

RIDGE AVENUE ROXBOROUGH THEMATIC HISTORIC DISTRICT

Proposed Action: Amendment

Property Owner: Various

Nominator: Ridge Park Civic Association

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OVERVIEW: This nomination proposes to amend the Ridge Avenue Roxborough Thematic District to include fourteen additional properties that were constructed during the established period of significance, 1681-1908. The historic district was designated in 2018 and included 186 historic buildings along Ridge Avenue between the Wissahickon Creek and Northwestern Avenue. The Historical Commission found that the historic district satisfied Criteria for Designation A, C, D, and J. The period of significance spans from 1681, when William Penn began conveying land to the original purchasers, to 1908, the dawn of the automobile age, when the completion of the Walnut Lane Bridge opened the southeastern section of Roxborough to new forms of residential development. The historic district inventory includes those buildings that best represent the development and varied architectural styles constructed through 1908.

The Ridge Park Civic Association requested the amendment. The staff of the Historical Commission authored the original nomination on behalf of a consortium of community groups and the district councilmember. At that time, the community representatives were concerned by the number of demolitions of older buildings along Ridge Avenue. The 14 properties included in this proposed amendment were evaluated in 2018, when the original district was formulated, and were not included, either because they were deemed to lack sufficient integrity or because insufficient information was available to fully evaluate them.

STAFF RECOMMENDATION: While the properties proposed for inclusion in the thematic district were constructed during the period of significance and likely technically satisfy one or more of the Criteria for Designation, the staff questions the appropriateness of adding heavily altered properties with very low integrity to the district. The buildings at 7238 and 7350 Ridge Avenue have a fairly high level of integrity, but others like those at 6600 and 6807 Ridge Avenue have been significantly altered and may be unable to sufficiently represent the history of Ridge Avenue in Roxborough. The staff recommends inclusion of the properties that expand and enhance our understanding and appreciation of the historic Ridge Avenue corridor, but not those with little or no integrity.

Proposed Amendment to the Ridge Avenue Roxborough Thematic Historic District

The Historical Commission will consider amending the existing thematic historic district with the addition of 14 properties at 6600, 6602, 6807, 6906, 6908, 7238, 7350, 7535, 7537, 7611, 7613, 7615, 7617, and 8113 Ridge Avenue. The proposal was submitted by the Ridge Park Civic Association.

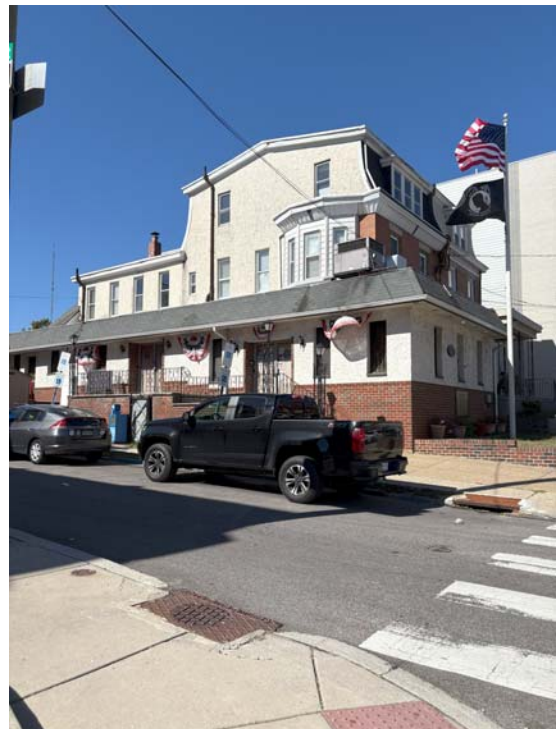
The historic district was designated in 2018.

