

**From:** Chris Carickhoff  
**Sent:** Wednesday, December 30, 2020 6:34 PM  
**To:** Kim Chantry  
**Cc:** Andy Mulson; Steve Olszewski  
**Subject:** Re: 6830-32 Ridge Ave

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Kim,

Please see the updated booklet with the following changes per Committee notes:

1. Removed the 4th floor of the addition, now a 3 story building, shorter than the existing historic structure. We increased the footprint to still accommodate the same number of units, as suggested by the committee members
  2. Shifted the addition back 5' so it is no longer touching the historic structure
  3. Changed windows to be 2 over 2 to match precedence on the street (adjacent building 6822 Ridge). Also, added a precedence page for reference
  4. Changed roof lines from Gambrel to gable roof with dormers to match precedence on the street
  5. Changed board & batten siding to stucco, texture to match existing historic structure
  6. Changed colors from black & white to be more in line with historic color palette and with precedence on the street.
  7. Removed stair tower on addition
  8. Added a 3D view so you can see between the historic structure and new building to the addition.
  9. Parking spaces were reduced from 17 to 16 as a result of the building shift
- Let me know if you have any questions or need anything else for the meeting. Have a happy new year!

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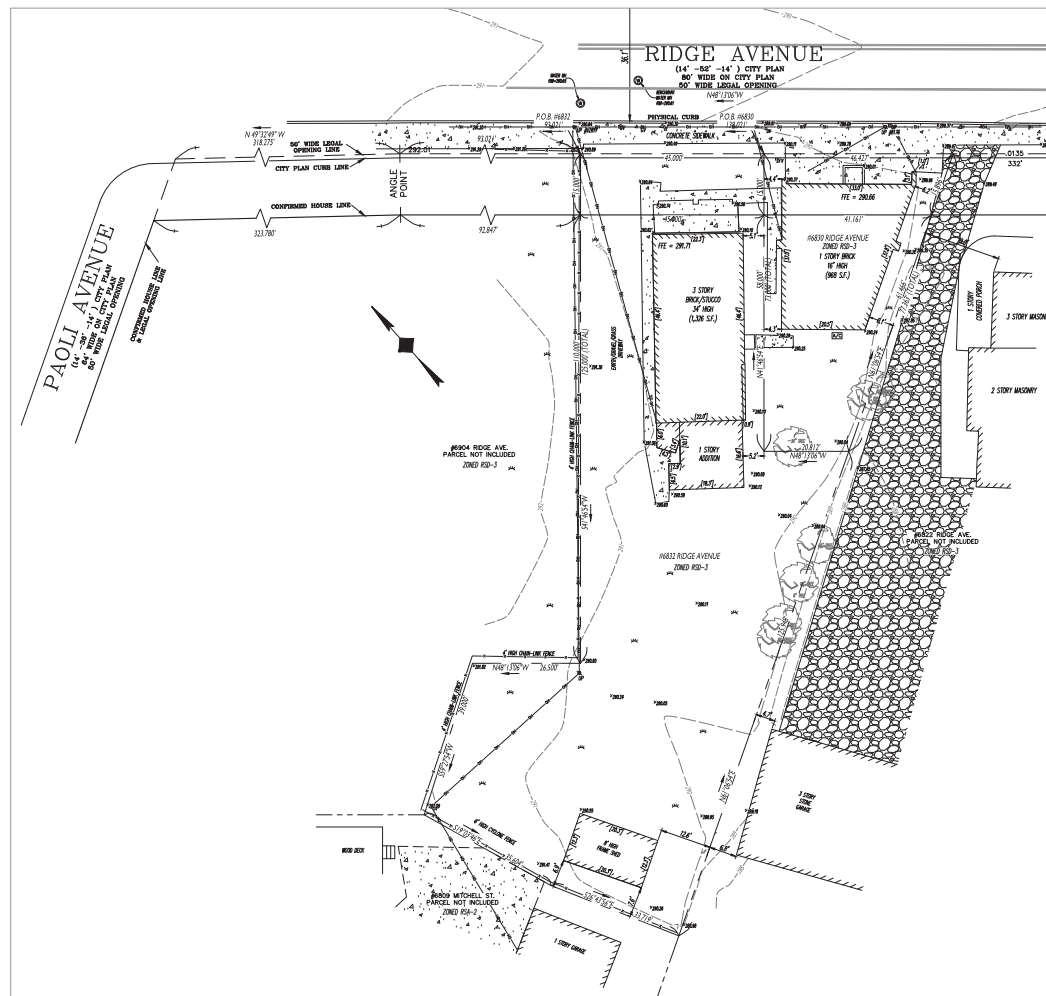


