

Legislation Text

File #: 210473, Version: 1

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.

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.

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§ 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 20th 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.

Explanation:

Italics indicate new matter added.