

**NOMINATION OF HISTORIC BUILDING, STRUCTURE, SITE, OR OBJECT**  
**PHILADELPHIA REGISTER OF HISTORIC PLACES**  
**PHILADELPHIA HISTORICAL COMMISSION** *47 pp.*

SUBMIT ALL ATTACHED MATERIALS ON PAPER AND IN ELECTRONIC FORM ON CD (MS WORD FORMAT)

**1. ADDRESS OF HISTORIC RESOURCE** (must comply with an Office of Property Assessment address)

Street address: 625 to 633 Christian Street

Postal code: 19147

Councilmanic District: First (1st)

**2. NAME OF HISTORIC RESOURCE**

Historic Name: St. Mary Magdalen de Pazzi Catholic School

Common Name: unk.

**3. TYPE OF HISTORIC RESOURCE**

☒ Building

☐ Structure

☐ Site

☐ Object

**4. PROPERTY INFORMATION**

Condition: ☐ excellent ☒ good ☐ fair ☐ poor ☐ ruins

Occupancy: ☒ occupied ☐ vacant ☐ under construction ☐ unknown

Current use: condominia

**5. BOUNDARY DESCRIPTION**

Please attach a plot plan and written description of the boundary.

**6. DESCRIPTION**

Please attach a description of the historic resource and supplement with current photographs.

**7. SIGNIFICANCE**

Please attach the Statement of Significance.

Period of Significance (from year to year): from 1927 to         

Date(s) of construction and/or alteration: 1927

Architect, engineer, and/or designer: Hoffman-Henon

Builder, contractor, and/or artisan: P.H. Kelly

Original owner: St. Mary Magdalen de Pazzi parish

Other significant persons:

CRITERIA FOR DESIGNATION:

The historic resource satisfies the following criteria for designation (check all that apply):

- ☒ (a) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past; or,
- ☐ (b) Is associated with an event of importance to the history of the City, Commonwealth or Nation; or,
- ☐ (c) Reflects the environment in an era characterized by a distinctive architectural style; or,
- ☐ (d) Embodies distinguishing characteristics of an architectural style or engineering specimen; or,
- ☒ (e) Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth or Nation; or,
- ☐ (f) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or,
- ☐ (g) Is part of or related to a square, park or other distinctive area which should be preserved according to an historic, cultural or architectural motif; or,
- ☒ (h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or City; or,
- ☐ (i) Has yielded, or may be likely to yield, information important in pre-history or history; or
- ☒ (j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

8. MAJOR BIBLIOGRAPHICAL REFERENCES

Please attach

9. NOMINATOR

Organization XXXXXXXXXX ----- Date \_\_\_\_\_

Name with Title Celeste A. Morello, MS, MA Email -----

Street Address 1234 South Sheridan Street Telephone 215.334.6008

City, State, and Postal Code Philadelphia, PA 19147-4820

Nominator ☐ is ☒ is not the property owner.

PHC USE ONLY

Date of Receipt: 12 November 2021

☒ Correct-Complete ☐ Incorrect-Incomplete Date: 16 December 2021

Date of Notice Issuance: 17 December 2021

Property Owner at Time of Notice Full list of condo owners on file with PHC

Name: Christian Street Condominium Association

Address: 625-33 Christian Street

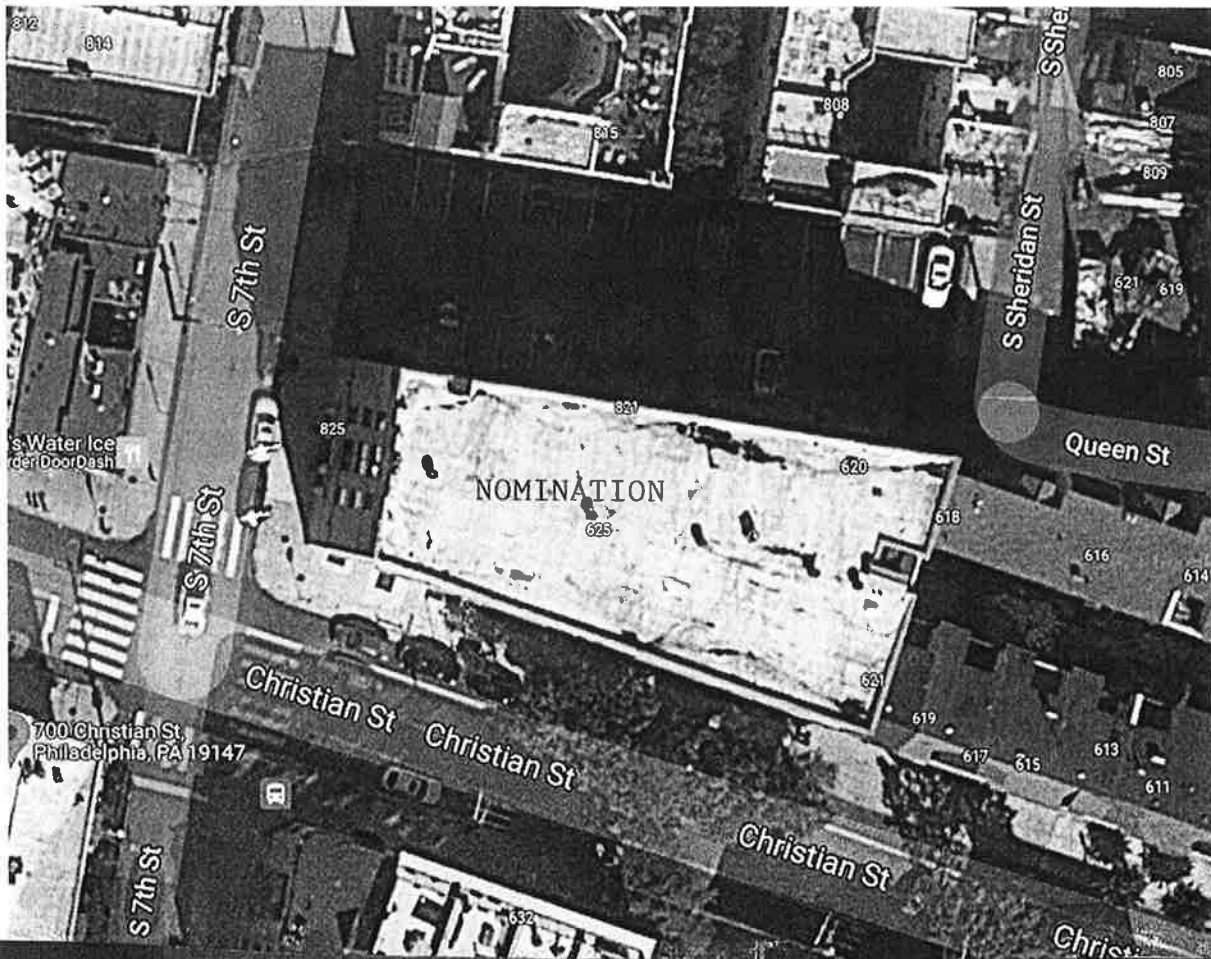
City: Philadelphia State: PA Postal Code: 19147

Date(s) Reviewed by the Committee on Historic Designation: 16 March 2022

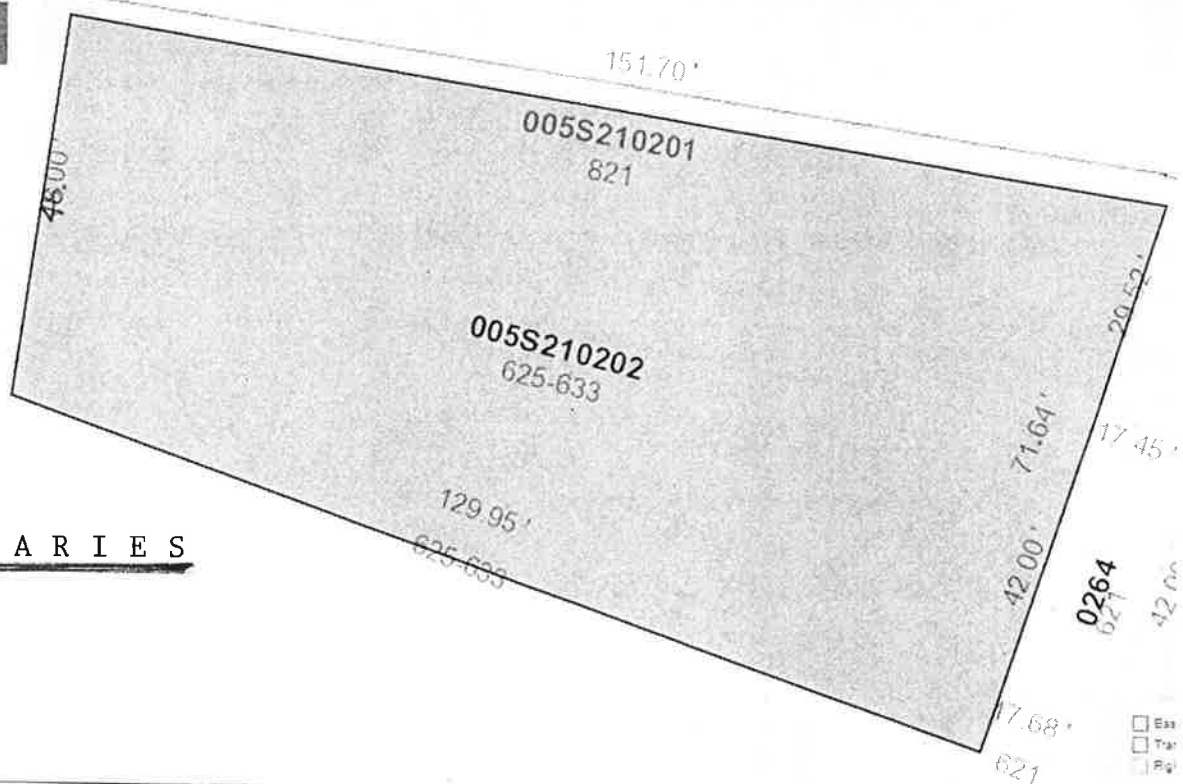
Date(s) Reviewed by the Historical Commission: 8 April 2022

Date of Final Action: 8 April 2022

☒ Designated ☐ Rejected Designated under Criteria E & J but NOT A or H



7th and Christian



BOUNDARIES

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE at the Northeast corner of 7<sup>th</sup> and Christian Streets in the 3<sup>rd</sup> Ward of the City of Philadelphia.

BEGINNING at said Northeast corner of 7<sup>th</sup> and Christian Streets then extending Eastwardly along the North side of said Christian Street One Hundred and twenty-nine feet Nine and one-half inches more or less to a point; thence extending Northwardly at right angles to Christian Street Seventy-one feet Seven and three-fourths inches more or less to a point in the South side of Webster Street; thence extending Westwardly along the South side of the said Webster Street One hundred and thirty-nine feet Eleven inches more or less to the East side of 7<sup>th</sup> Street and Southward along the said East side of 7<sup>th</sup> Street Forty-eight feet to the North side of Christian Street the point of beginning.

DESCRIPTION:

Situated on the northeast corner of South 7th and Christian Streets, the irregularly shaped former "St. Mary Magdalen de Pazzi School" is identified by lettering on the west wall's tympanum area. This lettering includes the "1956" date (when reoccupied as a school for the parish) and on the southeast corner below has "1927" the construction date. The pale gold brick color is on three sides of the four story building in a Romanesque design by Hoffman-Henon and constructed by "P.H. Kelly."<sup>1</sup> The east wall is attached to two row houses on Christian and Webster Streets. Very few of the original architectural characteristics have changed since 1927, but for the removal of the cross on top of the west wall; new windows and doors.

Decorative and textured brick work is mainly at eye-level on the school building. It is best noted on the north and south walls' rounded arches' tympanum area where "basket-weave" brickwork upsets an otherwise monotonous flow of brick interrupted by windows or the doors at the east wall area probably used for fire safety purposes. Typical of school buildings, the windows are large and doubled or in triplicates: eight windows in triplicate are on the north and south walls. On the west wall where the main entrance is, the portal is the focus with the archivolts varied in textures in the rounded arches for emphasis of the "Italianate" character. The portals denote the Romanesque tradition for three entries into a building (like a church) and the rounded arch continues uninterrupted at the north and south walls to complement the center portal here.

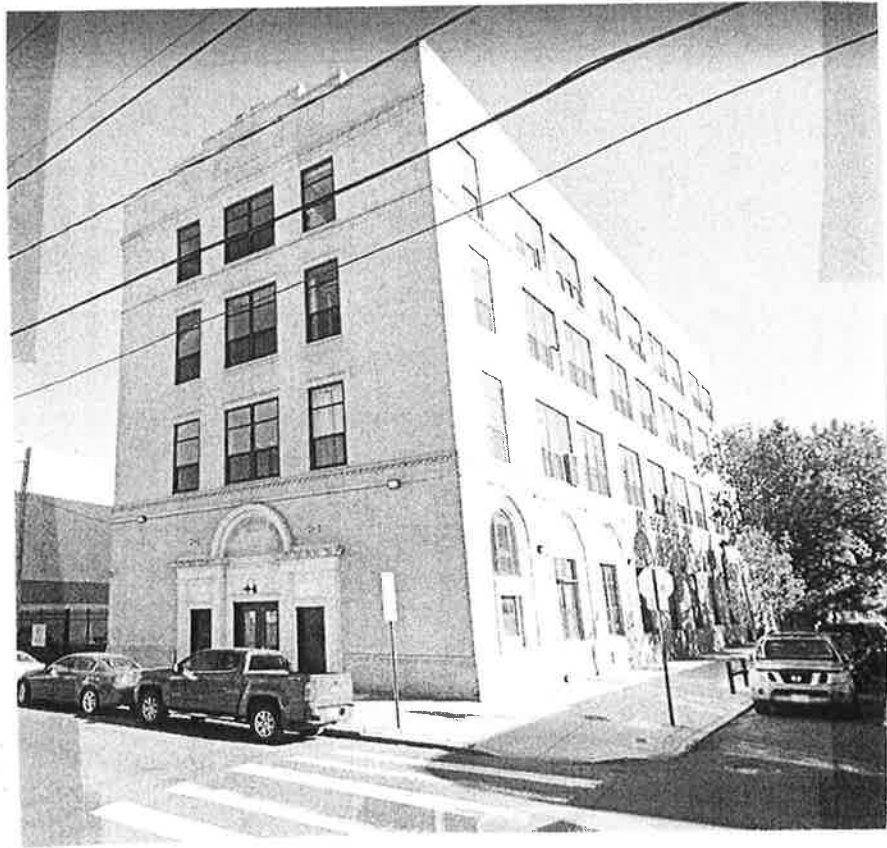
Research on the street's survey showed that this lot held this irregular<sub>2</sub> dimension, as Christian Street moves in a northwestward direction, but the location makes this building a "landmark" as it also varies from the dark brick rowhouses, but coordinates with the recently-renovated "Banca Calabrese" (PHC-approved)<sup>3</sup> across the street.

<sup>1</sup> Philadelphia Real Estate Record and Builders' Guide (PRERBG) January 5, 1927, writing measurements as "140X72 feet" with "architectural terra cotta," "cut stone" and "steel" used in framing.

<sup>2</sup> Bromley's 1875 Atlas; Sanborn's 1910 Atlas.

