

**MEMORANDUM**

**City of Philadelphia**  
**Date: January 16, 2018**

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

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

**Subject: AGENDA FOR THE JANUARY 16, 2018 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 Side/Rear yard**
- 2. Urban Garden**
- 3. Extension of Time**
- 4. Certificate of Completion**

**1. 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. 3341 N. Uber Street	Venice Campbell 3343 N. Uber Street Philadelphia, PA 19140	08/89
B. 2134 E. Cambria Street	Natalia Pearson Rivera 2132 Cambria Street Philadelphia, PA 19134	03/89

**2. 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. 1306 W. William Street 1308 W. William Street	Emily & Jenola Martin	02/90

<u>3. Extension of Time</u>	<u>Name of Applicant</u>	<u>Settled</u>
A. 1233 S. 27 <sup>th</sup> Street	2632 Federal, LLC	06/15
2646 Manton Street	“ “ “	09/14
2648 Manton Street	“ “ “	09/14
1100 S. 27 <sup>th</sup> Street	“ “ “	06/15
1121 & 1124 S. 26 <sup>th</sup> Street	“ “ “	06/15

*Attachments-*

**4. 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. 2422 Frankford Avenue	Rosemary Kurz	12/90
2424 Frankford Avenue	Robert & Rosemary Kurz	02/89

*Attachments-*

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**B. 1433 N. Dover Street                      Anthony & Diane Sanders                      06/03**

*This was transferred as a Single Family Dwelling*

*Attachments-*

**C. 2141 N. Darien Street                      Idalia Rodriguez                      02/87**

*This was acquired at Sheriff Sale June 21, 2016*

*Attachments-*

**D. 1839 S. 22<sup>nd</sup> Street                      Mary Lou Ruffin                      05/00**

*This property was transferred with a Self-Amortizing Mortgage in the amount of \$6,595.00. Ms. Ruffin sold to her son on February 9, 2017 he sold to John McHugh on December 13, 2017 for \$71,000.00. We received the check in the Amount of \$5,472.59 to pay mortgage off*

*Attachments-*

**E. 4320 Lancaster Avenue                      PHA                      08/06**

*Attachments-*

**F. 1912 Kimball Street                      Henry G. Mazzola                      10/02**

*Attachments-*

**G. 2432 N. Mascher Street                      Maria D. Hamer                      10/02**

*This was transferred as a side yard*

*Attachments-*

**H. 440 S. 54<sup>th</sup> Street                      Merel Edmonds                      0303**

*This was a side yard*

*Attachments-*

**I. 2542 N. Orianna Street                      Melvin Burgos                      04/01**

2544 N. Orianna Street                      “ “ “                      04/01

2546 N. Orianna Street                      “ “ “                      04/01

*These were side yards.*

*Attachments-*

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<i>J. 1309 N. Markoe Street</i>	<i>West Shore Civic Assoc.</i>	<i>05/86</i>
<i>Attachments-</i>		
<i>K. 1822 Poplar Street</i>	<i>Edwin Rutberg</i>	<i>10/93</i>
<i>Attachments-</i>		
<i>L. 1311 N. 29<sup>th</sup> Street</i>	<i>1300 Block N. 29<sup>th</sup> Street Community</i>	<i>10/99</i>
<i>1313 N. 29<sup>th</sup> Street</i>	<i>Steven Ashby &amp; Beatrice L. Ashby, his wife</i>	<i>10/88</i>
<i>Attachments-</i>		
<i>M. 2555 N. 11<sup>th</sup> Street</i>	<i>Village of Arts &amp; Humanities</i>	<i>03/98</i>
<i>Attachments-</i>		
<i>N. 1914 Ellsworth Street</i>	<i>Hayman Construction, LLC</i>	<i>01/16</i>
<i>1927 Manton Street</i>	<i>” “ “</i>	<i>01/16</i>
<i>1929 Manton Street</i>	<i>“ “ “</i>	<i>01/16</i>
<i>Attachments-</i>		
<i>O. 5351 Irving Street</i>	<i>Cyrus Bowman</i>	<i>02/14</i>
<i>Attachments-</i>		
<i>P. 2734 Latona Street</i>	<i>PHDC</i>	<i>04/88</i>
<i>Attachments-</i>		
<i>Q. 2508 E Dauphin Street</i>	<i>Guy Valentine</i>	<i>04/86</i>
<i>Attachments-</i>		
<i>R. 1334 S. Harmony Street</i>	<i>Emerald Properties of Philadelphia, LLC</i>	<i>09/15</i>
<i>Attachments-</i>		
<i>S. 2629 Martha Street</i>	<i>Joan Harris</i>	<i>12/85</i>
<i>Attachments-</i>		