

BUILDING ZONE PLAN FOR CITY BEAUTIFUL

Commissioner Ballinger Points Out Economic and Art Values in Structure Restrictions

50-FOOT STREET IS BASIS

Restriction of buildings to a height of not more than 150 feet at the building line in the central section of the city and the establishment of districts for building use with varying restrictions according to the type of building are among the most important features of the revised plans of the Zoning Commission, according to Walter E. Ballinger, well-known architect and engineer and a member of the commission.

It is expected that the ordinance will be ready for presentation to Council within the next few months, together with a number of maps illustrating the proposed changes in the city's future building regulations. The effect of the new plans, if approved, Mr. Ballinger explained, would be to better the housing situation by giving a more or less assured value to property.

Mr. Ballinger said:

"The principal objections raised in connection with the increased heights of our modern buildings are, first, the resulting lack of daylight, not only in the building itself, but also in the neighboring buildings, requiring artificial light; secondly, the making of our already narrow streets, and finally, the congestion of traffic, etc., to accommodate traffic, especially at the rush hours when these buildings are erected quickly, the latter entailing immensely increased expense to the city in policing, etc."

Districts Are Planned

"To overcome these conditions it is proposed to district the city, placing height limits in each of the several districts, such districts being designated by the ratio to the width of the street. For this purpose the fifty-foot wide street is taken as the basis for calculations. In addition to the limit by the times width of the street, there is also a flat limit above which a building may not be erected, regardless of the width of the street; namely, one time district, forty-five feet; one and one-half times, sixty-five feet; two times, eighty-five feet; two and one-half times, 125 feet; and three times, 150 feet. The three times district includes the portion of City Hall and for designated sections on either side in the present high-building district. The two and one-half times district consists of a much larger area and comprises a large portion of the central commercial and industrial districts. The one and one-half times district is principally residential areas.

"In making calculations for height limits the street line is the starting level, so that by setting back from the property line these heights may be exceeded. For instance, in a three times district, for every foot set back the height limit may be exceeded by three feet; or in other words, with a twenty-foot setback of 150 feet above the street level an additional sixty feet is permitted in the height of the building.

"First, in Philadelphia, probably the most important feature in zoning is the use restriction, of which there are four kinds of use districts: (a) residential, (b) commercial, (c) industrial, (d) least restricted.

"In residential districts, in addition to residences, there may be erected churches, schools, libraries, public and institutional buildings and private garages, and other accessories, such as porches, etc., but in which the erection of industrial buildings and commercial buildings is not to be permitted, thereby protecting residential districts from encroachment of garages, moving picture theatres, factories, etc., which tend to ruin residential sections and depreciate property values, etc."

Where Factories Are Banned

"Likewise in commercial districts, residences are permitted, but factories, buildings, etc., or manufacturing buildings are not permitted, with the exception that necessary uses embodying not more than 20 per cent of the commercial buildings are permitted.

"In industrial districts, manufacturing plants which are unobjectionable and which do not produce objectionable odors, gases, dust, smoke or noises are permitted in addition to those buildings which are permitted in residential and commercial districts.

"In the least restricted districts there are no restrictions from the standpoint of the zoning ordinance; only such restrictions as would be imposed by the health authorities, including glass and fertilizer factories, chemical works, boiler shops, etc."

"The area district regulations are the most restricted one, which only 10 per cent of the lot may be built upon. This would require a front yard, two side yards and a rear yard. Each class is to allow the use of a larger percentage of the lot for building purposes. The classes A, B and C are principally in residential districts, and of class A, principally in commercial and industrial districts. An area district includes only single-family dwellings, whereas two-family and multi-family dwellings are restricted in industrial districts.

"It is not proposed to make the ordinance retroactive and careful consideration has been given to existing conditions in making the maps of the respective districts."

WRITER THREATENS POLICE

Supposed Drug Addict Says He'll Break "Alabama Joe's" Record

Apparently envisioning newspaper headlines, an anonymous person has sent a letter to Lieutenant Fenn, of the Twelfth and Pine streets station, warning him that "the game of hide and seek is over."

Lieutenant of District 19—shot and killed—assaulted unknown.

In police numeral code the paragraph was noticed to one written out that said:

"Lieutenant Fenn: I have ducked the federal drug agents three times, but this is the last time I will duck anybody. The game of hide and seek is over. If I get caught on the street by any of your men you'll learn Alabama Joe was a mere piker when it comes to handling a gun."

MAYOR PLEDGES AID TO PHARMACY

Parkway Site for College Seen in Speech at Anniversary of Founding

FIRST OF KIND IN AMERICA

Trenton, Feb. 24.—James Logan, county engineer of Burlington county, addressed the state highway convention today on the "Relations Between State Highway Inspectors and County Authorities."

Mr. Logan defined the nature of the work and duties of the man who is employed to see that the contractor for a section of state highway conforms to the specifications and gives proper value for money expended.