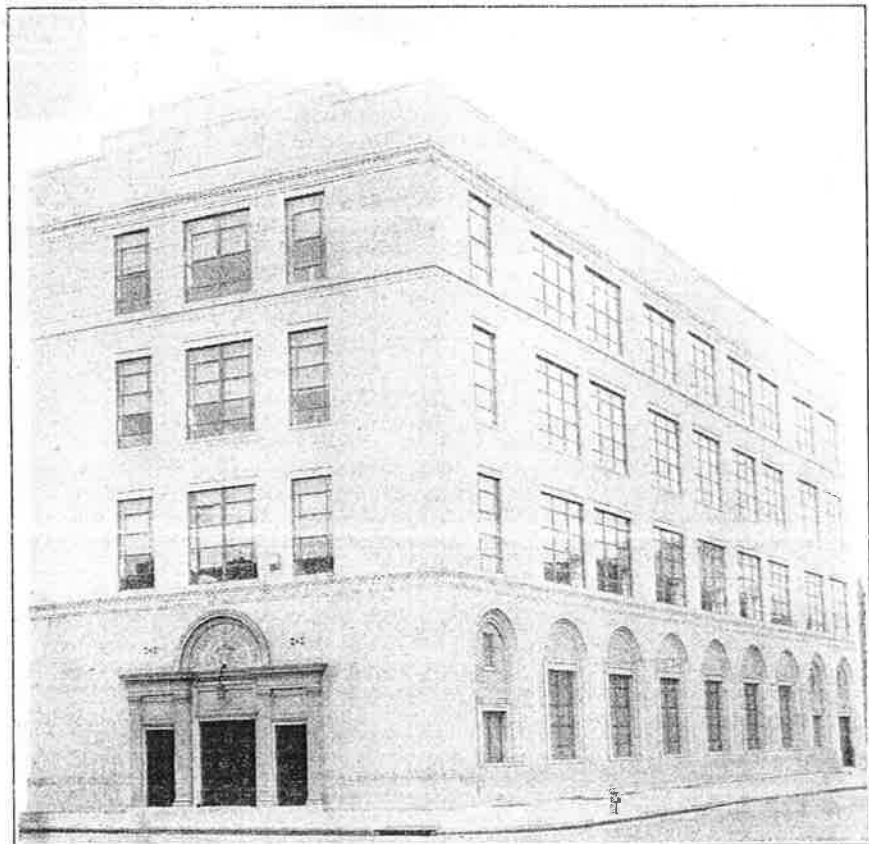
<sup>3</sup> Nominator submitted "Banca Calabrese" in 2018; approved 2019.

A recent Google image (right) can be compared to the c. 1930 photograph of a completed School--there is very little in changes other than the removal of the cross at the top of the west wall and the new windows and doors.



Interior renovations recast the former classrooms into condominiums.

Then-pastor Garritano attached his name to the ill-fated building which he was forced to sell because of debt. The parish later repurchased the building c. 1955 for its parochial school that closed in 1982.



ST. MARY MAGDALEN DE PAZZI'S SCHOOL, PHILADELPHIA  
The Rev. Antonio Garritano, Rector

STATEMENT of SIGNIFICANCE:

Because William Penn had created a haven for religious practice in Pennsylvania, the Commonwealth's largest municipality, Philadelphia, was where many "firsts" for various religious denominations occurred. With Roman Catholicism, a faith encompassing every ethnic group, language was often the commonality for some in communicating. So, it was in Philadelphia by about 1788 when parishioners at Old St. Mary's who spoke German left to found the first national parish in the United States: Holy Trinity, at 6th and Spruce Streets. This parish proved the success in communicating here, in a foreign language, between clergy and parishioners. Although all services were in Latin, sermons, Confession and ministry were in the vernacular. This tradition--created in the United States for its desperate new residents--was why St. Mary Magdalen de Pazzi<sup>4</sup> parish was founded in 1852 by then-Bishop (Saint) John N. Neumann for those whose native language was Italian.

St. Mary Magdalen de Pazzi parish continued as an "Italian national" parish from 1852 until its suppression in 2000 when it was joined with St. Paul parish on the 900 block of Christian Street in the Bella Vista neighborhood. St. Mary's is about two and one-half blocks away, but had carried its mission for those speaking Italian with clergy and nuns who taught bi-lingual classes and customs from the regions throughout the Italian peninsula. The nominated building is St. Mary's last school building,<sup>5</sup> constructed in 1927 during Prohibition and when immigration laws<sup>5</sup> tightened the flow of those wanting to leave the Italian Republic. Originally, it had operated from about 1928 to 1934 when debt closed it, to become "Southeast Catholic High School for Boys" until about 1956. Now comdominia, the building has changed very little from the Hoffman-Henon design--the present owner kept the "St. Mary Magdalen de Pazzi

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<sup>4</sup> St. John Neumann's Journal recorded his intention for an Italian national parish and purchase of an old Methodist church on "Marriott" (now, Montrose) Street. Records, Catholic Historical Research Center.  
<sup>5</sup> In 1921 Congress had passed legislation to limit immigration by country, affecting Italian nationals then and in 1924 with another act.



School...1956" identifier at the portal's arch which attracts east-bound and north-bound traffic at 7th and Christian Streets.

Hoffman-Henon's architectural prowess is known mainly through their dramatic designs for the vaudeville and silent movie theatres all over the city, such as the Boyd, Mastbaum and others now-demolished. The firm also did substantial work for the Archdiocese, apparently through real estate broker and theatre-owner Albert M. Greenfield and his close relationship with Cardinal Dennis Dougherty. In expanding the Archdiocese, the two men commissioned architects such as Hoffman-Henon for exceptionally-creative designs beyond the traditional ones from the 19th century. At St. Mary's School, the firm's decorative "basket weave" brick in each of the first floor's rounded arches is one such feature of their work. (The new addition to the PHC-approved Banca Calabrese building across from the school had incorporated a similar masonry.)

The corner of 7th and Christian Streets in Bella Vista has always attracted notice as a frontier since the 1830s with the Irish Catholics, then more with the boarding houses, "banche" and immigrant services (Casa Ravello tenement at 7th/Catharine Sts.; the Italian Episcopal Church; House of Industry; and labor manager office). Although an unwise financial move in 1927 to construct this school, the Romanesque design contributed to a "Little Italy" appearance similar to what Chinatown became when architects designed buildings to reflect the foreign ancestry of local residents. St. Mary's School is one of the few "Italian" buildings left in Bella Vista, and its appearance is important as one of the last institutional buildings from an era known for organization and recognizing the identity of this community.

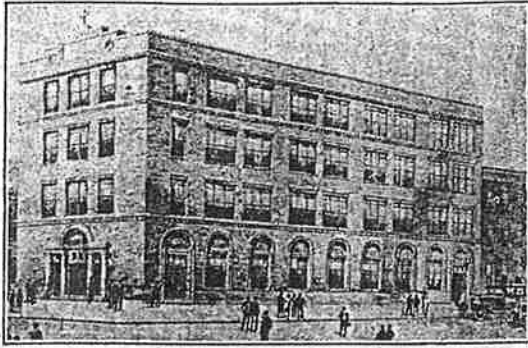
Celeste A. Morello, MS, MA  
November, 2021  
(Still during COVID limitations)



# Standard The Catholic and Times

PHILADELPHIA, SATURDAY, OCTOBER 15, 1927

I



St. Mary Magdalen de Pazzi's School

## DUAL CEREMONIES TO MARK JUBILEE OF ITALIAN PARISH

New School Will Be Dedicated  
Sunday Afternoon by His  
Eminence—Sermons to Be  
Preached in Two Languages

Seventy-fifth Anniversary of  
Foundation of Church to Be  
Marked by Solemn Mass—Venerable Priest to Officiate

First Italian Parish in the U. S.  
St. Mary's was the first Italian  
parish in this country. Its foundation,  
as a centre for Italian-speaking Catholics  
caused a stir throughout the country.  
The leading Italian papers of the  
day hailed it as a forward step in the  
colonization of immigrants from Italy  
and added evidence of the Church's  
loving care for all her children.  
The mission was inaugurated in 1852  
when an old Methodist chapel, with  
a small burying-ground attached, occupying  
the site of the church, was  
bought by the first missionary pastor,  
the Rev. Guetano Mariani, and Bishop  
Neumann. The dimensions of the  
(Continued on Third Page)

ary Sisters of St. Francis for the parish school, built and opened the St. Mary Magdalene de Pazzi's Orphan Asylum for Girls, tore down the old church and erected the present handsome edifice, which was dedicated by Archbishop Ryan on June 27, 1891.

Father Garritano was appointed rector on May 26, 1926.

The new school is located at the northeast corner of Seventh and Christian streets. P. H. Kelly is the contractor and the architects are Hoffman-Henon Company. The exterior walls are of buff brick with entrance and trimmings of glazed terra cotta. The construction is of structural steel and concrete fireproof throughout.

The building contains in the basement, besides the boiler plant, rooms for entertainment and meeting purposes.

The first floor is occupied entirely by the auditorium fitted with stage, dressing rooms and picture booths, ticket office, cloak and office rooms with kitchen service in the rear.

The second, third and fourth floors are arranged for twenty-one classrooms with cloak rooms and Sisters' rest rooms.

The cost of the building exclusive of the ground is \$240,000.00.

Among those who will attend will be Count Vittore Siciliani, Italian consul.

(right) Architect Paul Henon's drawing of the nominated building in 1927.



(c) Marceau.

REV. ANTHONY GARRITANO

The nominated school building arose from an unwise decision by St. Mary Magdalen de Pazzi parish's pastor, Father Antonio Garritano, pictured on left.

(Photo: "CSandT").

## Dual Ceremony to Mark Jubilee

January 5, 1927

Philadelphia Real Estate Record and Builders' Guide  
Parochial School, 623-25 Christian street,  
Philadelphia. Architects, Hoffman-Henon, Finance  
Building, Philadelphia. "Owdners, St.- Mary Magdalen  
De Pazzi, Rt. Rev. Msgr. A. Garritano, 710 Montrose  
street, Philadelphia. Brick, cut stone, steel, 4  
stories and basement, 140x72 feet, slag roof, cement  
and maple floors, metal weather strip, architectural  
terra cotta, metal lath, tile and marble and terrazzo  
work, rolled steel sash, bond, ornamental iron work,  
metal toilet partitions. Contract awarded P. H.  
Kelly, 1713 Sansom street, Philadelphia.

Photographs (Staff Supplemented)



Figure 1. Subject property viewed from S. 7<sup>th</sup> and Christian Streets, December 2021.



Figure 2. Main entrance on S. 7<sup>th</sup> Street, December 2021.





Figure 3. S. 7<sup>th</sup> Street façade, December 2021.





Figure 4. View of north side of building facing parking area, December 2021.

**ST. MARY MAGDALEN DE PAZZI**  
(Italian) (92)

714 Montrose St.

Founded: 1852.

Rectory: 712 Montrose St. (47).

Phone: WALnut 2-3695.

Rector: Rev. Vito C. Mazzone.

Assistants: Revs. Joseph F. Duffy,  
Thomas J. Hilferty.

Masses: Sundays, 6, 7, 8, 9, 9 (lower  
church, adults), 10, 11; Holydays,  
6, 7, 8, 9, 10, 11 and 7 p.m.

Boundaries: North, South St.; east, Dela-  
ware River; south, Wharton St., from  
Delaware River to 7th St.; Federal St.,  
from 7th St. to 8th St.; west, 8th St.

School: 720 Montrose St.

Teachers: Missionary Sisters of St.  
Francis.

Convent: 730 Montrose St. (47).

Phone: WALnut 2-1706.

**ST. MARY MAGDALEN DE PAZZI**  
(Italian) (92)

714 Montrose St.

Founded: 1852.

Rectory: 712 Montrose St. (47).

Phone: WALnut 2-3695.

Rector: Rev. Vito C. Mazzone.

Assistants: Revs. Peter F. Cronin,  
Robert T. McManus.

Masses: Sundays, 6, 7, 8, 9, 9 (lower  
church, adults), 10, 11; Holydays,  
6, 7, 8, 9, 10 and 7 p.m.

Boundaries: North, South St.; east, Dela-  
ware River; south, Wharton St., from  
Delaware River to 7th St.; Federal St.,  
from 7th St. to 8th St.; west, 8th St.

School: 7th and Christian St. (47).

Teachers: Missionary Sisters of St.  
Francis.

Convent: 730 Montrose St. (47).

Phone: HOWard 7-3400.

**DECEMBER 10, 1927—SEVENTH PAGE**

Catholic Director-  
ies on left show  
school locations  
for St. Mary's  
students when the  
high school occupied  
the building, 1934  
to 1956: St. Mary's  
was at the old site  
720 Montrose St.  
Then by 1958, the  
building resumed  
as St. Mary's until  
the 1980s.

**ITALIAN PARISH OPENS  
NEW MODERN SCHOOL**

**Concert Will Be Given in Audi-  
torium of St. Mary Magdalen  
de Pazzi's Structure**

The new school of St. Mary Mag-  
dalen de Pazzi's parish, Seventh and  
Christian streets, opened on Thurs-  
day morning at 11 o'clock. The Very  
Rev. Monsignor Antonio Isolero ad-  
dressed the classes.

The beautiful auditorium in the  
building will be formally opened next  
Thursday evening, at 8 o'clock. An  
entertainment will be given by the  
school children.

A concert will be given by the  
following artists:

Chevallier Antonino Scarduzio, barl-  
tone; Elvira Cavalleri Tito Manlio,  
soprano; M. Erminio Galacci, tenor;  
Ferdinand Tito Manlio, pianist.

The official opening of the school  
will take place in April of next year.

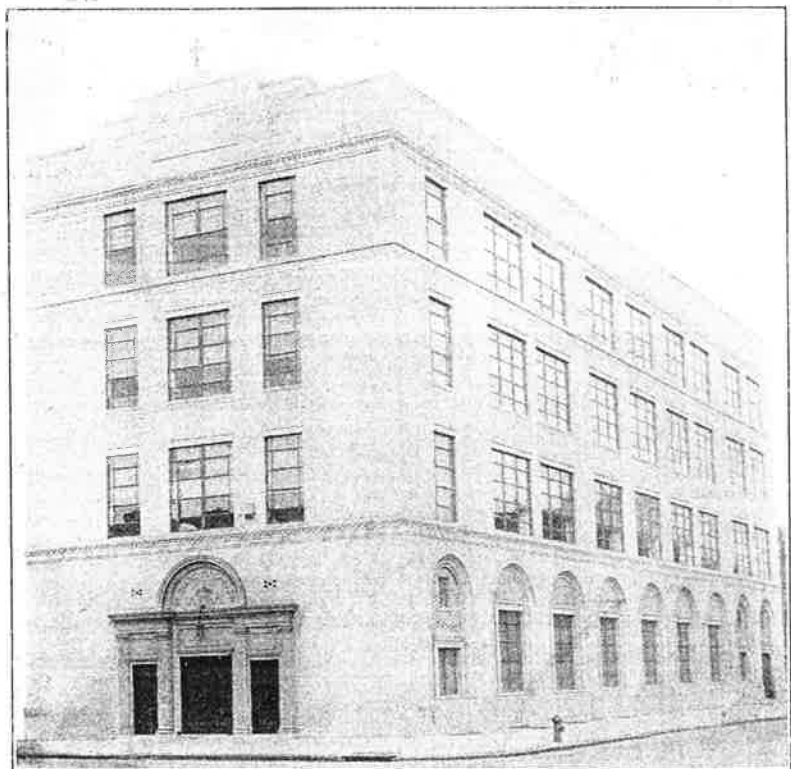
*C.S. & T. Aug. 31-1934*

**Parochial Schools to Open on  
Tuesday; New High School  
For South Philadelphia**

In conformity with diocesan  
regulations, the parochial schools  
of the diocese will reopen on  
Tuesday, September 4.

