WASHINGTON SQUARE

REDEVELOPMENT AREA PLAN

AMENDED AUGUST 1961

PHILADELPHIA CITY PLANNING COMMISSION

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WASHINGTON SQUARE

REDEVELOPMENT AREA PLAN

AMENDED AUGUST 1961

PHILADELPHIA CITY PLANNING COMMISSION

CITY OF PHILADELPHIA
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CONTENTS

LETTER OF TRANSMITTAL 2
INTRODUCTION 3
BOUNDARIES 4
EXISTING LAND USE 6
DISTRIBUTION OF LAND USES 8
PROPOSED LAND USE 10
EXISTING ZONING 12
PROPOSED ZONING 14
PROPOSED STANDARDS 16
PROPOSED STREET CHANGES 17
REHOUSING OF DISPLACED FAMILIES 20
ESTIMATED COST OF ACQUISITION 20
CONTINUING CONTROLS 21
PRELIMINARY SITE PLAN 22

CITY OF PHILADELPHIA

CITY PLANNING COMMISSION
9TH FLOOR PENN SQUARE BUILDING

September 22, 1961

Mr. Michael Von Moschzisker, Chairman
The Philadelphia Redevelopment Authority
1818 Rittenhouse Square
Philadelphia 3, Pennsylvania

Dear Mr. Von Moschzisker:

Transmitted herewith is the amended Redevelopment Area Plan for Washington Square Redevelopment Area. It has been prepared by the City Planning Commission in accordance with the provisions of the Urban Redevelopment Law of May 24, 1945, P. L. 991, as amended.

The Washington Square Area as amended is bounded by Walnut Street, the Pierhead Line of the Delaware River, South Street, and Thirteenth Street.

Sincerely yours,

G. Holmes Perkins

G. Holmes Perkins
Chairman

INTRODUCTION

The Washington Square Area offers unusual opportunities for the development of a fine neighborhood. Characterized primarily by residential land use, the area's existing historic structures will be enhanced by the construction of new buildings designed to create a unique urban setting.

Within this redevelopment area there are a number of established parks and institutions, many historic houses suitable for rehabilitation, and sites where obsolete heavy commercial and industrial structures can be cleared for development of new residential and community facility uses.

The Area is immediately adjacent to the business core of Center City. On the east and along the southern boundary, proposed expressways provide ready access to the entire region.

This Amended Redevelopment Area Plan revises and expands the Plan published June 11, 1957. Incorporated in the new plan are a number of recent development proposals. These include: the proposals for Unit I of the Washington Square East Urban Renewal Area, as prepared by I. M. Pei for the selected development firm of Webb & Knapp; the proposals for Unit 2 of the Washington Square East Area as prepared by Wright, Andrade, and Amenta acting as consultants to the Philadelphia Redevelopment Authority; the plans for Hopkinson House prepared by Stonorov and Haws; the proposals for the expansion of Pennsylvania Hospital as prepared by Martin, Stewart, and Noble; the proposals for the expansion of Jefferson Hospital as prepared by Harbeson, Hough, Livingston, and Larson; and the proposals for the development of the waterfront as prepared by Geddes, Brecker, Qualls, and Cunningham for the Department of Commerce.

Architects Oskar Stonorov, Vincent G. Kling, and Roy Larson were consultants to the City Planning Commission on the development of the original plan.

BOUNDARIES

The shift in the location of the Crosstown Expressway from Lombard Street to South Street has made it necessary to revise the boundaries of the Washington Square Redevelopment Area. As amended, it is bounded on the north by Walnut Street; on the east by the pierhead line of the Delaware River; on the south by South Street, the northern service road of the proposed expressway; and on the west by 13th Street.

The southern boundary has been relocated from Lombard Street one block south to South Street in order to include all of the land north of the expressway within the redevelopment area. The western boundary has been moved one block east from Broad Street to 13th Street pending development of plans for the area between 13th, 15th, Walnut, and South Streets relating to the major access to the proposed Crosstown Expressway.

There have been no changes in the northern and eastern boundaries. Walnut Street, the northern boundary, abuts a major portion of the Independence National Historic Park and the southern limit of the major downtown commercial development. The pierhead line of the Delaware River forms a natural limit to the area on the east.

The Washington Square Redevelopment Area consists of portions of three previously certified areas:

1. The Old City Redevelopment Area bounded by Vine Street, the pierhead line of the Delaware River, Lombard and Seventh Streets - certified on January 9, 1948 and amended November 7, 1956.

2. The Lombard Redevelopment Area bounded by Market, Seventh, Lombard and Broad Streets and City Hall Square - certified on January 16, 1952 and amended November 7, 1956.

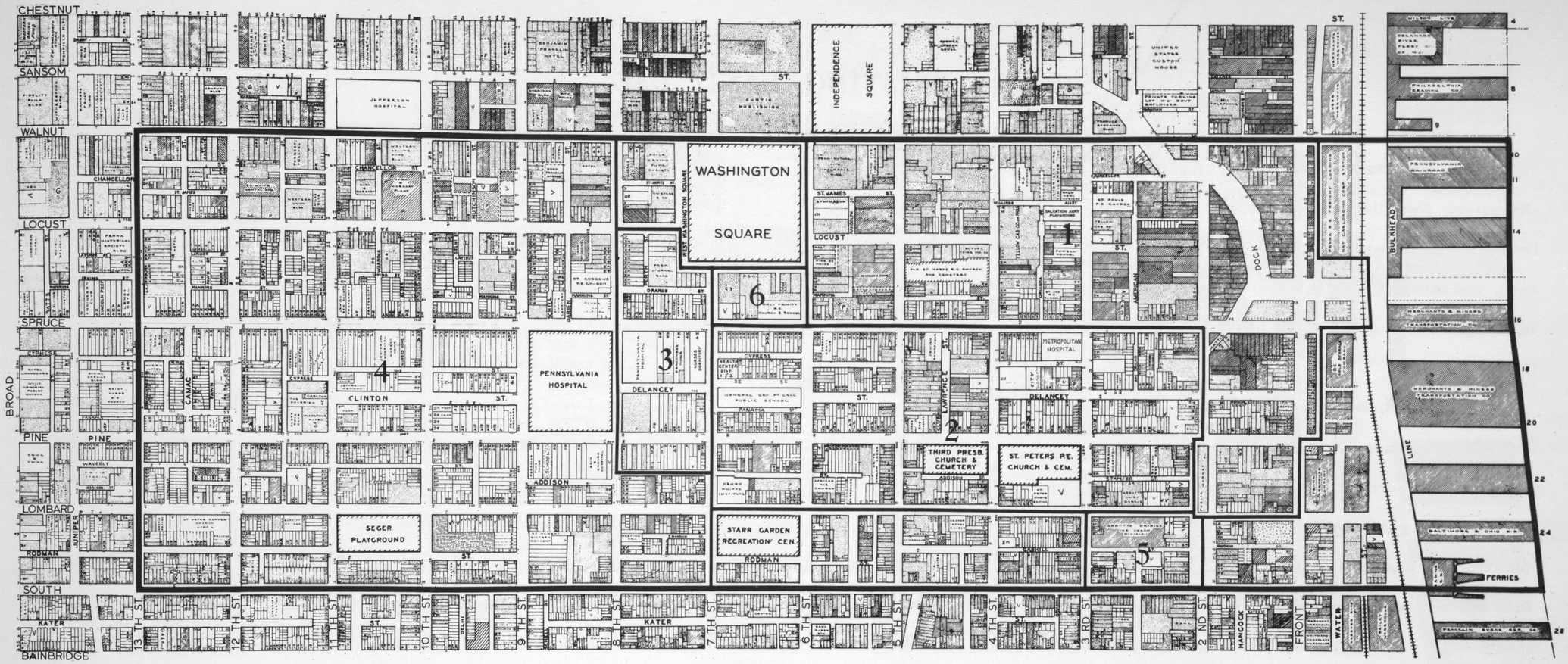
3. The Southeast Central Redevelopment Area bounded by Lombard Street, the pierhead line of the Delaware River, Washington Avenue, and Broad Street - certified on January 9, 1948.