Nomination and inventory can be found at:

<https://www.phila.gov/media/20190213131353/Thematic-District-Ridge-Ave-Roxborough.pdf>

Ridge Avenue Roxborough Thematic Historic District Amendment

Address	6600 RIDGE AVE	OPA Account Number	775759000
Easement	No	Registry Number	093N210053
History	Constructed between 1895-1901. Shown as vacant lot on 1892 and 1895 Philadelphia Atlas (G.W. Bromley). 1892 map shows property owned by Edgar C. Righter. Building is present on 1901 Philadelphia Atlas (G.W. Bromley).		
Description	Three-story twin dwelling with main block and rear ell. Brick front with stucco at south and rear elevations. Mansard roof at third floor front with asphalt shingles. Original building elevations are visible at second and third floor. One-story first floor addition encases east, south, and west elevations. Addition constructed circa 1970 (City of Philadelphia zoning records) is brick and stucco.		
Bldg Configuration	Semi-Detached	Building Type	Twin Dwelling
Architectural Style	Second Empire	Stories	3
Roof Shape	Mansard	Roof Material	Asphalt/Fiberglass Shingle
Facade Material	Brick	Foundation Material	Stone
Structural System	Masonry	Sidewalk Material	Concrete
Use	Mixed Use	Use Type	Current
ActivityType	Built	Activity Date	1/1/1900
Classification	Contributing		



Ridge Avenue Roxborough Thematic Historic District Amendment

Address	6602 RIDGE AVE	OPA Account Number	212507400
Easement	No	Registry Number	093N210049
History	Constructed between 1895-1901. Shown as vacant lot on 1892 and 1895 Philadelphia Atlas (G.W. Bromley). 1892 map shows property owned by Edgar C. Righter. Building is present on 1901 Philadelphia Atlas (G.W. Bromley).		
Description	Three-story twin dwelling with main block and rear ell. Front façade is clad in brick and has front porch. North elevation of original main block is stucco. Mansard roof at third floor front is clad in stucco. Rear ell has been altered to three stories and is clad in stucco and brick.		

Bldg Configuration	Semi-Detached	Building Type	Twin Dwelling
Architectural Style	Second Empire	Stories	3
Roof Shape	Mansard	Roof Material	Other
Facade Material	Brick	Foundation Material	Stone
Structural System	Masonry	Sidewalk Material	Concrete
Use	Residential	Use Type	Current
ActivityType	Built	Activity Date	1/1/1900
Classification	Contributing		



Ridge Avenue Roxborough Thematic Historic District Amendment

Address	6807 RIDGE AVE	OPA Account Number	871527990
Easement	No	Registry Number	096N150196
History	Building constructed between 1884 and 1892. 1884 Philadelphia Atlas (G.M. Hopkins) shows property is owned by Hugh Hallowell with a number of buildings on the parcel. The building that stands today at 6908 Ridge Avenue first appeared on the 1892 Philadelphia Atlas (G.W. Bromley). It was originally part of a larger complex labeled as the "Lafayette Hotel" and was owned by William Wein.		
Description	Three-story masonry building with mansard roof clad in slate shingles. Building is clad in stucco. A one-story masonry building was added to north elevation between 1910 and 1923. Based on historic maps, the rear two-story and one-story additions were constructed after 1908. 1949 photograph shows building and addition similar to 2025 appearance (City of Phila. DOR archive).		
Bldg Configuration	Semi-Detached	Building Type	Multiple Dwelling
Architectural Style	Second Empire	Stories	3
Roof Shape	Mansard	Roof Material	Slate
Facade Material	Stucco	Foundation Material	Unknown
Structural System	Masonry	Sidewalk Material	
Use	Mixed Use	Use Type	Current
ActivityType	Built	Activity Date	1/1/1890
Classification	Contributing		