Registration for freshmen in  
the diocesan high schools will  
take place on the same day.  
Freshmen are requested to pre-  
sent their cards of admission.  
Sophomore, junior and senior  
students will report on Wednes-  
day, September 5.

A new high school for boys  
will be opened in South Phila-  
delphia. It will be located at  
Seventh and Christian streets, in  
the building formerly occupied  
by St. Mary Magdalen de Pazzi's  
School. This building has been  
completely renovated and im-  
proved, and will be capable of ac-  
commodating 800 students. The  
school will be in charge of the  
Fraemonstratensian (Norbertine)  
Fathers, who are coming into  
the diocese for the first time.  
Registration will also be held at  
the new school on the above  
dates.



ST. MARY MAGDALEN DE PAZZI'S SCHOOL, PHILADELPHIA

The former St. Mary Magdalen de Pazzi School...

(a) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City...

and,

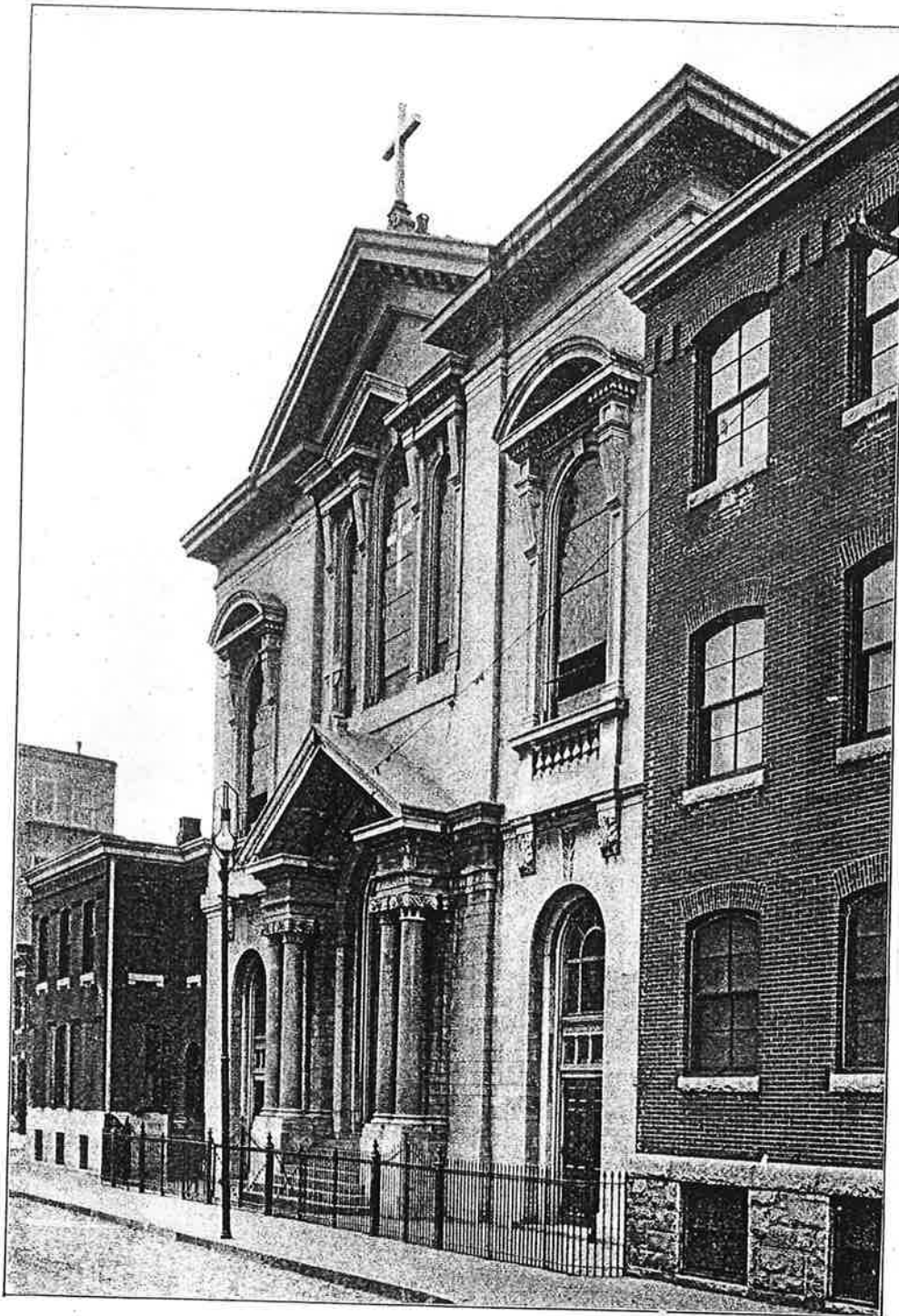
(j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

Let's begin by acknowledging that every institution has some part of its history that is better omitted because someone or something(s) may be questionable. This may be said of the "interest" and "historical heritage" of this nominated building that was constructed in 1927 during Prohibition by an allegedly unstable priest in an area prone to shoot-outs. The literature review produced documentation that could be interpreted as fodder for black comedy. But eventually, questions were solved as to why "1927" is on the cornerstone of the building, about ten feet where "St. Mary Magdalen de Pazzi School 1956" is, and how half of a street disappeared.

#### WHY ANOTHER SCHOOL WAS CONSTRUCTED in 1927:

As an Archdiocesan parochial school, St. Mary's opened late-- in 1873 "under the charge of the Missionary Sisters of the Third Order of St. Francis."<sup>6</sup> The parish was founded in 1852 as an Italian national parish although it was within the territorial boundaries of St. Paul's--"the Irish church" just two and one-half blocks away. The composition of St. Mary's was initially from northern Italy, a group that was ethnically, culturally divergent and with a different history than the next wave of "new" Italians from the southern part of the peninsula. This latter group arrived first with a majority of single males, then as families from the 1890s to 1920s.<sup>7</sup>

<sup>6</sup> Kirlin, Rev. Jos., Catholicity in Philadelphia. McVey, 1909, p. 462.  
<sup>7</sup> The primary references for Philadelphia's Italians are by Richard N. Juliani, Ph.D.: Building Little Italy. PSU Press, 1998; and, Priest, Parish, and People: Saving the Faith in Philadelphia's "little Italy." Notre Dame U. Press, 2007.



ST. MARY MAGDALEN DE PAZZI CHURCH, PHILADELPHIA

In Catholicity in Philadelphia (1909), the author, Father Joseph Kirlin wrote of St. Mary Magdalen de Pazzi's parochial school's origins to "1873".

← The brick building on the right of the Edwin F. Durang-designed church (1891) was the parochial school from 1895 to about 1928, when students moved to the nominated building.

St. Mary's students would reoccupy this old building in 1934; then in about 1956 it was demolished for a convent. Students returned to the Christian Street building in "1956" until it closed in June, 1982.

(Photo from "Album," of E.F. Durang & Son, Catholic Historical Research Center, Phila.)



The clergy and teaching nuns spoke fluent Italian and taught bilingual classes. The pastor then was Father Antonio Isolero, a native of Liguria, the area on the Italian Riviera, who easily related to his parishioners in the 1870s. As Juliani would write, Isolero had a strong character and had leadership qualities to move St. Mary's in the direction on par with other parishes in the City. Isolero would be one of St. Mary's pastors who stayed in residence--to his death in 1932.<sup>8</sup> And Isolero would indirectly be the cause for the nominated building's origins.

Parish records for St. Mary's held no reasons to justify the construction of a new and larger school in 1927.<sup>9</sup> Isolero's school enrollment numbers that were submitted to the Archdiocese showed a steady number of students--just below 400--from 1915 through 1925 and not adversely affected by raging epidemics such as the Spanish Flu and episodes of contagious diseases usually affecting school-age children, now treatable. Isolero counted "398" for the student body in 1925 and "2,500" members. The priest was relieved of pastoral duties by 1926, with the appointment of Father Antonio Garritano who was thenceforth obsessed with Isolero and Isolero's popularity and achievements. Juliani characterized Garritano as "suffering...from sharing parish and rectory with his intransigent predecessor."<sup>10</sup> The records indicated that Garritano tried too hard to outdo Isolero at every turn. The competition may have begun when in 1926 Garritano submitted to the Archdiocese a figure of "15,000 to 20,000" members at the parish. For the 1927-1928 school year, Garritano told a reporter from "The Catholic Standard and Times"<sup>11</sup> that there were "700" students and that he expected "1,600" for 1929. Garritano's word was the only basis for this number.

To justify the construction of a building, the Archdiocese had to be presented with a solid, substantial reason or reasons.

<sup>8</sup> Juliani's entire book, *Priest, Parish...* is on Isolero.

<sup>9</sup> "Questiones," (in Latin), St. Mary Magdalen de Pazzi parish, Records, Catholic Historical Research Center (CHRC), Philadelphia.

<sup>10</sup> Juliani, *Priest, Parish*, op.cit., p. 286.

<sup>11</sup> March 24, 1928.

The Archdiocese would then grant or deny the request. (Often, a parish would ask the Archdiocese for a loan for such construction.) Why Cardinal Dennis Dougherty allowed Garritano to proceed with a new school and purchase of property was not in the records.

THE LOCATION of the NEW SCHOOL:

St. Mary Magdalen de Pazzi's church at 714 Montrose Street was the center of the parochial buildings lining the street. The school building constructed by Father Isoleri was to the west of the church and it was built in 1895.<sup>12</sup> (See p.11) This was where the approximate 400 students attended classes in 1926 and the building was conveniently next to the church where the children would go to Mass during school hours.

In 1927, the City was quite accustomed to gangster warfare over illegal alcohol sales, or because the vice crimes were out-of-control. In fact, in 1926, the National Narcotics Convention met here and named 8th and Christian Streets as one of the two major drug corners in the City where any drug of choice could be bought.<sup>13</sup> Many drive-by killings happened about Christian Street<sup>14</sup> among the local gangsters--many of whom were members, or just laid to rest from St. Mary's church--during Prohibition. Along 7th Street were boardinghouses for the single male laborers from Italy, the labor broker's office, the Casa Ravello tenement house and Protestant outreach offices seeking converts among those believed to be unredeemable. In 1925, a notorious killing at 8th and Catharine Street was in retaliation for the killing of Leo Lanzetti at 7th and Bainbridge Streets. The Lanzetti brothers--all six who were criminals--were raised around 7th and Christian Streets; their father owned the "Hotel Taft" (after the president) on the corner. (See p.28.) Italian "banks" were on the corners across the street, adding to

<sup>12</sup> Kirlin, op.cit.

<sup>13</sup> Morello, C., "Reviewing Illicit Narcotics Use & Distribution in Philadelphia before the Involvement of Organized Crime." Criminal Organizations. Vol.12, #1&2, pp.16-24, 1998. (University of Chicago)

<sup>14</sup> Philadelphia Homicide Records, 1910-1940. Phila. Police Department.

<sup>15</sup> Ibid.

hustle and bustle of traffic going either east to the Delaware River or west to the Schuylkill River, or towards the port on the Delaware. Christian Street linked to the interstate railroad down near the Delaware, and to the north-south travelling trolleys: it was a major artery and one so congested in "Little Italy" for many to become victims of the gangsters' cross-fire during Prohibition.

Christian and 7th Streets was where Father Garritano chose for the new parochial school, regardless of the potential of harm for the students who had to cross Christian to go to church.

There was no documentation on how the parcels were acquired in 1926 or in 1927 at 625 through 633 Christian Street, all irregularly-shaped properties. What the 1921 Insurance Map (by Hexamer & Son for the City) showed was that Webster Street was the north boundary at the time. (By the 1960s, with Father Vito Mazzone, the street would disappear, as would a sequence of rowhouses on Webster's north side, for a "playground" for St. Mary's students.)

Garritano would have had to demolish the "Hotel Taft," two three-story Trinity-style rowhouses and the "Boarding & Livery Stable." (See p.28) The costs would be added to the general debt that the nominated building's construction would accrue, and have for years.

#### THE ENVIRONMENT of 7th and CHRISTIAN, 1926-1927:

At the October, 1927 blessing of the cornerstone of this new school, Cardinal Dougherty's speech\* was recorded where he stated that there were "160,000 Italians, for the most part good citizens" and he hoped that "the Italian boys and girls receive...moral virtues instilled into their hearts..." at the new school. The most notori-

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\* See Appendix for "The Catholic Standard and Times," October 22, 1927 front page with the Cardinal's speech.

ous violence that occurred nearby, at 8th and Christian Streets was apparently on the Cardinal's mind. In late May of 1927, while the new school was in planning, a double homicide, by drive-by in an open automobile, killed two men, one who was the uncle of tenor and Hollywood star, Mario Lanza. The then-six year old Lanza lived across from the new school and was said to have seen his uncle "Scabby" a known gangster, lying in his own blood just one block away. Daily news coverage went on for weeks on this incident, and the names of locals were in the papers, then the list of witnesses for the trials. (All accused were eventually found "not guilty.")<sup>16</sup>

Of the retaliation killings from this incident, they occurred at 8th and Christian Streets one month later, but most significantly in July of 1928<sup>17</sup>--as the new school building was in construction. This incident was another drive-by killing the main target with 15 rounds, but also striking a little boy and two innocent bystanders.

Cardinal Dougherty was astute and very aware of what was transpiring in "Little Italy" where there were rumors of scandals at the church just one block from St. Mary's: Our Lady of Good Counsel, a highly populated parish on "Dope Row" one block east of St. Paul's: Three Roman Catholic churches within three blocks, and all experiencing some degree of Prohibition's criminal effects. But St. Mary's received the least of the illegal earnings which many of the parishioners gained. So, at the cornerstone's blessing, Dougherty stated that the school's construction brought "debt" and asked those in attendance to aid the parish for "the debt..(to) be liquidated."<sup>18</sup>

<sup>16</sup>Morello, C.A., Before Bruno: The History of the Philadelphia Mafia. Book 1. Phila.: Jefferies & Manz, 1999, citing Comm. v. Avena, et al.  
<sup>17</sup>Philadelphia Homicide Record, July 3, 1928: "George Catana."  
<sup>18</sup>"The Public Ledger," July 4, 1928.  
"The Catholic Standard and Times," October 22, 1927.