Almost all of the Fifth Ward and the eastern halves of the Seventh and Eighth Wards lie within this area. The population, based on the 1960 Census, is approximately 15,000 people.

The following is a list of units into which the area has been divided since 1957 with the date of approval of the Urban Renewal Plan by City Council:

Washington Square East, Unit I	April 13, 1959
Amended	April 21, 1961
Southeast Central I	December 17, 1959
Washington Square East, Hopkinson House	August 9, 1960
Washington Square East, Unit 2	June 21, 1961
Washington Square East, Unit 3	
Washington Square West	

BOUNDARIES



1. WASHINGTON SQUARE EAST UNIT 1
2. WASHINGTON SQUARE EAST UNIT 2
3. WASHINGTON SQUARE EAST UNIT 3
4. WASHINGTON SQUARE WEST
5. SOUTHEAST CENTRAL I
6. HOPKINSON HOUSE

AREA BOUNDARY
UNIT BOUNDARY

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WASHINGTON SQUARE REDEVELOPMENT AREA

PHILADELPHIA CITY PLANNING COMMISSION AUGUST 1961

EXISTING LAND USE

The Washington Square Area originally was primarily residential in character. Over the years, changes produced a land use pattern which is today a heterogeneous mixture. Industrial uses are scattered throughout the area, and many of the single-family town houses have been converted into small apartments and rooming houses or have shops occupying the ground floor.

In general, large town houses line the major streets with smaller single-family houses located along the narrower streets. Some existing residential properties, such as those on Clinton Street and portions of Camac Street, are in good condition and provide anchors around which sound residential areas can be rebuilt.

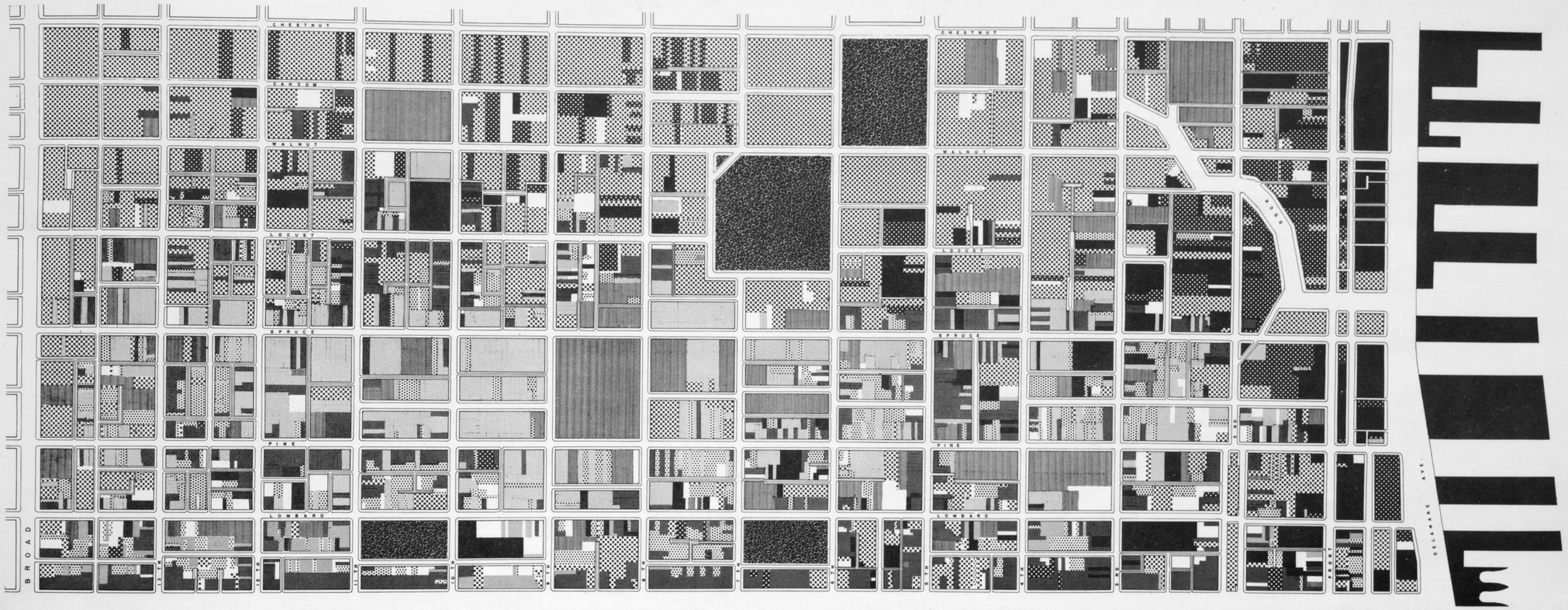
The Washington Square Area has some good recreation space but not enough of it. Washington and Independence Squares provide facilities for passive recreation. Two small playgrounds, Starr Garden and the Seger Playground (1.7 acres each) are located along Lombard Street. The first stage of a small neighborhood square, Delancey Park, was developed in 1960. It will be completed in connection with the Washington Square East redevelopment.