**6830-6832 RIDGE AVENUE**

**REVISED**



**EXISTING DEED LINES**



**RIDGE AVENUE**  
 14' - 00" - 14' CITY PLAN  
 80' WIDE ON CITY PLAN  
 50' WIDE LASSAL OPENING

**PAOLI AVENUE**  
 14' - 00" - 14' CITY PLAN  
 80' WIDE ON CITY PLAN  
 50' WIDE LASSAL OPENING



- NOTES**
- THIS PLAN IS TO BE USED FOR TITLE OR CONFORMANCE PURPOSES ONLY. PLAN SHALL BE FOR REFERENCE OF APPLICANT.
  - PARCEL ADDRESS: SHIRT ADDRESS HERE.
  - PROPERTY LINES: THE PROPERTY LINES ON THIS PLAN ARE BASED ON THE PHOTODUPLICATION AS SHOWN. PROPERTY IS LOCATED AS SHOWN. (RECORDING)
  - ALL BOUNDARY DIMENSIONS SHOWN ON THIS PLAN ARE PHOTOGRAPHIC. PROPERTY LINES, THE LOCATION OF PROPERTY WITHIN THE CITY OF PHILADELPHIA, PHILADELPHIA COUNTY AND PHILADELPHIA COUNTY SHALL BE USED FOR TITLE PURPOSES ONLY. PHOTOGRAPHIC DIMENSIONS SHALL NOT BE USED FOR OTHER PURPOSES.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE POLICY AND IS SUBJECT TO THE RISK THAT A VALID TITLE REPORT WOULD REVEAL.
  - SUBJECT PROPERTIES ARE NOT A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE.
  - REGISTERED OWNER: KONOPIKA RENEE M. KONOPIKA WALTERS.
  - THE ADDRESS SHOWN ON THIS PLAN ARE AS PER EXISTING RECORDS OR AS APPEAR ON THE RECORDS. ADDRESS OR ANY OTHER IDENTIFIABLE ARE TO BE ADVISED BY THE OFFICE OF PROPERTY ASSESSMENT (OPAR).
  - UPON THE MAKING AND RECORDING OF A DEED WITH THE DEPARTMENT OF REVENUE IN THE CITY OF PHILADELPHIA, PROVIDED IN CONFORMANCE WITH THE ACT, THE LINE SHOWN AS PROPOSED SHALL BECOME ACTUAL AND BELIEVED.
  - A RECORDING FEE IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSIDERATION OF BOUNDARY LINES.
  - PERMITS SHOWN HEREON HAVE STREET FRONTAGE.
  - ELEVATIONS SHOWN ON PLAN ARE FROM CITY PLAN (2.0) BENCHMARK. WATER PERMIT IS 2.00 (2.0) FEET.
  - THE BOUNDARY DIMENSIONS ON THIS PLAN IS BASED ON THE EXISTING LINES SHOWN HEREON AND IS NOT VALID TO ANY OTHER PARTIAL AND ELECTRONIC REPRODUCTION OF THIS SURVEY AND NOT BE USED FOR ANY OTHER PURPOSES. THE CITY OF PHILADELPHIA, PHILADELPHIA COUNTY AND PHILADELPHIA COUNTY SHALL BE USED FOR TITLE PURPOSES ONLY. PHOTOGRAPHIC DIMENSIONS SHALL NOT BE USED FOR OTHER PURPOSES.
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SYMBOL	DESCRIPTION
---	POINT OF BEGINNING
---	BOUNDARY
---	PROXY STREET
---	PROXY CONTROL
---	PROXY CONTROL
---	GRADE NOT SHOWN
---	GRADE
---	CONCRETE
---	STONE/PAVEMENT
---	PROPERTY LINE
---	BOUNDARY
---	WATER VALVE
---	CONCRETE
---	LIGHT POLE
---	PROXIMATE TREE
---	IRREGULARITY
---	UTILITY POLE WITH LIGHT
---	TERRACE
---	GRAVEL



- ZONING**
- RSD-3 Residential Single-Family, Detached-3**
- Lot Dimensions:
    - Minimum Lot Width: 50 ft.
    - Minimum Lot Area: 5,000 sq. ft.
    - Minimum Open Area (% of lot): 7%
  - Front Setback:
    - Minimum (ft.): 25
  - Minimum Side Yard Width, Residential (ft.):
    - Detached, Intermediate Lot (ft.): 210 each 25 total
    - Corner Lot (ft.): 7
  - Minimum Side Yard Width, Non-Residential (ft.):
    - Intermediate Lot (ft.): 215
    - Corner Lot (ft.): 15
  - Rear Yard:
    - Minimum Depth: 25 ft.
  - Height:
    - Maximum Height: 38 ft.

