

ADDRESS: 4101-05 LUDLOW ST

Proposal: Construct addition; renovate church building

Review Requested: Final Approval

Owner: St. James Pentecostal Church

Applicant: Matthew Albitz, L2P

History: 1886; Monumental Baptist Church; David S. Gendell, architect; 1914

Individual Designation: 2/10/2017

District Designation: None

Staff Contact: Kim Chantry, kim.chantry@phila.gov

BACKGROUND:

This application proposes to adaptively reuse the interior of this church building and construct a four-story addition for use as a rock climbing gym. The building is currently vacant and in poor condition. The property was designated as historic in 2017, under several Criteria for Designation including Criterion I for potential archaeological significance. There was significant confusion as to the location of the archaeological potential and whether there was ever a cemetery at this site, and the Committee on Historic Designation voted to exclude Criterion I when it made its recommendation regarding Criteria for Designation because of that lack of clarity in the nomination. However, the Historical Commission voted to include Criterion I without further discussion to clarify the concerns of the Committee. Therefore, Criterion I for archaeology is applied to the entire designated parcel.

SCOPE OF WORK

- Convert church building interior for reuse as rock climbing gym.
- Construct four-story glass and metal panel addition on vacant land at Ludlow Street side of property.
- Repaint red brick façade
- Various other façade and roofing work, which is approvable at the staff-level.

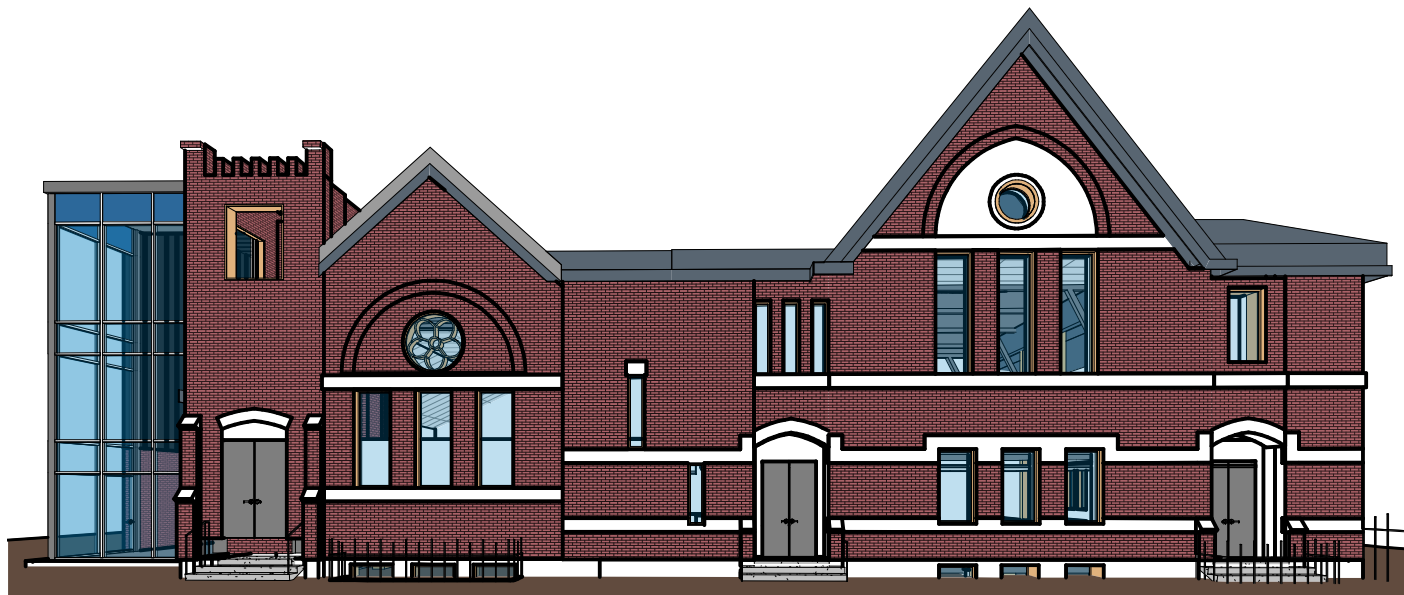
STANDARDS FOR REVIEW:

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The proposed work to the exterior of the church building satisfies Standard 9. The proposed addition is clearly differentiated from the old, and has been located on the site such that the bell tower remains prominent and the roof slope will remain. The addition appears to be slightly lower in height than the peak of the main gable. The staff recommends that the applicant explore holding the addition back further a short distance so as to allow for the bell tower to turn the corner. The staff additionally suggests that metal panel may not be the most appropriate material for the side of the addition, and that other material options are explored.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

- The proposed addition appears to allow for the retention of the Ludlow Street side façade, so that if the addition were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

STAFF RECOMMENDATION: Approval, provided a Phase 1A Archaeological Resources Survey is conducted, the existing red paint on the brick is removed rather than repainted, an alternative material is considered for the side of the addition, and holding the addition back a small distance to allow the bell tower to turn the corner is explored, with the staff to review details, pursuant to Standards 9 and 10.



