Second Streets will soon be under construction combining restoration of the historic buildings now standing and new construction of a residential commercial complex.

Louis Sauer Associates won a design award in the *Progressive Architecture* design competition for their design of three building groups linked by a series of small inner courtyards and walkways comprising the center portion of the block to Front Street. Pedestrian walkways will lead to the series of courts with shops and restaurants on two levels. Living spaces—about 60 apartments—and terraces overlook the activity of the courts, while entrances are on private walkways and parking is underneath.

Adolph deRoy Mark, AIA, has conceived a glass covered courtyard behind the restored buildings near Second and Lombard Streets; open walkways and terraces overlook the court. The facades of the buildings will be in keeping with their historic counterparts on the west side of Second Street and will be used commercially with office space on the upper levels. A new structure will be on the empty lot on the corner of Second and Lombard Streets.



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## DEVELOPMENTS UNDER DEVELOPMENT

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### FIFTH STREET SHOPPING CENTER

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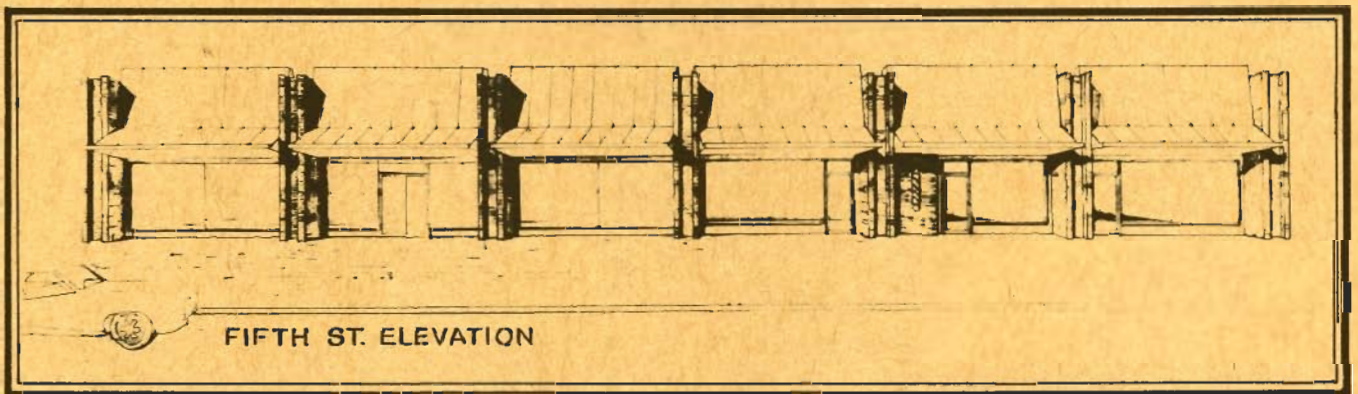
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Designed by Edward Harrison Bernstein, AIA, for Society Hill Shopping Centers Inc., the parcel of land facing on Fifth Street between Cypress and Delancey Streets will contain a Shopping Center with three service stores and a self-service State Liquor Store.

The building will have a mansard roof in front and be primarily brick with the store fronts in bronze finished aluminum. Parking in

the rear will have Belgian brick paving and the sidewalks will be brick. The side walls will have relief patterns similar to those on the side of the A & P across the street.

The architect said, "The desire of the design is to be institutional in character, but in concept be attractive to its separate merchants and to the surrounding neighborhood."



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## FRONT STREET PROJECT

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Planned for the block bounded by Front, Spruce, Second and Delancey Streets is a residential complex of both single and multi-family units. Louis Sauer is the Architect for Developer, Jack Feldman.

While preliminary plans and a scale model were shown to the Membership in March of this year, the design has had to undergo serious engineering changes since then, and the new plans were not available for publication at press time.

The Developer reports, however, that there will be 18 single family town houses facing Front and Spruce Streets. On the Delancey

Street frontage will be a low-rise apartment complex (maximum three story height) consisting of 85 one to three bedroom rental units. Facing Second Street will be 8 town houses of smaller proportions than the other single family units in the development.

All the residences will have private garden areas; the entire project will surround an interior public courtyard. One-for-one parking is provided in an underground garage entered from Spruce Street.

Assuming the necessary approvals can be obtained, construction is expected to start in the spring of 1970.

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# BITS & PIECES



Now and then an otherwise devoted reader complains that we emphasize issues and buildings at the expense of people. There's some truth to that. We never did want *The Resident* to be a Society Hill Social Column, but perhaps we've bent over backwards a little too far in the other direction. Bits and pieces of news about people do turn up now and then, and in this column we hope that they will have finally found a home. Please pass on any "gossip" that might deserve the space.