**EXISTING PARCEL AREA**

PARCEL	SQ. FT.	ACRES	OPA #
#6830 RIDGE AVENUE	2,148.17 sq. ft.	0.05014 acres	# 83020050
#6832 RIDGE AVENUE	11,125.0 sq. ft.	0.25294 acres	# 21291100

1391 Walton Road Blue Bell, Pa 19422  
 (215) 995-8878 paul@aquaeconomicis.com

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Contact Information: GENERAL MANAGER: Cory Hahn Phone: (215) 995-8875 Email: cory@aquaeconomicis.com  
 Contact Information: SURVEY PROJECT MANAGER: Robert Babb Email: robert@aquaeconomicis.com

**EXISTING CONDITIONS PLAN**

**#6830-32 RIDGE AVENUE**  
 21ST WARD PHILADELPHIA, PA 19128

MUNICIPALITY: PHILADELPHIA PHILADELPHIA COUNTY, PA Property Owner: KONOPIKA RENEE M. KONOPIKA WALTERS

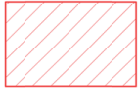
Drawn By: RB	Checked By: RB			
10/19/20	9/30/20			
DATE	BY	FIELD DATE	FIELD DATE	DESCRIPTION

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**PAUL LONIE**  
 PA PROFESSIONAL LAND SURVEYOR (LIC. NO. 8234412)

SCALE: 1" = 10' SHEET: 1 OF 1





# AREA TO BE REMOVED



**RIDGE AVENUE HISTORIC DISTRICT INVENTORY**

**Address:** 6832 RIDGE AVE

**Alternate Address:**  
**Individually Listed:** No **OPA Number:** 212511130  
**Base Reg. Number:**

**Historical Data**

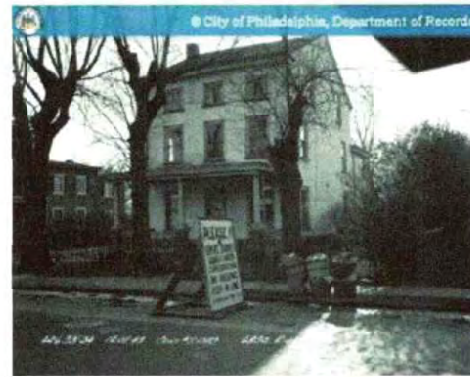
**Historic Name:**  
**Current Name:**  
**Hist. Resource Type:** Detached Dwelling  
**Historic function:**  
**Social History:**  1900 Census  
 1900 Census: (6830) Owned by H. Hayes  
**Year Built:** c 1850  
**Associated Individual:**  
**Architect:**  
**BUILDER:**

**References:**

**Physical Description**

**Style:** Greek Revival **Resource Type:** Detached Dwelling  
**Stories:** 3 **Bays:** 3 **Current Function:** Multi-unit Residential  
**Foundation:**  
**Exterior Walls:** Stucco **Subjunction:**  
**Roof:** Side-gable; asphalt shingles **Additions/Alterations:** Porch removed; brick applied to first floor front  
**Windows:** Non-historic- vinyl  
**Doors:** Non-historic- wood  
**Other Materials:**  
**Ancillary:**  
**Sidewalk Material:** Concrete  
**Site Features:**