AN INTERESTING LOCATION: 7th & Christian

**THE EVENING BULLETIN**  
**TWO SHOT AS GANGS STAGE STREET WAR**  
 Passerby and Participant Wounded During Clash in South Philadelphia  
**REVENGE PLOT IS SEEN**  
**AUG 19 1925**  
 Two men, one a passerby, were wounded last night in a pistol battle between gangsters at 8th and Christian sts.  
 Police believe the shooting is an outbreak of a war for supremacy between South Philadelphia narcotic peddling and bootlegging gangs. Another theory is that the battle was to avenge the shooting of Joseph Bruno, also known as White, at 8th and Christian, early yesterday.  
 Bruno, police thought, was wounded in a bootleggers' war, but it is believed he may have some connection with the warring gangs. He is in a critical condition in the Howard Hospital, but refuses to name his assailants. He was wounded twelve times.  
 The men wounded last night, say they were Ignatius Lanzetta, twenty-two, and Anthony Volpe, twenty-three, known as "Wolfe," Carpenter st. near 25th. Lanzetta, who was wounded in the hand, was arrested after treatment at the Howard Hospital as one of the gangsters.  
 Volpe, who is a brother of "Battling Willis," a downtown pugilist, was wounded in the right leg and side. He is in the Pennsylvania Hospital. He said he had just left a relative's house on Christian st. when two bullets struck him.  
 Witnesses told police three young men, who were standing on Christian st. just east of 8th, were the targets of three men in a motor car, one of whom is alleged to have been Lanzetta.  
 The motor car sped west on Christian st. about 8.30 P. M. and was brought to a quick halt as the occupants spotted the three men on the sidewalk. The men in the car opened fire and the others ducked into an alley. The shooting continued, the gangsters in the car aiming their shots up the alleyway. Many went wild, crashing into windows and walls of houses.  
 Christian st., a moment before a bustling thoroughfare, was deserted. Men and women hurried to safety. Automobiles in the vicinity and trolley cars on 8th and 9th sts. blocked.

About the time when Father Garritano came to St. Mary Magdalen de Pazzi's violent crimes were pervasive in the area--especially with local residents who had become underworld figures such as the Lanzetti brothers--all six, who dealt with every vice, illegal narcotics and murders. On right, the newspaper recorded that the father of the Lanzettis had owned the hotel at 7th and Christian Streets--there was only one--the "Hotel Taft." This property was one of several upon which the nominated building was to be constructed in 1927.

How did Father Garritano not know about this neighborhood's criminal history?

JUL 2 - 1929

Eight d f g

**LANZETTIS' FATHER WAS HARD WORKING, HONEST IMMIGRANT**

**Crimes Can't Be Traced to Environment or Heredity**

By GEORGE R. BURNS

Some anthropologist ought to go to work on the Lanzettis and do a study of them that would rank with that of the Jukes family, the famous had family of genetics.

Because those who believe environment is the determining factor in forming character and those who believe it's heredity, can find plenty to fight over.

Until such a study is made, we'll wonder what made the Lanzettis' family a Family of Crime.

Their parents--the mother is still alive--were hard-working immigrants who came to this land of opportunity in the latter part of the 18th century. They were honest, worked hard, and finally saved some money.

They lived, when the boys were born, in the section of South Philadelphia around 7th and Christian sts.--and there the man who believes in environment can step in and say "I see."

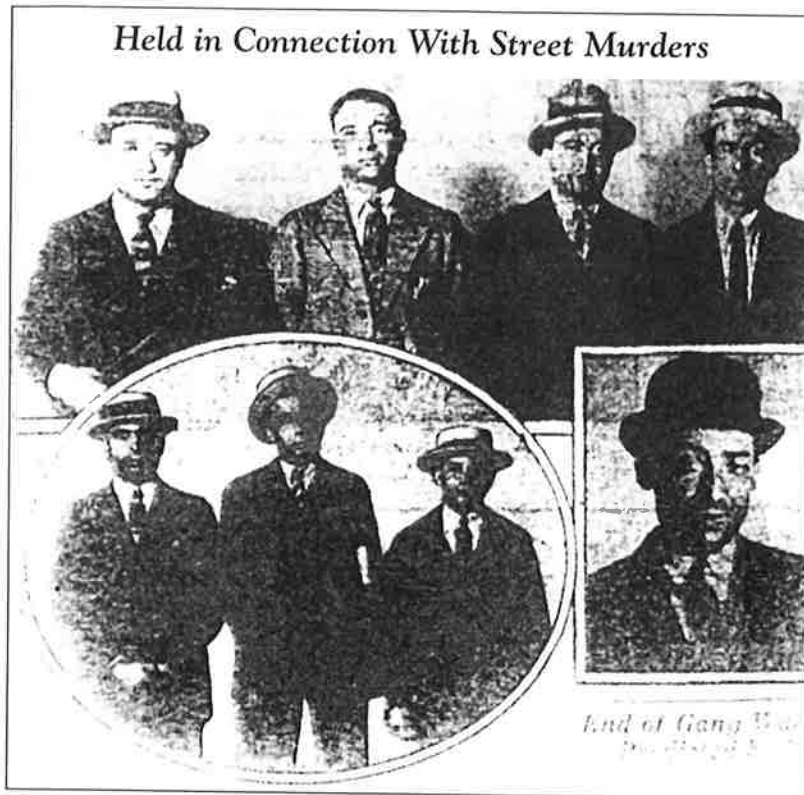
**Father Opened Hotel.**

But right in this neighborhood was born Dusolina Giannini, noted grand opera singer. And it was here, too, that the five Pinto brothers, who have achieved national recognition as artists, were raised. Well, after he saved his money, Poppa Lanzetti opened a hotel near 7th and Christian sts.

For a while the six boys--there were six Lanzetti brothers once, three now--attended the Florence Mills School, at 8th and Catharine sts.

But before the boys were really grown up, their father failed in business and the family moved to West Philadelphia. There, a few years later, the father died, leaving them in the care of their mother. Just when the six brothers stepped out of the bad boy category and into the full-time criminal class no one knows.

**Started With Dope.**



Police photographs of alleged murderers from May 31, 1927 incident.  
(AS REPRINTED IN PUBLIC LEDGER)

At left is "The Public Ledger's" account of the May, 1927 double homicide at 8th and Christian Streets that chilled the Little Italy neighborhood around St. Mary's for months--through retaliatory killings lasting to July of 1928 while the nominated building was in construction.



Cardinaal Dennis Dougherty

Cardinal Dougherty is also pictured here, with his new chair (cathedra) as the bishop of the Archdiocese and Cathedral Basilica.

Dougherty would closely watch what was occurring at this new construction because he allowed more than \$100,000. to be lent to Garritano for all costs.

FATHER ANTONIO GARRITANO:

As the new pastor of the first Italian national parish in the United States, Father Antonio Garritano had opportunities to prove his competence, but the record on this priest is one continuous instance of nonsense after another. Garritano was obviously pressured to do something significant in a parish with fewer (in reality) parishioners than in neighboring Good Counsel (which had usually about 1,000 baptisms per month) or with the "Irish" parish, St. Paul's, which had the financial backing of the businessowners at the 9th Street corridor.<sup>19</sup> Feeling the competition, Garritano acted hastily and foolishly. Like when St. Paul's redecorated its church's interior, Garritano decided to do same at St. Mary's, hiring artesans to put gold leaf all over and then importing marble where there was wood in the church's interior. St. Mary's was built in 1891 and under Isoleri the Edwin F. Durang design had been decorated. The costs for the church's redecoration would be added to the new school's debt as a "shield" to protect Garritano's folly.

Garritano soon learned to use the Catholic press for himself too, to promote his meritless efforts. As if an affirmation, the October, 1927 cornerstone-laying had some positive reporting for Garritano, but the Cardinal heavily praised Isoleri before hundreds of on-lookers, including local politicians. Then, two months later, Garritano contacted the same press which published "Italian Parish Opens New Modern School" solely centered on Garritano.<sup>20</sup> The school was just in its first stages of construction. In March, 1928, Garritano would give the press a new bit of "news"--that the student body of "700" would be "1,600" for the next year (1929). The lie that this claim was, would grow by 1930 where Garritano wrote to the Cardinal, asking "to borrow \$1000 thousand Dollars in order to pay Mr. Kelly contractor...who in a few days will turn over the

<sup>19</sup>Morello, C.A., The Times & Peoples of St. Paul Roman Catholic Church, 1843-1993. Jefferies & Manz, 1992.


<sup>20</sup>"CST," December 10, 1927.

<sup>21</sup>"Correspondence," St. Mary Magdalen de Pazzi parish file, CHRC. Letter of November, 3, 1930.



the building completed." Dougherty had paid several visits to St. Mary's, the last when he was asked to bless the unfinished school in November, 1928. What stress that Garritano was under with the financial obligations was heightened by the presence of Isoleri who was at St. Mary's to stay.

That 1930 letter from Garritano to the Cardinal "promised" "to surely pay off...forty or fifty thousand" of the loan for the school. But, by then, Garritano was at his wits' ends, as Juliani reported: that Garritano claimed he would leave St. Mary's because "he might have committed an act of violence" against Isoleri. The Cardinal arranged for Garritano's transfer out of St. Mary's. The Archdiocese's "Priest Record" noted the transfer was "in secret."



After planning for the new school--for over a year---  
Garritano asked for a loan  
from Cardinal Dougherty to  
pay for the building.

November 7, 1927

Rev. Anthony Garritano,  
St. Mary Magdalen de Pazzi Rectory,  
710 Montrose Street,  
Philadelphia, Pa.

Dear Father Garritano:

After a meeting of the Diocesan Consultants held today, His Eminence, the Most Reverend Archbishop, granted you permission: (1) to make certain repairs to the church of St. Mary Magdalen de Pazzi at a cost of about \$13,000; (2) to borrow \$130,000 to pay the contractor of your new school.

Very faithfully yours in Xt.,

SECRETARY OF THE CONSULTORS

THE NEW SCHOOL:

Father Joseph Pugliese became St. Mary's next pastor and roommate of Father Isoleri after Garritano was told to leave. In 1934, after students had been at the new school for about three or four years, Pugliese wrote to the Cardinal. St. Mary's pastor repeated what he "mentioned on former occasions and in various communications" that "the acute financial conditions of this parish have been brought about by the building of the New Parochial School, placing an enormous debt on the Parish and putting it...in a bankrupt condition." Interest on the loan incurred by Garritano could not be paid, he said. Furthermore, the parishioners were "mainly of poor laborers who have been unemployed for years" because of the Depression. However, Pugliese arrived at a "solution": "that the Archdiocese take over the New Parochial School to serve as a Boys' High School...This would relieve the Parish of the greater part of its indebtedness."<sup>22</sup> The students could return to the 1895 school, he wrote, (which would not hold "1,600" but the real, actual number of students at the time.)

Juliani found that St. Mary's "was declining in the Italian community" in the 1920s,<sup>23</sup> despite that in 1933 Good Counsel had closed and there was no significant change at St. Mary's. Juliani's research reckoned that Good Counsel's glut of parishioners had either gone to St. Paul's, but most moved southward, to join Annunciation, Blessed Virgin Mary (a territorial parish) or nearby St. Nicholas of Tolentine parish, another Italian national run by the same Augustinians who had been at Good Counsel.<sup>24</sup>

Pugliese's letter was from January of 1934; in June, 1934, the Roman Catholic High School Annex across from St. Paul's on Christian Street would close for the new "Southeast Catholic High

<sup>22</sup> "Correspondence" SMMP, letter of January 15, 1934.

<sup>23</sup> Juliani, Priest, Parish..., p. 265.

<sup>24</sup> Ibid., chart, p. 305.

School," at the 1927 St. Mary Magdalen de Pazzi School. From "September, 1934" when "five hundred and fifty" boys entered the 7th and Christian school building to their departure in 1956 for a new school, miles away but for thousands of boys, Southeast Catholic High School brought pride to secondary Catholic education in South Philadelphia. Sports championships were the hallmark of this school; a Maxwell Award for student Bill Brannau; Catholic League Championship in Football "defeating West Catholic at Shabe Park before a crowd of more than 30,000 people"; City Title winning over Frankford High School at Franklin Field before "45,000 people" in 1954. Southeast Catholic was under the charge of 8 Norbertine priests, 8 Norbertine "Fraters" (Brothers), with diocesan and lay teachers. The school dedicated its newspaper, "The Rocket," published from a mimeograph, to Cardinal Dougherty who was responsible for this high school and many others from the 1920s through 1950 like West Catholic, Northeast Catholic, Little Flower for Girls (after the Cardinal's favorite saint, Therese Martin) and St. Hubert's for Girls. Under Dougherty, Catholic secondary education extended to the parts of the city which were developing or where Catholics began to become more prominent, as in West Philadelphia.

Southeast Catholic High School for Boys was a successful venture on Christian Street, but interest in secondary education past the parochial school level gained, by the 1950s, more priority. The new high school, named "Bishop Neumann High School" was built for "3,000" boys and with an attached Priory for the Norbertines. The cornerstone would be blessed in January of 1956<sup>26</sup>--the year when Monsignor Vito Mazzone purchased the 1927 building for "\$100,000.00."<sup>27</sup>

<sup>25</sup> All information on Southeast Catholic H.S. was from the 1984 Souvenir book. CHRC, Philadelphia.

<sup>26</sup> Ibid.

<sup>27</sup> Correspondence. SMMP, Fr. Mazzone's letter of June 23, 1955 to Cardinal O'Hara. CHRC.

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W. H. McARDLE & SON

ESTABLISHED 1854

*Metal Awnings - Fire Escapes*

*General Iron Works*

517 BAINBRIDGE STREET

PHILADELPHIA 47, PA.

This company was already nearing 100 years when this advertisement appeared in the centennial anniversary of St. Mary Magdalen de Pazzi parish (fd. 1852).

The ad was apparently placed by Michael Gambone, Sr., a promoter of the new school where his son, Michael, Jr. attended before entering the priesthood and becoming pastor at St. Paul's.

Father Gambone told me that his father had produced the original metal corrugated awnings at the 9th Street "Italian Market." He commissioned me to write the parish history of St. Paul's which has been the primary worship site to St. Mary's, which was twinned with St. Paul's in 2000 upon its suppression.

FATHER VITO MAZZONE:

As pastor, Father Joseph Pugliese was given the responsibility of taking St. Mary Magdalen de Pazzi parish out of debt--mainly because of Garritano's hubris. Garritano raised the level of indebtedness to the Archdiocese well beyond what the Cardinal imagined. Blaming hard times during the Depression years, and the economic class of his parishioners, Pugliese chose weak excuses for a group of whom contributed to the wealth of local bookmakers (the "bookies") preying upon false hopes of winning the illegal lottery and suddenly becoming "rich." In speaking to two members of the local Mafia Family who had crews of bookies working under them in the 1930s, each member separately said how the workingclass in Little Italy made THEM and the Family "rich" in ways that clergy could not. It would take a very persuasive priest to be able to take whatever money was going to underworld enterprises to the parish. Cardinal Dougherty removed Pugliese and installed an energetic Vito Mazzone at St. Mary's in 1937. Mazzone was so beloved, he stayed at the parish until he died in 1985 as pastor emeritus of St. Mary Magdalen de Pazzi parish.

Centered on the nominated building as the concern herein, Mazzone accepted the former parochial school as Southeast Catholic High. He took advantage of the parish's status as the "First Italian National Parish in the U.S.," as well as any year that would be relevant to the parish's founding date of 1852 to fundraise. Mazzone would redecorate the church, it seemed, every decade, asking for money to make beautifying "improvements" to the interior, like murals. But when reasons to continue to embellish the church's interior became inane, Mazzone looked to the school, the other major asset in the parish which could bring more funds from parishioners.