The Society Hill Debutantes (they call themselves "Eagles") are currently meeting each Saturday afternoon from 1 to 4 p.m. on the field east of the Towers. They meet, of course, to play football. Coach and General Manager of the team, which was unbeaten through last season is Bob Smith, who provides the boys with training and a great deal of moral support. Great fun for boys 9 to 14. Also for fathers, who can help Bob and maybe get to know their sons. Football equipment is desirable, but no cleats.



Christmas came to Society Hill this year, in August, courtesy American Home Magazine. They moved in a sizable crew to prepare an article titled, appropriately enough, "Christmas In Society Hill" for their December issue. Though most of the festivities were carried off quietly enough, several residents were astonished to see a half-dozen fully trimmed Christmas trees sprout in a Society Hill backyard one morning. A few nights later passersby were exposed to a full round of carols and Christmas toasts on Stamper-Blackwell Walk.

The Potting Place was the site of an autograph party for Harris Nadley's newly released *A Covey of Peacocks*. He's the son of Mr. and Mrs. Michael Nadley, of Delancey Street. Reports indicate the book is good, the party was a smash, but no one got potted.

Opinions among the Editors on the summer-long Arts and Crafts Fair at Head House are split right down the middle. Opinion 1: The Fair was nifty. It brought a lot of the life back to the neighborhood that Redevelopment almost completely wiped out. Apart from being

## PRESIDENT'S MESSAGE

The by-laws of the Society Hill Civic Association state that only persons living within fixed boundaries can become members. In a neighborhood like ours which is essentially residential it makes good sense to have the Civic Association reflect only the views of the residents. No one has, to my knowledge, suggested that this be changed.

A number of non-residents have expressed interest in receiving the publications of the Association. For a variety of reasons they would like to keep up on what is going on in the area. Some of these people are actively working on houses in the area, others have made commitments to begin work. A few have businesses here. Up to this time the only way the Association has been able to answer these requests has been to put such people on the complimentary mailing list.

A complimentary mailing list should really be limited to those people the Association has a direct interest in keeping informed: political leaders, governmental authorities, police officials and the like. Others who want to stay in contact with the Association should be asked to help share the costs of the communications they receive. For this purpose an amendment to the by-laws will soon be presented to the membership to authorize the creation of a non-voting membership open only to non-residents. I urge you to support that amendment.

*R. O. Fabrey*

a great place to wander, it made Society Hill part of the City again. Opinion 2: The Fair was a nice idea, but it went too far. It would have been just dandy on two or three or four weekends, but it lost its momentum, deteriorated and became just too repetitious.

Surely Fall is one the nicest seasons in Society Hill. Autumn light softens the brick color, tints the smog to a soft golden haze. And everyone seems to be outside on a Saturday afternoon, walking dogs, children, or just themselves, picking their way carefully among the tourists and the fallen leaves. Especially the tourists.

## SOCIETY HILL FUND Give 'til it feels good

What can one person do to make Society Hill a more interesting place to live? The bigger the idea, the more it costs. We have the Society Hill Fund to help us solve this dilemma.

The Society Hill Fund permits you and your friends to make a tax-deductible contribution in support of Community projects and activities which make this and nearby neighborhoods better places to live. Through the Society Hill Fund many can do what one cannot.

The Fund, started in early 1969, has received contributions to date of \$2147.64. Two major Community activities have received the Fund's support.

Outdoor concerts were arranged by Mr. Praissman and his Music Committee. The Music Committee solicited contributions to the Fund from individuals and businesses and the Fund paid the bills.

Mrs. Robert Smith, Chairman of the Recreation Committee, relayed a request from the Recreation Dept. of McCall School for money to pay for uniforms, equipment and bus trips for children who participated in this summer's Recreation Program. The Fund responded with a sizable check and the promise of another one for Recreation programs in the fall.

The Fund is available, it's working, and it's anxious for money and ideas. Call any one of the Directors, Mr. Raymond Erfle, Sr., Mr. Cuthbert Latta, or Mr. David Stevens, or write to Society Hill Fund, 503 Pine Street, Philadelphia 19106.



## HELP! HELP! HELP!

The value of *The Resident* to the residents of Society Hill is largely a function of its quality. And the quality depends largely on the amount of energy that goes into its writing and preparation. You can make it an even better newspaper by contributing your efforts. You don't have to be a professional. What *The Resident* needs most is legwork — chasing down the facts that make good stories. We can't think of a better way of getting right into the center of everything that's going on in your neighborhood. Help! Contact Georganne Mears or Matt Miller.