**Notes:**



**Survey Date:** 6/27/2018



**Classification:** Contributing



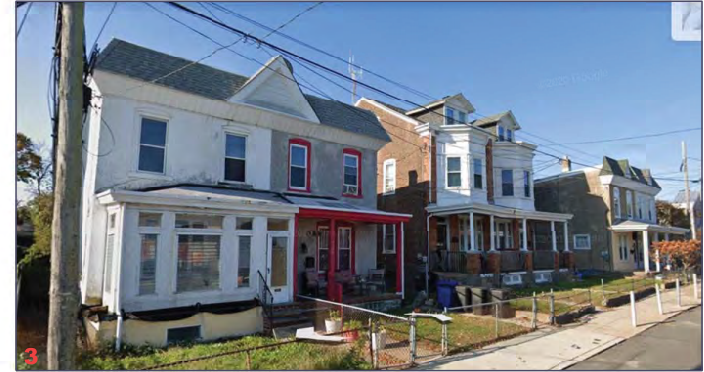
**Survey Date:** 5/27/2018



**2 OVER 2 WINDOW STYLE**

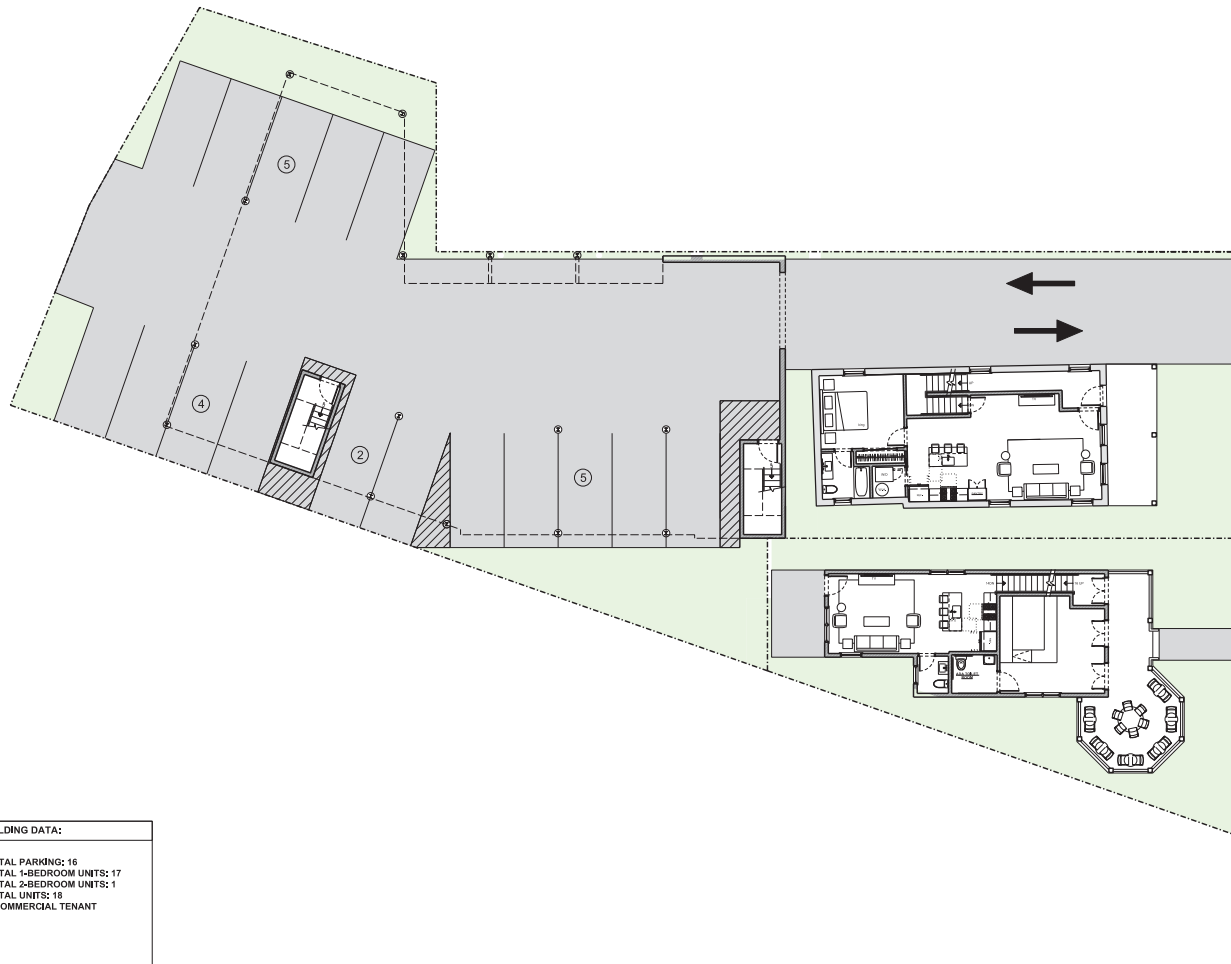


**GABLED ROOF WITH DORMERS**



**VARIETY OF COLORS ON STREET**

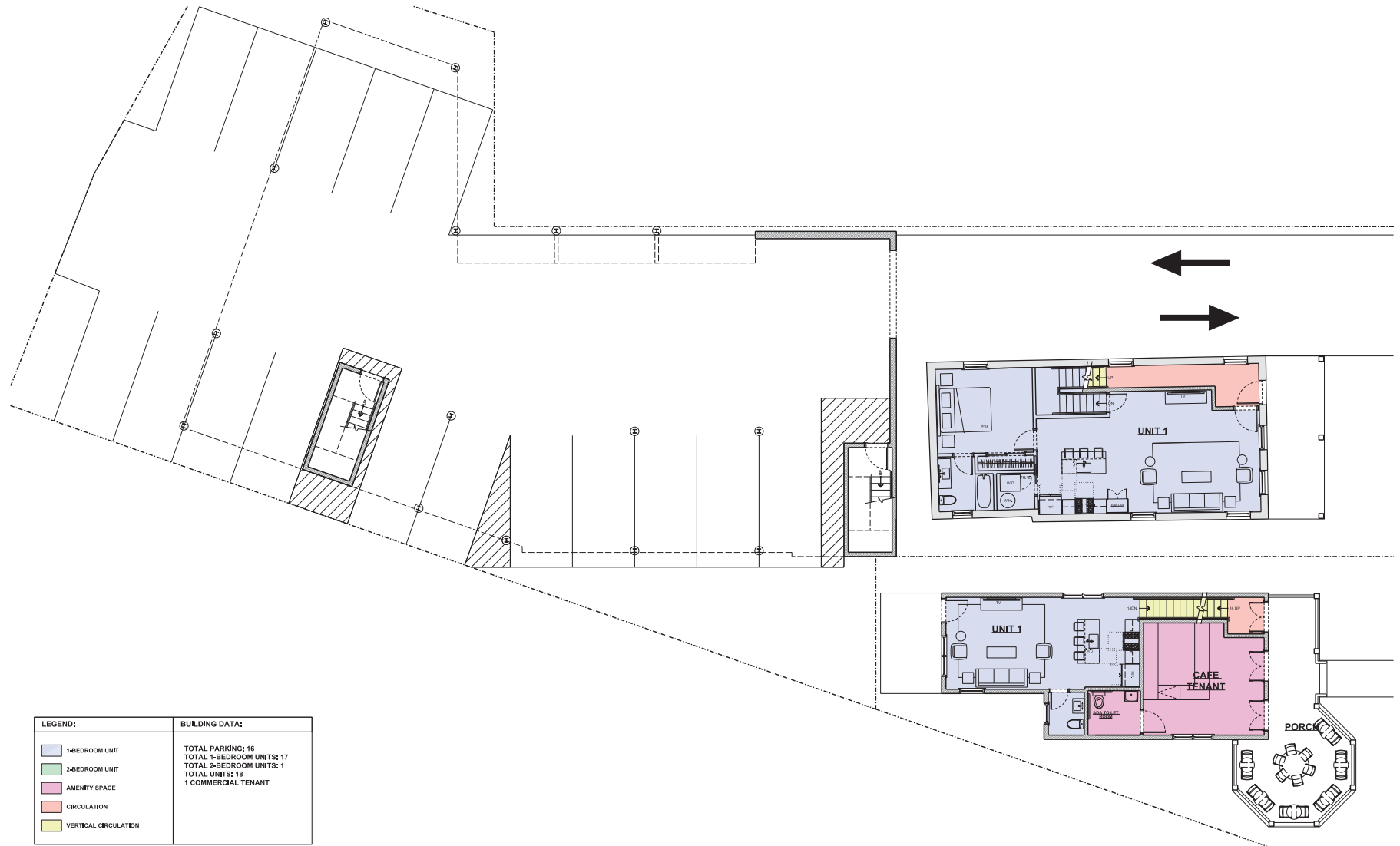




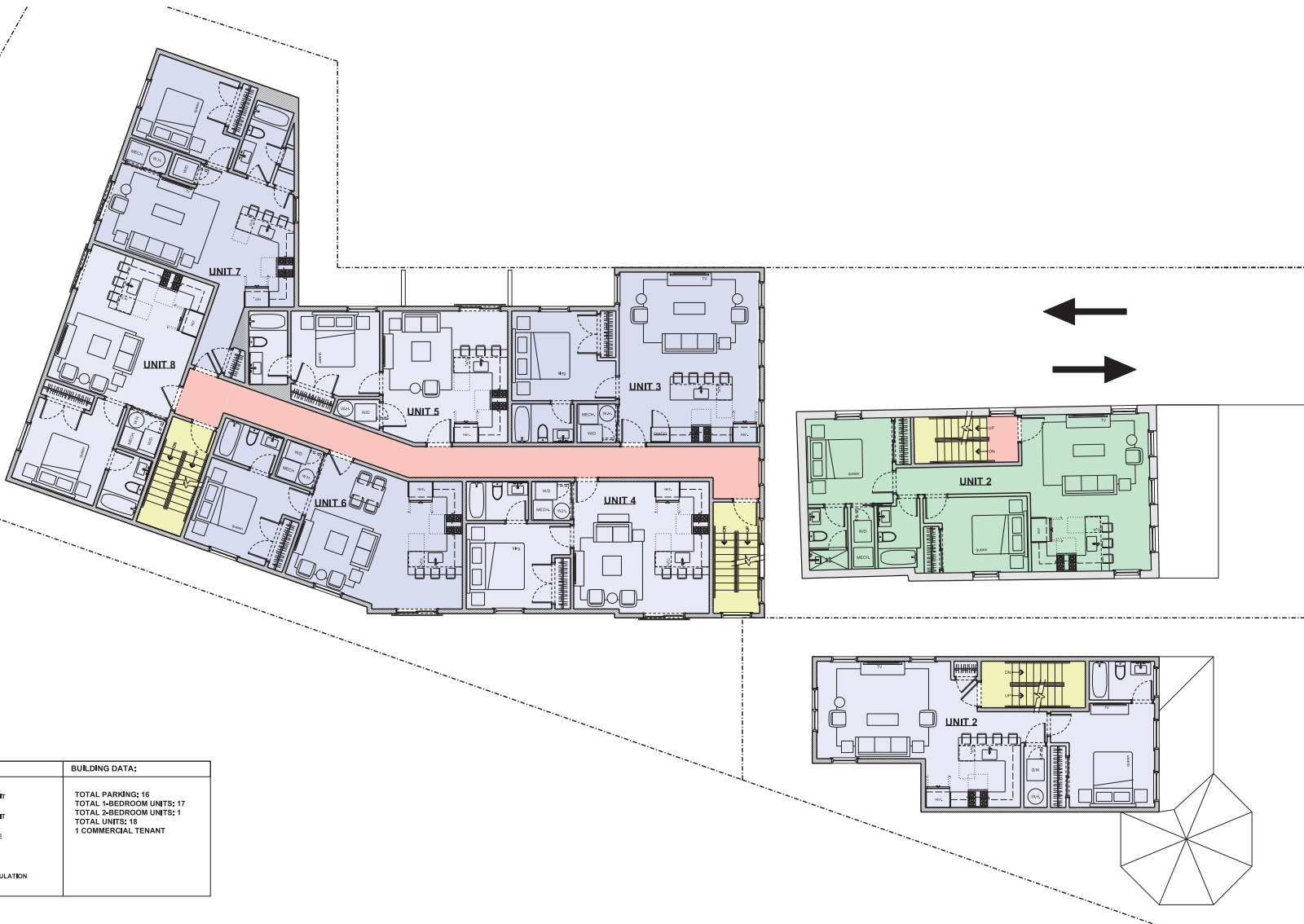
RIDGE AVENUE

LEGEND:	BUILDING DATA:
<span style="display: inline-block; width: 15px; height: 10px; background-color: #d3d3d3; border: 1px solid black;"></span> 1-BEDROOM UNIT	TOTAL PARKING: 16
<span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; border: 1px solid black;"></span> 2-BEDROOM UNIT	TOTAL 1-BEDROOM UNITS: 17