project location
4101 Ludlow Street
Philadelphia, PA 19104

building owner
Reach Climbing Gym & Fitness, LLC
c/o Pen-Del Real Estate
Lenny and Michael Feinberg
401 East 4th Street, Building 15
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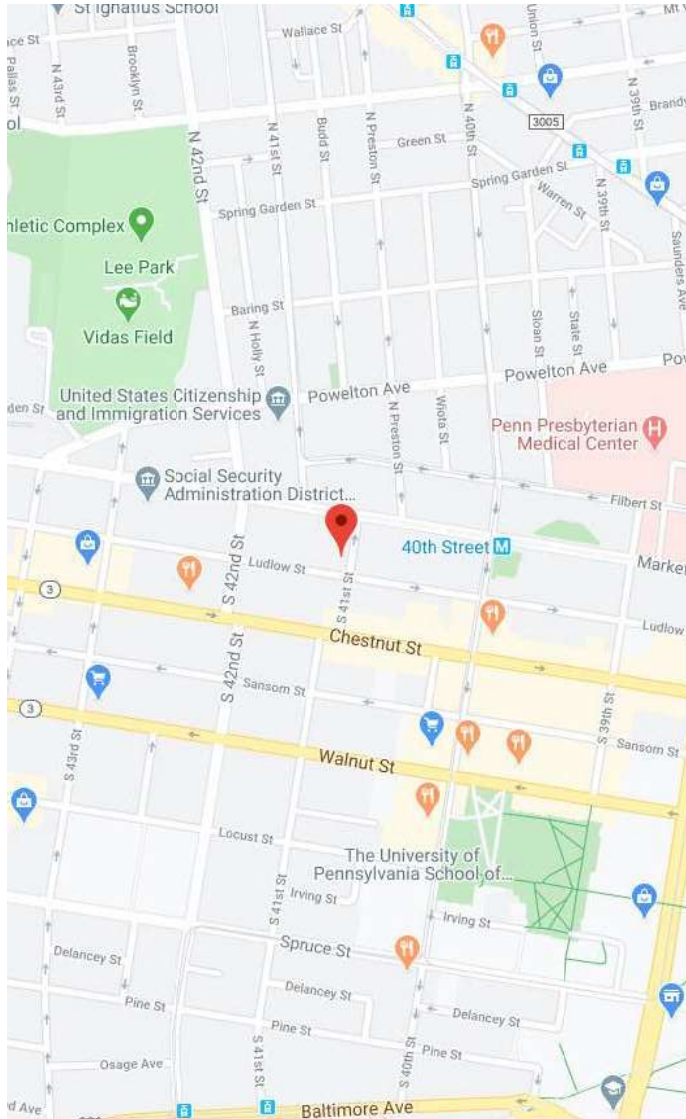
Craig Robert Lewis, Esq.
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property
4101-4105 Ludlow Street, Parcel No. 17S12-0145
St. James Pentecostal Church
Formerly Monumental Baptist Church
a/k/a Oak Street Baptist Church

lot size
approx. 5,500 s.f.

zoning
CMX-4 - Passive and Active Recreation

owner
Pen-Del Real Estate – Lenny and Michael Feinberg

applicant
Reach Climbing

architect
L2Partridge, LLC

existing use
Property is improved with a Church dating to 1884 (+/-)

