

ADDRESS: 5914 RIDGE AVE

Proposal: Construct three-story multi-unit residential building on subdivided parcel

Review Requested: Final Approval

Owner: Nyzio Baker Real Estate LLC

Applicant: Christopher Carickhoff, Studio C Architecture LLC

History: 1901; subdivided from historic property 2025

Individual Designation: None

District Designation: Ridge Avenue Roxborough Thematic Historic District, Contributing,
10/12/2018

Staff Contact: Alex Till, alexander.till@phila.gov

OVERVIEW: This application seeks approval for the construction of a three-story building at 5914 Ridge Avenue. An early twentieth-century historic stone building stands at 5912 Ridge Avenue, from which the subject parcel was subdivided in 2025. This application proposes to construct a three-story, multi-unit residential building on the newly created lot beside the historic building. No part of the historic building will be demolished or significantly altered as part of the new construction. The new building will share a three-story, four-bay design with similar architectural features and massing as the historic and will have a Wissahickon Schist veneer on the front and part of the side facades. It will also feature a long rear ell clad with dark gray fiber cement siding. The landscape will be slightly altered to accommodate the new building, but the existing driveway and stone front wall will be preserved. The front and sides of the new building will be visible from Ridge Avenue.

SCOPE OF WORK:

- Construct three-story multi-unit building.

STANDARDS FOR REVIEW:

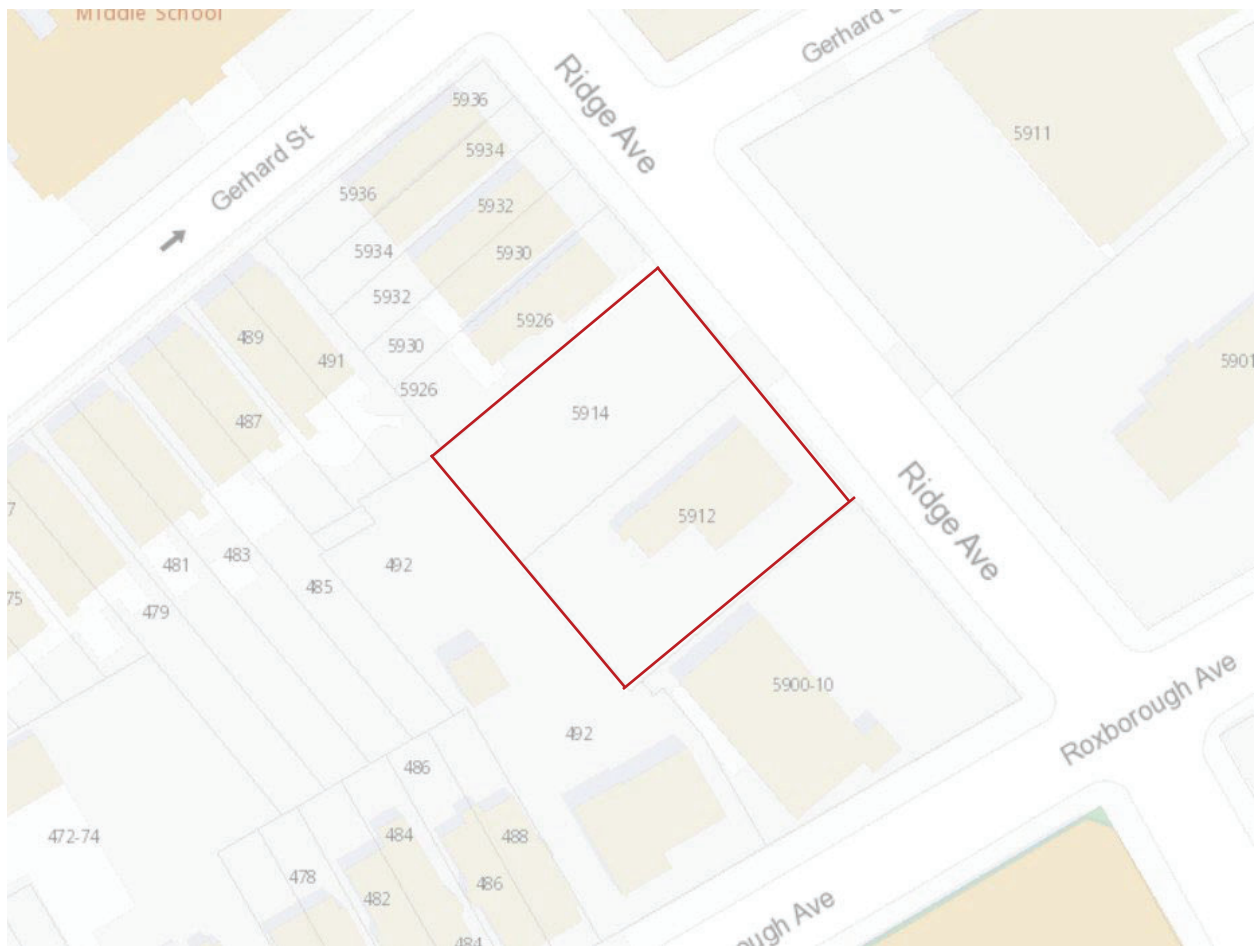
The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *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.*
 - The proposed new construction meets Standard 9. It does not alter or connect with the historic building. The proposed architectural features, massing, size and scale are in keeping with the historic building.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
 - The proposed new construction does not affect the historic building and could be removed from the site in the future, leaving the historic resource intact; therefore, the proposal meets Standard 10.