<span style="display: inline-block; width: 15px; height: 10px; background-color: #f8bbd0; border: 1px solid black;"></span> AMENITY SPACE	TOTAL 2-BEDROOM UNITS: 1
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcdd2; border: 1px solid black;"></span> CIRCULATION	TOTAL UNITS: 18
<span style="display: inline-block; width: 15px; height: 10px; background-color: #fff9c4; border: 1px solid black;"></span> VERTICAL CIRCULATION	1 COMMERCIAL TENANT





LEGEND:	BUILDING DATA:
1-BEDROOM UNIT	TOTAL PARKING: 16
2-BEDROOM UNIT	TOTAL 1-BEDROOM UNITS: 17
AMENITY SPACE	TOTAL 2-BEDROOM UNITS: 1
CIRCULATION	TOTAL UNITS: 18
VERTICAL CIRCULATION	1 COMMERCIAL TENANT



LEGEND:	BUILDING DATA:
<span style="display: inline-block; width: 15px; height: 10px; background-color: #d9e1f2; border: 1px solid black;"></span> 1-BEDROOM UNIT	TOTAL PARKING: 16
<span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span> 2-BEDROOM UNIT	TOTAL 1-BEDROOM UNITS: 17
<span style="display: inline-block; width: 15px; height: 10px; background-color: #fce4ec; border: 1px solid black;"></span> AMENITY SPACE	TOTAL 2-BEDROOM UNITS: 1
<span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid black;"></span> CIRCULATION	TOTAL UNITS: 18
<span style="display: inline-block; width: 15px; height: 10px; background-color: #fff2cc; border: 1px solid black;"></span> VERTICAL CIRCULATION	1 COMMERCIAL TENANT