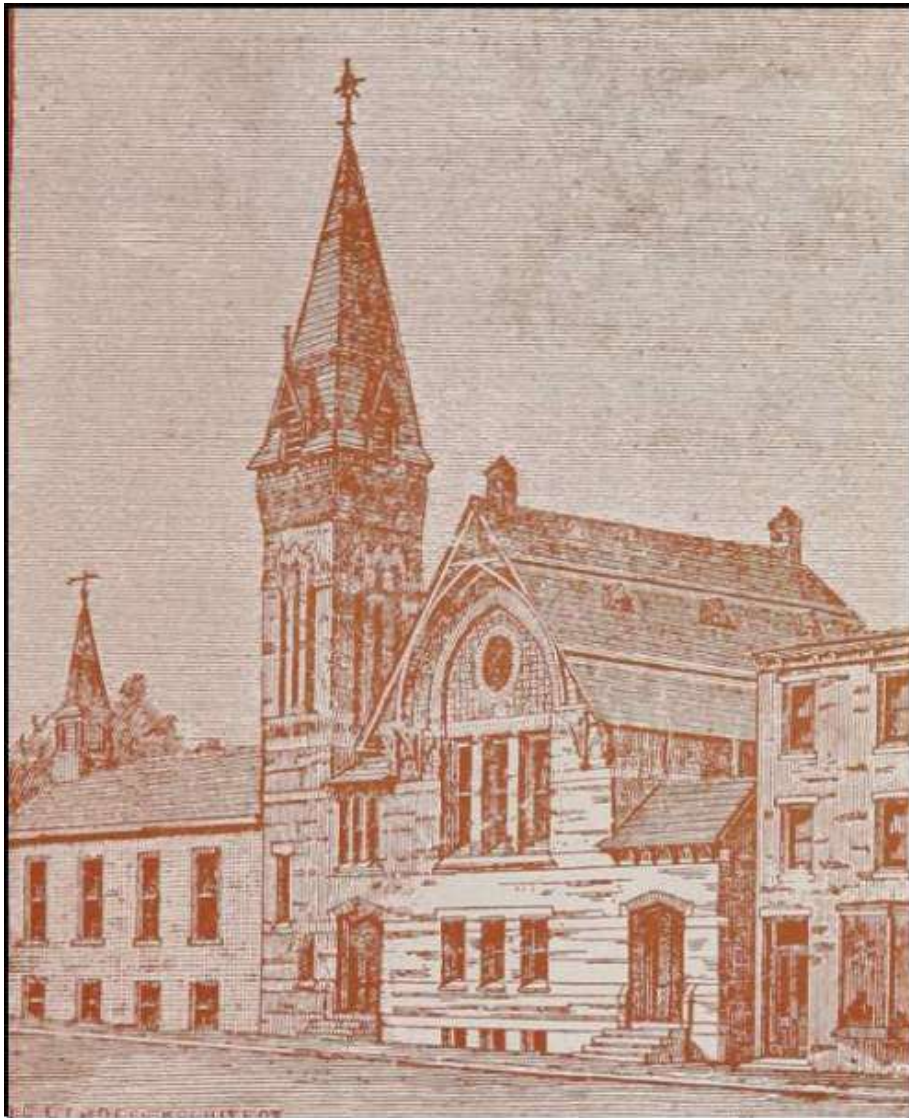
proposed use
Reach Climbing and Fitness

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architectural significance

The Church was nominated for Historic Designation in 2016 and was Designated by the Historic Commission in 2017.

The existing church facilities date back to approx. 1884, with the portion closest to Ludlow dating back to 1914. The property itself was first used as a church for the Oak Street Baptist Church in or around 1845. Oak Street Baptist Church later was renamed to Monumental Baptist Church, one of the first African American Christian churches in Philadelphia. The Property was home to Monumental until the mid 1960's when the church relocated. Since that time it has been known as Saint James Pentecostal Church.

The 1914 building Addition is small-scale, gable-front brick building which faces east onto 41st Street. The primary elevation of the 1914 Addition is articulated in two distinct parts - the tower and the gable-end. This is one of two elevations that is visible from the public right-of-way. The tower faces both east and south, being located at the southeast corner of the 1914 Addition. The tower is essentially two-stories. The first floor features a double door way that is set beneath a sepulchral-like arch, which is likely stone. Projecting from the primary elevation by roughly a foot, the tower is an arched aperture featuring a wooden louver that is delineated by a stone sill and brick lintel. The crenellations of the tower is simple, but distinctive with stone capping.

Beyond this section of the facade is the gable-end. At the basement level are three windows at the center in this section of the primary elevation. The windows are partly guarded by wrought iron.

historical significance

Monumental Baptist Church exemplifies the cultural, political, economic, social or historical heritage of both Philadelphia's African American community and its subset of the Baptist Church within that context. The congregation, the second oldest African American Baptist congregation anchored the African American community of West Philadelphia.

White, Charles Frederick. Who's who in Philadelphia: a collection of thirty biographical sketches of Philadelphia colored people... (Philadelphia: The A.M.E. Book Concern, 1912), pp120.

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EXISTING IMAGES - LUDLOW STREET ELEVATION



