PHILADELPHIA CITY PLANNING COMMISSION

September 10, 1963

Present: Messrs: Philip Klein, Vice Chairman
Joseph F. Burke
Edward A. Martin, Acting Director of Finance
William B. Walker
Tina V. Weintraub, Deputy for Fred T. Corleto

Absent: Messrs: G. Holmes Perkins, Chairman
Fred T. Corleto
Murray G. Isard
Fredric R. Mann

Staff Present: Edmund N. Bacon
Paul F. Crole
Graham S. Finney
R. Damon Childs
I. Milton Karabel
Irving Wasserman
Edwin H. Knapp
Jules Teitel
Paul H. Depman

Others Present: Matthew W. Bullock Jr., Esq., Law Department
Megan Evans, Citizen's Council on City Planning
James J. Cratin, Department of Streets
Stephen Butterfield, Department of Streets
Jack Hornung, Colonial Germantown, Inc.
Don Middleman, Office of the City Representative

The following members of the Investigating Grand Jury:
Grace E. Bohring
Veronica Boyle
Ann Brooks
Sarah D'Angelo
Ruth B. Early
Helen Fox
Thomas Harkins
Florence Lockwood
Mary C. Mittnacht
Alice L. Pleasant
Oliver Lloyd Poindexter
Mary Rogers
Mary Spera
Katherine Trautmann
Paul Wichterman

Reporters: William Forsythe, Philadelphia Bulletin
William Feist, Philadelphia Inquirer
The Vice-Chairman declared the meeting in session at 2:30 P.M.

Vice Chairman Klein then welcomed the members of the Investigating Grand Jury, and gave a brief explanation of the general procedures of the Planning Commission.

Minutes - August 20, 1963

Upon motion, duly seconded and carried unanimously, the minutes of August 20, 1963, were approved as distributed.

Personnel

Mr. Bacon presented the following proposed appointments to the staff for the Commission's approval:

a. Towanda Holt as Clerk-Typist II
b. Elliott A. Pavlos as City Planner II (Design)
c. Gerald Gurland as City Planner II (Design)
d. William Chase as City Planner IV (Design)
e. The following Planning Trainees: (Part-time)
   1. William C. Whitlatch
   2. Donald W. Miller
   3. James R. Wannemacher
   4. Bradley Yount

With discussion, upon motion duly seconded and carried unanimously, the Commission approved the above-noted appointments.

Zoning Board of Adjustment - Calendar Number W-1511, 251 Pine Street, proposed conversion to a three-family dwelling

Displed: Pertinent Land Use and Zoning Map
       Copy of Application for Zoning Permit

Mr. Crolely presented to the Commission the above-noted case pending before the Zoning Board of Adjustment, stating that it would permit the continued use of a residence at 251 Pine Street as a three-family dwelling. He stated that the house was occupied at present by three families, but that the permit for this multi-family occupancy had expired, and the staff recommended that the permit be renewed for one year.

With discussion, upon motion by Mr. Walker, duly seconded by Mr. Burke and carried unanimously, the Commission approved the extension of the permit for multi-family use for one year.
Zoning Board of Adjustment - Cal. No. W-1549 - Holme Avenue, west side of Welsh Road

Displayed: Pertinent Land Use and Zoning Maps
Copy of Zoning Application and Plot Plan

Communication Presented:
Letter of September 4, 1963 from Lucy B. DuVal to Paul F. Croley

Mr. Croley presented to the Commission a request from the Zoning Board of Adjustment for a recommendation on the above-noted case, stating that it would permit the erection of six retail stores and a food market in a district zoned "Neighborhood Shopping Center". He stated that the proposed food market would have a gross floor area of 16,348 square feet but that the maximum permitted gross floor area of any single store in this zoning district was 4,000 square feet. He continued that the Commission had previously approved a shopping center proposal for this site, with a total gross floor area which exceeded the total gross floor area of the present proposal by 5,000 square feet, and the staff recommended that a variance be granted to permit the presently proposed development.

With discussion, upon motion by Mr. Burke, seconded by Mr. Walker and carried unanimously, the Commission sustained the staff recommendation.