Pennsylvania Hospital, founded in 1751, is at 8th and Spruce Streets in the center of the Washington Square Area. Jefferson Medical College and Hospital are approximately three blocks away, between 10th and 11th Streets on Walnut Street. The General George A. McCall School is the public elementary school for the children living east of Broad Street. Scattered throughout the area are historic churches, synagogues, and other institutions.

Some specialized commercial uses have well-established centers in this section of the City. Insurance, publishing and advertising offices are located near Washington Square, while wholesale and retail antique dealers are concentrated along Pine Street between 9th and 13th Streets. In addition, a large number of entertainment establishments extend along both Walnut and Locust Streets, from Broad Street to 11th Street.

Other commercial uses have deteriorated because of changing conditions. The obsolete Dock Street wholesale produce markets have recently been demolished following their relocation to modern facilities in South Philadelphia. Commercial establishments on the eastern terminus of Walnut Street have evidenced decline as the core of the City moved westward to Broad Street during the early part of this century. Along South Street, overcrowded conditions and lack of parking make it difficult for merchants to compete with those both in Center City and suburban centers.

EXISTING LAND USE



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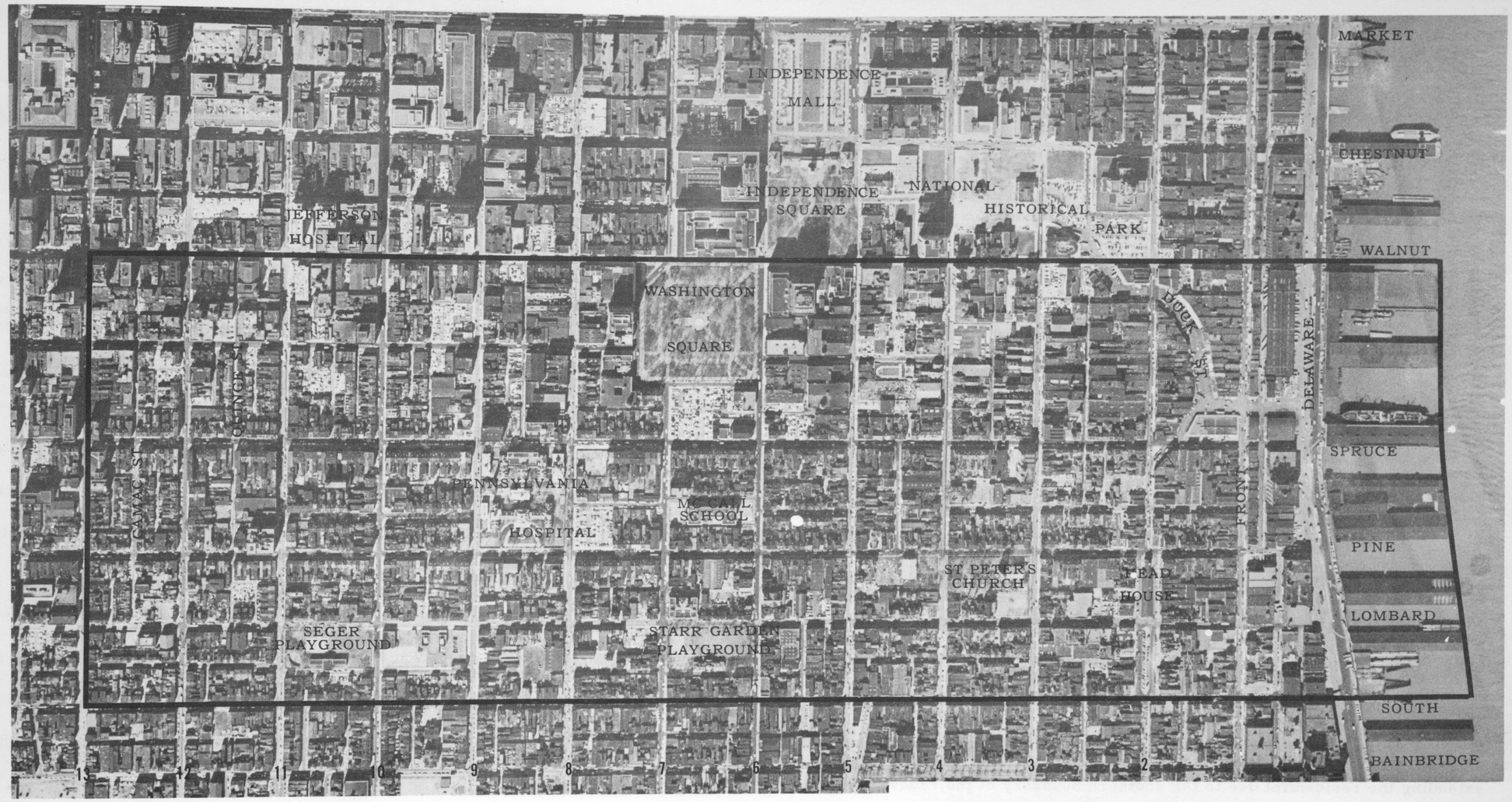
RESIDENTIAL - SINGLE
RESIDENTIAL - MULTIPLE
RESIDENTIAL & COMMERCIAL
COMMERCIAL
COMMERCIAL & INDUSTRIAL
INDUSTRIAL
INSTITUTIONAL
PARKS
VACANT LAND

WASHINGTON SQUARE REDEVELOPMENT AREA

PHILADELPHIA CITY PLANNING COMMISSION JUNE 1957

DISTRIBUTION OF LAND USES

	Existing Acres	Proposed Acres
Residential - Single Family	18.6	84.1
Residential - Multiple Family	30.4	11.4
Residential and Commercial	30.4	2.9
Commercial	41.1	37.2
Commercial and Industrial	11.6	1.3
Industrial	21.3	3.4
Institutional	19.9	30.1
Park	10.2	15.1
Vacant	9.3	-
Sub-total	192.7	185.5
Streets	92.9	81.9
Delaware Expressway		18.2
Total	285.6	285.6



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WASHINGTON SQUARE REDEVELOPMENT AREA

PHILADELPHIA CITY PLANNING COMMISSION MARCH 1959

PROPOSED LAND USE

The principal emphasis of the proposed redevelopment is on the revitalization of the residential sections of the area and the strengthening of the major existing institutions, primarily the hospitals.

The well-established specialized commercial uses in the vicinity of Washington Square and along Pine Street will remain while the entertainment district will be consolidated along Locust Street west of Quince Street. In most cases, other industrial and commercial land uses will be relocated.