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EXISTING IMAGES - CORNER OF LUDLOW AND 41ST STREET ELEVATION

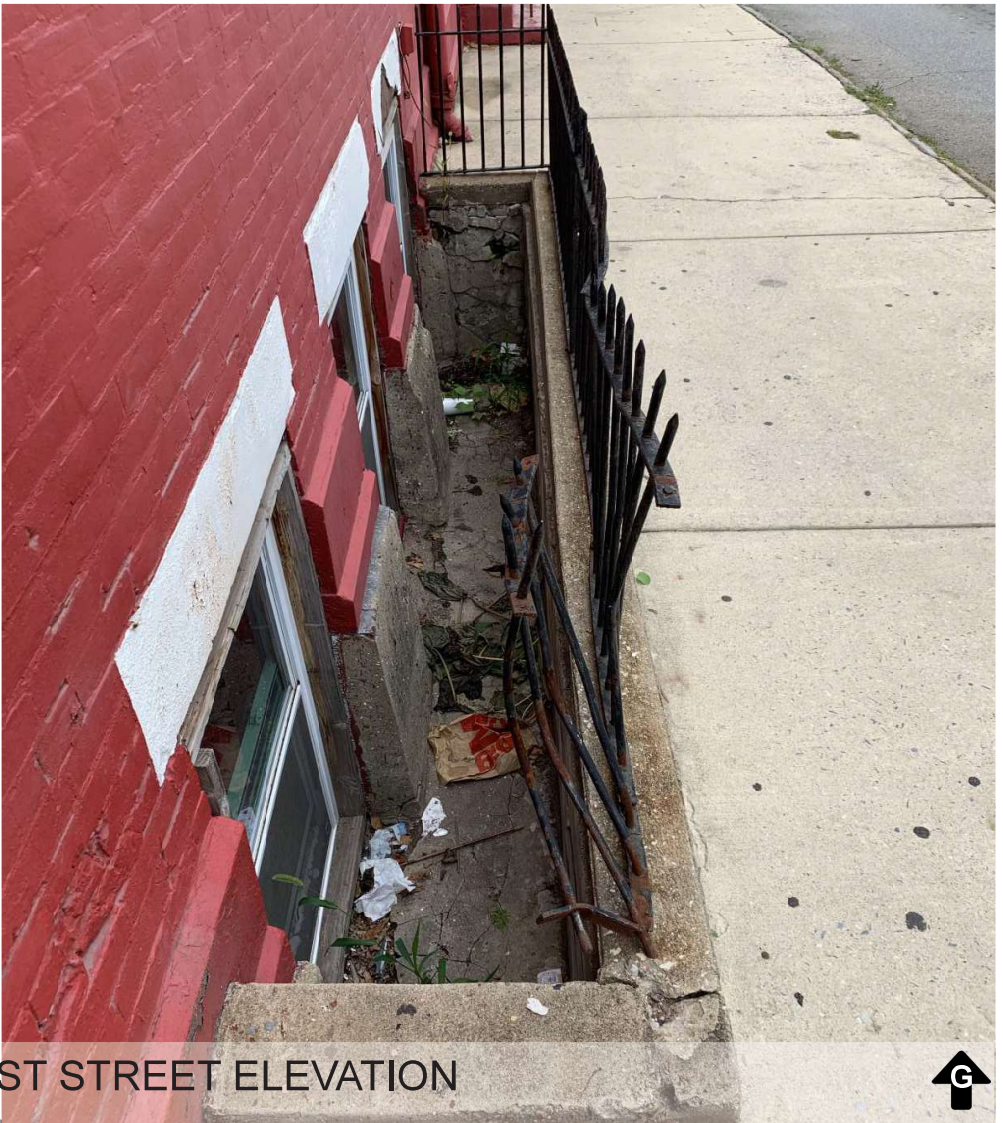


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EXISTING IMAGES - 41ST STREET ELEVATION

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EXISTING IMAGES - 41ST STREET ELEVATION



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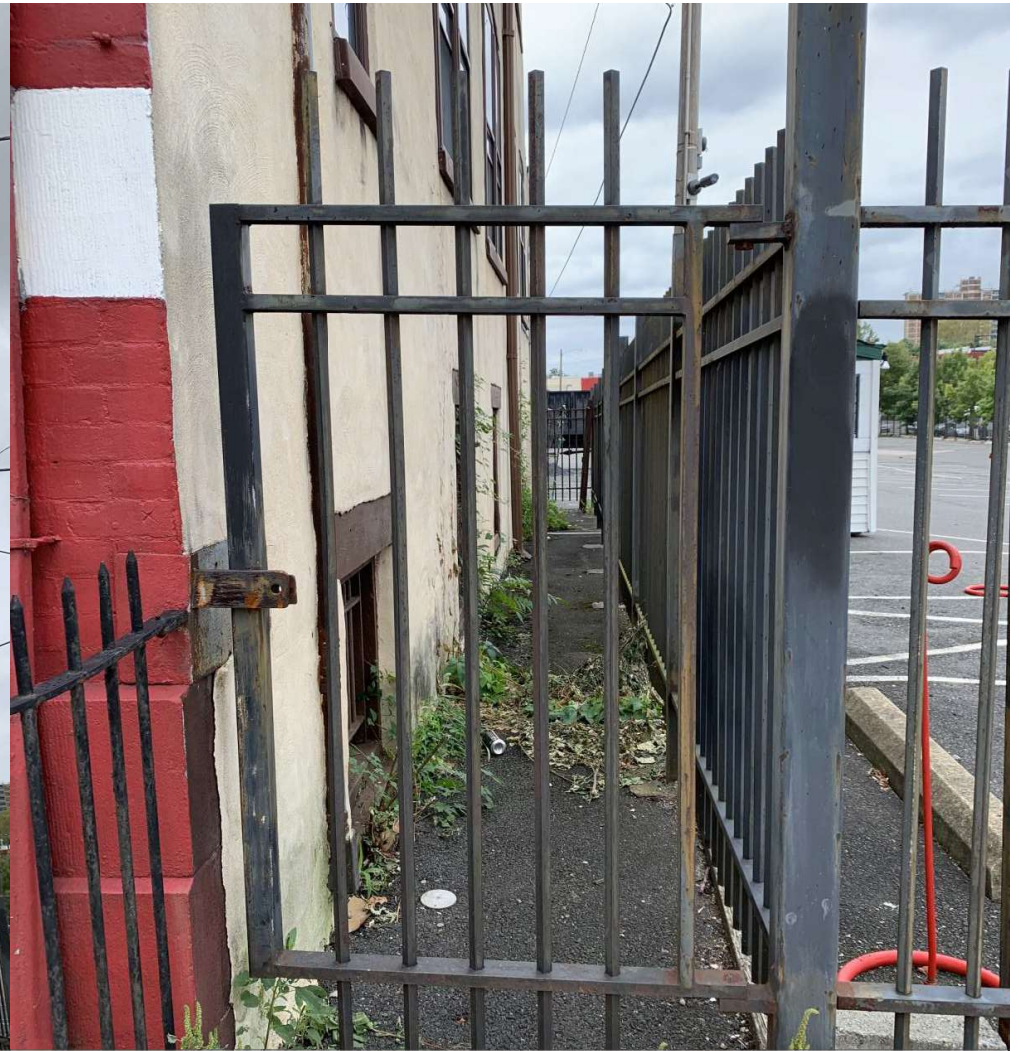
EXISTING IMAGES - 41ST STREET ELEVATION