Zoning Board of Adjustment - Cal. No. W-1540 - North side of Evergreen Avenue, opposite Crefeld Street (Pennsylvania Railroad) - proposed apartment building

Displayed: Pertinent Land Use and Zoning Maps
Copy of Application for Zoning Permit
Proposed Plot Plan, Stanford G. Brooks, Architect, revised June 28, 1963

Mr. Croley presented for the Commission’s information the current status of the above-noted Zoning Board of Adjustment case, stating that no Commission action was required. He stated that following the granting of a variance and building permit for the above-mentioned site, the developer had surrendered in August, 1961, his zoning permit on his own volition, had submitted plans for an apartment project which was within the zoning requirements for the site, and had received a building permit on the latter proposal. He continued that the residents of the area were appealing to the Zoning Board of Adjustment the issuance of the zoning permits by the Department of Licenses and Inspections.
Zoning Board of Adjustment - Case No. W-1537 - Northwest corner
Germantown Avenue and Queen Lane - proposed church parking lot.

Displayed:

Pertinent Land Use and Zoning Maps
Copy of Application for Zoning Permit
Parking Lot Plan, Trinity Lutheran Church, Hassinger and Schwam, Architects
Total Block Development Plan, Trinity Lutheran Church, Hassinger and Schwam, December 17, 1962, PCPC File #150
Block Plan, Trinity Lutheran Church, Hassinger and Schwam, January 22, 1963, PCPC File #620.

Trinity Lutheran Church, Suggested Parking Plan, Germantown Redevelopment Area, Philadelphia City Planning Commission, September 1963, PCPC File #1603

Mr. Groley presented to the Commission the above-noted case pending before the Zoning Board of Adjustment, stating that it would permit the development of a parking lot for Trinity Lutheran Church in the interior of the block bounded by Germantown Avenue, Queen Lane and Penn Street in the Germantown area. He stated that the plan called for the splitting of one of four duplex houses on the site, and the staff recommended that the plan be approved if the four houses were retained intact as shown on the staff prepared plan, PCPC File #1603.

With discussion, upon motion by Mr. Walker, duly seconded by Mr. Martin and carried unanimously, the Commission sustained the staff recommendation.
Minutes cont'd.
September 10, 1963

Request of Department of Public Property, re: Acquisition of the property at the southeast corner of Eighth and Market Streets

Displayed: Pertinent Land Use Map


Communication Presented: Memorandum of August 30, 1963 from B. F. Rudzinski, Jr., Real Estate Manager, Department of Public Property to Paul F. Croley.

Mr. Croley presented a request from the Department of Public Property for a recommendation on the proposed acquisition of two properties at 734 and 736 Market Street for construction of the Eighth and Market Streets Subway Station. He stated that there were funds for this acquisition in the 1963 Capital Budget and the staff recommended that the proposed acquisition be approved.

With discussion, upon motion by Mrs. Weintraub, seconded by Mr. Walker and carried unanimously, the Commission sustained the staff recommendation.

Redevelopment - Morton Redevelopment Area, Units #1, 4, 5 and 7


Preliminary Plat, Morton Urban Renewal Area, Disposition Parcels Nos. 4, 5 and 7, PCPC File #1599.

Mr. Bacon additionally stated that the staff felt that this development was a significant achievement which indicated the benefits of selective land clearance in a Redevelopment Area.

With discussion, upon motion by Mr. Walker, seconded by Mr. Burke and carried unanimously, the Commission approved the proposed redevelopment.

Redevelopment - Germantown Certification

Displayed: Boundary Map, Germantown Redevelopment Area, September 1963, PCPC #1597.


Census Map of Germantown Area, with overlay showing percent of deterioration and dilapidation, June 28, 1963.
Census Map of Germantown Area with overlay showing percent of owner-occupied units.

Communication Presented:

Mr. Childs presented to the Commission the certification document for the Germantown Redevelopment Area, bounded on the north by the Chestnut Hill Branch of the Reading Railroad; on the northwest by Sedgwick Street; on the west by the Chestnut Hill Branch of the Pennsylvania Railroad; on the southwest by Rittenhouse Street and Wissahickon Avenue; on the south by Hensberry Street and Greene Street; on the southeast by Berkeley Street, Germantown Avenue, and the Reading Railroad; and on the east by Wister Street, Belfield Street, Magnolia Street, Church Street and Magnolia Street.

The staff believed that these boundaries enclosed a logical planning unit. He presented staff studies of traffic flow, deterioration and dilapidation, and other factors indicating evidences of blight and blighting influences in the area. He stated that the staff believed that this area as described, required redevelopment treatment and recommended that the Certification be approved.