Mazzone was known as a canny cleric who was resourceful in how he would slowly get what he wanted. With the 1927 building, he began

<sup>28</sup>Parish file. CHRC. Also, "Dedication of the newly renovated Chapel of St. Mary Magdalen de Pazzi to Blessed Bishop Neumann." 1967. CHRC.

PARISH OF ST. MARY MAGDALEN DE PAZZI  
RECTORY: 712 MONTROSE STREET  
PHILADELPHIA 47, PENNA.

His Excellency,  
Most Rev. John F. O'Hare, C.S.C., D.D.  
5700 City Line Avenue  
Philadelphia, Penna.

January 30, 1953

Your Excellency:

At the present time the parish of St. Mary Magdalen De Pazzi is suffering from a serious lack of room for all the children who wish to enter. The present enrollment is a little over four hundred-fifty; whereas about one thousand would like to attend.

One of the solutions to the problem is to build a new school. There is, however, one other possible solution.

Many of the priests are saying that plans are being made to build a new high school for boys in South Philadelphia. If such plans mature, they may include abandoning the building at Seventh and Christian which Southeast Catholic is now using. If erecting the new high school makes the building no longer needed, it would be the perfect answer to our present needs.

I realize that these rumors may not be true or that the plans may still be vague. If this suggestion is premature, I shall await the opportunity to make it again to Your Excellency.

Father Mazzozone's early suggestion to regain the 1927 building for the parish.

PARISH OF ST. MARY MAGDALEN DE PAZZI  
RECTORY: 712 MONTROSE STREET  
PHILADELPHIA 47, PENNA.

The building at Seventh and Christian was built, as you know, through the contributions of the people of St. Mary Magdalen's parish. The parish was, of course, reimbursed when the building was bought by the diocese. It would, however, be a real joy to have it as parish property once again.

The two solutions that we see to our problem are: 1) build a new school; 2) buy the building at Seventh and Christian if it becomes available.

Since Your Excellency knows more about the problem, I have come to you for advise and will carry out whatever you suggest.

Ever Your Excellency's Son  
In Christ,

*Vito C. Mazzozone*  
Vito C. Mazzozone, Pastor

to write letters to "His Excellency" (properly: "His Eminence") Cardinal O'Hara in 1953 informing him that the parish "is suffering from a serious lack of room for all the children who wish to enter." Mazzone claimed he had "a little over four hundred-fifty; whereas about one thousand would like to attend." There was no proof in a list of potential students, or a petition from parents expressing their desire to place their child at St. Mary's. It was Mazzone's word. (Just like Garritano's "word.") In his January 30, 1953 letter to "His Excellency," Mazzone proposed either to construct a new school (with the Cardinal's permission), or upon rumor, he asked if it was true that the old 1927 building would soon be abandoned?

Mazzone wanted the 7th and Christian Streets building back at St. Mary's, writing, that it "was built, as you know, through the contributions of the people of St. Mary Magdalen's parish." The Cardinal's spokesperson said the inquiry "should be postponed." The Archdiocese however, went ahead and prepared for the new high school by 1954. The 1927 school building was vacated through 1954, and no correspondence was left on how Mazzone took the next step until in June of 1955. Again, he wrote to "His Excellency" and promised "\$100,000.00 to pay for the 1927 building and to submit architectural plans for the necessary alterations--mostly in the interior--to the 1927 school. The Cardinal advised that Mazzone send the architect's plans to the Archdiocesan Building Committee for review.

By 1956, Mazzone would have lettering installed on the west wall's portal: "ST. MARY MAGDALEN DE PAZZI SCHOOL 1956".

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TO REMOVE A PHILADELPHIA STREET for ST. MARY'S SCHOOL:

The other mystery surrounding this nominated building is how Father Mazzone acquired more properties adjacent to the school, and



In April, 1952, the complete redecoration of the upper church was begun. Above the sanctuary is a beautiful painting of St. Mary Magdalen in ecstasy, surrounded by angels; on either side of the sanctuary is a painting representing an episode of her life. The paintings in the sanctuary are the work of M. Sgambati.

In the center of the ceiling is a reproduction of Titian's Assumption. The painting was done by Augustin Pall. Director of the Art Department of King's College, Wilkes-Barre, Pa. In the lunettes of the upper side walls of the church murals depicting the fifteen mysteries of the Rosary, also by Augustin Pall. The decoration of the ceiling and the side walls are in Renaissance style. All the decorations, including marbleizing and gilding, was done by Nick Ferrara of Philadelphia. The east tower of the church, damaged by fire in 1934, was completely rebuilt. Father Mazzone took great happiness in telling his generous and faithful parishioners that their parish, at long last, was completely free of debt.

In 1956 the School building, located at Seventh and Christian Streets, purchased by Father Mazzone from the Archdiocese for the amount of one hundred thousand dollars. This building was originally built to be used as a parochial school for St. Mary Magdalen's parish, but the ownership passed to the Archdiocese. The school became, for many years, the Southeast Catholic High School for Boys. The same amount was spent for repairs and improvements, though some of the men of the parish volunteered their time and skill. The rooms were done in the most modern manner and equipped for the special needs of smaller children. The building was completely renovated and it stands today as one of the elementary schools in the Archdiocese of Philadelphia.

In 1957 Father Mazzone provided a temporary residence for the Sister 604 Carpenter Street. The old elementary school and convent were demolished, and in their place a new convent was built by the contractors Conway and R. The architect was Louis Gambone.

In 1960 the old rectory and the parish hall were demolished and on the site ground a new rectory has been built by the contractors, Foley & McManus.

In 1962, twelve properties including three empty lots were purchased and demolished for the purpose of having a playground for our school children. Asphalt pavement and cyclone fence enhance the school yard. The street previously separated the school from the properties, was donated by the city. Now having been closed off, forms one complete unit of school properties.

In 1964, the upper church was again renovated; a new terrazzo floor from vestibule to the entire church — the walls, the altar rail, floor, pulpit, baptistery font are Carrara marble — new confessionals. In the back of the main altar there is a painting representing Almighty God and a huge Crucifix. In front of the altar, the Last Supper is in mosaic from Italy. At the side altars there are beautiful shrines, the Sacred Heart and the Blessed Virgin Mary.

In 1967, the new renovated lower church with terrazzo floor; marble tile over the church walls — Stations of the Cross, the background of the Tabernacle representing a Dove, symbol of the Holy Spirit and two Angels on both sides adoration to the Most Blessed Sacrament, are in mosaic from Italy — the Shrine of the Blessed Mother and of Blessed Bishop Neumann. The two lecterns, the rail and the liturgical altar are Carrara marble. This work was done by Al Belfi & Bros., Inc. New oak pews and confessionals manufactured by Twiney & Products, Inc. The air conditioning by C. Kaufman, Inc.

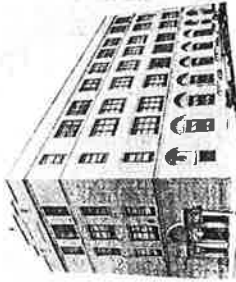
The spiritual progress of the parish in the thirty years that Father Mazzone has been Pastor is evident from many facts. For many years Father Mazzone visited personally each family of the parish in order to know their needs and to be an apostle of comfort and peace. The number of Sunday Masses was increased from five to seven. The number of children attending parochial school has increased from two hundred to nearly five hundred. Three new parish societies were instituted: The Miraculous Medal, The Corpus Christi, and the Holy Name Junior Society. In addition to these activities, Father Mazzone finds time to write on the urgent problems of our times. He is a contributor of articles in various newspapers and periodicals, and he has published several pamphlets and booklets.



RECTORY



REV. V. C. MAZZONE  
Pastor



SCHOOL



CONVENT

#### BIOGRAPHICAL NOTES

1904 Was born in Valenzano, Bari, Italy; Studied at Salesian Colleges; graduated from Liceo Vittorio Emanuele at Naples; he spent some time as an instructor in Latin and Italian; attended the Pontifical Seminary of Molfetta for four years of theological studies.

1929 Was ordained Priest at Valenzano by Archbishop Augusto Curi; Entered the Pontifical College of Emigration in Rome.

1932 The Consistorial Congregation, through the request of the late Cardinal Dougherty, sent him to the Archdiocese of Philadelphia, where he served as assistant-rector at King of Peace Church and St. Thomas Aquinas Church, Philadelphia.

1937 Was named Pastor of Our Lady of Rosary Church in Coatesville. After sixteen months. His Eminence, the late Cardinal Dougherty, appointed him Pastor of St. Mary Magdalen De Pazzi's Church, which is the oldest Italian Church in the United States. Here, for the past thirty years, Father Mazzone has revealed his qualities of leadership, his financial ability, and, most of all, his priestly zeal. Among the many accomplishments of Father Mazzone's administration, we wish to mention some of them in chronological order.

1941 The Golden Jubilee of the dedication of the new Church building of St. Mary Magdalen was solemnly celebrated. For this occasion the interior of the Church was renovated and a new floor laid. The roof and the exterior walls of the edifice were thoroughly repaired, and the stone on the facade brought back to its pristine brightness.

1952 The year 1952 marked the Centennial Jubilee of the founding of the parish of St. Mary Magdalen De Pazzi; new improvements, renovations, and constructions were executed for the great celebration.

erased most of the 600 block of Webster Street. (See pp. 3; 28.)

Thus, the former St. Mary Magdalen de Pazzi School...

(h) Owes to its unique location or singular physical characteristic, represents an established and familiar visual feature of the Bella Vista neighborhood.

The 1927 school building now has a convenient parking lot for its residents. Historically, there were few vacant areas here in the 19th century to early 20th century, as Atlases indicate, (except for the burial grounds.) Streets were surveyed and paved accordingly by the will of the City, or through the Moyamensing Commissioners prior to 1854 as in this case.<sup>29</sup> So, how does a priest obliterate one half of a street, create a dead-end, and have the City "donate" the street to the pastor?

The 1927 building's boundaries include what had been several parcels, all acquired by Father Mazzone from 1960 to 1962.<sup>30</sup> The pastor wrote to "His Excellency" on January 4, 1960 that the school's debt was "\$82,000." "and will be paid within three years." By that August, Mazzone again wrote for permission to purchase lots at 627 to 637 Webster Street plus "two houses behind these properties" "for a schoolyard" so students could play at recess. Mazzone quoted total costs at "\$24,750.00" which included the real estate, and the demolition and fencing--the most Mazzone would pay, than when in May, 1960, Mazzone had permission to buy 823 South 7th Street for "\$3,500." To complete the boundaries for the schoolyard, Mazzone was permitted to buy the lots at 819 and 821 South 7th Street for \$4,500.00. Some of these homes were Trinities from the c.1830s, with additions; Mazzone also bought what had been a "Horse Shoeing Shop" in 1921.

The boundaries to the nominated building were completed by 1962.

<sup>29</sup>Refer to Smedley's 1862 Atlas; Bromley's 1875/1876 Atlas.

<sup>30</sup>Correspondence, SMMP file: Mazzone to O'Hara Letters: Jan. 4, and Aug. 11, 1960; Consultors' letters to Mazzone, June 13, 1961; March 9, 1962. CHRC.

STREET

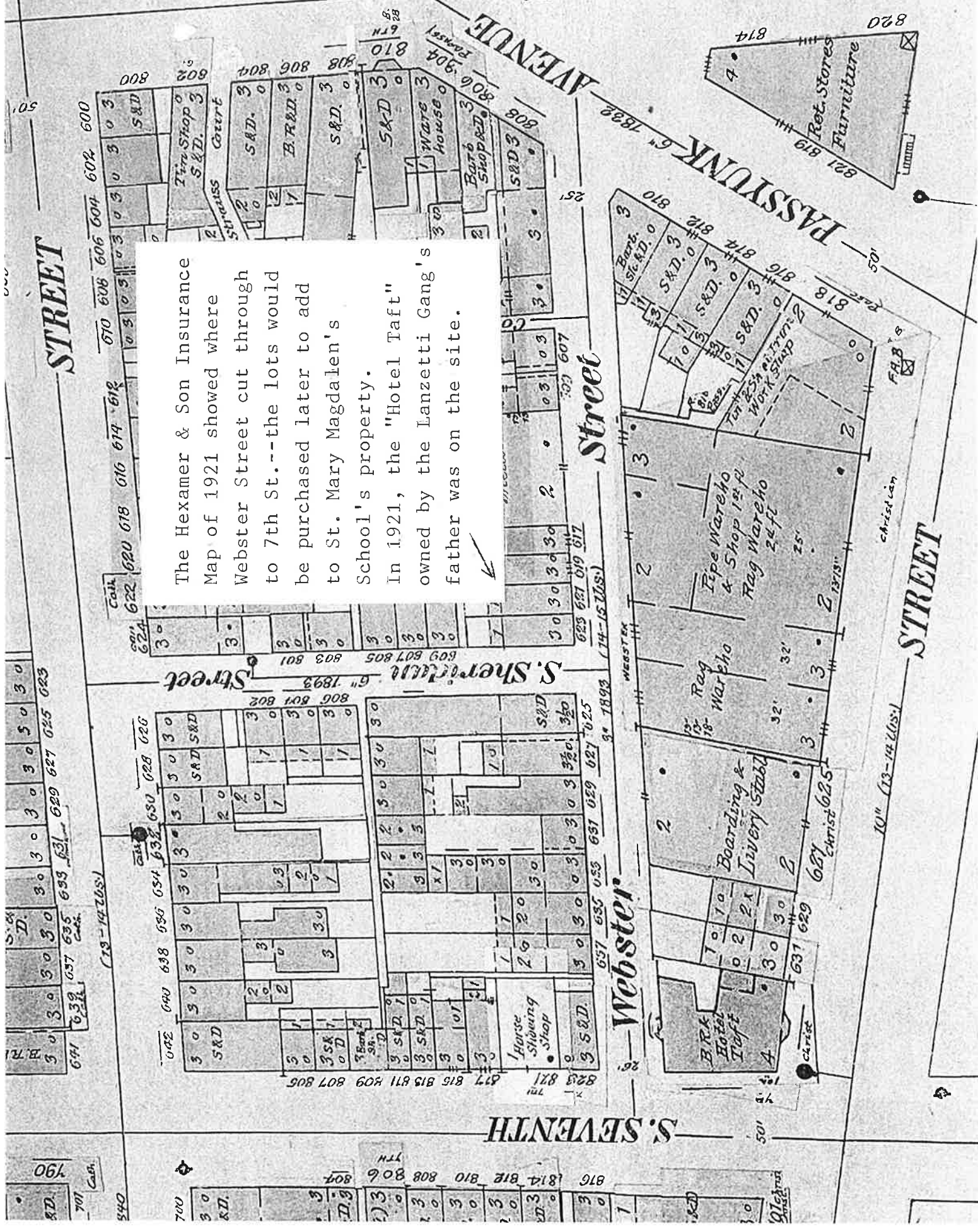
The Hexamer & Son Insurance Map of 1921 showed where Webster Street cut through to 7th St.--the lots would be purchased later to add to St. Mary Magdalen's School's property. In 1921, the "Hotel Taft" owned by the Lanzetti Gang's father was on the site.

