ADDRESS: 6605 AND 6607 RIDGE AVE

Proposal: Remove rear additions; construct multifamily dwellings on subdivided lots
Review Requested: Review In Concept
Owner: 6605 Ridge Realty LLC & 6607 Ridge Realty LLC
Applicant: Ian Toner, Toner Architects
History: 1868
Individual Designation: None
District Designation: Ridge Avenue Roxborough Thematic Historic District, Contributing, 10/12/2018
Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

BACKGROUND:
The buildings at 6605 and 6607 Ridge Avenue are three-story stone twin houses with historic two-story rear ells and non-historic one-story rear additions. Historically, the twin occupied the same parcel, which featured a frame stable at the rear. The land to the southeast of 6605 Ridge Avenue, at the corner of Gorgas Lane and Ridge Avenue, has never been developed.

This in-concept application proposes to remove the one-story additions on the historic houses, constructed in 1940 (6605) and in the 1980s (6607), and to subdivide the properties and construct three multi-family buildings on the subdivided parcels. The new “Building 1,” which would be constructed to follow the angle of the corner of Ridge and Gorgas, would be set approximately 10 feet from the existing building at 6605 Ridge.

While the Historical Commission has full jurisdiction over the proposed construction, given the purpose of the thematic, not geographical, district to protect historic buildings along Ridge Avenue, the staff recommends that the Commission treat the new construction at the rear of the property with greater flexibility. The staff recommends that the applicants provide greater consideration to the compatibility of the proposed “Building 1” with the site and the existing structures.

SCOPE OF WORK:
• Demolish rear additions.
• Subdivide properties.
• Construct three, three-story multi-family buildings.

STANDARDS FOR REVIEW:
The Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines include:
• Standard 2: The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
  o The buildings at 6605 and 6607 Ridge Avenue have a historic spatial relationship with the intersection of Ridge Avenue and Gorgas Lane. The proposed Building 1 alters this spatial relationship.
• Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
  o The proposed exterior alterations and related new construction do not destroy historic materials that characterize the properties. The new work is differentiated
from the old, but additional information should be provided showing the massing and materials of the proposed construction in relationship to the existing structures.

**Staff Recommendation:** Approval in-concept of Buildings 2 and 3, pursuant to Standards 2 and 9, with the recommendation that additional studies and renderings be provided showing the relationship of Building 1 to the existing buildings.

**Maps & Images:**

![Figure 1: View of the twins from the intersection of Ridge Avenue and Gorgas Lane.](image-url)
Figure 2: Looking north at the properties and the intersection of Ridge Avenue and Gorgas Lane.

Figure 3: Looking south at the rears of the properties.
20 May 2019

Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia PA, 19102

RE: Historical Review – 6605-07 Ridge Avenue

Members of the Committee and Commission

Please find enclosed our application for In-Concept approval of our project at 6605-07 Ridge Avenue. I am submitting on behalf of the property owner, 6605 Ridge Realty LLC and 6607 Ridge Realty LLC, who purchased the properties on 16 August 2017 and 31 January 2018 respectively. We have shared this project with PHC staff and incorporated their feedback.

The project involves:

- Removing rear additions of the two existing buildings deemed “not historic” (upon consultation with PHC staff) and renovating the remaining existing houses.
- Subdividing the two existing lots into a total of five lots.
- Constructing three new multifamily buildings; one three-story detached building and two three-story semi-detached buildings.
- Creating an accessible route from Ridge Avenue to the properties along Gorgas Ln.

We plan to clad the new buildings with brick at their street faces and fiber cement panels to mimic stucco along their sides. The rear of both buildings is proposed to be vinyl siding. All street-facing windows and doors are proposed to be aluminum-clad wood, all others to be vinyl. Additional details include a synthetic slate mansard roof with prefinished aluminum trim on the corner property, and a prefinished fiberglass cornice on the semi-detached buildings.

Thank you for taking the time to review our application. Please contact me at 215.800.1968 if you need more information or need to discuss the project further.

Sincerely,

Ian Toner
Principal
Toner Architects
APPLICATION FOR BUILDING PERMIT

ADDRESS OF PROPOSED CONSTRUCTION:
6605 Ridge Avenue

APPLICANT: Ian Toner

COMPANY NAME: Toner Architects

PHONE # (215) 830-1968 FAX #

PROPERTY OWNER'S NAME: 6605 Ridge Realty LLC (Ittman Paul)

PHONE # (732) 470-6761 FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE: Ian Toner

ARCHITECT/ENGINEERING FIRM: Toner Architects

PHONE # (215) 830-1968 FAX #

CONTRACTOR: TBD

CONTRACTING COMPANY: —

PHONE # — FAX # —

USE OF BUILDING/SPACE: Multi-family dwelling

ESTIMATED COST OF WORK: TBD

BRIEF DESCRIPTION OF WORK:
Subdivision of lot
Construction of 3 new multifamily dwellings
Creation of accessible pathway from Ridge Avenue along Gorgas Ln

TOTAL AREA UNDERGOING CONSTRUCTION: 3100 square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

# OF NEW SPRINKLER HEADS (suppression system permits only): LOCATION OF SPRINKLERS:

# OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): LOCATION OF STANDPIPES:

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? [ ] NO [ ] YES [ ]

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: [Signature]

DATE: 5/7/2019

(81-3 Rev 5/04)
APPLICATION FOR BUILDING PERMIT

ADDRESS OF PROPOSED CONSTRUCTION:
6607 Ridge Avenue

APPLICANT:
Ian Toner

COMPANY NAME:
Toner Architects

PHONE #: (215) 800-1968  FAX #

PROPERTY OWNER’S NAME:
6607 Ridge Realty LLC (Kleen Path)

PHONE #: (732) 470-6761  FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE:
Ian Toner

ARCHITECT/ENGINEERING FIRM:
Toner Architects

PHONE #: (215) 800-1968  FAX #

CONTRACTOR:
TBD

CONTRACTING COMPANY:

PHONE #  FAX #

USE OF BUILDING/SPACE:
Multi-family dwelling

BRIEF DESCRIPTION OF WORK:
Subdivision of lot
Construction of 3 new multifamily dwellings
Creation of accessible pathway from Ridge Avenue along Gorges Ln

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COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:
# OF NEW SPRINKLER HEADS (suppression system permits only):
LOCATION OF SPRINKLERS:

# OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only):
LOCATION OF STANDPIPES:

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? [ ] NO [ ] YES VIOLATION #:

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APPLICANT’S SIGNATURE: ___________________________  DATE: 5/7/2019

(81-3 Rev 5/04)
Front view of existing from across Ridge Ave
Side view of existing from corner of Ridge and Gorgas
Rear view showing additions to be demolished
Side view from across Gorgas Ln showing empty parcel and retaining wall
Existing Elevations

New Apartment Building

Hiren Patel & Mike Schutz
6605-07 Ridge Avenue
Philadelphia, PA 19128

1901 S. 9th Street
Room 425
Philadelphia, PA 19148
215.800.1968
www.tonerarch.com

1/8" = 1'-0"
New Apartment Building