"An inspector on any work has two major troubles," said Mr. Logan, "the contractor and the engineer. The contractor thinks he is too particular, the engineer does not think he is sufficiently particular. The engineer is employed by the owner and when he is on the job he is there for the specific purpose of finding fault, if there is any to be found, and it is possible to find fault with every job."

"The state highway inspector on any state and county road job has three different authorities to deal with. The owner, in this case, is a partnership affair between the state and the county, who are the party of the first part and the contractor is the party of the second part. The inspector must protect the interests of the party of the first part and it being a partnership affair, requires the inspector to represent both partners. The state requires that their interests, as well as the county's interests, be protected by careful intelligent supervision of the work according to the specifications, plans and contract."

"During the progress of the work the inspector must at all times be on the job. He must be a keen observer. The usefulness of the inspector to the party of the first part is his ability to look after the interests of the partnership affair, his knowledge of what goes on on the work and his ability to impart same to the agents of the partners."

"It goes without saying that the inspector will be charged, and numbers of the first part will, under no consideration, think of having an inspector con-

HIGHWAY EXPERTS CONFER ON ROADS

Engineer Tells State Convention Need of Real Inspection of Work

HONESTY AN ESSENTIAL

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time on any job if he is on the payroll of the state and the contractor at the same time. If the inspector only knew with what contempt he would be very careful, I am sure, not to accept favors from him."

Among speakers scheduled for addresses today are John M. Kelly, president of the New Jersey State Highway Contractors' Association, who will speak on "Causes and Prevention of Delays in Highway Construction"; Robert McKnight, of the Anderson Lumber Co., Passaic, on "The Proper Selection of Lumber and Timber for Highway Structures"; H. W. Whitman, National Steel Co., Philadelphia, on "Benefits Secured by Reinforcing Concrete Pavements."

Following the speakers there will be a motion picture showing the different phases in the construction of a concrete pavement.

TO TALK ON BIBLE

Dr. Penniman to Point Out Its Literary Value in Lenten Series

Dr. Josiah H. Penniman, acting provost of the University of Pennsylvania, will deliver the second of a series of six Lenten lectures on "The Bible as Literature" at 4 o'clock this afternoon in the foyer of the Academy of Music.

Today's talk will be devoted to the literary background of the Bible, and will include a discussion of how archeology has affected our view of early Israel, the lost literature of Israel outside the New Testament, stories preserved in other Oriental literatures, Greek literature, Josephus and Philo.

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The Equitable's 61st Annual Statement, from which the following figures are taken, will be sent to any address on request.

OUTSTANDING INSURANCE, Dec. 31, 1920	\$2,656,524,971
An increase of \$385,621,040 over the previous year.	
NEW INSURANCE issued and paid for in 1920	\$529,559,921
An increase of \$74,720,484 over the previous year.	
PAID TO POLICYHOLDERS in 1920	\$72,683,550
97% of the domestic death claims paid in 1920 were settled within twenty-four hours after receipt of proofs of death.	
PAID POLICYHOLDERS Since Organization	\$1,374,975,228
ASSETS, December 31, 1920	\$627,141,737
INSURANCE RESERVE	\$519,541,119
OTHER LIABILITIES	19,599,676
SURPLUS RESERVES:	
For distribution to policyholders in 1921	\$18,790,678
Awaiting apportionment on deferred dividend policies	46,882,132
For Contingencies	23,228,132
	88,000,942
	\$627,141,737

GROWTH IN A DECADE		
	1920	1910
OUTSTANDING INSURANCE Dec. 31	\$2,656,524,971	\$1,347,158,692
NEW INSURANCE	\$29,559,921	\$107,965,091
ASSETS Dec. 31	\$627,141,737	\$492,197,585
LIABILITIES Dec. 31	\$539,140,795	\$409,538,600
PAYMENTS TO POLICYHOLDERS	\$72,683,550	\$3,119,670
		\$1,309,366,279
		\$421,594,830
		\$134,944,152
		\$129,602,195
		\$19,563,880

WHAT THE EQUITABLE OFFERS

- Standard Life and Endowment Policies
- Group Life and Group Disability Insurance
- Inheritance Tax Insurance
- Non-cancellable Accident and Health Insurance
- Educational Fund Insurance
- Corporate and Co-partnership Insurance
- Annuities of all kinds
- Life Income Policies
- Home Purchase Policies
- Income Bonds for Old Age
- Insurance for Bequests

FULL INFORMATION REGARDING ANY OF THESE FORMS WILL BE SENT ON REQUEST

W. A. DAY
President

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E. P. LANGLEY, Agency Supervisor.

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E. W. CLEVERLEY, Agency Manager.
THE F. L. REGISTER AGENCY, General Agents.
JACOB WELLS, General Agent.

C. M. FOSTER, Agency Manager, North Am. Bldg.
R. W. CLEVERLEY, Agency Mgr., Finance Bldg.
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