

## Legislation Text

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**File #:** 170821, **Version:** 1

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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 Ridge Avenue between Wissahickon Creek and Northwestern Avenue; 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 Along Ridge Avenue.*

*(1) Definition. For purposes of this Section:*

*(a) "designated properties in the Ridge Avenue area" shall include the properties identified on the document attached as "Exhibit A" 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 total demolition of any building or other structure among the designated properties in the Ridge Avenue 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 permit for such demolition is obtained in accordance with the provisions of § 14-1005 ("Regulation"), applying those provisions as if the designated properties in the Ridge Avenue area constituted, collectively, a designated historic district.*

*(3) The Section 14-1009 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 Ridge Avenue area to the owners of such properties pursuant to Section 14-1004 ("Designation").*

SECTION 2. This Ordinance shall be effective upon adoption into law.