STAFF RECOMMENDATION: Approval, pursuant to Standards 9 and 10.

Images:

Figure 1: *Atlas.phila.gov*. Current map showing two separate lots.



LEVERETT SCH. PUB. SCH.

City of Phila.

ST. 29

Gerhart Realty Co.

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Figures 3 and 4: Views of front of 5912 and 5914 Ridge Ave from Ridge Ave:



5914 Ridge Ave
Philadelphia Historical Commission
October/November 2026

Figure 5: Aerial view of 5912 and 5914 Ridge Ave, looking west:



5914 Ridge Ave
Philadelphia Historical Commission
October/November 2026

An architectural rendering of a three-story stone building with a white cornice. The building features multiple windows and a small entrance porch. To the left is a stone building with a pedimented entrance. To the right is a house with a gabled roof. In the foreground, a woman pushes a stroller on a sidewalk, and a dark car is parked on the street. A dark blue banner with white text is overlaid across the middle of the image.

5914 RIDGE AVENUE



STUDIO C ARCHITECTURE LLC

CHRISTOPHER H CARICKHOFF | PRINCIPAL | RA406747

October 12, 2026

Project: 5914 Ridge Avenue

Attn: Philadelphia Historic Commission

Address: 1515 Arch Street, 13th Floor

Philadelphia PA 19102

Dear Historic Commission,

We are requesting final approval of a new 3-story, 11 unit residential multi-family sub-division to be located at 5914 Ridge Avenue. The owner of the property is Nyzio Baker Real Estate LLC, a joint LLC held by Andy Mulson and Steve Olzsewski.

Zoned RSD-1, the provided proposal is for the new development located at 5914 Ridge Avenue. This was a sub-divided lot previously part of the 5912 Ridge Avenue deed. The new design aims to provide a complimentary design to the scale, massing and materiality of the existing 3-story structure located at 5912 Ridge avenue while giving it its own identity.

The design proposes a front porch to be used by Units 100 & 101 as their primary entrance. The accessible unit at the rear of the first floor will have a dedicated flush entrance accessed from the covered parking area and the remaining units will use a side entry stair to access a shared lobby and the stairs to the upper floors.

The materials proposed are a Wissahickon schist veneer for the front block, with the rear using a 6" hardie plank smooth siding with a charcoal color finish. The trim on the porch and columns is a dark beige/taupe color to compliment the stone, with the main cornice and rear trim as black. Windows are proposed to be black, double-hung with no divided lights.

Details of the work are provided in the following packet. We look forward to your review and feedback.

Cordially,

Christopher H. Carickhoff, Principal

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PARTNERS
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STUDIO C
ARCHITECTURE

5914 RIDGE AVE

5912 RIDGE AVENUE -
AERIAL PHOTOS

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5914 RIDGE AVE

5912 RIDGE AVENUE -
EXISTING BUILDING
PHOTOS



PROJECT DESCRIPTION
NEW 3-STORY DETACHED STRUCTURE ON A VACANT LOT. 11 NEW RESIDENTIAL UNITS PROPOSED.



