

**MEMORANDUM**

**City of Philadelphia**  
**Date: July 30, 2019**

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

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

**Subject: AGENDA FOR THE AUGUST 13, 2019 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**
- 2. Urban Garden**
- 3. Extension of Time**
- 4. Name Change**
- 5. Certificate of Completion**

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

<b><u>Address</u></b>	<b><u>Name and Address of Applicant</u></b>	<b><u>City Acquired</u></b>
<b>A. 815 W. Firth Street</b>	<b>Carmen Gomez 813 W. Firth Street Philadelphia, PA 19133</b>	<b>10/89</b>
<b>B. 1747 N. 27<sup>th</sup> Street</b>	<b>Larry Epps 1749 N. 27<sup>th</sup> Street Philadelphia, PA 19121</b>	<b>04/04</b>

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

<b><u>Address</u></b>	<b><u>Name of Applicant</u></b>	<b><u>City Acquired</u></b>
<b>A. 1715 W. Seybert Street</b>	<b>Kyle Rowland</b>	<b>10/86</b>
<b>B. 2722 W. Cabot Street</b>	<b>Beulah Lawson</b>	<b>03/83</b>
<b>C. 1351 E. Rittenhouse Street</b>	<b>Missann Williams</b>	<b>10/82</b>
<b>D. 1402 E. Lycoming Street</b>	<b>San Tran</b>	<b>02/02</b>
<b>E. 1826 Orthodox Street</b>	<b>Edward Burgess</b>	<b>06/99</b>
<b>F. 2429 N. Colorado Street</b>	<b>Jonnie Wallace</b>	<b>06/83</b>
<b>G. 2049 N. Lawrence</b>	<b>Ramp L. Pubill</b>	<b>02/84</b>
<b>H. 621 Diamond Street</b>	<b>David Sonne</b>	<b>11/84</b>
<b>623 Diamond Street</b>	<b>" "</b>	<b>11/84</b>
<b>625 Diamond Street</b>	<b>" "</b>	
<b>I. 5215 Beaumont</b>	<b>Mary Buffaloe</b>	<b>02/08</b>
<b>J. 5437 Addison Street</b>	<b>Shirley Pickens</b>	<b>09/11</b>

**3. Extension of Time**

<u>Address</u>	<u>Applicant</u>	<u>Settled</u>
A. 1323 N. 17 <sup>th</sup> Street	Leon Bobby Realty, LLC	12/15
1325 N. 17 <sup>th</sup> Street	" " " "	12/15
1327 N. 17 <sup>th</sup> Street	" " " "	12/15
1329 N. 17 <sup>th</sup> Street	" " " "	12/15

*This was approved for subordination agreement but not an extension.*

*Attachments-*

B. 629 Porter Street	Dgunutraq Xhoxhi	05/18
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*Attachments-*

**4. Name Change**

<u>Address</u>	<u>Applicant</u>
A. 5107, 5109, 5111, 5113, 5121, 5123, 5125 Market Street	51 Market Owner, LLC

*Name change from Kalidave, LP to this new entity.*

*Attachments-*

### 5. 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>
<b>A. 2515 N. Hope Street</b>	<b>Rita M. Rivera</b>	<b>06/89</b>
<b>2519 N. Hope Street</b>	<b>" " "</b>	<b>06/89</b>
<b>2521 N. Hope Street</b>	<b>" " "</b>	<b>06/89</b>
<b>2523 N. Hope Street</b>	<b>" " "</b>	<b>06/89</b>
<b>2517 N. Hope Street</b>	<b>" " "</b>	<b>11/90</b>
<b>Attachments-</b>		
<b>B. 3227 N. 17<sup>th</sup> Street</b>	<b>Alma Boddie</b>	<b>11/02</b>
<b>Attachments-</b>		
<b>C. 2414 S. 3<sup>rd</sup> Street</b>	<b>Michael J. Magee, Jr.</b>	<b>05/14</b>
<b>Was a side yard</b>		
<b>Attachments-</b>		
<b>D. 2547 E. Norris Street</b>	<b>PHDC</b>	<b>04/88</b>
<b>Attachments-</b>		
<b>E. 2124 N. Percy Street</b>	<b>Felix Clemente</b>	<b>02/91</b>
<b>Attachments-</b>		
<b>F. 1122 N. 39<sup>th</sup> Street</b>	<b>Calmease Knowles</b>	<b>09/87</b>
<b>Attachments-</b>		
<b>G. 1809 Wilder Street</b>	<b>Madeline Fernandez</b>	<b>05/98</b>

*This was transferred as a side yard*

**Attachments-**

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<b><i>H. 1208 N. Taylor Street</i></b>	<b><i>James Bristol Russ</i></b>	<b><i>08/04</i></b>
<b><i>Attachments-</i></b>		
<b><i>I. 2726 N. 12<sup>th</sup> Street</i></b>	<b><i>Clarence Collins</i></b>	<b><i>05/94</i></b>
<b><i>Attachments-</i></b>		
<b><i>J. 222 Hermitage Street</i></b>	<b><i>David &amp; Deborah Forcer</i></b>	<b><i>03/02</i></b>
<b><i>Attachments-</i></b>		
<b><i>K. 243 W. George Street</i></b>	<b><i>Edward &amp; Mary Osmolski</i></b>	<b><i>03/82</i></b>
<b><i>245 W. George Street</i></b>	<b><i>“ “ “ “</i></b>	<b><i>03/82</i></b>
<b><i>Attachments-</i></b>		
<b><i>L. 1806 E. Albert Street</i></b>	<b><i>Daniel &amp; Nora McKay</i></b>	<b><i>02/84</i></b>
<b><i>Attachments-</i></b>		
<b><i>M. 2521 N. Front Street</i></b>	<b><i>Charles &amp; Madeline Fisher</i></b>	<b><i>04/92</i></b>
<b><i>Attachments-</i></b>		
<b><i>N. 2530 N. Front Street</i></b>	<b><i>Armando &amp; Elsie Migdalia Delgado</i></b>	<b><i>05/16</i></b>
<b><i>Attachments-</i></b>		
<b><i>O. 3609 Helen Street</i></b>	<b><i>Dominic &amp; Margaret Maglione</i></b>	<b><i>05/97</i></b>
<b><i>3611 Helen Street</i></b>	<b><i>Dominic J. Maglione</i></b>	
<b><i>Attachments-</i></b>		
<b><i>P. 2039 W. Boston Street</i></b>	<b><i>PHDC</i></b>	<b><i>04/88</i></b>
<b><i>Attachments-</i></b>		

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***Q. 1912 N. Lawrence Street***

***Efrain Agosto***

***05/87***

***Attachments-***

***R. 4818 Parrish Street***

***Bernadette Parker***

***01/99***

***Attachments-***