Controls designed to encourage rehabilitation of the old houses should be established. Where existing buildings are too large for single family occupancy, conversion to well-planned apartments will be encouraged.

New single-family houses are proposed for cleared and vacant land and to fill gaps between remaining dwellings. High-rise apartment buildings will be developed in the cleared areas at Dock Street and adjacent to Washington Square. Other high-rise apartment buildings and related parking facilities are planned along Locust Street.

Garden apartments are proposed along the northern side of South Street extending the residential use to the southern boundary of the redevelopment area delineated by the Crosstown Expressway.

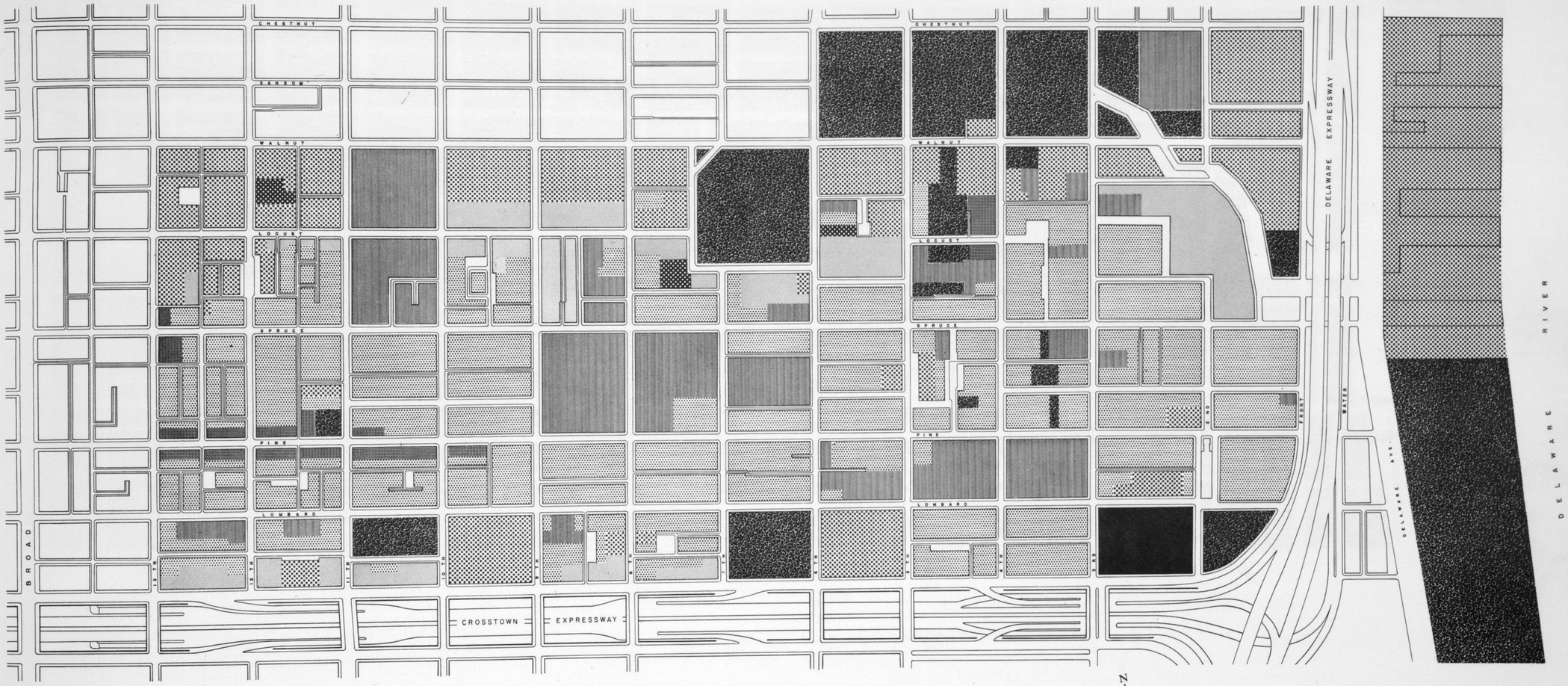
A major element of the plan is the expansion of the hospitals. Jefferson Medical College will build or rehabilitate academic, administrative, and residential facilities south of their present buildings in the blocks bounded by Walnut, 10th, Spruce, and 11th Streets. Pennsylvania Hospital will rebuild and expand its medical, research, and residential facilities in the blocks bounded by Spruce, 7th, Pine, and 9th Streets.

Recreation facilities are planned in relation to residential development. Starr Garden playground will be expanded to South Street and will serve as the major active recreation center in the area. The proposed expansion of the McCall School yard to Cypress Street also will provide additional playground area. The existing Seger Playground and a new facility proposed for the corner of 2nd and Lombard Streets will be developed as adult recreation areas, while additional areas for passive recreation will be provided in two small neighborhood parks and in conjunction with the walkways planned throughout the area.

Convenient shopping facilities will be located with reference to residential areas. A local shopping center, large enough to include a supermarket, is proposed between 5th and 6th, Lombard and South Streets. Smaller shopping clusters are planned at six other locations within the redevelopment area.

There are a number of religious institutions presently in the area, most of which will remain at their existing locations. Where feasible, additional space will be provided for any auxiliary facilities they may require.