RA406747

5914 RIDGE APARTMENTS

5914 RIDGE AVENUE
PHILADELPHIA, PA 19128

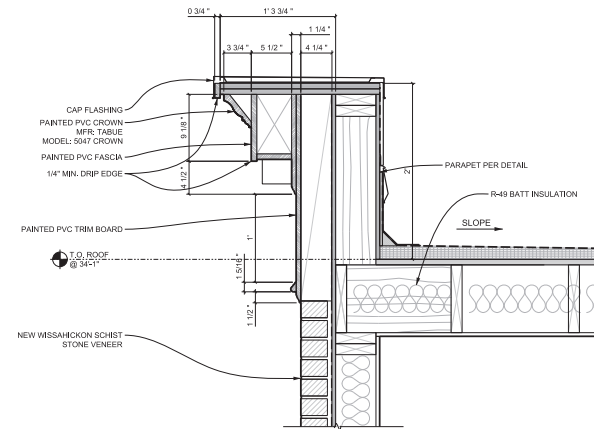
ISSUE	DATE
ZONING SUBMISSION	04.29.25
ZONING REV-1	10.08.25
ZONING REV-2	12.10.25
PCO REVISION	04.09.26

PROPOSED
ZONING
PLANS

Z-001



1/A-200 PROPOSED FRONT ELEVATION
1/8" = 1'-0"



3/A-200 CORNICE DETAIL AT FRONT
1 1/2" = 1'-0"



2/A-200 PROPOSED SIDE ELEVATION
1/8" = 1'-0"

ELEVATION LEGEND:

- ① NEW HARDIE PLANK SIDING
SIZE: 6" EXPOSED
- ② WISSAHICKON SCHIST
MASONRY
- ③ NEW WINDOW TO BE
INSTALLED PER DETAIL
- ④ NEW DECORATIVE METAL
RAILING
- ⑤ NEW EXTERIOR WALL
SCONCE



STUDIO C
ARCHITECTURE, LLC

Ch

RA406747

5914 RIDGE AVENUE
5914 RIDGE AVENUE
PHILADELPHIA PA 19128

DATE	07.15.20
ISSUE	
PERMIT SUBMISSION	

PROPOSED
EXTERIOR
ELEVATIONS

A-200



1/A-201 PROPOSED REAR ELEVATION
10' x 17' 0"



2/A-201 PROPOSED SIDE ELEVATION
10' x 17' 0"

ELEVATION LEGEND:

- ① NEW HARDIE PLANK SIDING
SIZE: 6" EXPOSED
- ② WISSAHICKON SCHIST
MASONRY
- ③ NEW WINDOW TO BE
INSTALLED PER DETAIL
- ④ NEW DECORATIVE METAL
RAILING
- ⑤ NEW EXTERIOR WALL
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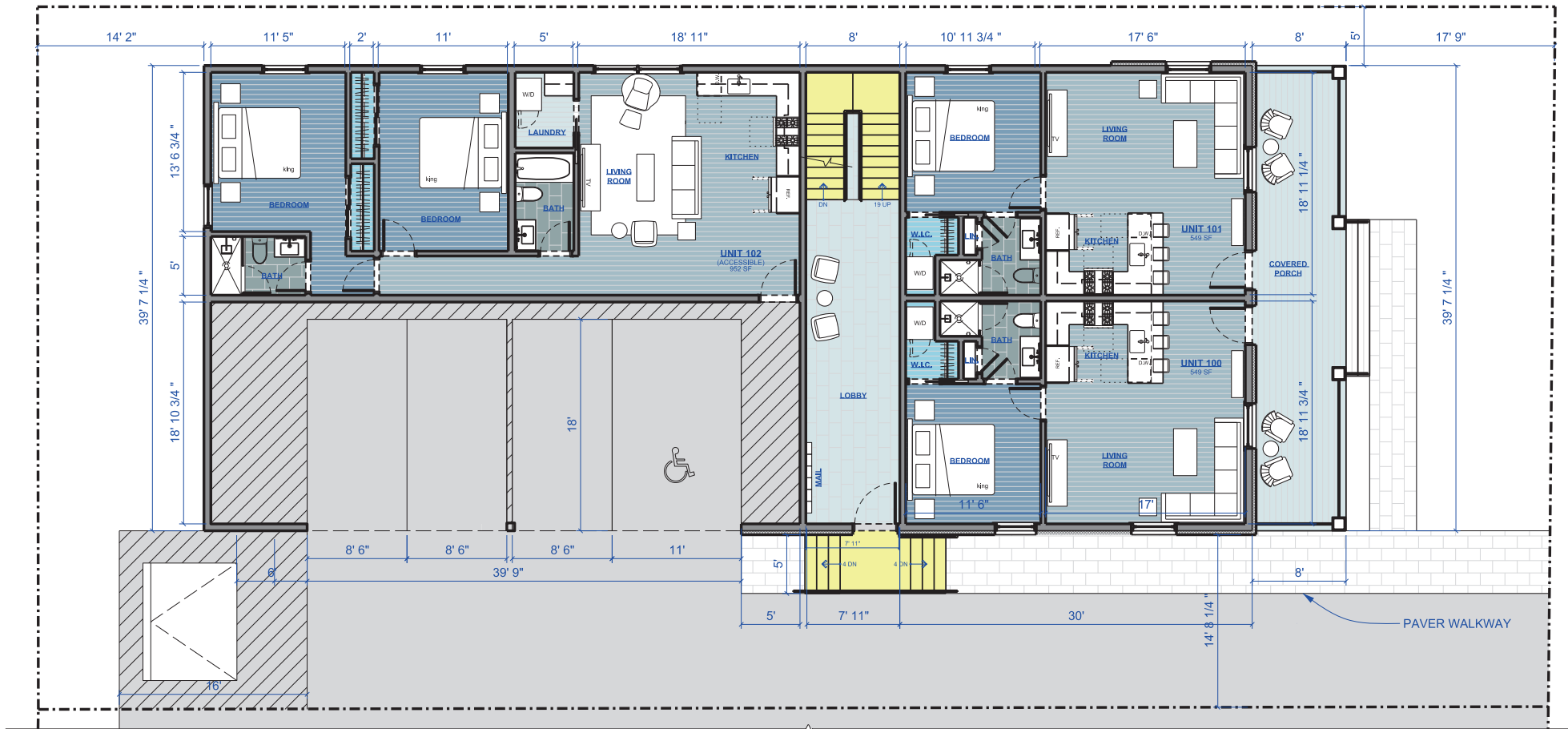