With discussion, upon resolution by Mr. Walker, seconded by Mr. Martin and carried unanimously, the Commission certified the Germantown Area as described above as a Redevelopment Area.

Letter from Larry Smith, re: Germantown Commercial Area

Displayed: Map-Proposed Uses, Comprehensive Plan, June 1962 with overlay of Germantown Business District and "Feeder" area.

Communication Presented: Letter of August 17, 1963 from Larry Smith to Edmund N. Bacon, re: Germantown.

Mr. Finney presented to the Commission a letter from Larry Smith and Company, supplementing that firm's November 1962 Market Analysis of Germantown, by evaluating the probable effect of the proposed Plymouth Meeting Shopping Center on the Germantown Business District.

Mr. Finney stated that the letter reported that the Plymouth Meeting Shopping Center would have much less effect on the Germantown Business Community than would the nearby Cedarbrook Shopping Center, but that both of these challenges could be minimized or offset by efficient, aggressive merchandizing on the part of the Germantown Business Community and by planning efforts to overcome the area's present deficiencies.

With discussion, upon motion by Mr. Walker, duly seconded and carried unanimously, the Commission formally acknowledged the receipt of the letter and directed that it be released to the press.
Portion of Final Plat - Area at Morrell Avenue and East Keswick Road

Displayed: Revised Preliminary Plat made for Gelman and Curcillo, approved by Planning Commission April 5, 1963.

Final Plat made for Morrell Park, August 1963, (area at Red Lion Road, Ashfield Lane and Morrell Avenue).

Final Plat made for Morrell Park, August 1963, (area at Red Lion Road, Albemarle Lane and Morrell Avenue).

Mr. Wasserman presented to the Commission a portion of the Final Plat for the area at Morrell Avenue and East Keswick Road, SD 541, stating that it was in accordance with the Preliminary Plat and the staff recommended that it be approved.

With discussion, upon motion by Mr. Walker, seconded by Mr. Martin and carried unanimously, the Commission sustained the staff recommendation.

Revised Preliminary Plat, - 638 Welsh Road - SD 1318

Displayed: Pertinent Land Use Map

Property Data Map, showing location of Kohlhaas property, John V. Kohlhaas, Registered Professional Engineer.

Profiles for Drawing No. 4, Sewer and Drainage Study, John V. Kohlhaas.

Preliminary Plat - Sewer and Drainage Study - John V. Kohlhaas, Drawing No. 4.

Mr. Wasserman presented to the Commission the Preliminary Plat for 638 Welsh Road, SD 1318, stating that the Board of Review was satisfied with the developer's solution to the grading problems, and the staff recommended that the Preliminary Plat be approved with the condition that the proposed grading section be adhered to.

With discussion, upon motion by Mr. Burke, seconded by Mr. Martin and carried unanimously, the Commission sustained the staff recommendation.

Preliminary Plat - Area at Livezey Street SD 1530

Displayed: Pertinent Land Use Map

Mr. Wasserman presented to the Commission the Preliminary Plat for the area at Livelye Street, SD 1530, stating that the proposal provided for twin-houses which were in accordance with the existing R-5 zoning for the site, and the staff recommended that the Preliminary Plat SD 1530 be approved.

With discussion, upon motion by Mr. Walker, seconded by Mr. Martin and carried unanimously, the Commission sustained the staff recommendation.

Portion of Final Plat - area at Strahle, Benson and Horrock Streets, SD 72


Mr. Wasserman presented to the Commission a portion of the Final Plat, SD 72, for the area at Strahle, Benson and Horrock Streets, stating that it was in accordance with the Preliminary Plat, and the staff recommended that it be approved.

With discussion, upon motion, duly seconded and carried unanimously, the Commission approved the portion of the Final Plat, SD 72.

Revised Final Plat - Area at Academy Road and Nanton Drive, SD 822


Revised Final Plat for A. P. Orleans, Leonard H. Caplan, Registered Professional Engineer.


Mr. Wasserman presented to the Commission the Revised Final Plat SD 822, for the area at Academy Road and Nanton Drive, stating that the developer proposed to revise the layout of the houses from a front to a rear-driveway orientation. He stated that the staff recommended that the revised plat be approved with the condition that lots 164 to 191 inclusive and 107 to 118 inclusive be developed with front-garages, as they were adjacent to existing houses with front garages.

