City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

Legislation Details (With Text)

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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 bounded by Ridge Avenue, Rochelle Avenue, Vicaris Street, and Hermit Street; all under certain terms and conditions.

Sponsors: Councilmember Jones

Indexes: HISTORIC PRESERVATION

Code sections:

Attachments: 1. Bill No. 23057801, As Amended.pdf, 2. CertifiedCopy23057801

Date	Ver.	Action By	Action	Result	Tally
11/16/2023	1	MAYOR	NO ACTION TAKEN		
11/2/2023	1	CITY COUNCIL	READ AND PASSED	Pass	15:0
11/2/2023	1	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
10/26/2023	1	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL		
10/26/2023	1	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
10/26/2023	1	CITY COUNCIL	ORDERED PLACED ON THIS DAY`S FIRST READING CALENDAR		
10/23/2023	0	Committee on Rules	HEARING NOTICES SENT		
10/23/2023	0	Committee on Rules	HEARING HELD		
10/23/2023	0	Committee on Rules	AMENDED		
10/23/2023	1	Committee on Rules	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
9/14/2023	0	CITY COUNCIL			

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 Ridge Avenue, Rochelle Avenue, Vicaris Street, and Hermit 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

* * *

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§ 14-1011. Demolition Moratorium in the Wissahickon Historic District.

(1) Definition. For purposes of this Section:

(a) "Wissahickon Historic District" shall include the properties identified on the document attached as "Exhibit A," and generally bounded by Ridge Avenue, Rochelle Avenue, Vicaris Street, and Hermit Street, to the ordinance that added this provision to the Code.

(b) "complete demolition" means removal of two thirds or more of the structural framing members when work involves the removal of any portion of the exterior wall.

(2) No zoning permit for a complete demolition of any building or other structure among the designated properties in the Wissahickon Historic District shall be permitted, unless any of the following apply:

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

(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 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 Wissahickon Historic District constituted, collectively, a designated historic district.

(3) The Section 14-1011 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 Wissahickon Historic District 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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Explanation:

Italics indicate new matter added.

EXHIBIT "A"

All properties fronting on the following:

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- 5100 block of Rochelle Ave (both sides)
- 200 block of Righter Street (east/odd side only)
- 300 block of Righter Street (west/even side only)
- 400 and 500 blocks of Righter Street (both sides)
- 100 block of Sumac Street (both sides)
- 200 block of Sumac Street (south/even side; plus 201 - 223 Sumac Street on north/odd side)
- 1-99, 100 and 200 blocks of Rochelle Avenue (both sides)
- 100 and 200 blocks of Kalos Street (both sides)
- 3500 block of Retta Street
- 3500 and 3600 block of Freeland Avenue
- 3700 blocks of Manayunk Avenue (west/even side only)
- 100 block of Osborn Street (both sides)
- 200 block of Osborn Street (south/even side only from Righter Street to 246 Osborn Street)
- 300 block of Dawson Street (north/odd side only)
- 100 block of Lauriston Street (south/even side only)
- 200 block of Lauriston Street (north/odd side only)

The following individual properties:

- 279 Sumac Street
- 275 and 289 Osborn Street

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