Ridge Avenue Roxborough Thematic Historic District Amendment

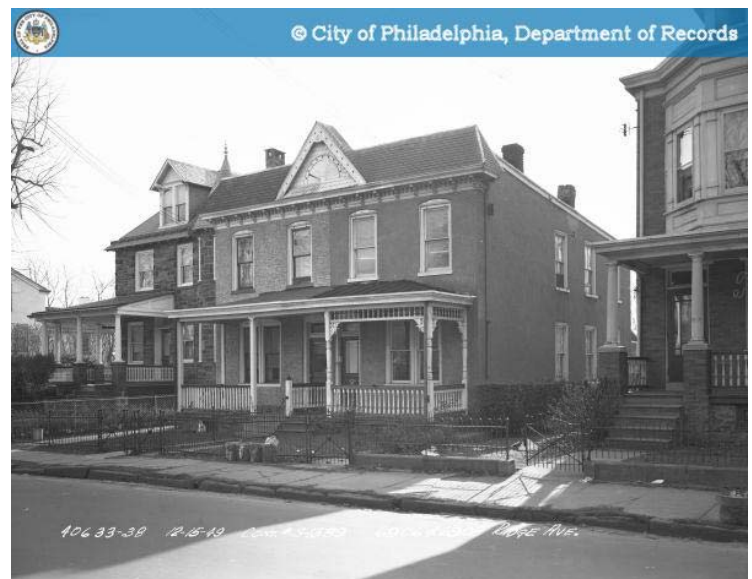
Address	6906 RIDGE AVE	OPA Account Number	212511300
Easement	No	Registry Number	094N070029
History	Constructed between 1892-1895 on property owned by George F. Ulmer (Philadelphia Atlas 1892 and 1895, G.W. Bromley).		
Description	Two-story masonry twin dwelling clad in stucco with a front porch. A hipped, parapet roof caps the front façade. The front roofline is primarily decorative as it steps down to a flat roof behind the front elevation. A decorative parapet gable joins 6906 and 6908 Ridge Avenue. A 1949 photograph shows that the original front façade features have been removed over time. The historic design of this twin dwelling featured a Queen Anne details and ornamentation. A large three-story addition was added to the rear in 2023/2024.		
Bldg Configuration	Semi-Detached	Building Type	Twin Dwelling
Architectural Style	Vernacular	Stories	2
Roof Shape	Other	Roof Material	Asphalt/Fiberglass Shingle
Facade Material	Stucco	Foundation Material	Stone
Structural System	Masonry	Sidewalk Material	
Use	Residential	Use Type	Current
ActivityType	Built	Activity Date	1/1/1894
Classification	Contributing		



Ridge Avenue Roxborough Thematic Historic District Amendment

Address	6908 RIDGE AVE	OPA Account Number	212511400
Easement	No	Registry Number	094N070062
History	Constructed between 1892-1895 on property owned by George F. Ulmer (Philadelphia Atlas 1892 and 1895, G.W. Bromley).		
Description	Two-story masonry twin dwelling clad in stucco with a front porch. A hipped, parapet roof caps the front façade. The front roofline is primarily decorative as it steps down to a flat roof behind the front elevation. A decorative parapet gable joins 6906 and 6908 Ridge Avenue. A 1949 photograph shows that the original front façade features have been removed over time. The historic design of this twin dwelling featured a Queen Anne details and ornamentation.		

Bldg Configuration	Semi-Detached	Building Type	Twin Dwelling
Architectural Style	Vernacular	Stories	2
Roof Shape	Other	Roof Material	Asphalt/Fiberglass Shingle
Facade Material	Stucco	Foundation Material	Unknown
Structural System	Masonry	Sidewalk Material	
Use	Residential	Use Type	Current
ActivityType	Built	Activity Date	1/1/1894
Classification	Contributing		



Ridge Avenue Roxborough Thematic Historic District Amendment

Address	7238 RIDGE AVE	OPA Account Number	212513510
Easement	No	Registry Number	130N210149
History	Bromley Atlas shows the land owned by the George Moyer estate in 1901. Mill owner Thomas Wilde purchased land from Frank S Ward in 1904 and constructed building circa 1905. Building appears on 1910 Atlas. Wilde was a woolen carpet yarn manufacturer with his brother Thomas in Manayunk. He lived at 7238 Ridge Avenue with his wife Mary H. Wilde (married 1905) until his death in 1935. His family sold the property in 1941.		
Description	Two and a half-story detached building. Primarily constructed of Wissahickon schist. Multiple bay windows on front and side elevations. Wrap around front porch is enclosed. Newer siding has been added to areas that were originally clad in wood shingle or clapboard.		
Bldg Configuration	Detached	Building Type	Single Dwelling
Architectural Style		Stories	3
Roof Shape	Gable	Roof Material	Asphalt/Fiberglass Shingle
Facade Material	Schist	Foundation Material	Stone
Structural System	Masonry	Sidewalk Material	
Use	Residential	Use Type	Current
ActivityType	Built	Activity Date	1/1/1905
Classification	Contributing		