PROPOSED LAND USE



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RESIDENTIAL - SINGLE

RESIDENTIAL - MULTIPLE

RESIDENTIAL & COMMERCIAL

COMMERCIAL

COMMERCIAL & INDUSTRIAL

INDUSTRIAL

INSTITUTIONAL

PARKS

WASHINGTON SQUARE REDEVELOPMENT AREA

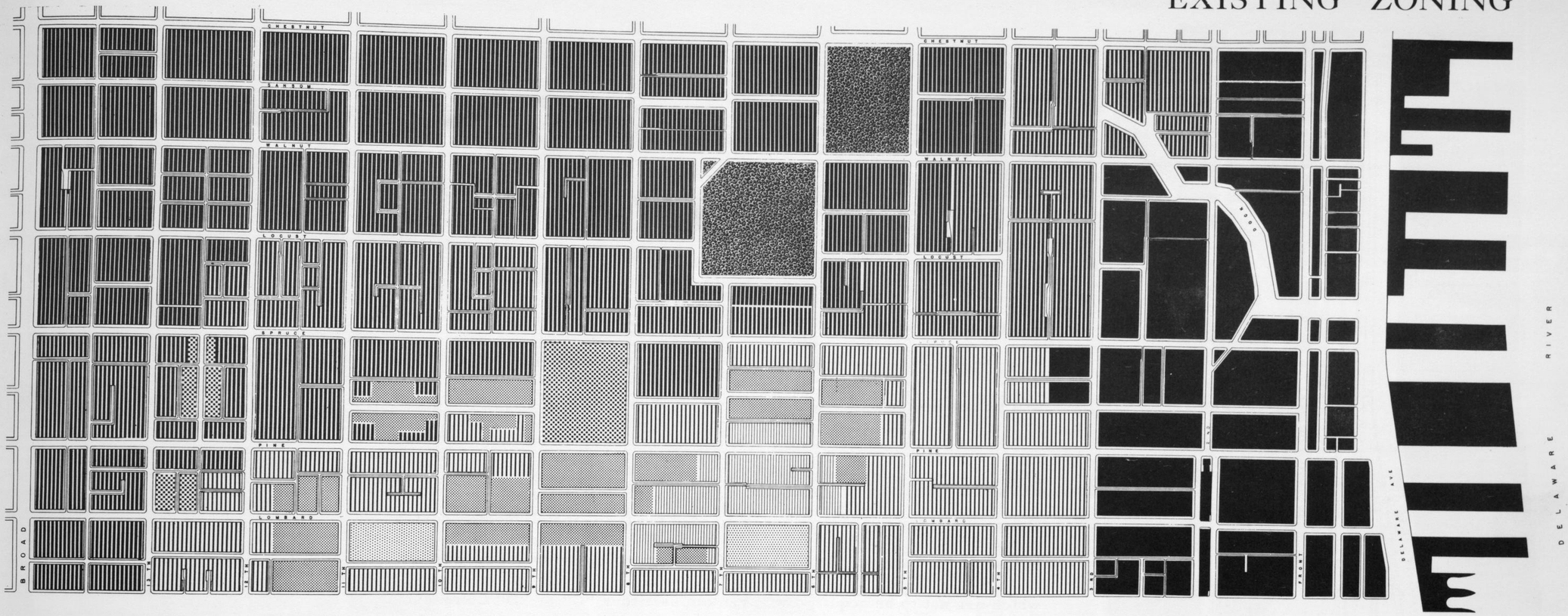
PHILADELPHIA CITY PLANNING COMMISSION - AUGUST 1961

EXISTING ZONING

The Washington Square Area is mainly zoned for commercial and industrial uses. When the zoning was first established, it was assumed that the commercial center would expand south to Spruce and Pine Streets and that the entire Waterfront would develop industrially. Only a few residential spots were left on the insistance of home-owners.

A major step in the direction of re-establishing the Washington Square East Area as a residential sector was taken in 1957 when a large section of it was re-zoned to D-1 Residential. Additional zoning changes, in accordance with the proposals of the Redevelopment Area Plan, have been approved within the last year.

EXISTING ZONING



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RESIDENTIAL C
RESIDENTIAL D-1
RESIDENTIAL F
COMMERCIAL A
COMMERCIAL B
COMMERCIAL C
COMMERCIAL D
INDUSTRIAL
PARK

WASHINGTON SQUARE REDEVELOPMENT AREA

PHILADELPHIA CITY PLANNING COMMISSION - JUNE 1957

PROPOSED ZONING

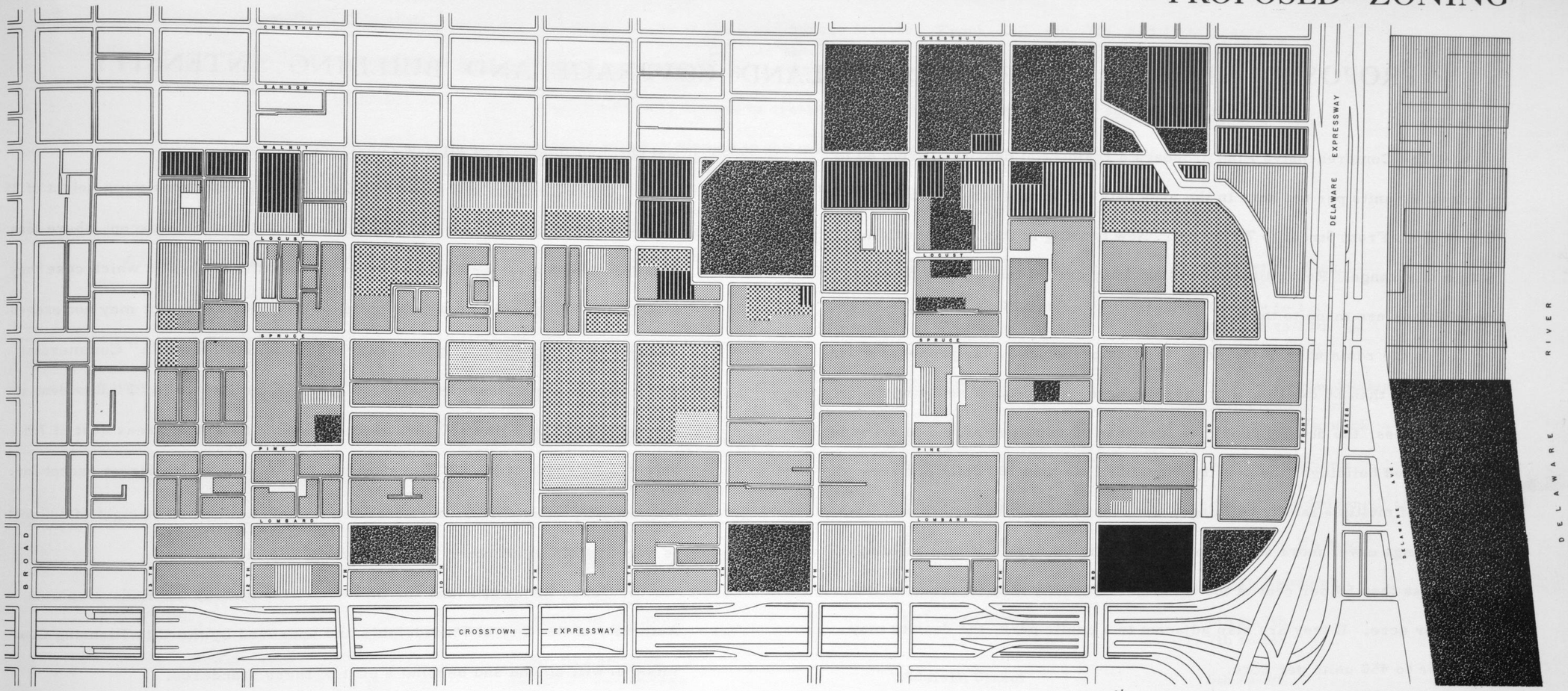
Zoning patterns in the Washington Square Area will be changed to reflect proposed land uses.