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EXISTING IMAGES - 41ST STREET ELEVATION



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EXISTING IMAGES - CORNER 41ST AND MARKET STREET ELEVATION



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EXISTING IMAGES - MARKET STREET STREET ELEVATION

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EXISTING IMAGES - MARKET STREET ELEVATION



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EXISTING IMAGES - INTERIOR FIRST FLOOR

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EXISTING IMAGES - INTERIOR FACING LUDLOW STREET

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EXISTING IMAGES - INTERIOR FIRST FLOOR AND MEZZANINE

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EXISTING IMAGES - INTERIOR FIRST FLOOR FACING LUDLOW STREET

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41st STREET ELEVATION - EXISTING BUILDING

SCALE: 1/8" = 1'-0"

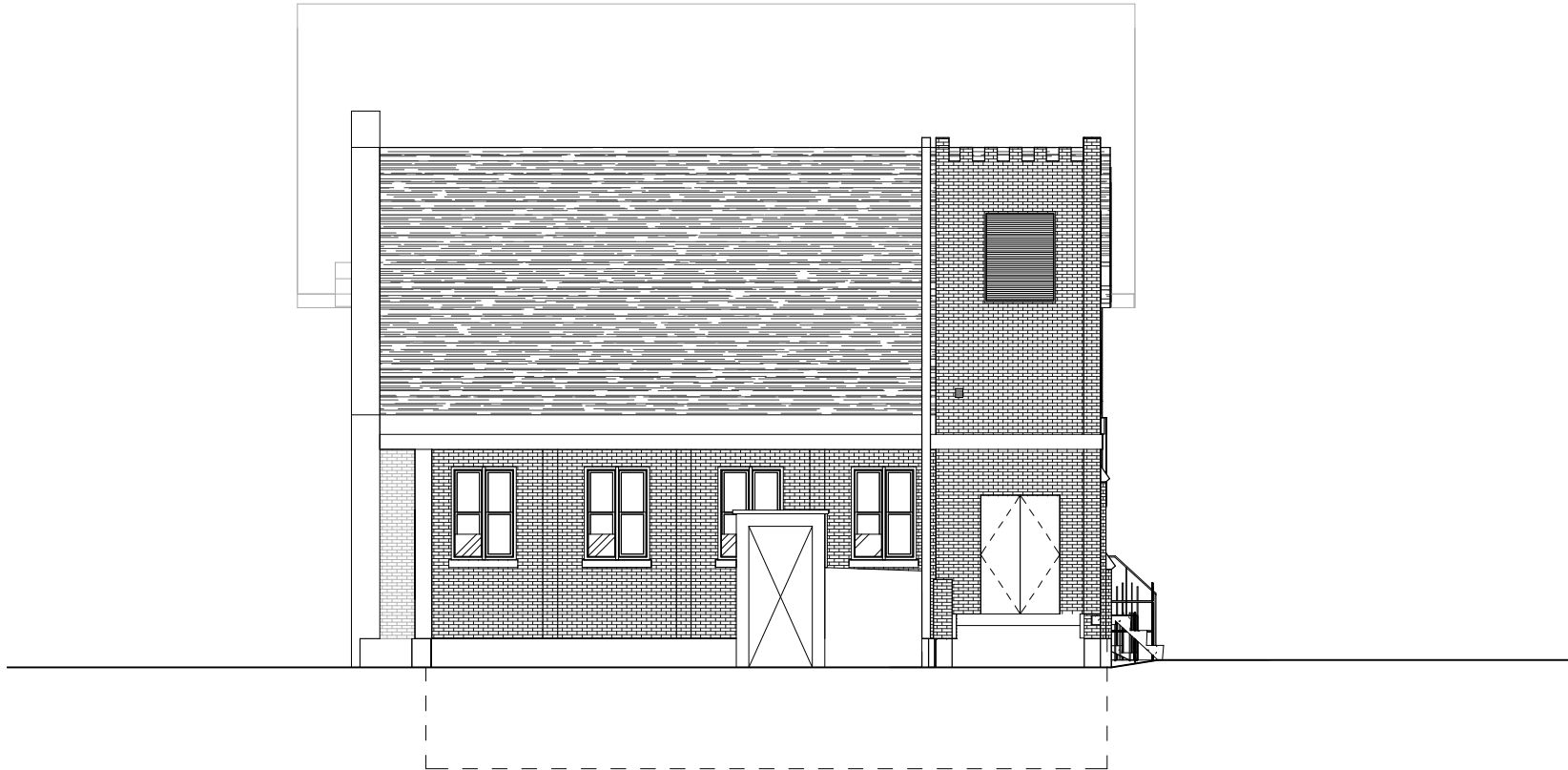
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LUDLOW STREET ELEVATION - EXISTING