S. SEVENTH

Webster

STREET

S. SIXTH



The question as to "how?" Mazzone was able to have the City "donate" one-half of a city street and force a dead-end may have to do with the times and people in City Council. The extensive and lauded Redevelopment projects in nearby Society Hill in the 1950s and 1960s was called, at least to Webster, et al., "one of the nation's most successful urban renewal projects." Edmund Bacon, the City Planner, foremost moved for an almost complete alteration of the topography, architectural history from the 18th and 19th centuries, and cultural environment of Society Hill, often with the assistance of the then-Councilman Thomas Giordano, who is credited with the Society Hill Towers and relocation of the Dock Street marketplace where ships were unloading products since the 1600s. Giordano was from Little Italy, although his family were squarely with St. Paul's parish. (The family's business is still operating: "P. & F. Giordano" at 9th and Washington Avenue. Tom was the child of Paul and Frances Giordano who founded the business, c. 1920.)

There is no documentation on the many actions and favors that Councilman Giordano did while he was in office. Presumably, he helped Father Mazzone because Giordano was the councilman at the time; no Giordano ever denied any religious a request to help, to my knowledge and information. What mattered was that there was no opposition to what Mazzone accomplished; the Archdiocese also endorsed Mazzone's plans to acquire more property for the parish. (It could be interpreted as future assets.)

Mazzone's purchases of this real estate did nothing to mar what was on Christian Street where the traffic enabled the vista of the 1927 building--across from the Banca Calabrese building of similar light-colored masonry. These buildings exist today as the

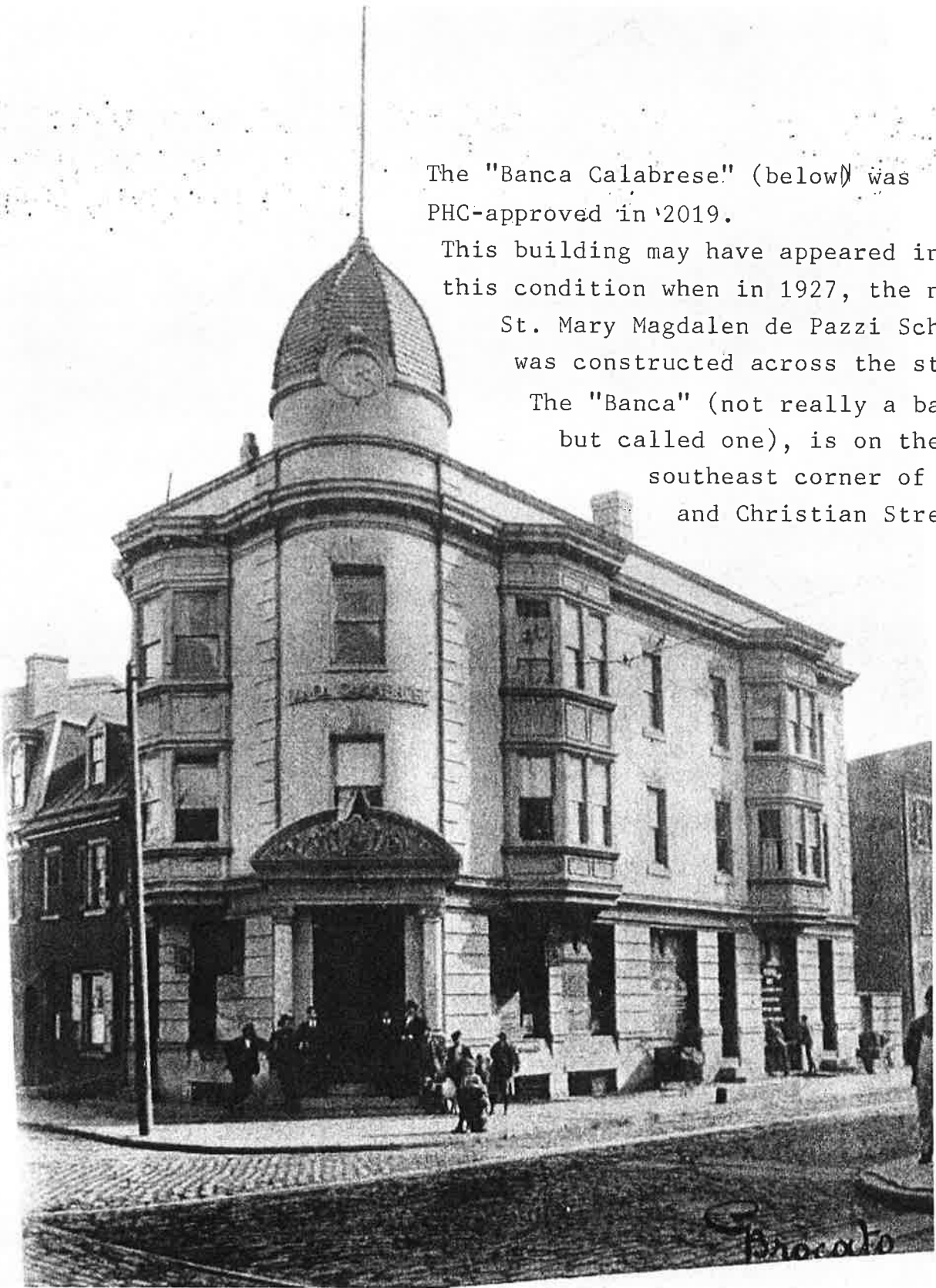
<sup>31</sup> Webster, R., Philadelphia Preserved. Temple U. Press, 1981, p. 8. The author also cited sources on p. 367, 22n; 23n but other retrospective studies have been done since, especially on the work of architect I.M. Pei in Society Hill--all done while Giordano was in office.



The "Banca Calabrese" (below) was  
PHC-approved in 2019.

This building may have appeared in  
this condition when in 1927, the new  
St. Mary Magdalen de Pazzi School  
was constructed across the street.

The "Banca" (not really a bank,  
but called one), is on the  
southeast corner of 7th  
and Christian Streets.



Constructed of a pale brick, one wonders if architect Paul Henon  
noticed the color impact of the Banca when the School was also  
planned in a similar, light-colored brick.

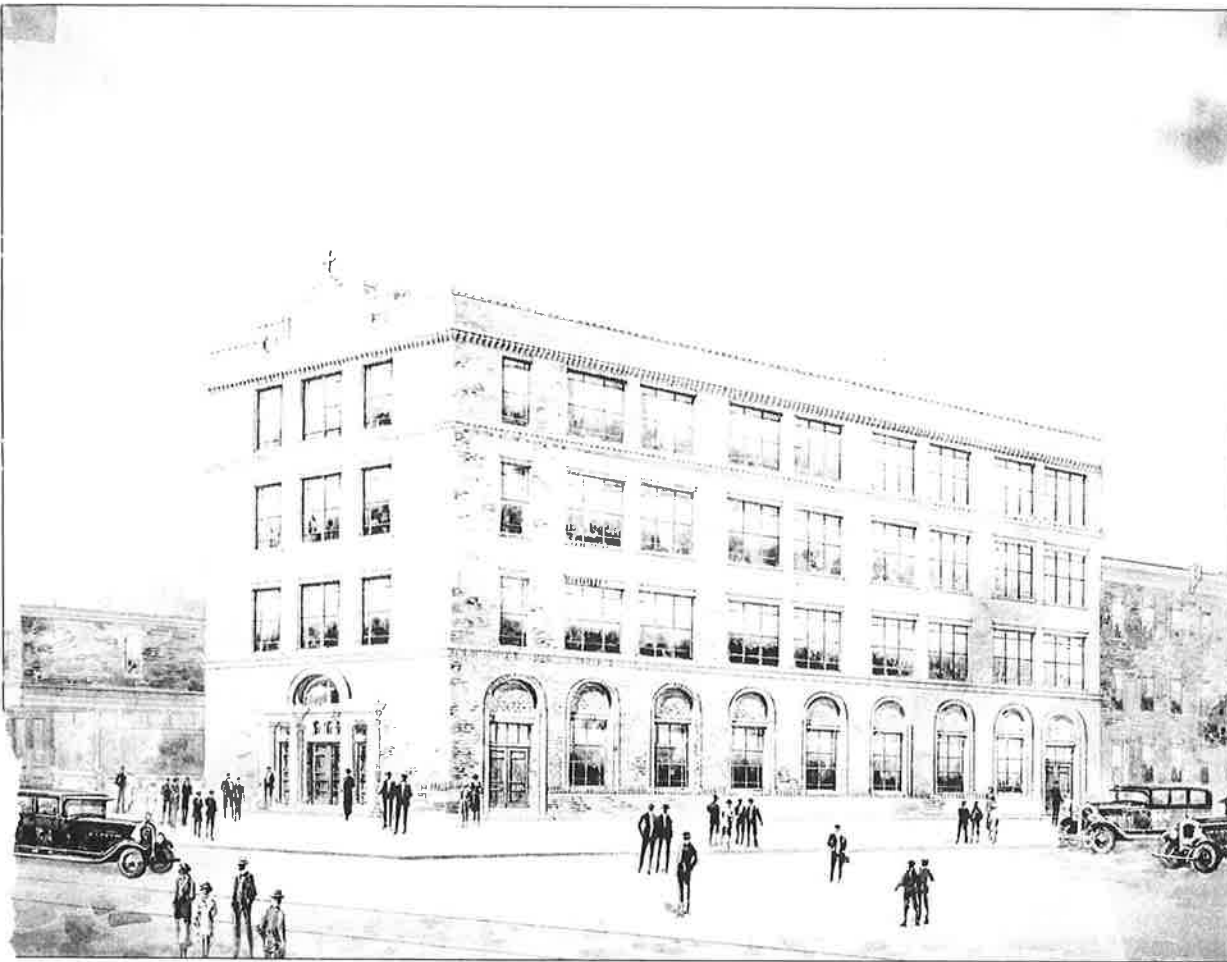
reminders of "Litte Italy's" past and the community which commissioned buildings to reflect their ethnicity. This 1927<sup>32</sup> building had been designed by very capable architect Paul Henon, who was adept to classical design; I had nominated Henon's St. Casimir's Church (1930) and his wonderful St. Cyprian Church and School<sup>33</sup> which are Lombard Romanesques using that design's masonry techniques to decorate otherwise plain, flat surfaces--such as what Henon did at St. Mary Magdalen de Pazzi's School in 1926-1927.... as the

- (e) work of a designer, architect...whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City.

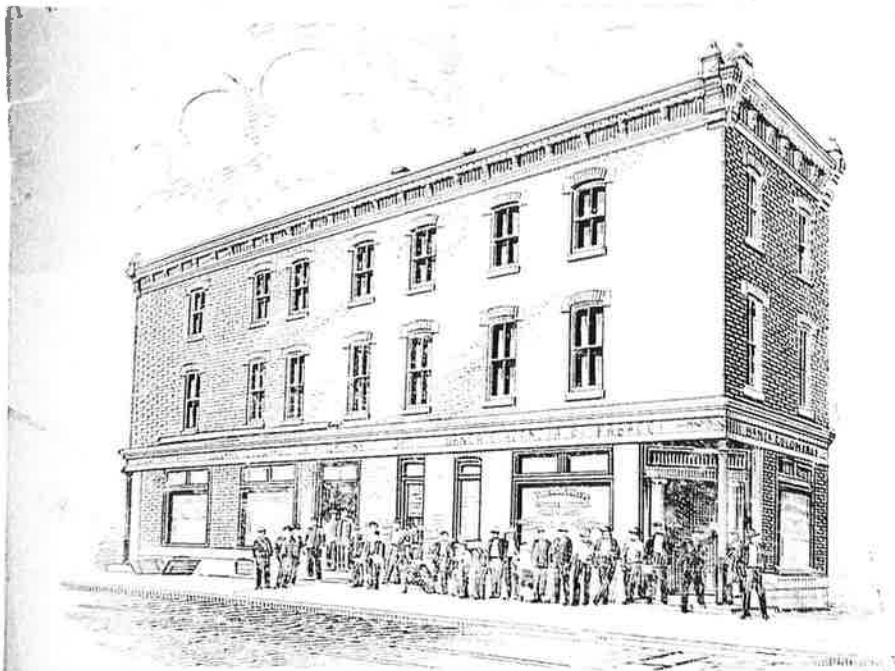
Paul Henon (d. 1968) lived a life of building, under the influence of his father who was in the contracting business. His partnership with William H. Hoffman began in about 1921 and ended at Hoffman's death in 1925, but Henon continued to use the "Hoffman-Henon" name when he designed St. Mary's new school in 1927. Tatman's biographical sketch on Henon mentioned that Paul's brother Daniel worked with the firm in the "engineering department" which seemed to be popular then. Other architectural firms had engineers (as from the Wilson Brothers in the late 1890s), and the Ballinger & Perot firm, Walter Geisinger and others followed accordingly. These firms seemed more driven by the use of more structural steel and reinforced concrete in building construction. The Builders' Guide listing for St. Mary's School (January 5, 1927) noted "steel," "cement" floors, "rolled steel sash" and more metal generally in the exterior as well as interior--they all indicate the "modernness" emphasized in construction at the time. Henon in particular would utilize metal and concrete for the many wonderful theatres he designed throughout the City. His theatres brought Henon prominence.

<sup>32</sup>On-line site: "americanbuildings.org." information, as derived and edited from Tatman and Moss, R., Dictionary of Philadelphia Architects. Boston: Hall, 1985.

<sup>33</sup>St. Cyprian was originally St. Carthage, in the project's list.



This is a 1927 drawing of the new parish school of St. Mary Magdalen de Pazzi. (Courtesy of Temple University Libraries, Urban Archives.)

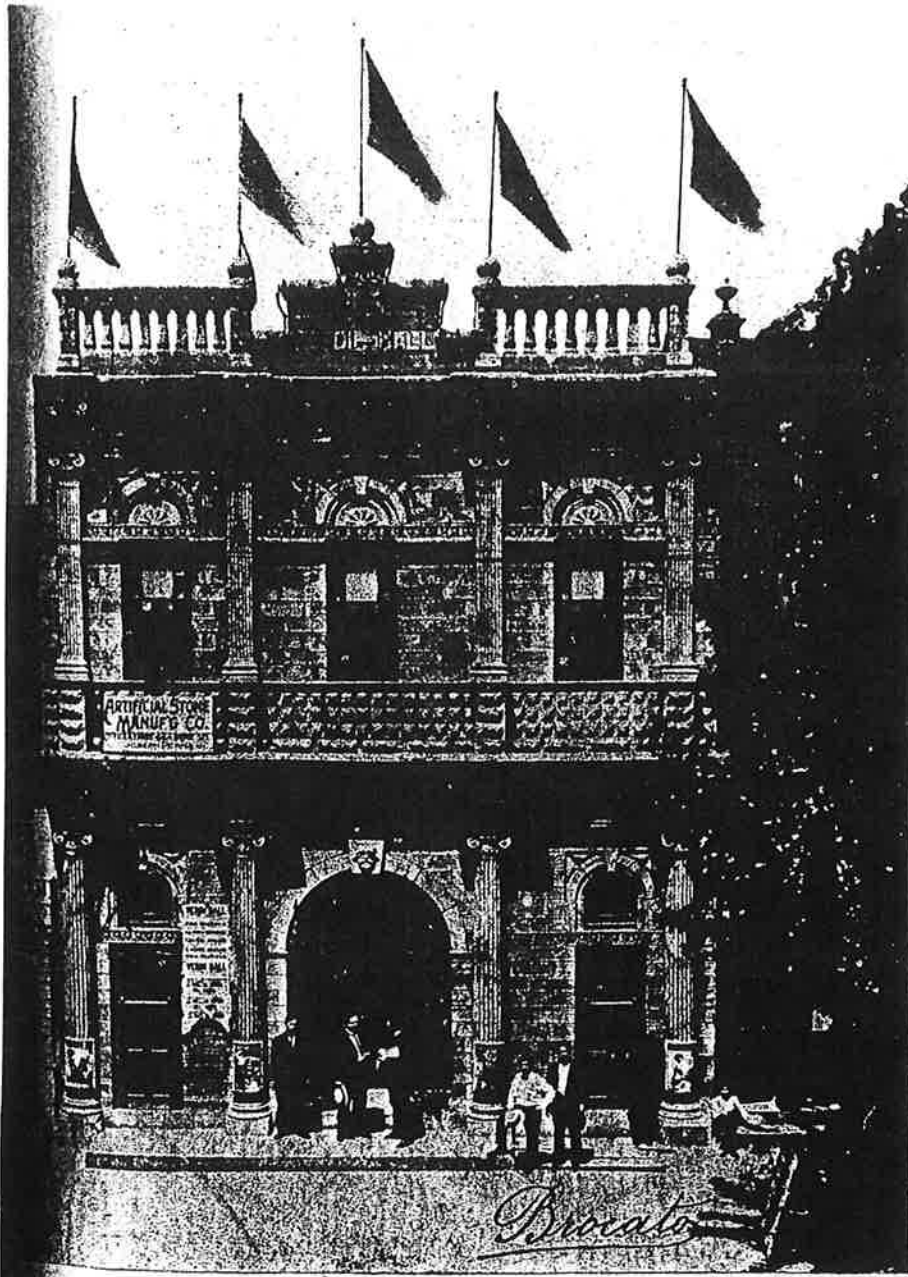


Banca coloniale Cerreo-Gialla, 700 Christian St., Phila. — A questa Ditta Banca, gestita con rettitudine, è unita una Agenzia di Navigazione, Ufficio notarile e anche postale, privilegio che è una comodità per la nostra colonia e una referenza della stessa Ditta.