Areas designated for row housing and low garden apartment buildings will be zoned "D-1" Residential. Areas designated for high-rise apartments, in the vicinity of Dock Street, Washington Square and along Locust Street, will be zoned either "F" Residential or "H-3" Residential.

"A" Commercial zoning is most applicable for the local shopping area, the convenience retail centers, and the parking garages. In general, an "A" Commercial district also is recommended for the entertainment concentration on Locust Street. The zoning of the existing commercial properties which are not to be acquired will remain as either "C" or "D" Commercial.

Large parcels of land for major institutions will be zoned "F" Residential to permit more flexibility in their development. The smaller institutions and religious buildings are generally within "D-1" Residential districts. Parks and playgrounds are to be re-zoned as "Park".

PROPOSED ZONING



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RESIDENTIAL D
RESIDENTIAL D-1
RESIDENTIAL F
COMMERCIAL A
COMMERCIAL C
COMMERCIAL D
INDUSTRIAL
PARK

WASHINGTON SQUARE REDEVELOPMENT AREA

PHILADELPHIA CITY PLANNING COMMISSION - AUGUST 1961

PROPOSED STANDARDS OF DENSITY, LAND COVERAGE, AND BUILDING INTENSITY

The Comprehensive Plan proposes a residential density of from 40 to 59 dwelling units per net acre in the area between Spruce Street and South Street from Front Street to 7th Street. New housing in this area should be within this range. Rehabilitated buildings may exceed this density provided no additions are made to them.

In the remainder of the area, the Comprehensive Plan proposes a density greater than 60 dwelling units per net acre. In areas of new single family houses, the density should be less than 60 units per acre. In areas of rehabilitated buildings, the density should be less than 100 units per acre. In areas of multiple family buildings, the density should be less than 100 when the buildings cover more than 50 per cent of the lot area. Where buildings cover less than 50 per cent of the lot area the density may increase to 180 units per acre. If they are also adjacent to a public park, the density may increase to 450 units per acre.

The proposed zoning regulations will control the maximum lot coverage and building intensity of all new construction.

Other controls are established as follows: 1) a maximum height of 35 feet is permissible in "D" and "D-1" Residential districts except where less than four new houses are built in a row of existing houses in which case they may be the height of the lower of the adjoining buildings, but may not exceed 50 feet; 2) a maximum height of 40 feet is permissible in "A" Commercial districts; 3) a maximum height of 40 feet is permissible in "F" Residential districts south of a line 130 feet north of Spruce Street in areas east of 7th Street, and south of Locust Street and in areas west of 7th Street except for buildings for academic or medical use, and 4) a maximum height of 300 feet is permissible in all other "F" Residential districts.

Urban Renewal Plans for this area prepared by the Redevelopment Authority of the City of Philadelphia and approved by the City Planning Commission will amend and become a part of these standards.

PROPOSED STREET CHANGES

The major changes in the street system are the proposed Delaware and Crosstown Expressways. Access to and from Delaware Avenue into the area will be at Dock and Spruce Streets. Front, 2nd, 4th, 7th, and 12th Streets will be interrupted by the Crosstown Expressway.

2nd Street will be stricken from Dock to Locust to create a large block. All other major streets will remain. Rights of way will be widened on some smaller streets in the middle of blocks in order to create larger sidewalk areas for play space. Other small streets will be stricken or extended.

Street changes proposed for the area are as follows:

PROPOSED STREET CLOSINGS (CONFIRMED AND PAVED):

Sartain Street	South to Rodman
Clifton Street	St. James to Chancellor Irving south to dead end
Warnock Street	Locust to Walnut
Delhi Street	Latimer (widened) to Locust
Hutchinson Street	Locust to Walnut
Darien Street	Locust to Walnut
Fairhill Street	Rodman north to dead end
Randolph Street	South to Lombard Manning to Latimer
Reese Street	South to Lombard Delancey to Cypress
Lawrence Street	Locust north to dead end
Bodine Street	Rodman to Gaskill
American Street	South to Gaskill Spruce to Chancellor
Philip Street	South to Gaskill
Second Street	Locust to Dock
Chancellor Street	Quince to 11th Clifton to 10th Delhi to Percy
St. James Street	13th to Camac (widened) American to 2nd Clifton to Warnock
Locust Street	3rd to American
Latimer Street	Hutchinson (widened) to 9th
Irving Street	Clifton to Warnock
Manning Street	6th to Randolph
Delancey Street	8th to 7th 7th to 6th
Addison Street	5th to 4th
Gaskill Street	3rd to 2nd
Naudain Street	2nd to Delaware Expressway
Rodman Street	10th to 9th 7th to 6th 6th to Reese 3rd to Bodine American to Philip

PROPOSED STREET CHANGES

PROPOSED STREET CLOSINGS (NOT CONFIRMED ON THE CITY PLAN - NO RECORD OF LEGAL OPENING; PAVED)

Perry Place	South north to dead end
Fawn Street	South north to dead end
Chancellor Street	10th to Delhi Percy to 9th
Delhi Street	St. James to Chancellor
St. James Street	Delhi to Hutchinson
Percy Street	Locust to Chancellor
Schell Street	Chancellor south to dead end
Chancellor Street	Schell to Darien
Perth Street	Manning to Locust
Fairhill Street	Latimer to Locust
Randolph Street	Manning to dead end
Manning Street	Randolph to 5th
Orianna Street	Willings Alley to confirmed Orianna
Granite Street	Dock to Front

PROPOSED STREET CLOSINGS (CONFIRMED AND PAVED) -- RIGHTS OF WAY FOR UTILITIES RETAINED

St. James Street	Camac to 12th
Locust Street	6th to 5th
Manning Street	12th (widened) to Sartain
Warnock Street	Irving to Locust
Mattis Street	2nd to Dock