Ridge Avenue Roxborough Thematic Historic District Amendment

Address	7350 RIDGE AVE		OPA Account Number	212514400
Easement	No		Registry Number	130N210013
History	Shown as vacant lot on 1901 Bromley Atlas and building appears on 1910 Atlas. Per city deed registry, lot was deeded to Oliver P. Cornman by Henry Donnell on April 14, 1908. Philadelphia Real Estate Record and Builders Guide announces building to be built by A. E. Robinson for O. P. Cornman on Ridge below Wigard on 04/29/1908. Cornman was a clerk/bookkeeper in the banking industry. He lived at 7350 Ridge Avenue with his wife, Grace Cornman, and two children until his death in 1924.			
Description	Two and a half-story detached building. Primarily constructed of Wissahickon schist. Hipped roof with dormers. Double height bay window on south elevation. One-story open front wraparound porch. One-story rear addition.			
Bldg Configuration	Detached	Building Type	Single Dwelling	
Architectural Style	Vernacular	Stories	2	
Roof Shape	Other	Roof Material	Asphalt/Fiberglass Shingle	
Facade Material	Schist	Foundation Material	Stone	
Structural System	Masonry	Sidewalk Material		
Use	Residential	Use Type	Current	
ActivityType	Built	Activity Date	6/1/1908	
Classification	Contributing			



Ridge Avenue Roxborough Thematic Historic District Amendment

Address	7535 RIDGE AVE	OPA Account Number	214138700
Easement	No	Registry Number	051N080053

History	The property is shown vacant on the 1901 Bromley Atlas. John Streeper owns the adjoining parcel. A twin building appears on the 1910 Bromley Atlas and daughter Mary E. Streeper is recorded as owner on the 1910 map. 1910 Census shows that 7535 Ridge Avenue was occupied by Horace C. Layre and Mary E. (Streeper) Layre. Based on public records, the twin dwelling was likely constructed 1906-1907 based on the couple's 1906 marriage and 1908 City Directory showing Mary Layre's sister, Ella Rapine, at the adjoining property at 7537 Ridge Avenue.
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Description	Three-story brick twin dwelling with front mansard and dormer. One-story covered front porch. Two-story brick and one-story stucco additions at rear. More recent two-story addition on north elevation.
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Bldg Configuration	Semi-Detached	Building Type	Twin Dwelling
Architectural Style	Second Empire	Stories	3
Roof Shape	Mansard	Roof Material	Asphalt/Fiberglass Shingle
Facade Material	Brick	Foundation Material	Stone
Structural System	Masonry	Sidewalk Material	
Use	Residential	Use Type	Current
ActivityType	Built	Activity Date	1/1/1907
Classification	Contributing		



Ridge Avenue Roxborough Thematic Historic District Amendment

Address	7537 RIDGE AVE	OPA Account Number	214138800
Easement	No	Registry Number	051N080058
History	The property is shown vacant on the 1901 Philadelphia Atlas (G. W. Bromley). John Streeper is the owner of the adjoining parcel. A twin building appears on the 1910 Philadelphia Atlas (G. W. Bromley) and daughter Mary E. Streeper is recorded as owner. 1910 Census information shows that 7537 Ridge Avenue was occupied by Ella (Streeper) Rapine, the daughter of John and sister of Mary. Based on 1908 City Directory and 1910 Census showing owner Ella Rapine living at 7537 Ridge Avenue, the twin dwelling was constructed circa 1906-1907.		
Description	Three-story brick twin dwelling with front mansard and dormer. One-story covered front porch. Two-story brick and one-story stucco additions at rear.		

Bldg Configuration	Semi-Detached	Building Type	Twin Dwelling
Architectural Style	Second Empire	Stories	3
Roof Shape	Mansard	Roof Material	Asphalt/Fiberglass Shingle
Facade Material	Brick	Foundation Material	Stone
Structural System	Masonry	Sidewalk Material	
Use	Residential	Use Type	Current
ActivityType	Built	Activity Date	1/1/1907
Classification	Contributing		



Ridge Avenue Roxborough Thematic Historic District Amendment

Address	7611 RIDGE AVE	OPA Account Number	214139500
Easement	No	Registry Number	051N080018
History	Constructed between 1901-1903 on property owned by Karl Guckert, sold to Abraham and Elizabeth Rittenhouse in 1902 (Atlas of the City of Philadelphia 1901 and 1910, G.W. Bromley; Philadelphia Deed book 116, p. 161, 1902; 1908 Boyd's City Directory from Ancestry.com)		
Description	Two and a half-story brick fronted twin house with one-story front porch and dormer on roof. Rear addition.		

