

City of Philadelphia



Philadelphia, January 20, 2022

CERTIFICATION: This is to certify that Bill No. 210899 was presented to the Mayor on the sixteenth day of December, 2021, and was not returned to the Council with his signature at a meeting held January 20, 2022 (being more than ten days after it had been presented to him).

THEREFORE, Pursuant to the provisions of Section 2-202 of the Philadelphia Home Rule Charter, the ordinance becomes effective as if the Mayor had approved it.

A handwritten signature in cursive script that reads "Michael A. Decker".

Michael A. Decker
Chief Clerk of the City Council

(Bill No. 210899)

AN ORDINANCE

Amending Chapter 14-1000 of The Philadelphia Code, entitled "Historic Preservation," to establish a temporary demolition moratorium with respect to properties in the area bounded by Henry Avenue, Roxborough Avenue, Silverwood Street, and Fountain Street; all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Chapter 14-1000 of The Philadelphia Code is hereby amended to read as follows:

CHAPTER 14-1000. HISTORIC PRESERVATION

* * *

§ 14-1010. Demolition Moratorium in the Victorian Roxborough Area.

(1) Definition. For purposes of this Section:

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(a) “Victorian Roxborough area” shall include the properties identified on the document attached as “Exhibit A,” and generally bounded by Henry Avenue, Roxborough Avenue, Silverwood Street, and Fountain Street, to the ordinance that added this provision to the Code.

(b) “total demolition” means removal or partial removal of structural elements for the purpose of removal of an entire structure.

(2) No zoning permit for a total demolition of any building or other structure among the designated properties in the Victorian Roxborough area shall be permitted, unless either:

(a) such demolition is necessary to abate an imminently dangerous condition as determined by the Department of Licenses and Inspections; or

(b) a zoning permit for such demolition is obtained in accordance with the provisions of § 14-1005 (“Regulation”), applying the provisions applicable to building permits to such zoning permit as if the designated properties in the Victorian Roxborough area constituted, collectively, a designated historic district.

(3) The Section 14-1010 shall expire at the earlier of:

(a) 12 months after it became law; or

(b) certification by the Historical Commission to the Chief Clerk of Council that it has mailed notice of the proposed historic designation of more than 25% of the properties among the designated properties in the Victorian Roxborough area to the owners of such properties pursuant to Section 14-1004 (“Designation”).

SECTION 2. This Ordinance shall be effective immediately.

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EXHIBIT "A"

All properties fronting on the following:

- 4500 block of Boone St. (both sides)
- 4400 block of Dexter St. (both sides)
- 200 block of Dupont St. (both sides, excluding north side of block west of Boone)
- 500 block of Dupont St. (both sides)
- 300 and 400 blocks of Green Ln. (both sides)
- 400 and 500 blocks of Hermitage St. (both sides)
- 6200 block of Lawnton St. (both sides)
- 500 and 600 blocks of Leverington Ave. (both sides)
- 300 and 400 blocks of Lyceum Ave. (both sides)
- 4400 block of Manayunk Ave. (both sides)
- 400 block of Martin St. (both sides)
- 4300 block of Pechin St., between Martin St and Lyceum Ave. (both sides)

The following individual properties:

- 414, 464, 466 Conarroe St.
- 606, 626, 632 Dupont St.
- 4540, 4542, 4567 Fleming St.
- 4452, 4454, 4460 Mitchell St.
- 6307 Ridge Ave.

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