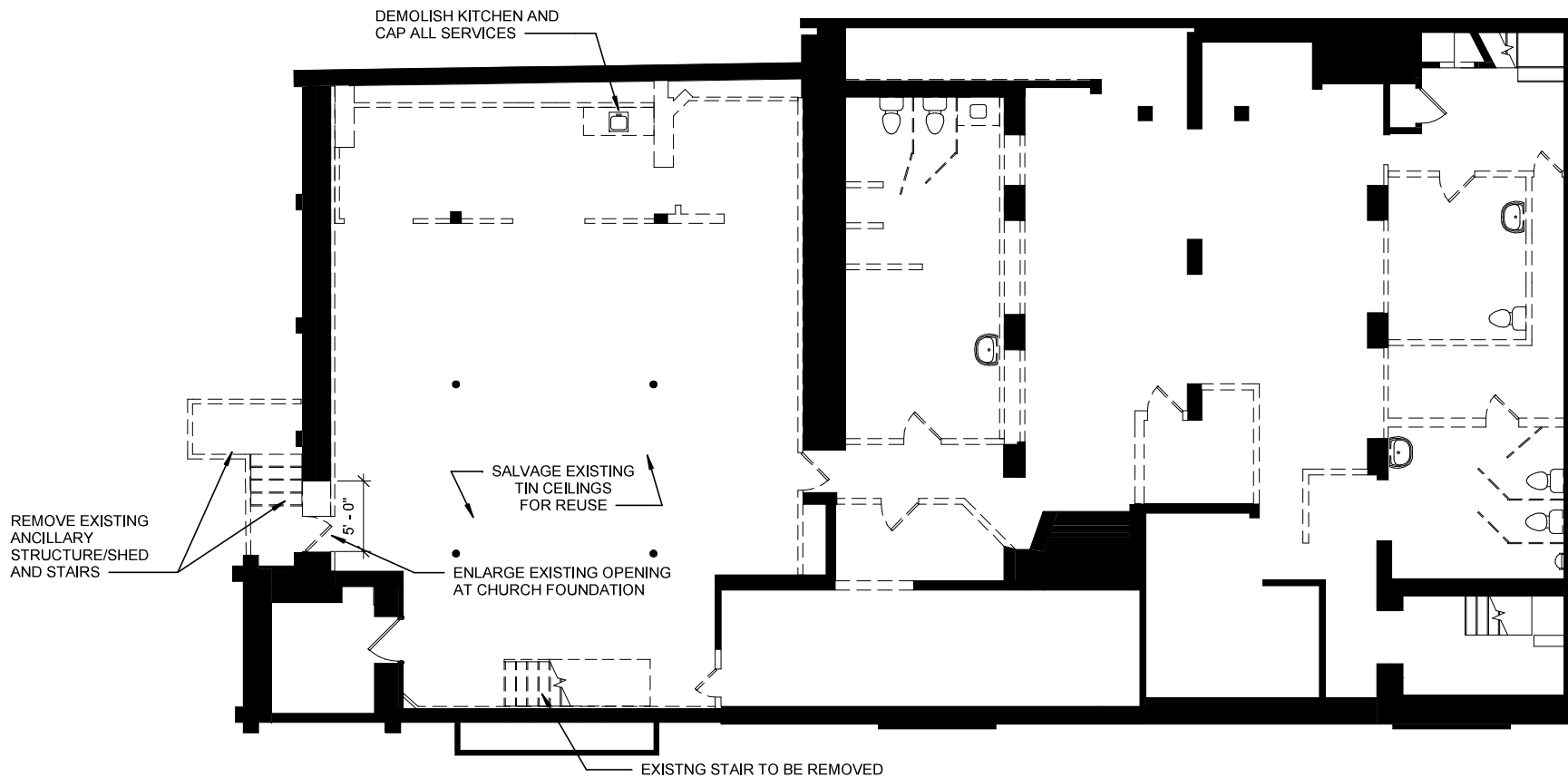
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EXISTING PLAN - BASEMENT LEVEL