With discussion, upon motion by Mr. Walker, seconded by Mr. Martin and carried unanimously, the Commission sustained the staff recommendation.
Preliminary Plat - Eastwick Redevelopment Area - Stage B

Displayed: Preliminary Plat - Proposed Street Details, Eastwick Redevelopment Area, Stage "B" Drawing LP #3, May 29, 1963.

Preliminary Plat for Eastwick Redevelopment Area - Stage "B" Drawing No. LP-2, May 29, 1963.

Mr. Wasserman presented to the Commission the Preliminary Plat for the Eastwick Redevelopment Area, Industrial Stage "B", stating that it would permit the development of a seventy-five acre site in accordance with "Limited Industrial" and "General Industrial" zoning, had been approved by the Redevelopment Authority, and the staff recommended that it be approved.

With discussion, upon motion by Mr. Martin, duly seconded and carried unanimously, the Commission sustained the staff recommendation.

Proposed City Plan Changes

C.P. #17-S: To place upon the City Plan, 29th street, from Grays Ferry avenue to Oakford street.

Displayed: Pertinent Land Use map; Plan, Bureau of Surveys and Design, Department of Streets, August 2, 1963.

Mr. Croley presented to the Commission a proposed change to C.P.#17-S, stating that it would facilitate the development of Twenty-ninth Street, as a north bound street in conjunction with Thirtytenth Street as a south bound street, and the staff recommended that it be approved.

With discussion, upon motion by Mr. Walker, seconded by Mrs. Weintraub and carried unanimously, the Commission approved the proposed change to C.P.-#17-S.

C.P. #221: To strike from the City Plan Lynnewood road, from Ivy Hill road to a point approximately 1015 feet southeast thereof.

Displayed: Pertinent Land Use Map


Mr. Croley presented the proposed changes to City Plan #221, stating that the staff recommended that it be approved, as it believed that the street was not necessary. The staff further recommended that the letter to the developer state that this approval
in no way constituted a recommendation relative to subdivision or zoning.

With discussion, upon motion by Mr. Walker, seconded by Mr. Burke, and carried unanimously, the Commission sustained the staff recommendation.

C.P. #308: To revise the lines and grades of Dock street from Second street to Dock street, by reducing the width thereof on the north side, and of Dock street from Walnut street to Chancellor street, by reducing the width thereof on the west side.

Displayed: Pertinent Land Use Map

Present proposed building and street lines; Wright, Andrade, Amenta and Gane, Architects.

Proposed City Plan Changes, Second and Dock Streets, September 19, 1963, PCPC File #1600.

Mr. Croley presented the proposed changes to C.P. #308, stating that the staff recommended that the proposal for the revision of Dock Street between Second Street and Dock Street be approved, but recommended disapproval of the proposed revision of Dock Street between Walnut and Chancellor Streets. He stated that the staff believed that a reduced cartway width on Dock Street between Walnut and Chancellor Streets would be acceptable if the existing right-of-way width of Dock Street is maintained.

With discussion, upon motion by Mr. Martin, seconded by Mrs. Weintraub and carried, with Mr. Walker abstaining, the Commission sustained the staff recommendation.

C.P. #45-S: To place upon the City Plan for subsequent vacating, Hulseman street, from 20th street to a dead end, and 19th street from Hartranft street northwardly to a dead end.

Displayed: Pertinent Land Use Map

Confirmation Plan of Area, confirmed by Board of Surveyors, April 2, 1962, and July 1, 1963.

Mr. Croley presented the proposed change to C.P. #45-S, stating that the staff recommended that it be approved, to facilitate construction of a residential development previously approved by the Commission.

With discussion, upon motion by Mr. Martin seconded by Mr. Walker and carried unanimously, the Commission sustained the staff recommendation.
C.P. #45-S: To strike from the City Plan, Uber street, from Geary street to Hartranft street.

Displayed: Pertinent Land Use Map

Confirmation Plan of Area, confirmed by Board of Surveyors, April 2, 1962, and July 1, 1963.

Mr. Croley presented the proposed change to C.P. #45-S, stating that the staff recommended that it be approved, to facilitate construction of a residential development previously approved by the Commission.

With discussion, upon motion by Mr. Walker, seconded by Mr. Martin and carried unanimously, the Commission sustained the staff recommendation.

