



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 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.

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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 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.