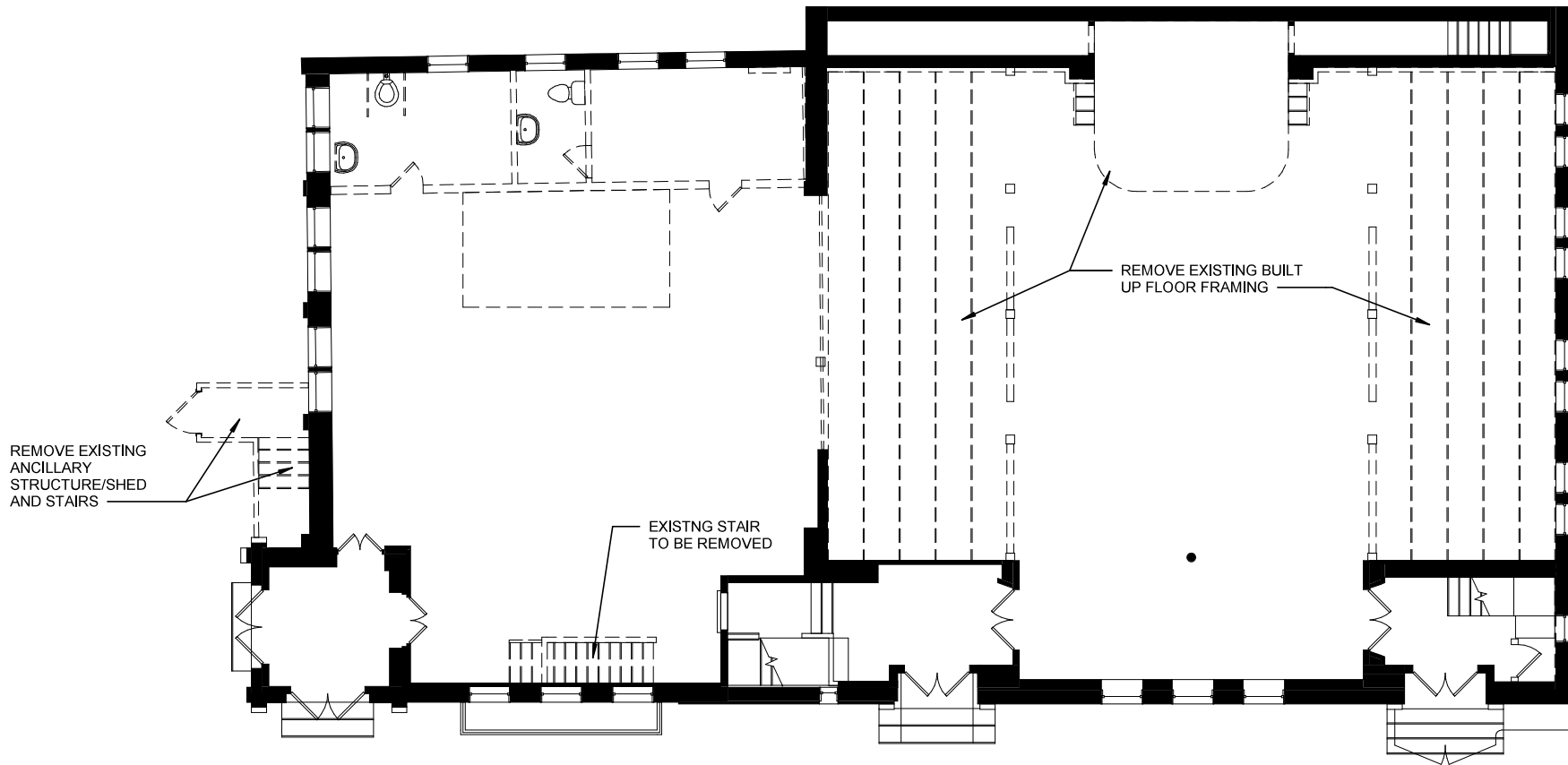
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EXISTING PLAN - FIRST FLOOR