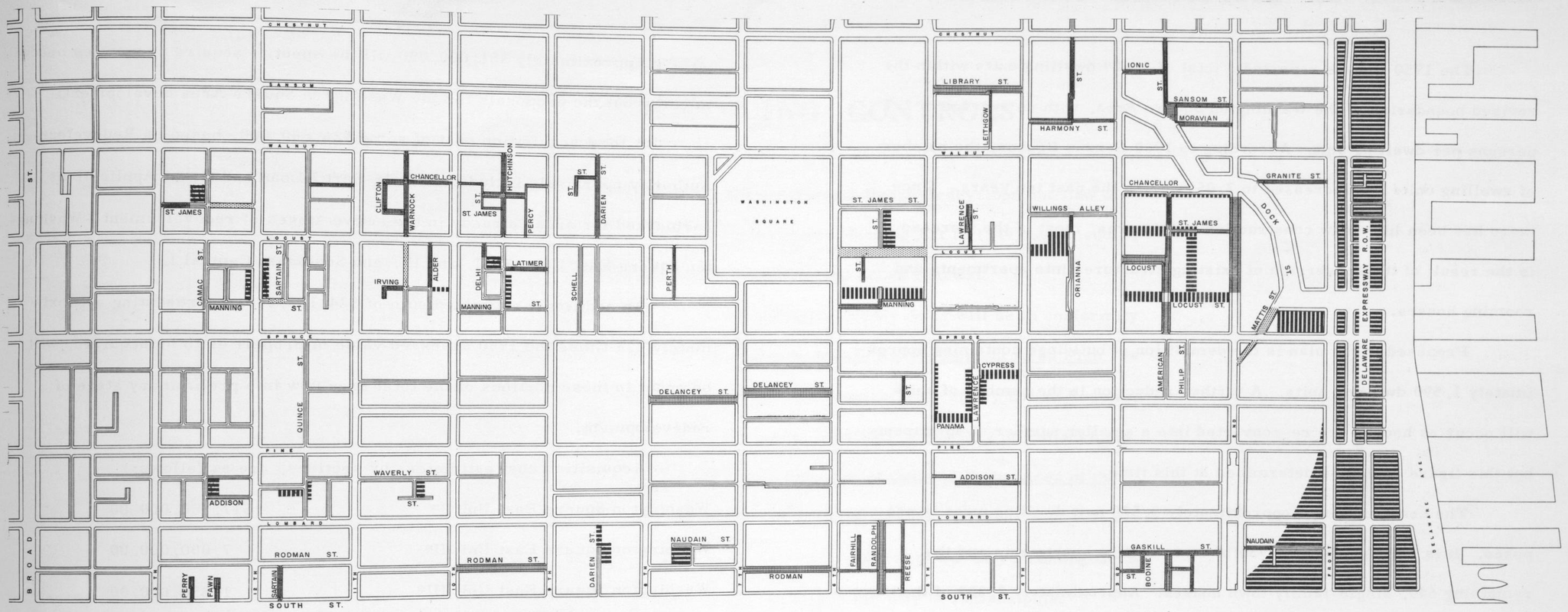
NEW STREETS

Irving Street	Alder to 10th
Darien Street	Extended to Lombard
Manning Street	6th to 5th
Panama Place	5th to Lawrence
Cypress Street	Lawrence to 4th
Locust Court	4th to Orianna
St. James Place	3rd Street to Philip Place
Locust Street	3rd to 2nd
Philip Place	St. James Place to Locust Street
Delaware Expressway (including service roads)	Walnut to South

STREET WIDENINGS (as shown on map)

Camac Street	Darien Street
12th Street	Naudain Street
Waverly Street	Randolph Street
Quince Street	5th Street
Waverly Street	Lawrence Street
Latimer Street	Chancellor Street
Hutchinson Street	Dock Street

PROPOSED STREET CHANGES



STREET TO BE ADDED

STREET TO BE CLOSED

RIGHT OF WAY RETAINED

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WASHINGTON SQUARE REDEVELOPMENT AREA

PHILADELPHIA CITY PLANNING COMMISSION AUGUST 1961

REHOUSING OF DISPLACED FAMILIES

The 1950 Census reported a total of 5,679 dwelling units within the revised boundaries of the Washington Square Area, with an average of 2.7 persons per dwelling unit. According to 1960 Census figures, the number of dwelling units has increased to 7,051 during the past ten years. Since there has been little new construction in this area, most of the increase is the result of the conversion of existing structures into apartments and rooming houses.

Proposed in the plan is the demolition of buildings containing approximately 1,590 dwelling units. A further reduction in the number of units will occur as houses are re-converted into a smaller number of apartments, but this figure cannot be determined at this time.

The construction of approximately 3,570 new dwelling units is proposed. It is estimated that 2,930 of these will be apartments and the remaining 640, single-family town houses. Approximately 2,300 of the new housing units are planned east of 7th Street, and 1,270 between 7th and 13th Streets.

The net increase in the number of dwellings will be approximately 1,980 units. After redevelopment, there will be more than 9,000 units in the Washington Square Area.

The Rehousing Bureau of the Redevelopment Authority will assist in the relocation of any families displaced by the redevelopment program.

ESTIMATED COST OF ACQUISITION

Approximately $51,000,000 will be spent to acquire properties needed to carry out the proposals for the Washington Square Area development.

A total acquisition cost of some $26,650,000, based on Redevelopment Authority appraisals included in their Part I Loan and Grant Applications, is earmarked for areas already in the active stages of redevelopment--Washington Square East Units I, II, and III, and Southeast Central I.

An additional estimated sum of $24,160,000, representing approximately 2.3 times the 1960 assessed value of properties to be acquired, will be spent in those portions of the total area now in a preliminary stage of redevelopment.

Acquisition cost estimates, by sections, are as follows:

Washington Square East Unit I*	$17,500,000.00
Washington Square East Unit II*	7,000,000.00
Washington Square East Unit III*	1,850,000.00
Southeast Central I*	350,000.00
Washington Square West**	19,520,000.00
Remainder of the area**	4,640,000.00

* Based on appraisals

** Based on assessments

CONTINUING CONTROLS

The Commonwealth of Pennsylvania Urban Redevelopment Law of 1945, as amended, and the United States Housing Act of 1949, as amended, regulate Philadelphia's redevelopment and urban renewal.

Redevelopment in the Washington Square Area will be in conformity with the provisions of the Washington Square Redevelopment Area Plan, as amended. It will be in accord with the requirements of any Urban Renewal Plans prepared by the Redevelopment Authority of the City of Philadelphia for the area, and will comply with the Code of General Ordinances of the City of Philadelphia. All plans and proposals prepared by the Redevelopment Authority will be subject to the recommendations of the City Planning Commission and the approval of the Council of the City of Philadelphia.

PRELIMINARY SITE PLAN

Within the Washington Square Area, there are a significant number of historic landmarks and institutions which have an important influence on the design concept for the Preliminary Site Plan. The more important of these are: Independence Hall and Independence National Historic Park, Washington Square, the Dock Street Market location, Pennsylvania Hospital and Jefferson Medical Center.