C.P. #121: To revise the lines and grades of Master street, from 30th street to 32nd street, reducing the width thereof by vacating the 12 feet wide southerly portion, and revising the northwesterly corner of 31st and Thompson streets.

Displayed: Pertinent Land Use Map

Plan, City Plans Division, Bureau of Surveys and Design, Department of Streets, August 27, 1963.

Mr. Croley presented to the Commission the proposed change to City Plan #121, stating that the proposed change was necessary to facilitate development of expansion plans for a food warehouse; that it had been approved by the Board of Review, and the staff recommended that it be approved.

With discussion, upon motion by Mr. Martin duly seconded and carried unanimously, the Commission sustained the staff recommendation.

C.P. #206: To strike and vacate Devon street, Romford road to Woodbrook lane, right-of-way fifty feet wide required.

Displayed: Pertinent Land Use Map


Mr. Croley presented the proposed change to City Plan #206, stating that it would facilitate construction of a proposed apartment development, and the staff recommended that it be approved subject to the provision of a right-of-way for drainage and utility purposes, the full width of the street.
With discussion, upon motion by Mr. Burke, duly seconded and
carried unanimously, the Commission sustained the staff recommendation.

C.P. #17-S: To strike and vacate a portion of Alter street, north-
west of 29th street, right-of-way required.

Displayed: Pertinent Land Use Map

Mr. Croley presented to the Commission the proposed change to
City Plan #17-S, stating that it would shorten an existing cul-de-sac
street, and the staff recommended that it be approved.

With discussion, upon motion by Mr. Walker, seconded by Mr.
Martin and carried unanimously, the Commission approved the proposed
change to C. P. #17-S, subject to a right-of-way for drainage and
utilities.

C.P. #308: Strike and vacate Delancey Street from Sixth to
Seventh streets, right-of-way required.

Displayed: Pertinent Land Use Map

Mr. Croley presented the proposed change to City Plan #308,
stating that upon the closing of the street, the right-of-way area
would be added to the McCall School Playground which now abuts the
south side of the street. He continued that the staff recommended
that it be approved, subject to the reservation of a right-of-way
for drainage and public utility purposes.

With discussion, upon motion by Mr. Walker, seconded by Mr.
Martin and carried unanimously, the Commission sustained the staff
recommendation.

Items in Accord with Previously Approved Policy

City Plan Changes (Confirmation Plans)

C.P. #40-S, #47-S, #48-S: Striking and vacating the legally open
portions of Hartranft street from 26th street to Schuylkill avenue and reserv-
ing and placing upon the City Plan a
certain right-of-way for water main and
public utility purposes.
Authorized by Ordinance of Council -
approved July 22, 1963.

C.P. #123: Revising the lines and grades by striking from the
City Plan and vacating Berks street from 12th street
13th street, Iseminger street from Berks street to
Montgomery avenue, etc.
Authorized by Ordinance of Council - approved May
14, 1963.
C.P. #299: Revising the lines and grades by striking from the City Plan and vacating the legally open portion of Matthias street, from Fairthorne street to Cinnamonson street, etc. Authorized by Ordinance of Council - approved June 13, 1963.

C.P. #308: Revising the lines and grades by striking from the City Plan and vacating Addison street and Waverly street each from 12th street to Camac street as vehicular thoroughfares and by retaining Addison street and Waverly street each from 12th street to Camac street as pedestrian walkways and rights-of-way for municipal and public utility purposes. Authorized by Ordinance of Council - approved May 20, 1963.

C.P. #307: Plan revising the curb lines and grades on C. P. #307 bounded by 15th street, 16th street, Pennsylvania Boulevard and Arch street, by vacating the center roadway of the Benjamin Franklin Parkway from the intersection of 15th street and Pennsylvania Boulevard to the intersection of 16th street and Arch street, by increasing the roadway width of Arch street between 15th street and 16th street from 52 feet to approximately 65 feet, by relocating the southerly curb line approximately 13 feet southwardly and by increasing the roadway width of 15th street between Arch street and Pennsylvania Boulevard from 50 feet to approximately 60 feet by relocating the westerly curb line approximately 10 feet westwardly.

Upon motion by Mr. Walker, seconded by Mr. Martin and carried unanimously, the Commission approved the above-noted City Plan Changes which were all in accordance with previously approved policy.

The Chairman adjourned the meeting at 3:30 P.M.

Richard P. Bansen
Secretary