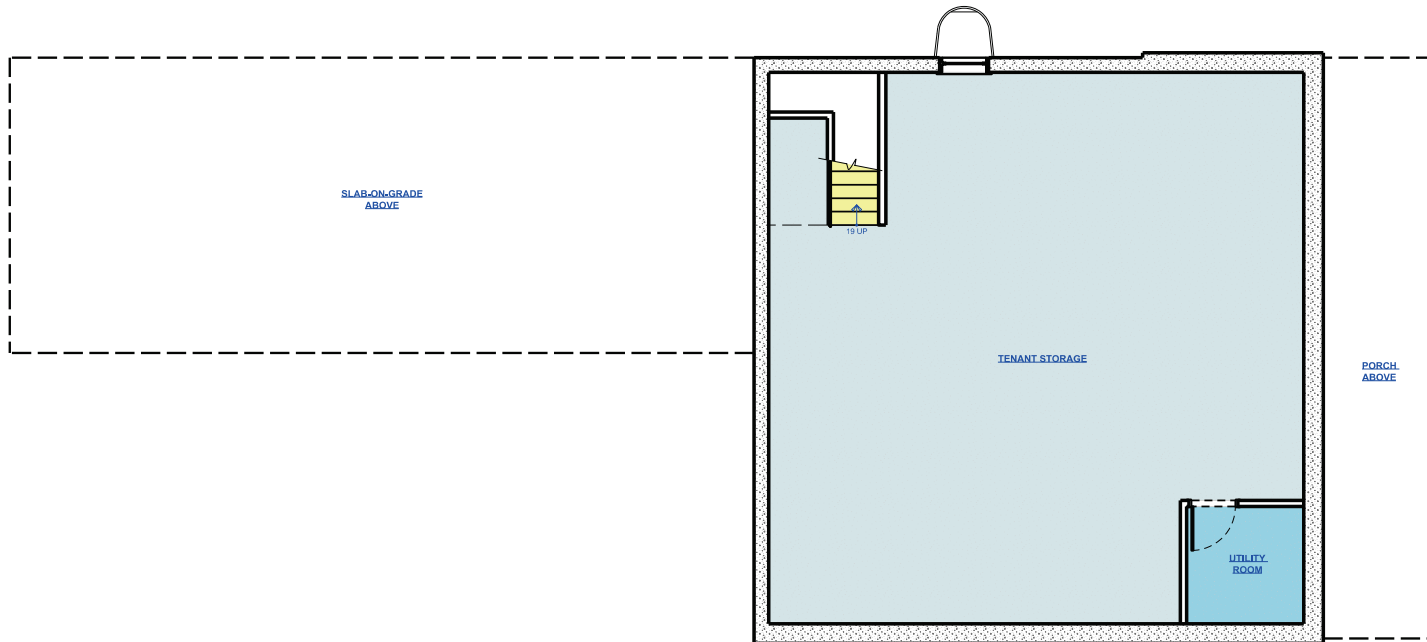
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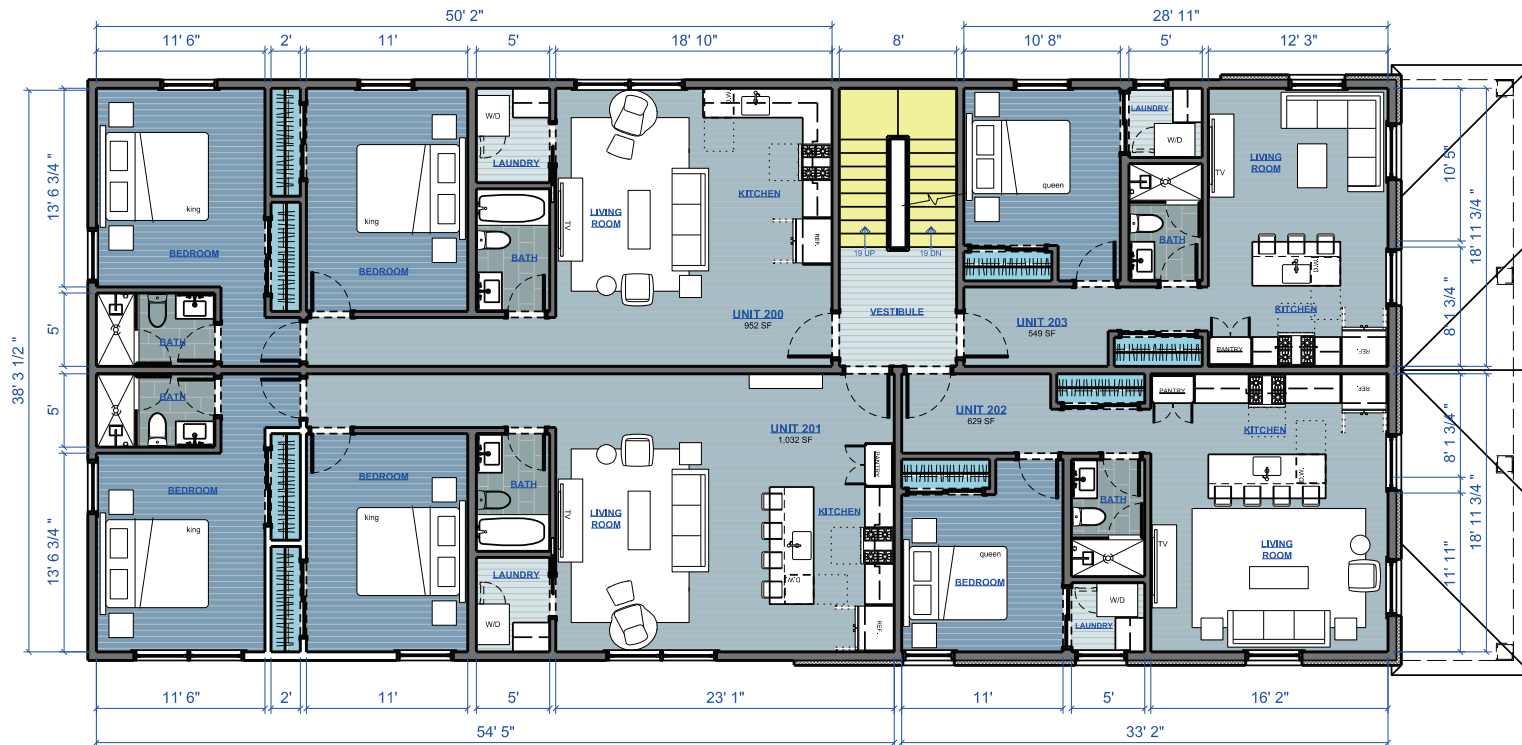
5914 RIDGE AVENUE
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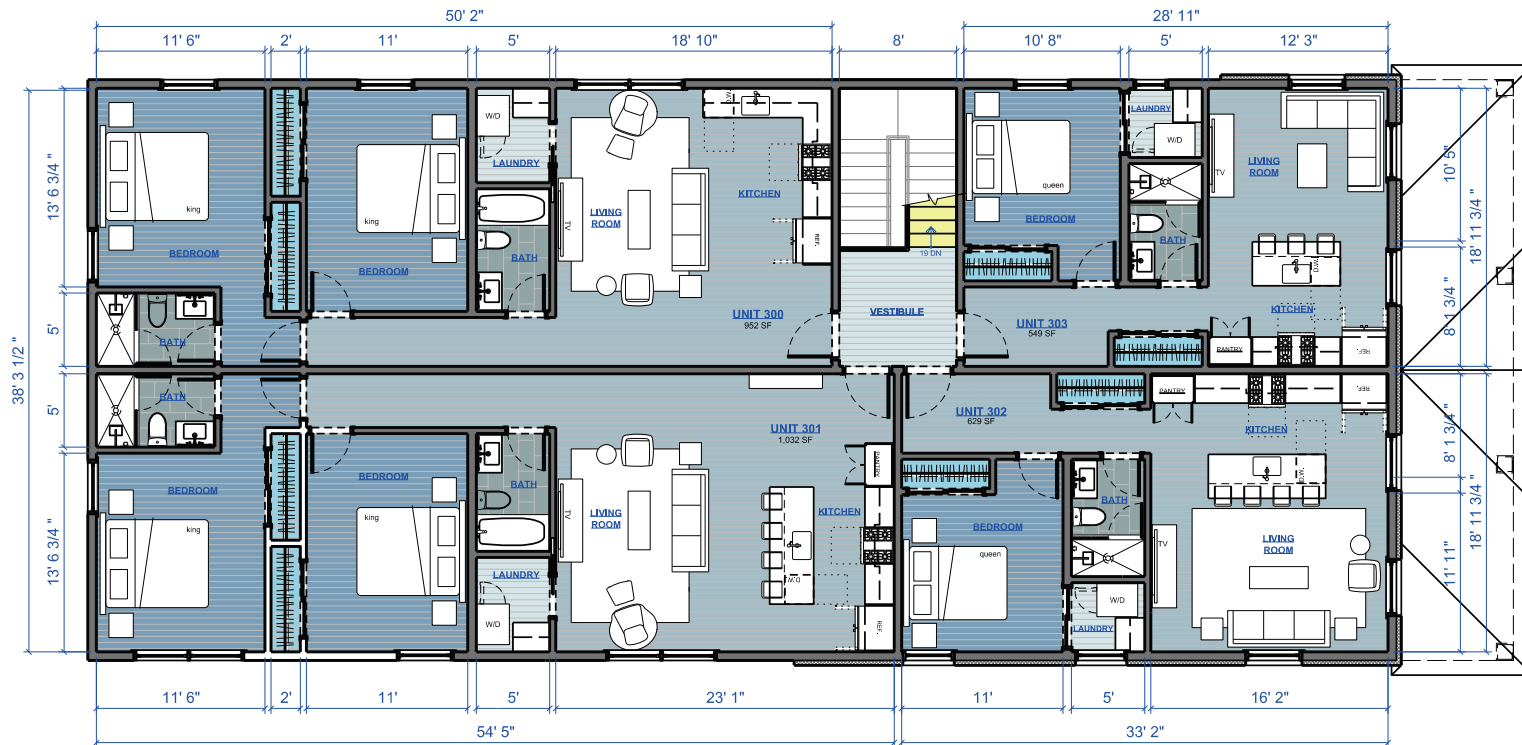
DATE	07.12.20
ISSUE	PERMIT SUBMISSION
PROPOSED EXTERIOR ELEVATIONS	

A-201









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5914 RIDGE AVE

3D RENDERING:
VIEW FROM RIDGE AVE

BAKER ST.
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5914 RIDGE AVE

3D RENDERING:
DETAILED VIEW OF ENTRY