

**MEMORANDUM**

**City of Philadelphia**

**Date: December 12, 2017**

**To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE**

**From: Susie D. ~~Sammon~~ – Chairwoman – Vacant Property Review Committee**

**Subject: AGENDA FOR THE DECEMBER 12, 2017 MEETING OF THE VACANT  
PROPERTY REVIEW COMMITTEE**

**TIME: 10:00 AM**

**LOCATION: City Council  
Caucus Room, 4<sup>th</sup> Floor  
City Hall**

*The properties being presented for the Committee Members' recommendations at the subject meeting are listed on the following pages by address, census tract, property "type" and suggested program/reuse. Where possible, applicants of record are likewise identified.*

*The Committee Members will be requested, after appropriate consideration, to recommend acquisition and/or disposition by the City of appropriate public agency, pursuant to the terms and conditions of Chapter 16-400 of the Philadelphia Code.*

**PROPOSED AGENDA SEQUENCE**

- 1. Presentations by Attending Guests (requesting properties)**
- 2. Consideration of the Minutes of previous meetings (corrections received are included herewith)**
- 3. Property Disposition Recommendations**

- 1. Residential Lots Sales**
- 2. Residential Side/Rear yard**
- 3. Urban Garden**
- 4. Philadelphia Land Bank**
- 5. Extension of Time**
- 6. Certificate of Completion**

**1. Residential Lots Sales**

<u>Address</u>	<u>Applicant</u>	<u>City Acquired</u>
A. 2033 N. American Street	Melvin A. Cruz & Eve N. Cruz 2035 N. American Street Philadelphia, PA 191	12/96

**Attachments-****2. Residential Lots For Transfer and Improvements as Side/Rear Yard Areas (recommended for transfer at “no consideration”):**

<u>Address</u>	<u>Name and Address of Applicant</u>	<u>City Acquired</u>
A. 3934 Dell Street	Bridget Anderson 3936 Dell Street Philadelphia, PA 19140	07/79
B. 454 E. Clearfield Street	Sobeida Vasquez 452 E. Clearfield Street Philadelphia, PA 19134	11/03
C. 1414 N. Vodges Street	Clyde Deloatch 1416 N. Vodges Street Philadelphia, PA 19131	05/84
D. 1834 S. Allison Street	Mary F. Lewis 1832 S. Allison Street Philadelphia, PA 19143	05/89

**3. Vacant Lots for Improvements as Urban Gardens(no title transfer presently intended)**

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
A. 2424 E. Indiana Avenue	Dina Cirignano Mary Silloway	06/06
B. 5320 Pentridge Street	Yvette Mark	05/85

<i>C. 533 N. Conestoga Street</i>	<i>Urban Tree Connection</i>	<i>10/86</i>
<i>541 N. Conestoga Street</i>	“ “ “	<i>03/86</i>
<i>543 N. Conestoga Street</i>	“ “ “	<i>04/85</i>
<i>534-35 N. 54<sup>th</sup> Street</i>	“ “ “	<i>10/87</i>
<i>538-40 N. 54<sup>th</sup> Street</i>	“ “ “	<i>10/86</i>
<i>546 N. 54<sup>th</sup> Street</i>	“ “ “	<i>08/86</i>
<i>550 N. 54<sup>th</sup> Street</i>	“ “ “	<i>06/82</i>
<i>4112 W. Stiles Street</i>	“ “ “	<i>04/79</i>
<i>4114 W. Stiles Street</i>	“ “ “	<i>02/84</i>
<i>4116 W. Stiles Street</i>	“ “ “	<i>02/84</i>
<i>4120 W. Stiles Street</i>	“ “ “	<i>05/87</i>
<i>4122 W. Stiles Street</i>	“ “ “	<i>05/85</i>
<i>4124 W. Stiles Street</i>	“ “ “	<i>05/85</i>
<i>4126 W. Stiles Street</i>	“ “ “	<i>02/87</i>
<i>4128 W. Stiles Street</i>	“ “ “	<i>09/85</i>
<i>4151 W. Girard Avenue</i>	“ “ “	<i>09/11</i>
<i>4152 W. Girard Avenue</i>	“ “ “	<i>02/88</i>

*D. 5531 Hadfield Street Donna Hammond 12/05*

*E. 5437 Addison Street Shirley Pickens 09/11*

*F. 1803 N. 22<sup>nd</sup> Street Mia White 05/86*

*G. 5528 W. Oxford Street Hestonville, CDC 09/98*

*1668 N. 55<sup>th</sup> Street “ “ 12/99*

*1617 N. Conestoga Street “ “ 05/87*

*5417 Hunter Street “ “ 12/87*

**4. Philadelphia Land Bank Name of Applicant**

*A. 2520 Potter Street Katherine Messano*

*B. 4546 N. Marvine Street Isaiah Elijah*

*Attachments-*

---

<u>5. Extension of Time</u>	<u>Name of Applicant</u>	<u>Settled</u>
A. 2147 Federal Street	JBS Renovation, LLC	02/13
2723 Oakford Street	“ “ “	02/13
2727 Oakford Street	“ “ “	02/13

