

Legislation Details (With Text)

**File #:** 210473      **Version:** 1      **Name:**  
**Type:** Bill      **Status:** ENACTED  
**File created:** 5/20/2021      **In control:** Committee on Rules  
**On agenda:**      **Final action:** 6/24/2021  
**Title:** Amending Chapter 14-1000 of The Philadelphia Code, entitled "Historic Preservation," to establish a temporary demolition moratorium with respect to properties in the area of Christian Street between Broad and 20th Streets, all under certain terms and conditions.  
**Sponsors:** Councilmember Johnson  
**Indexes:** HISTORIC PRESERVATION, ZONING AND PLANNING  
**Code sections:**  
**Attachments:** 1. CertifiedCopy21047301.pdf

Date	Ver.	Action By	Action	Result	Tally
7/1/2021	1	MAYOR	SIGNED		
6/24/2021	1	CITY COUNCIL	READ AND PASSED	Pass	17:0
6/17/2021	1	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL		
6/17/2021	1	CITY COUNCIL	ORDERED PLACED ON THIS DAY'S FIRST READING CALENDAR		
6/17/2021	1	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
6/15/2021	0	Committee on Rules	HEARING NOTICES SENT		
6/15/2021	0	Committee on Rules	HEARING HELD		
6/15/2021	0	Committee on Rules	AMENDED		
6/15/2021	1	Committee on Rules	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
5/20/2021	0	CITY COUNCIL	Introduced and Referred		

Amending Chapter 14-1000 of The Philadelphia Code, entitled "Historic Preservation," to establish a temporary demolition moratorium with respect to properties in the area of Christian Street between Broad and 20<sup>th</sup> Streets, 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 amended to read as follows:

CHAPTER 14-1000. HISTORIC PRESERVATION.

\* \* \*

§ 14-1009. Demolition Moratorium for the West Christian Street Area.

(1) *Definitions. For the purposes of this Section, the following definitions apply:*

(a) *Moratorium area. All lots with street frontage on Christian Street between Broad and 20<sup>th</sup> Streets.*

(b) *Complete demolition. Removal of two thirds or more of the structural framing members when work involves the removal of any portion of the exterior wall.*

(2) *Moratorium scope. No zoning permit shall issue for a complete demolition of any building within the designated 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;*

(b) *such demolition is necessary to abate an unsafe condition impacting the right of way or any adjacent property as determined by the Department of Licenses and Inspections; or*

(c) *a permit for such demolition is obtained in accordance with the provisions of § 14-1005 (“Regulation”), applying those provisions as if the properties in the moratorium area were a designated historic district.*

(3) *The Section 14-1009 shall expire at the earlier of:*

(a) *12 months after it becomes law; or*

(b) *certification by the Historical Commission to the Chief Clerk of Council that it has made a final determination as to the proposed historic designation of the moratorium area, pursuant to Section 14-1004 (Designation).*

SECTION 2. This Ordinance shall be effective immediately.

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**Explanation:**

*Italics indicate new matter added.*