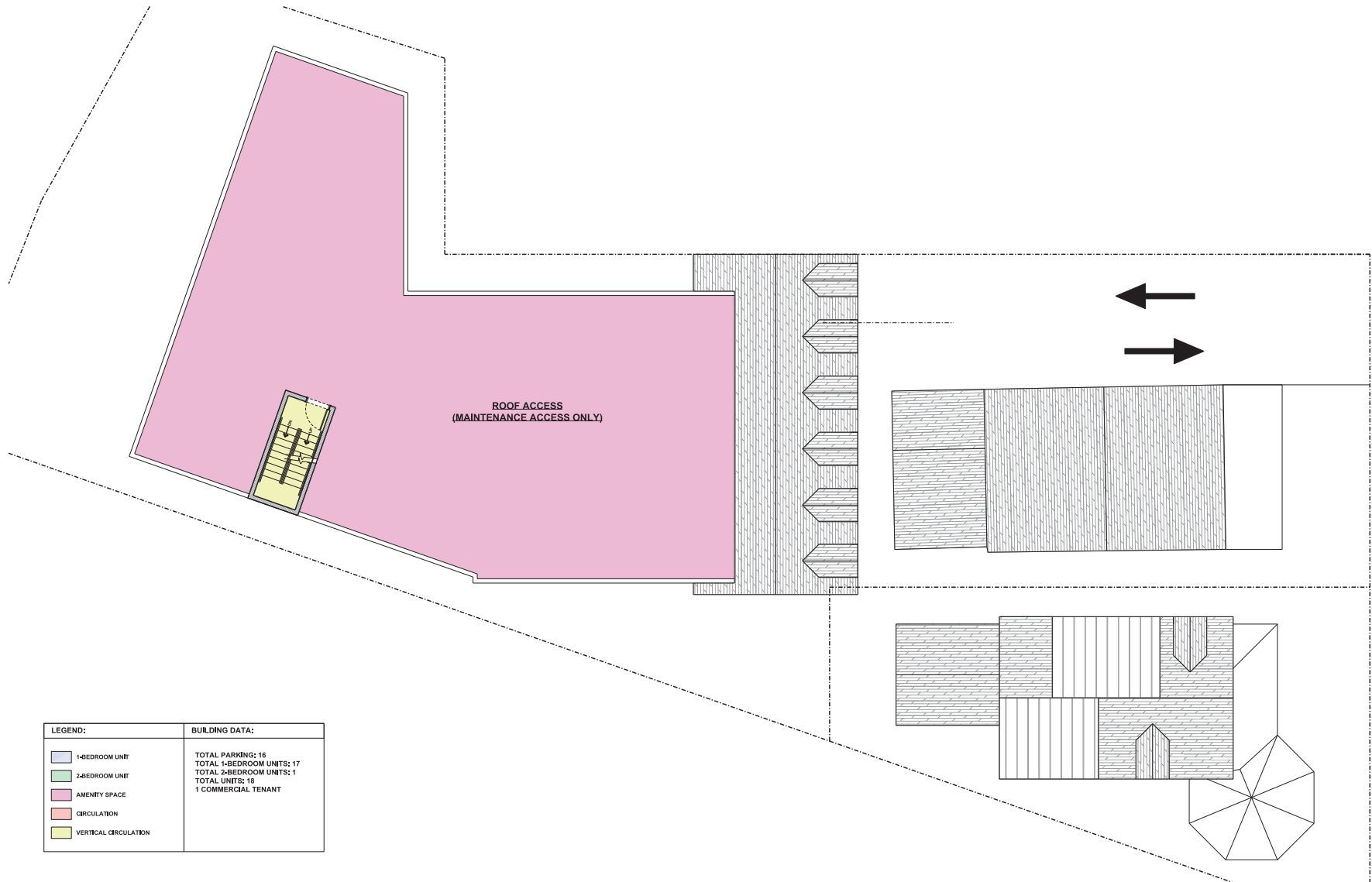


LEGEND:	BUILDING DATA:
1-BEDROOM UNIT	TOTAL PARKING: 16
2-BEDROOM UNIT	TOTAL 1-BEDROOM UNITS: 17
AMENITY SPACE	TOTAL 2-BEDROOM UNITS: 1
CIRCULATION	TOTAL UNITS: 18
VERTICAL CIRCULATION	1 COMMERCIAL TENANT

**STUDIO C**  
ARCHITECTURE

**6830-6832 RIDGE AVENUE**

PROPOSED  
THIRD FLOOR PLAN  
SCALE: 3/16"=1'-0"