6. Certificates of Completion

*The Grantees for the properties identified hereafter have demonstrated Satisfactory Compliance with the Conditions of Title to which they had agreed at settlement, as evidenced by a physical inspection of the premises. Accordingly, it is recommended that the Committee authorize the issuance of Certificates of Completion in recordable form for the following:*

<u>Address</u>	<u>Grantee</u>	<u>Settled</u>
A. 2349 N. Carlisle Street	Patrick White	06/09
<i>This was a side yard</i>		
<i>Attachments-</i>		
B. 2247 Gerritt Street	Harriett E. Hart	10/81
<i>This was a side yard</i>		
<i>Settlement is scheduled for December 19, 2017</i>		
<i>Attachments-</i>		
C. 1940 E. York Street	John Patricia Katzianer	07/84
<i>This was a side yard</i>		
<i>Attachments-</i>		
D. 2229 N. 2 <sup>nd</sup> Street	Ha Nhai Yau & Hiu Y. Wong	05/00
<i>This was a side yard</i>		
<i>Attachments-</i>		

---

<i>E. 4914 Kingsessing Avenue</i>	<i>Melissa Risser</i>	<i>08/06</i>
<i>4916 Kingsessing Avenue</i>	<i>Mae Frances Johnson</i>	<i>11/89</i>

*They both were transferred as side Yards.*

*Attachments-*

<i>F. 2935 Cecil B. Moore Avenue</i>	<i>Edward Hughes</i>	<i>05/98</i>
--------------------------------------	----------------------	--------------

*Attachments-*

<i>G. 1511 S. Bouvier Street</i>	<i>PHDC</i>	<i>09/84</i>
----------------------------------	-------------	--------------

*Attachments-*

<i>H. 409 W. Berks Street</i>	<i>Valentina Rios</i>	<i>04/95</i>
<i>413 W. Berks Street</i>	<i>“ “</i>	<i>07/83</i>

*This was a side yard*

*Attachments-*

<i>I. 2303 E. Albert Street</i>	<i>John R. Lambert</i>	<i>04/95</i>
<i>2305 E. Albert Street</i>	<i>“ “ “</i>	<i>07/83</i>

*These were transferred as side yards. They are unable to attend.  
This is scheduled for December 15, 2017.*

*Attachments-*

<i>J. 3634 Wharton Street</i>	<i>Emerald Properties of Phila. LLC</i>	<i>06/87</i>
-------------------------------	---	--------------

*Attachments-*

<i>K. 2912 Belgrade Street</i>	<i>Maria Aquila</i>	<i>08/89</i>
--------------------------------	---------------------	--------------

*This was a side yard. The current owner purchased the lot along with the house on  
December 22, 2015 for, \$57,000.00*

*Attachments-*

<i>L. 2401 Jefferson Street</i>	<i>PHA</i>	<i>04/14</i>
<i>2405 Jefferson Street</i>	<i>“</i>	<i>04/14</i>
<i>2409 Jefferson Street</i>	<i>“</i>	<i>04/14</i>
<i>2411 Jefferson Street</i>	<i>“</i>	<i>04/14</i>

---

<i>1500 N. 24<sup>th</sup> Street</i>	“	<i>04/14</i>
<i>1508 N. 24<sup>th</sup> Street</i>	“	<i>04/14</i>
<i>1512 N. 24<sup>th</sup> Street</i>	“	<i>04/14</i>
<i>1524 N. 24<sup>th</sup> Street</i>	“	<i>04/14</i>
<i>2401 W. Oxford Street</i>	“	<i>04/14</i>

*Attachments-*

<i>M. 603 Hutton Street</i>	<i>Rose Phillips</i>	<i>10/92</i>
-----------------------------	----------------------	--------------

*This was a side yard*

*Attachments-*

<i>N. 3144 N. Taylor Street</i>	<i>Titus Cooper</i>	<i>02/90</i>
---------------------------------	---------------------	--------------

*Attachments-*

<i>O. 1323 N. 17<sup>th</sup> Street</i>	<i>Leon Bobby Realty, LLC</i>	<i>12/15</i>
<i>1325 N. 17<sup>th</sup> Street</i>	“ “ “ “	<i>12/15</i>
<i>1327 N. 17<sup>th</sup> Street</i>	“ “ “ “	<i>12/15</i>
<i>1329 N. 17<sup>th</sup> Street</i>	“ “ “ “	<i>12/15</i>

<i>P. 504 Mercy Street</i>	<i>PAID</i>	<i>08/91</i>
----------------------------	-------------	--------------