The intersection of 7th and Christian Streets in 1927 included the new St. Mary Magdalen School above, and right, on the southwest corner, the "Banca" and subsequent businesses.

Henon's design for the 7th/Christian building correlated to other buildings on opposite corners.





One of the characteristic "Little Italy" buildings (now gone) was the Verdi Hall, with its "Artificial Stone Manufg. Co." sign). It was next to the home of impresario Ferrugio Giannini whose voice was on the first recording disc.

(The nominator herein had obtained the Commonwealth's historical marker at the site.)

Eventually, this very Italian building had little interest in presenting opera to the locals; it became a vaudeville/burlesque theatre, then showed movies in the 1950s. It was in the middle of the 700 block of Christian Street.

How influential this building and Banca Calabree were to Henon's design is speculative, but Verdi Hall no longer exists to characterize Little Italy's past, as the nomination.

Hall. — Teatro e Vaudeville  
dove recita la rinomata, Com-  
pagnia Italiana Giannini.

Avella. — Proprietà del signor F. Giannini e Co.

Henon's work is well known to this Historical Commission: Henon's Boyd Theatre at 19th and Chestnut Streets; the Lit Bros. Store at 7th and Market Streets; Ascension of Our Lord Church, (now a haven for the homeless, drug addicted); and the Pearce & Cullen bank & Office Building at 16th and Walnut Streets keep Henon's name in the news.

Tatman noted Henon's work contemporaneously with Catholic churches and his silent movie/vaudeville theatres, but the connection had not been disclosed. Cardinal Dennis Dougherty relied upon real estate broker Albert M. Greenfield from 1920 through his (Dougherty's) death in 1951 to expand Catholic real estate interests in the region. The Cardinal's office approved designs for churches in these developing areas where Catholicism had been rather minimal, then increased, as in West Philadelphia and Kensington. Both of these areas held neighborhood theatres, as well as Catholic churches designed by Henon.

As for his style, Henon's keen interest in Lombard Romanesque was apparently impressed upon his work in the crafting of designs in brick. At St. Mary's, there is a textural "basket-weave" design inside of the rounded arches on the north and south walls. (This effect was somewhat copied recently in the extension of the Banca Calabrese building facing these arches.) The brick designs at St. Cyprian's and St. Casimir's Churches likewise bear fascinating distractions from flush surfaces.

Henon's longevity with his designs are still much admired, and efforts to preserve his work continue in threatened areas. However, the nominated building, its past of unexpected occurrences and the local characters associated with the building give it merit for this Historical Commission to find in favor of designation.

Celeste A. Morello, MS, MA  
November, 2021  
(Still during COVID limitations)

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A P P E N D I X

Of related "Correspondence"  
and information.

(11 pp.)

Diamond Jubilee Observed by Oldest Italian Parish

Deal Events Mark Seventy-fifth Anniversary of St. Mary Magdalen de Pazzi's Church—Cardinal Offices at Corner-Stone Laying of New School in Presence of Vast Throng

Starting another important epoch in the history of the city and the Italian community, the parish of St. Mary Magdalen de Pazzi, the oldest Italian church in Philadelphia, observed today the seventy-fifth anniversary of its founding. The occasion was marked by a series of events, including the laying of the corner-stone for a new school building, the dedication of the church, and the celebration of the feast of St. Mary Magdalen.

The cornerstone was laid by His Eminence, Cardinal Archbishop Ruffini, assisted by Monsignor James P. Turner, president of the Holy Name Union in Shiloh Park. The ceremony was attended by a large number of Italian immigrants and their families.

The new school building, which will be completed next year, is a fine example of modern architecture. It will provide for the education of many Italian children in the neighborhood.

The church of St. Mary Magdalen de Pazzi is one of the oldest and most beautiful in Philadelphia. It was founded in 1752 and has since been a center of Italian life in the city.

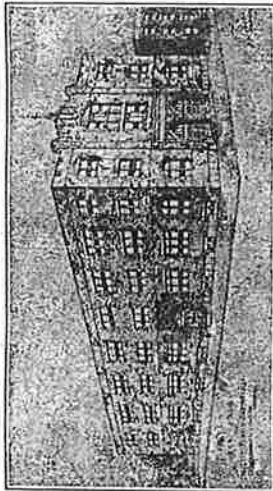
The anniversary of the church's founding is a day of great importance for the Italian community. It is a time when the past is remembered and the future is planned.

The events of the day were a great success. They showed the strength and unity of the Italian community in Philadelphia.

The new school building is a great addition to the parish. It will help to educate the children of the Italian community and to prepare them for the future.

The church of St. Mary Magdalen de Pazzi is a place of great beauty and significance. It is a place where many people have found comfort and solace.

The anniversary of the church's founding is a day of great importance for the Italian community. It is a time when the past is remembered and the future is planned.



Annex of Holy Name Parish School

HOLY NAME SCHOOL ANNEX COMPLETED

Structure Will Be Blessed by Monsignor Lamb on Sunday. Many Visitors Expected

Very Rev. Dr. Corrigan to Preach Sermon—Edifice Designed in English Gothic Architecture

A new stone annex to the Holy Name school, East Berks and Gaul streets, will be solemnly blessed by the Rev. Monsignor Hugh L. Lamb, D. D., on Sunday, October 29, at 10 o'clock.

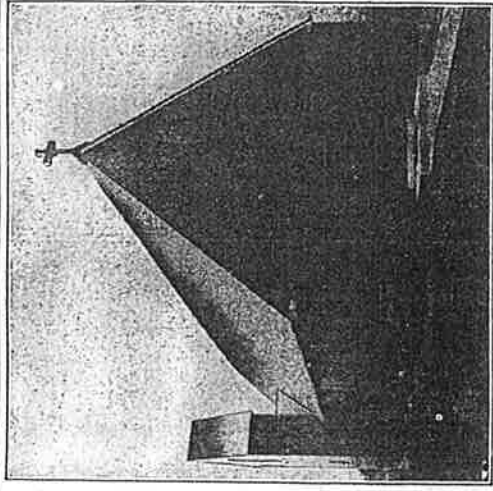
The magnificent school building, which was designed in English Gothic architecture, is a fine example of modern architecture.

The new school building is a great addition to the parish. It will help to educate the children of the Italian community and to prepare them for the future.

The church of St. Mary Magdalen de Pazzi is a place of great beauty and significance. It is a place where many people have found comfort and solace.

The anniversary of the church's founding is a day of great importance for the Italian community. It is a time when the past is remembered and the future is planned.

The events of the day were a great success. They showed the strength and unity of the Italian community in Philadelphia.



St. Joseph's Chapel, Colesville

CARMELITE CHAPEL TO BE CONSECRATED BY HIS EMINENCE

Ceremony Will Commence at 7 o'clock on Sunday—Public Invited to Solemn Mass at Which Cardinal Will Preside

Pontifical Benediction of the Most Blessed Sacrament to Be Celebrated by Bishop Fitzmaurice, of Wilmington, in Afternoon

The chapel of the Carmelite Nuns, at Oak Lane, will be consecrated tomorrow (Sunday) by His Eminence, the Very Rev. Dr. Joseph M. Corrigan, speaking before the alumnae of the Catholic Girls' High School last Sunday.

The ceremony will be a solemn one, with the Cardinal presiding. The church is a fine example of modern architecture.

The new school building is a great addition to the parish. It will help to educate the children of the Italian community and to prepare them for the future.

The church of St. Mary Magdalen de Pazzi is a place of great beauty and significance. It is a place where many people have found comfort and solace.

30,000 SHOW PUBLIC RESPECT FOR HOLY NAME OF CREATOR

Monsignor James P. Turner Presides at Impressive Annual Rally of Holy Name Union in Shiloh Park Last Sunday

Speeches Delivered by Very Rev. George L. Leach, Patrick J. Halligan and Clare Gerald Feeney, Esq.

As an earnest of their reverence for the Sacred Name, more than thirty thousand of the faithful joined in an inspiring public religious demonstration last Sunday afternoon when the annual rally of the Holy Name Union in Shiloh Park, Twenty-first street and Lehigh avenue, was held.

The ceremony was presided over by Monsignor James P. Turner, president of the Holy Name Union in Shiloh Park. The church is a fine example of modern architecture.

The new school building is a great addition to the parish. It will help to educate the children of the Italian community and to prepare them for the future.

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July 10, 1930

in our agreement  
the great work which  
the parish today is  
performing in preparation  
for the future.

and the future  
of the parish, and  
the future of the  
parish in the future.

Rev. A. Gassiotto,

Rev. Mr. Magr. Lamb.  
Rev. dear Messrs.

where by request  
the Commission to give me  
permission to borrow \$10,000

thousand dollars in order  
to pay Mr. Kelly contractor  
of the St. M. de Pazzi  
school, who in a few  
days will turn over  
the building completed.

I have already promised  
his eminence Cardinal  
Rougherly to purely pay  
off by January five  
hundred or fifty thousand.  
Hope you will grant  
my permission and



July 15, 1934

His Eminence, Dennis Cardinal Dougherty,  
Archbishop of Philadelphia.

Your Eminence;

Several days ago notice was sent me by the Cathedral Office of the various amounts of interest that will fall due during the current month; the total sum being \$ 2761.70. I regret to be obliged to say that it will be impossible for me to meet any of these interest bills. During these last few months I have been able to pay some of the interest due only by neglecting other urgent obligations which must now be met. My assistants have not received any salary since last Summer; and this sum amounts to about \$350. There is a fuel oil bill of \$ 275 that must be paid, besides other current expense bills which must be met at once. In fact, the income of this Parish during the past year has not been sufficient to meet the running expenses, let alone the paying of any interest; still an average of over \$ 400 a month interest has been paid from the sum of almost \$ 1800 due monthly.

As I have mentioned on former occasions and in various communications to both Your Eminence and to the Cathedral Office, the acute financial conditions of this Parish have been brought about by the building of the New Parochial School, placing an enormous debt on the Parish and putting it from the very beginning in a bankrupt condition. The depression has naturally made matters much worse. I have tried my very best, even unto ruining my health, to meet the situation, and therefor am conscious of no dereliction of duty or effort on my part; nor can too much blame be placed on the members of this Parish, composed mainly of poor laborers who have been unemployed for years and are burdened with their own domestic troubles. As an instance of this: yesterday after five Masses, at each of which two collections were taken, with a capacity attendance of almost four thousand people, the total amount of the plate collection was \$ 109.

→ The only solution of this hopeless situation, as it appears to me, is that the Archdiocese take over the New Parochial School to serve as a Boys' High School. For which there is a great need in South Philadelphia, as Monsignor Jenner confesses in the last "Report on Parochial Schools". This would relieve the Parish of the greater part of its indebtedness, would make it possible to meet current expenses, and would permit the priests of the Parish to devote more time to the spiritual work which has more or less been neglected. The old Parochial School, situated next to the Church building could be put in shape at a very small cost and would be amply sufficient to serve the needs of the Parish.

The financial conditions of this Parish are indeed critical; I trust Your Eminence will give some consideration to the above suggestion.

Joseph Pugliese

# FIFTY YEARS

## 30's - The Beginnings

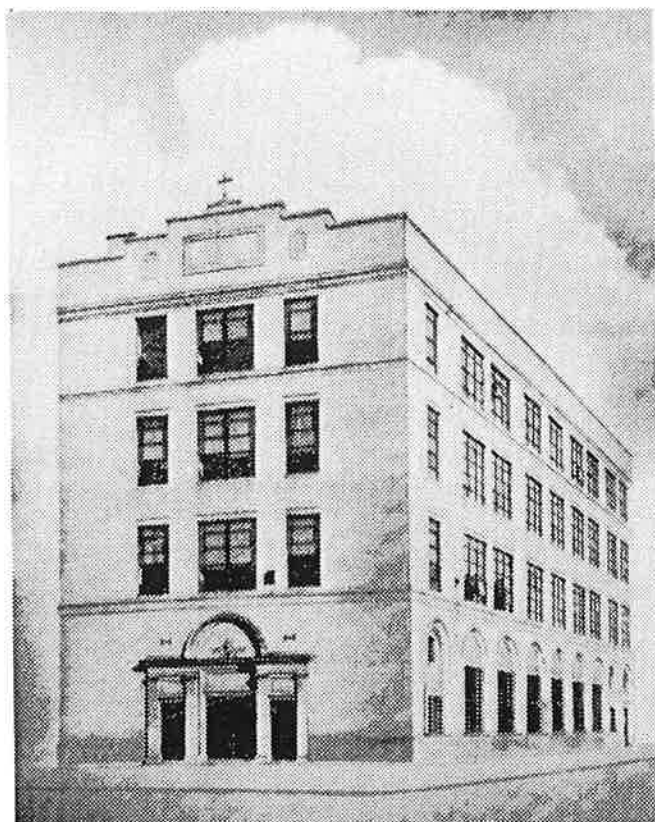
The beginnings of Southeast Catholic High School were indeed humble. In June of 1934, the Sophomore and Freshmen attending South Philadelphia annexes of Roman Catholic High School received word that a new school was to be instituted in which they would complete their secondary education. In the midst of a worldwide depression, Cardinal Dougherty and Msgr. Bonner decided to establish the fourth diocesan high school for boys following the traditions of Roman, West and Northeast.