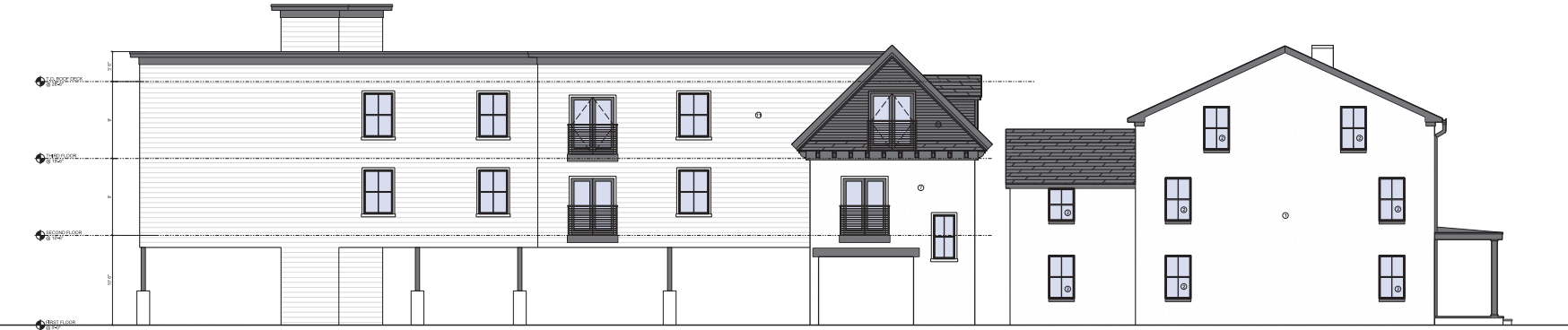
KEY TO NOTES:		
1 REMOVE EXISTING FINISHES TO EXPOSE LATH AND BRICK. PATCH AND REPAIR AS REQUIRED AND TRIM. COLOR: BRICK MATCH EXISTING COLOR: BRICK MATCH EXISTING	2 PAINT BALLS BLACK 3 NEW WHITE OAK ENTRY DOOR 4 NEW PAINT SCOUGE 5 NEW TRIM 6 NEW BLACK EXTERIOR FINISH TEXTURE: MATCH EXISTING COLOR: BRICK MATCH EXISTING 7 NEW 3/4" YEAR ASPHALT SHINGLE ROOFING COLOR: BLACK 8 DECORATIVE CORBELS COLOR: BLACK 9 HARGE SHINGLE SIDING COLOR: FINE CREAM	10 HARGE SHINGLE SIDING COLOR: TRU 11 STANDED BLAW METAL ROOFING COLOR: BLACK
12 REPLACE EXISTING WINDOWS WITH NEW WINDOW DOUBLE GLAZING WINDOWS WITH OPERABLE SHUTTERS COLOR: BLACK 13 NEW PORCH STRUCTURE TO MATCH EXISTING WINDOW COLOR: BLACK WITH FINE CREAM 14 NEW PORCH STRUCTURE TO MATCH EXISTING WINDOW COLOR: BLACK WITH FINE CREAM		



- NOTED NOTES:
- 1 REMOVE EXISTING FINISHES TO EXPOSE EXISTING STUCCO PATCH AND REPAIR AS REQUIRED AND PAINT COLOR DE CHANTILLY LAZE OCEAN
  - 2 PAINT SILLS BLACK
  - 3 HARDSH PLANK BEING COLOR TRO
  - 4 NEW WHITE OAK ENTRY DOOR WITH TR
  - 5 NEW WALL SCONCE WITH TR
  - 6 SHIMMER BEAM METAL ROOFING COLOR BLACK
  - 7 REPLACE EXISTING WINDOWS WITH NEW 608 X 1 DOUBLERUNG WINDOWS WITH OPERABLE SHUTTERS COLOR BLACK
  - 8 NEW 30 YEAR ASPHALT SHINGLE ROOFING COLOR BLACK
  - 9 DECORATIVE CORBELS COLOR BLACK
  - 10 HARDSH PLANK BEING COLOR IRON GRAY
  - 11 NEW 30 X 40 608 X 1000 WITH COLOR DE CHANTILLY LAZE OCEAN
  - 12 NEW 30 YEAR ASPHALT SHINGLE ROOFING COLOR BLACK
  - 13 SHIMMER BEAM METAL ROOFING COLOR BLACK



**WEST ELEVATION**



**EAST ELEVATION**

**STUDIO C**  
ARCHITECTURE

**6830-6832 RIDGE AVENUE**

PROPOSED WEST & EAST ELEVATION  
SCALE: 3/16" = 1'-0"

KEY TO NOTES:	
① STANDING SEAM METAL ROOFING COLOR: BLACK	④ DECORATIVE CORBELLS COLOR: BLACK
② NEW WALL SCHEME MATERIALS	⑤ HANGER BRACKETS COLOR: IRON GRAY
③ NEW 1/2" X 4" STUDS (FINISH) TEXTURE: MATCH EXISTING COLOR: SEE PLANNING GRAY HCL179	
⑥ NEW 32 YEAR ASPHALT SHINGLE ROOFING COLOR: BLACK	



**WEST ELEVATION**



**EAST ELEVATION**



**STUDIO C**  
ARCHITECTURE

**6830-6832 RIDGE AVENUE**

3D RENDERING:  
VIEW LOOKING SOUTH  
FROM RIDGE AVENUE





**STUDIO C**  
ARCHITECTURE

**6830-6832 RIDGE AVENUE**

3D RENDERING:  
VIEW LOOKING BETWEEN  
BUILDINGS ON RIDGE AVENUE



**STUDIO C**  
ARCHITECTURE

**6830-6832 RIDGE AVENUE**

3D RENDERING:  
VIEW LOOKING WEST  
FROM RIDGE AVENUE



**STUDIO C**  
ARCHITECTURE

**6830-6832 RIDGE AVENUE**

3D RENDERING:  
AERIAL VIEW