Yes Virginia, there will be a cover . . .



## STATUS OF PENN'S LANDING AND THE DELAWARE EXPRESSWAY

Progress on Penn's Landing is visible to anyone who drives along Delaware Avenue. The basic structure is now nearing completion. It will then be allowed to settle, and finally the buildings and landscaping will be placed upon it. Much of the timing depends on the Delaware Expressway cover, since the cover will be an integral part of Penn's Landing.

*The Resident* interviewed Stanhope S. Browne, Chairman of the Committee to Preserve the Nation's Birthplace, to learn the current status of riverfront plans in the area north of Society Hill.

Mr. Browne stated that the basic plan for the expressway cover is the one approved at the cabinet level in Washington in 1967. It calls for a landscaped cover on the Delaware Expressway from Chestnut to Delancey Streets, and a similar cover on Delaware Avenue from Walnut to Delancey Streets.

The funds for these covers will come from the federal, state and city governments. All necessary commitments have been made except for \$3 million of state money which must be appropriated by the General Assembly. The necessary bill was passed by the Senate last year, but defeated in an ill-informed surprise move in the House. The House did pass the bill this year and it now awaits action in the Senate. Upon final passage working drawings can be ordered, and the work will be underway.

Mr. Browne gave special praise to Mayor Tate, Governor Shafer and U.S. Senators Scott and Schweiker for their firm support of the project.

## THE RESIDENT

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Cuthbert Latta, David Stevens, Dorothy Stevens

Illustration: Joann Surasky

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Philadelphia 19106

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# LITTLE GARDENS...BIG PROBLEMS

Because we live in the city, our gardens are more important to us. Too often, country green thumbs turn black when they hit the big problems of the small city garden: limited space, poor air circulation, soot, fumes, insufficient light! Bud and Carol Skelly, outstanding local team of gardeners and garden designers share their expertise with us and offer a.....



## SOCIETY HILL GARDEN GUIDE

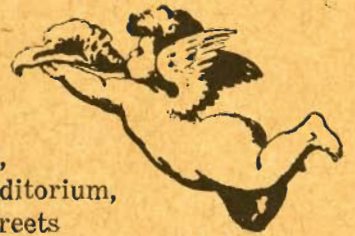
Now is the time . . .

1. To clean up the garden. Excess garden debris often contains harmful bacteria and fungus organisms. These develop in decayed plant material and will, if not removed, provide a breeding place for disease producing organisms and produce new infections in the coming season. Garden cleaning and sanitation is an important all year round activity since a well maintained garden is less likely to become diseased. Trees and shrubs should be pruned to remove any dead or damaged branches.
  2. To plant flowering spring bulbs. Plant your daffodils, tulips, crocus, anemones, etc., for spring bloom. Note: skip planting tulips unless your garden has plenty of sun and consists of a large area. Plant the bulbs close together for maximum effect. If necessary, take up a brick or two from the patio or path and plant early crocus, grape hyacinth or scillas. Bricks can easily be replaced after the bulbs have bloomed.
  3. Not to forget to water the garden through the fall, if necessary, especially the evergreens. Adequate watering is essential for plant health and growth. The best time to water is morning.
  4. To transplant. The fall or early winter (mid November) is a good time to replace or remove most trees and shrubs — especially those that are deciduous.
  5. To spray broad leaved evergreens and roses with a good anti-drying-out agent such as Wilt-Pruf to help prevent moisture loss from the winter winds.
  6. To mulch!
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### MEETING NOTICE



Tuesday, October 28,  
at McCall School Auditorium,  
6th and Delancey Streets  
at 8:00 p.m. Meet your political candidates.  
Bring a new member.

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### ...at McCall's CHILDREN'S BOOK SALE

Children's books, fiction and non-fiction, for pre-school age through high school, will be on sale at McCall's School November 10 through 20.

A large selection of new books . . . all at great savings . . . marvelous for Christmas presents.

The book sale is being run by the McCall Home and School Association during school hours—9 a.m. to 3:30 p.m. Follow signs at the School entrance to the sale.

Remember, November 10 through 20.

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### JOIN US

Membership in the Society Hill Civic Association is open to anyone 18 years of age or older who resides in the area bounded by the middle lines of Front, Walnut, Eighth and Lombard Streets. Annual dues are \$4.00 per person or \$6.00 for a husband and wife. If you would like to join, please fill in the coupon below and send to Mrs. David Stevens, 116 Delancey Street, Philadelphia 19106. *Special note to new members: Dues paid now will apply to 1970.*

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Name .....

Address .....

Telephone .....

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