In September, 1934, some five hundred and fifty students from the South Philadelphia annexes reported to the new school which would be called Southeast Catholic, located on the Northeast corner of Seventh and Christian Streets. The building was formerly Saint Mary Magdalen de Pazzi grade school. The original faculty consisted of sixteen Norbertines under the leadership of Father H.L. Traeger, O. Praem., first principal and superior. The Norbertines who were to staff Southeast were evenly divided with eight priests: Father H.L. Traeger, Rev. M. Beemster, Rev. E. Berendsen, Rev. D. Rondou, Rev. G. Gamache, Rev. M. Steinmetz, Rev. A. Le Mieux, Rev. A. Micke plus Fraters Adrian Traeger, Giles Fox, Donald Vander Heiden, Roman Bauer, Henry Zelinske, Boniface Spellman, Gerard Nolan and Simon Becker. In addition to these sixteen Norbertines, the Rev. John White of Saint Paul's parish would teach Italian, Mr. John Oakes would

be physical education teacher and coach.

Classes in the first year consisted of the first three years of high school, there being no seniors.

Interestingly, the first mimeographed edition of "The Rocket," the school newspaper, records the events that surrounded Southeast Catholic and its beginnings. The choice of school colors was decided, purple and white. This would combine the white of Saint Norbert College



Old Main Hall, 7th & Christian Streets, at Southeast Catholic High School, 1934



# OF FORTITUDE

in DePere, Wisconsin and the purple of Roman Catholic High School. Most of the extracurricular activities that exist today had their beginnings in a modest way. Southeast Catholic's football beginnings were also somewhat modest. The squad, under Mr. John Oakes, engaged in six contests, including the first Thanksgiving Day game with Southern High School. The first game played against West Catholic ended with a West victory of 33-0. However, *The Rocket* recored the event: "although outweighed and showing lack of experience during their initial fray, the 'ROCKS' displayed great courage and spirit in charging and trackling the bigger foe.

The first edition of *The Rocket*, dedicated to Cardinal Dougherty, also recorded the life of Saint Norbert. It also had the modest price tag of three cents.

To make up for the humble beginnings of the football squad, the basketball team achieved great success, winning their first five games. An interesting side light of the game against Roman Catholic was that two brothers played against each other: William Wood of Southeast and Charles Wood for Roman. The "Purple Pirates" as the Southeast team was called defeated Roman Catholic, 31-24.

Father Traeger's second year as principal saw an increase in the student enrollment to eight hundred students. Of the many parishes sending students to Southeast Catholic, Saint Monica Parish ranked first with 116 students.

To give some idea of the economy of the time, Senior rings were to be ordered under the direction of Father Micke, Faculty Advisor. The price of the rings was: sterling silver - \$3.50, solid gold - \$6.50, with onyx

going for \$9.00.

Up to January of 1936, the athletic teams of Southeast Catholic were referred to as the "ROCKS". A student poll in the *Rocket* indicated that from now on the teams would be called, "PURPLE PIRATES," by a vote of 112 to 584.

In June of 1936, Father Traeger stepped down as principal of Southeast Catholic and was replaced by Father Michael McKeough. Father McKeough came to Southeast Catholic from Archmere Academy in Claymont, Delaware where he had been Headmaster.



Rev. Hubert L. Traeger, O. Praem., first Principal of Southeast Catholic High School

No history of Southeast Catholic would be complete without mention of the Southeast dances. The Four Aces, with Al Alberts, drew throngs to the dances to the sounds of "Begin the Beguin." The February 12, 1954 edition of The Rocket tells of the thrills Julius LaRosa brought to a capacity crowd of teenagers with his famous version of "Eh, Compare."

Other championships were won in basketball and football as well as baseball, but a true history of the school would have to record the fact that the bowling team, under the moderatorship of Father George Feider, O. Praem., clinched the first Catholic League and City Title Championships.

In June of 1954, it was announced that Father Julian Resch, O. Praem. would step down as principal of Southeast Catholic. He would be succeeded by Father C. Albert Koob, O. Praem. Father Koob would be the first alumnus of Southeast Catholic to become principal. Father Resch would take up his new assignment at Our Lady of Daylesford Priory in Paoli, Pennsylvania.

The June 11, 1954 Rocket gave tribute to Father Resch for his nineteen years of service to Southeast Catholic, coming to the school the second year of its existence. He saw the school grow from a few hundred students to nineteen hundred, as well as the expansion of the school plant with the additions of Sacred Heart Hall, Freshmen Hall, and Saint Norbert Hall. Father Resch had served as vice principal of the school for one year, 1945-46, and in August of that year was appointed principal.

Father Resch would go on to Paoli and Our Lady of Daylesford Priory, laying the beginnings of an independent Norbertine foundation in the East. In August of 1954, ten postulants would be vested as Norbertine Novices. Of the ten vested, seven would be graduates of Southeast Catholic.

Father C. Albert Koob, O. Praem. would be the last principal of Southeast Catholic and the first principal of Bishop Neumann High School. It would be Father Koob who would manage the work involved in

moving the student body, etc. from Seventh and Christian Streets to the new location of the school at Twenty-seventh and Moore Streets.

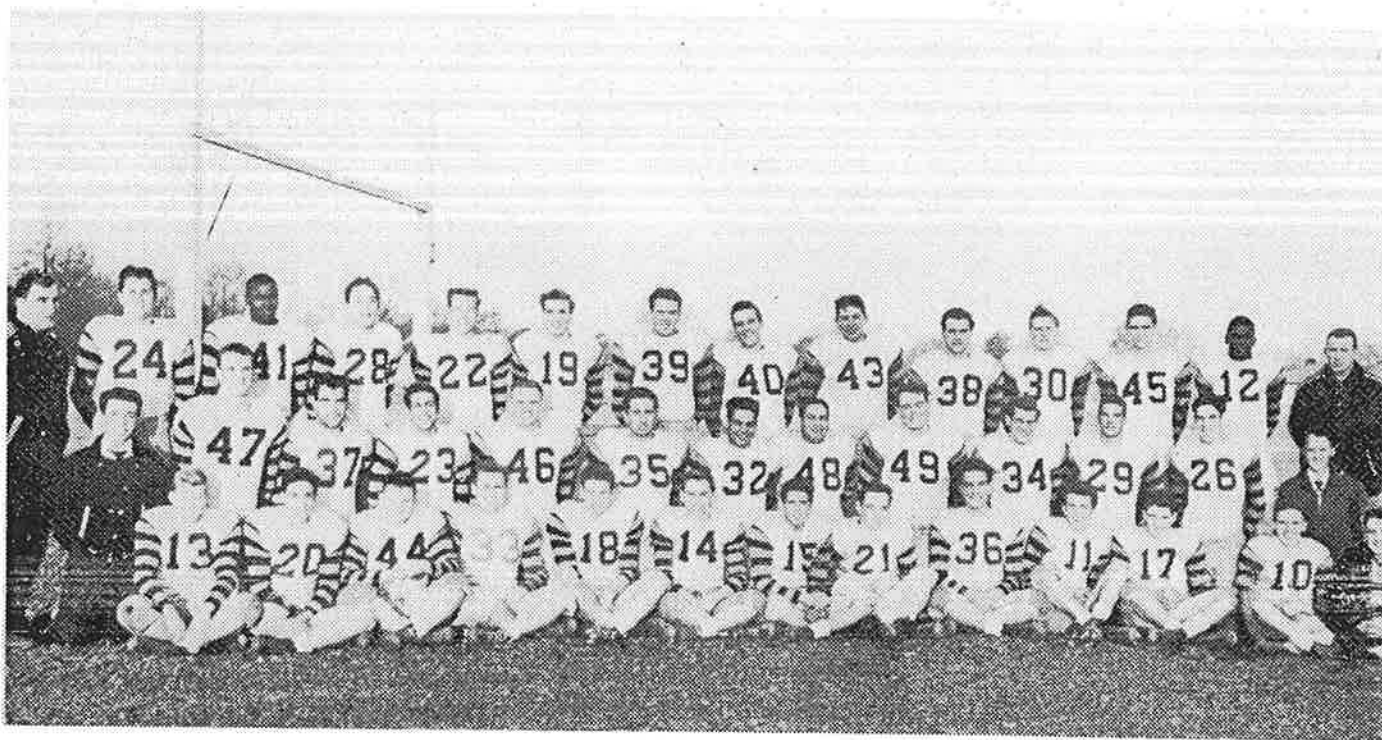
In the Fall of 1954, the Most Rev. John F. O'Hara (later Cardinal) announced plans to erect a new high school to replace the old buildings of Southeast Catholic. The school was to be named Bishop Neumann High School after the fourth Ordinary of the Archdiocese, the Venerable John N. Neumann. The school would occupy a full city block from Twenty-sixth to Twenty-seventh, Moore to Mifflin Streets. The new school would accommodate 3,000 students and a Priory for the Norbertine Faculty. The Priory would be named St. Norbert Priory.

Cornerstone-laying ceremonies were held at the new building on January 31, 1956. The Rev. Msgr. Edward M. Reilly, diocesan superintendent of schools, officiated at the ceremonies, assisted by Father C. Albert Koob, O. Praem., the principal.

The longed-for day finally came on March 7th. A steady downpour of rain was unable to dampen the enthusiasm of more than two thousand who, led by a motorcade



Msgr. Reilly, Superintendent of Schools in 1956, blesses the cornerstone of the new Bishop Neumann High School building at 26th and Moore Sts.

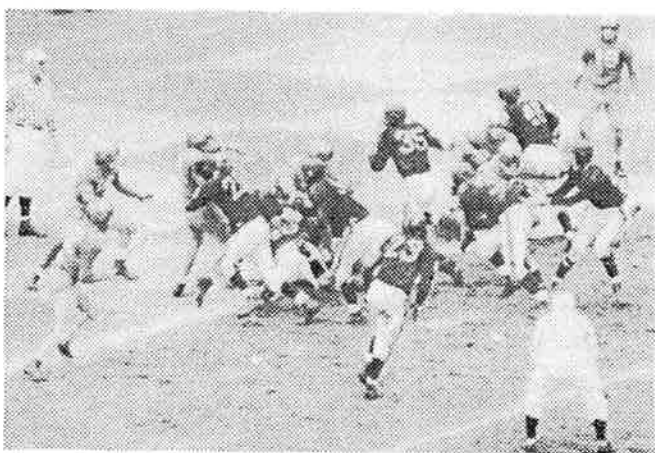


The 1954 Southeast Catholic Football Team, Philadelphia City Champions

many changes took place in the school. The football team came into prominence under "Bart," with one outstanding player, Bill Brannau, receiving the Maxwell Award for the first time in the history of the school. This same football squad was the first to take the Catholic League Football Championship, defeating West Catholic at Shibe Park before a crowd of more than thirty thousand people. Congratulations were extended to all the team as well as the coaching staff -- Bartolomeo, Matthews and Cunningham. The City Title was shared with

Frankford in a tie game, 6-6, at Franklin Field. Some forty-five thousand people attended the game. It wouldn't be until 1954 when Southeast Catholic would meet Frankford again and finally claim their first City Title in football, 34-0.

## 50's - The Move



The 1954 City Title Game -- a TD handoff from "Graz" to Nardo, capping an 87-yard drive.

The late forties and early fifties again saw an increase in enrollment. In 1951, the former Walsh Grade School at Thirteenth and Jackson Streets was added to the still growing school. This building became known as Saint Norbert Hall. The early fifties saw the death of Cardinal Dougherty, under whose direction Southeast Catholic came into existence, and the arrival of Archbishop John O'Hara. It would be Archbishop O'Hara who would radically change the composition of Southeast Catholic, not only in name but also in location.

**February 2, 1953**

**Reverend Vito C. Mazzone  
Church of Saint Mary Magdalen de Pazzi  
Philadelphia, Pennsylvania**

**Dear Father Mazzone:**

**At a meeting of the diocesan consultors held today, it was decided that your request, either to build a new school or to purchase from the diocese Southeast Catholic High School (if it becomes available), should be postponed for further consideration.**

**Yours sincerely in Christ,**

**Cletus J. Benjamin  
Secretary of the Consultors**

PARISH OF ST. MARY MAGDALEN DE PAZZI  
RECTORY: 712 MONTROSE STREET  
PHILADELPHIA 47, PENNA.

June 23, 1955

Most Reverend John F. O'Hara, C.S.C., D.D.  
5700 City Line Avenue  
Philadelphia 31, Pennsylvania

Your Excellency:

I am very appreciative and thankful concerning the transfer of the Southeast Catholic High School Building to this parish. I will await your decision on when the transfer will take place and on how I am to arrange for the payment of the \$100,000 for the building.

Mr. Louis Gambone is the architect whom I propose to draw up the necessary plans for the revisions to the building. I hope that he is satisfactory to Your Excellency. I will submit his plans to Monsignor Cartwright.

I would also like to ask your permission to have him submit plans for a new convent at some future date after the school improvements have been completed.

Thank you for your kindness and consideration of this matter.

Asking your paternal blessing, I am

Very obediently yours in Christ,

*Vito C. Mazzone.*

(Rev.) Vito C. Mazzone



PARISH OF ST. MARY MAGDALEN DE PAZZI

RECTORY: 712 MONTROSE STREET

PHILADELPHIA 47, PENNA.

May 11, 1956

Most Reverend John F. O'Hara, C.S.C., D.D.  
5700 City Line Avenue  
Philadelphia 31, pennsylvania

Your Excellency:

I would like to request your permission to make the necessary improvements to the school building formerly used by the Bishop Neumann High School at 7th and Christian Streets. This building requires repairs to some of the classroom floors, a new lighting system, repairs to the windows and new shades, replacement of the broken blackbosrds, and painting throughout the building.

I kindly ask your permission to spend twenty thousand dollars for the above improvements. We have sufficient money on hand to cover these expenses.

I would like to take this opportunity to thank you, Your Excellency, for your kindness in helping us to improve our school situation by the acquisition of this building.

Asking Your Paternal Blessing, I remain

Very obediently yours in Christ,

*Vito C. Marzzone.*

**American Architects and Buildings**[www.americanbuildings.org](http://www.americanbuildings.org)

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## BIOGRAPHY

**Henon, Paul J., Jr. (d. 1968)**

ARCHITECT

Died: 1968

Paul J. Henon, Jr., was the son of a prominent Philadelphia contractor. By 1904 he is listed in the Philadelphia city directories as a draftsman and by 1912 as a partner in his own firm, Henon & Boyle, with James F. Boyle. Following Boyle's death in 1918, Henon continued his practice independently; but in 1921 he became president of the Hoffman-Henon Co. and continued to use the name of that firm for nearly five years following the death of William H. Hoffman in 1925. Throughout much of the time that Hoffman-Henon was in operation, Daniel T. Henon, Paul's brother, held a position heading the engineering department. After 1930 Henon dropped the Hoffman name from his practice and was listed as an individual architect in Koyl's directory for 1962.

Although his early association with Boyle produced a number of Catholic church designs, Henon soon concentrated on the theaters and movie houses for which he would achieve his greatest success, including such notable examples as the Mastbaum Theatre (20th and Market streets in Philadelphia), the Century Theatre (Baltimore, MD), and the Stanley Theatre (Atlantic City, NJ).

*Written by Sandra L. Tatman.*

**Clubs and Membership Organizations**

- American Institute of Architects (AIA)

**Paul J. Henon**

Local ID #: Motion Picture

News\_1928-12-29\_p27

Motion Picture News (Periodical), p. 27  
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