The central design concept of the plan is the strong east-west axis along Locust Street connecting Rittenhouse Square with Washington Square, the Dock Street towers and the development along the Delaware River. Subsidiary north-south greenways, such as the one between Old St. Joseph's Church and St. Peter's Church, link major historic structures, parks, and new residential development.

On the east, the Dock Street apartments stand in a landscaped setting which extends under the Delaware Expressway to the waterfront. From the towers, the Head House will be visible at Second and Pine Streets, and the curving line of Dock Street will draw attention to the Merchant's Exchange and the First Bank of the United States.

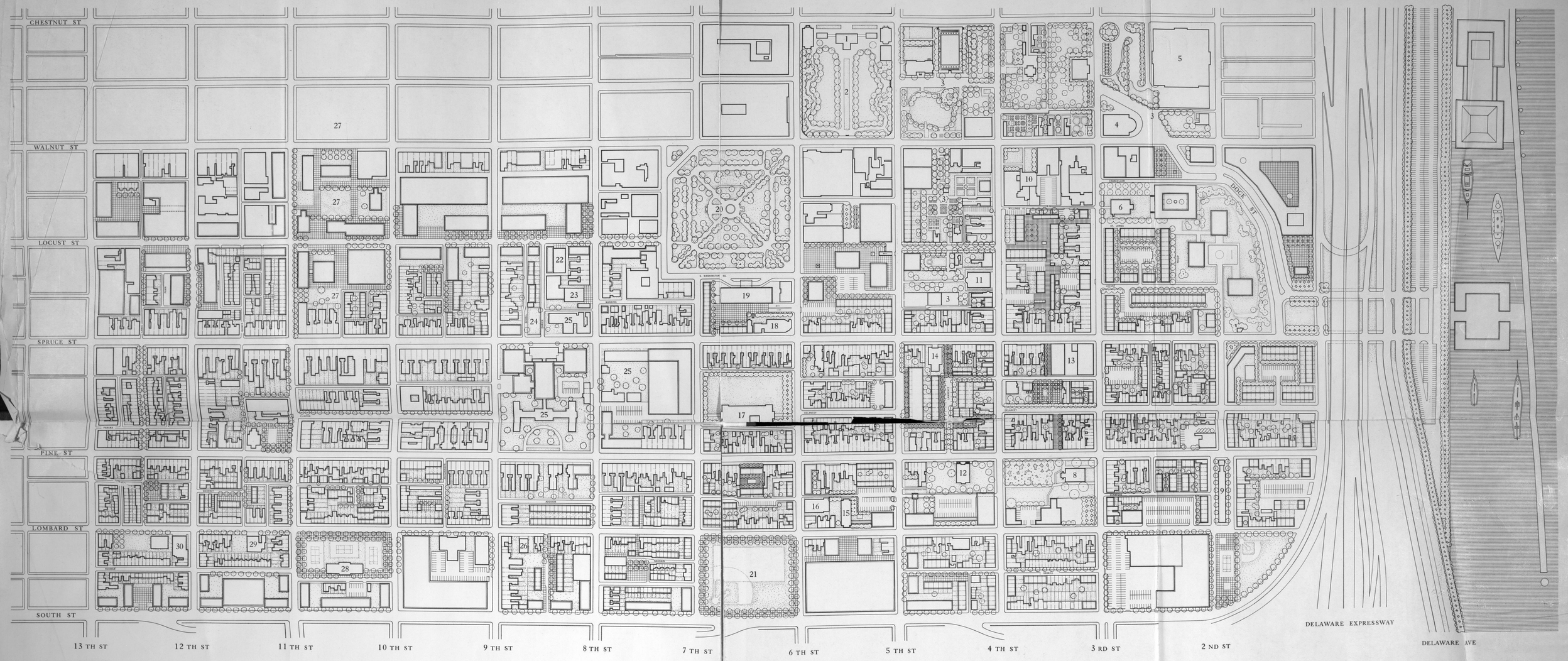
Other apartment houses will be built adjacent to Washington Square and along Locust Street to the west.

Between 10th and 11th Streets, the expanded Jefferson Medical College Campus will straddle Locust Street with high-rise buildings to the north and rehabilitated residences to the south. Expansion of Pennsylvania Hospital is planned along Spruce Street between 7th and 8th Streets, primarily to provide residential and research facilities.

West of Washington Square and south of Locust Street, narrow mid block north-south residential streets will remain. Existing dwellings not already rehabilitated by individual owners are proposed for rehabilitation. Small squares along these interior streets are planned as integral parts of the town house development. In order to retain the scale of the older buildings, two and three-story row houses are proposed where new structures are to be built.

The proposals contained in this preliminary site plan are designed to take advantage of the many unique features within and adjacent to the boundaries of the area, and to make possible a transition between old and new.

PRELIMINARY SITE PLAN



1. INDEPENDENCE HALL
2. INDEPENDENCE SQUARE
3. INDEPENDENCE NATIONAL HISTORICAL PARK
4. MERCHANTS EXCHANGE
5. NEW CUSTOMS HOUSE
6. PHILADELPHIA CITY MISSION
7. POWEL HOUSE
8. ST. PETER'S PROTESTANT EPISCOPAL CHURCH
9. HEAD HOUSE AND MARKET
10. ST. JOSEPH'S ROMAN CATHOLIC CHURCH
11. ST. MARY'S ROMAN CATHOLIC CHURCH
12. OLD PINE PRESBYTERIAN CHURCH
13. METROPOLITAN HOSPITAL
14. SOCIETY HILL SYNAGOGUE
15. B'NAI ABRAHAM SYNAGOGUE
16. BETHEL AFRICAN METHODIST EPISCOPAL CHURCH
17. GEN. GEORGE A. McCALL PUBLIC SCHOOL
18. HOLY TRINITY ROMAN CATHOLIC CHURCH
19. HOPKINSON HOUSE
20. WASHINGTON SQUARE
21. STARR GARDEN PLAYGROUND
22. MUSICAL FUND HALL
23. ST. GEORGE'S GREEK ORTHODOX CHURCH
24. MIKVEH ISRAEL CEMETERY
25. PENNSYLVANIA HOSPITAL
26. PENTECOSTAL BRIDEGROOM CHURCH
27. JEFFERSON MEDICAL COLLEGE AND HOSPITAL
28. SEGER PLAYGROUND
29. MACEDONIA CHURCH OF GOD
30. ST. PETER CLAVER'S ROMAN CATHOLIC CHURCH

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WASHINGTON SQUARE REDEVELOPMENT AREA

PHILADELPHIA CITY PLANNING COMMISSION - AUGUST 1961