Bldg Configuration	Semi-Detached	Building Type	Twin Dwelling
Architectural Style	Vernacular	Stories	2
Roof Shape	Gable	Roof Material	Modified Bitumen
Facade Material	Brick	Foundation Material	Stone
Structural System	Masonry	Sidewalk Material	Concrete
Use	Residential	Use Type	Current
ActivityType	Built	Activity Date	1/1/1902
Classification	Contributing		



Ridge Avenue Roxborough Thematic Historic District Amendment

Address	7613 RIDGE AVE	OPA Account Number	214139600
Easement	No	Registry Number	051N080035
History	Constructed between 1901-1903 on property owned by Karl Guckert (Atlas of the City of Philadelphia 1901 and 1910, G.W. Bromley)		
Description	Two and a half-story brick fronted twin house with one-story front porch and dormer on roof. Infilled porch, rear addition.		
Bldg Configuration	Semi-Detached	Building Type	Twin Dwelling
Architectural Style	Vernacular	Stories	2
Roof Shape	Gable	Roof Material	Asphalt/Fiberglass Shingle
Facade Material	Brick	Foundation Material	Stone
Structural System	Masonry	Sidewalk Material	Concrete
Use	Residential	Use Type	Current
ActivityType	Built	Activity Date	1/1/1902
Classification	Contributing		



Ridge Avenue Roxborough Thematic Historic District Amendment

Address	7615 RIDGE AVE	OPA Account Number	214139700
Easement	No	Registry Number	051N080038
History	Constructed between 1901-1903 on property owned by Karl Guckert (Atlas of the City of Philadelphia 1901 and 1910, G.W. Bromley; Philadelphia Inquirer, 29 Oct 1904, p 13.)		
Description	Two and a half-story brick fronted twin house with One-story front porch and dormer on roof. Rear addition, rear decks		
Bldg Configuration	Semi-Detached	Building Type	Twin Dwelling
Architectural Style	Vernacular	Stories	2
Roof Shape	Gable	Roof Material	Asphalt/Fiberglass Shingle
Facade Material	Brick	Foundation Material	Stone
Structural System	Masonry	Sidewalk Material	Concrete
Use	Residential	Use Type	Current
ActivityType	Built	Activity Date	1/1/1902
Classification	Contributing		



Ridge Avenue Roxborough Thematic Historic District Amendment

Address	7617 RIDGE AVE	OPA Account Number	871600720
Easement	No	Registry Number	051N080033
History	Constructed between 1901-1903 on property owned by Karl Guckert (Atlas of the City of Philadelphia 1901 and 1910, G.W. Bromley; Philadelphia Inquirer, 28 Jun 1903, p 23)		
Description	Two and a half-story brick fronted twin house with one-story front porch and dormer on roof. Rear addition, rear decks		
Bldg Configuration	Semi-Detached	Building Type	Twin Dwelling
Architectural Style	Vernacular	Stories	2
Roof Shape	Gable	Roof Material	Asphalt/Fiberglass Shingle
Facade Material	Brick	Foundation Material	Stone
Structural System	Masonry	Sidewalk Material	Concrete
Use	Residential	Use Type	Current
ActivityType	Built	Activity Date	1/1/1902
Classification	Contributing		



Ridge Avenue Roxborough Thematic Historic District Amendment

Address	8113 RIDGE AVE		OPA Account Number	214142600
Easement	No		Registry Number	130N170017
History	Constructed between 1902-1904. Sold by John Morris to Hiram Van Fossen in 1903 (Atlas of the City of Philadelphia 1901 and 1910, G.W. Bromley; Philadelphia Deed book 156, p. 548, 1903; Philadelphia Inquirer 24 Dec 1904, p. 7; 1905 City Directory from Ancestry.com)			
Description	Three-story brick fronted detached house with mansard roof and side bay. Rear additions, rear deck.			

Bldg Configuration	Detached	Building Type	Single Dwelling
Architectural Style	Second Empire	Stories	3
Roof Shape	Mansard	Roof Material	Asphalt/Fiberglass Shingle
Facade Material	Brick	Foundation Material	Unknown
Structural System	Masonry	Sidewalk Material	Concrete
Use	Residential	Use Type	Current
ActivityType	Built	Activity Date	1/1/1903
Classification	Contributing		