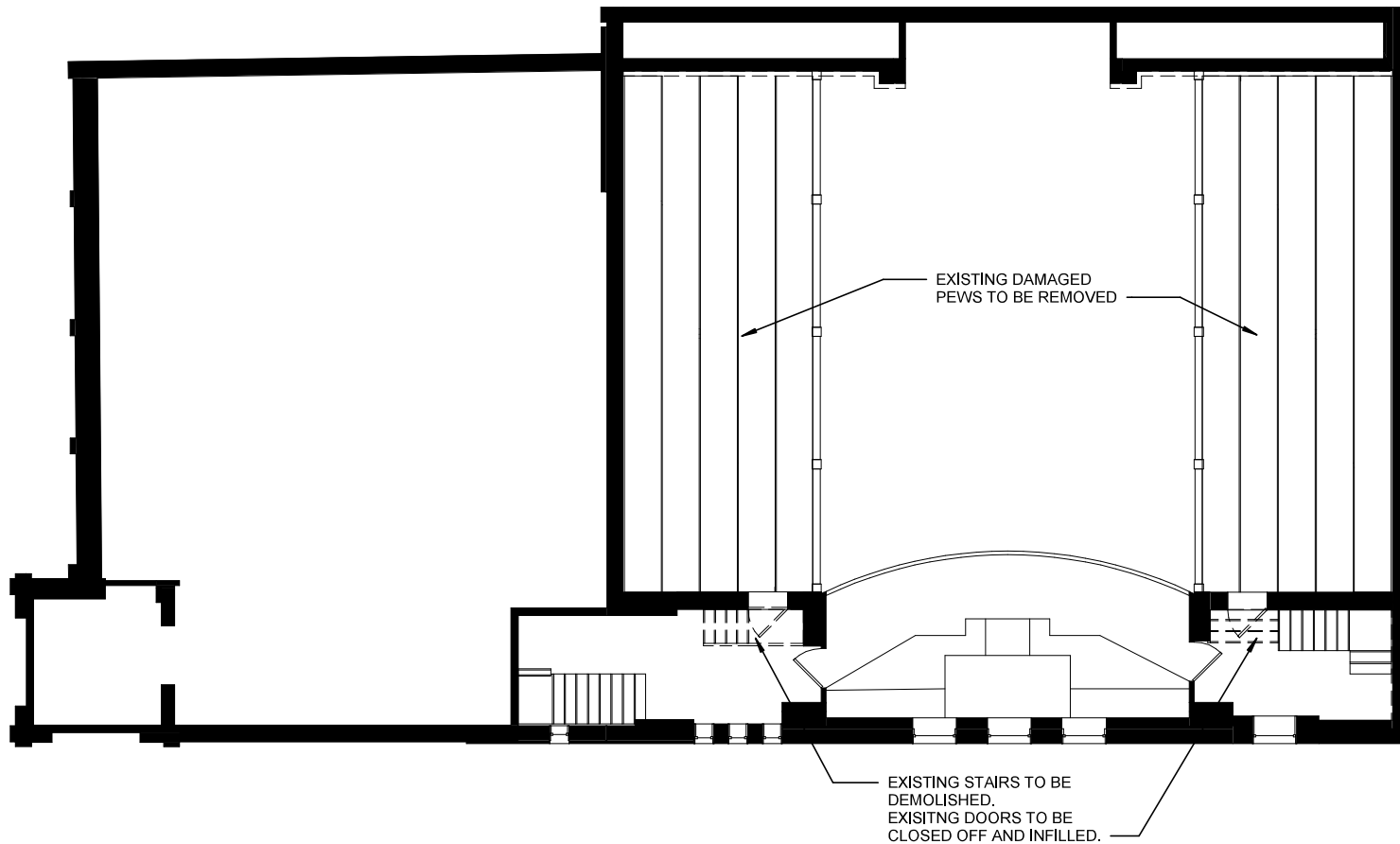
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EXISTING PLAN - MEZZ. LEVEL

SCALE: 1/8" = 1'-0"

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EXISTING ROOF
STRUCTURE TO REMAIN.
REPLACE EXISTING SHEATHING
AND SHINGLES AS REQ. TO
REPAIR ROOF.
MATCH EXISTING ROOF
SHINGLES.

EXISTING VINYL SIDING TO BE
REMOVED AND REPLACED W/
NEW SIDING.

EXISTING BRICK TO
REMAIN. REPAIR/
REPLACE EXISTING
DAMAGED BRICKS.

EXISTING ROOF TO REMAIN.
REPAIR AND REPLACE EXISTING
ROOF SHINGLES AS REQ. TO
REPAIR ROOF LEAKS.
MATCH EXISTING ROOF SHINGLES.

W1 EXISTING WINDOWS /
STORMS TO REMAIN.

W2 EXISTING WINDOWS
TO REMAIN.

W3 NEW STORM WINDOW
TO BE INSTALLED
OVER EXISTING.

EXISTING LIGHT
TO BE REPLACED.
TYP.

EXISTING DOOR TO
BE REPLACED.

EXISTING RAILING TO
BE REPLACED. TYP.

EXISTING CONCRETE
STEPS TO BE REPAIRED /
REPAINTED. TYP.

EXISTING WOOD TRUSS/
STRUCTURE TO REMAIN.

ALL EXISTING BANDING TO
BE RE-PAINTED.

ALL EXISTING
BRICK TO BE
RE-PAINTED.

EXISTING DOOR
TO REMAIN.
RETRO-FIT NEW
HARDWARE.

EXISTING SILL
TO BE REPAIRED.

EXISTING A/C UNIT
TO BE REMOVED.

EXISTING GATE TO
BE REMOVED.

EXISTING LIGHTWELL.
RAILING TO BE REPAIRED.

EXISTING FENCE &
GATE TO REMAIN.

41st STREET ELEVATION - PROPOSED WORK TO EXISTING BUILDING

SCALE: 1/8" = 1'-0"

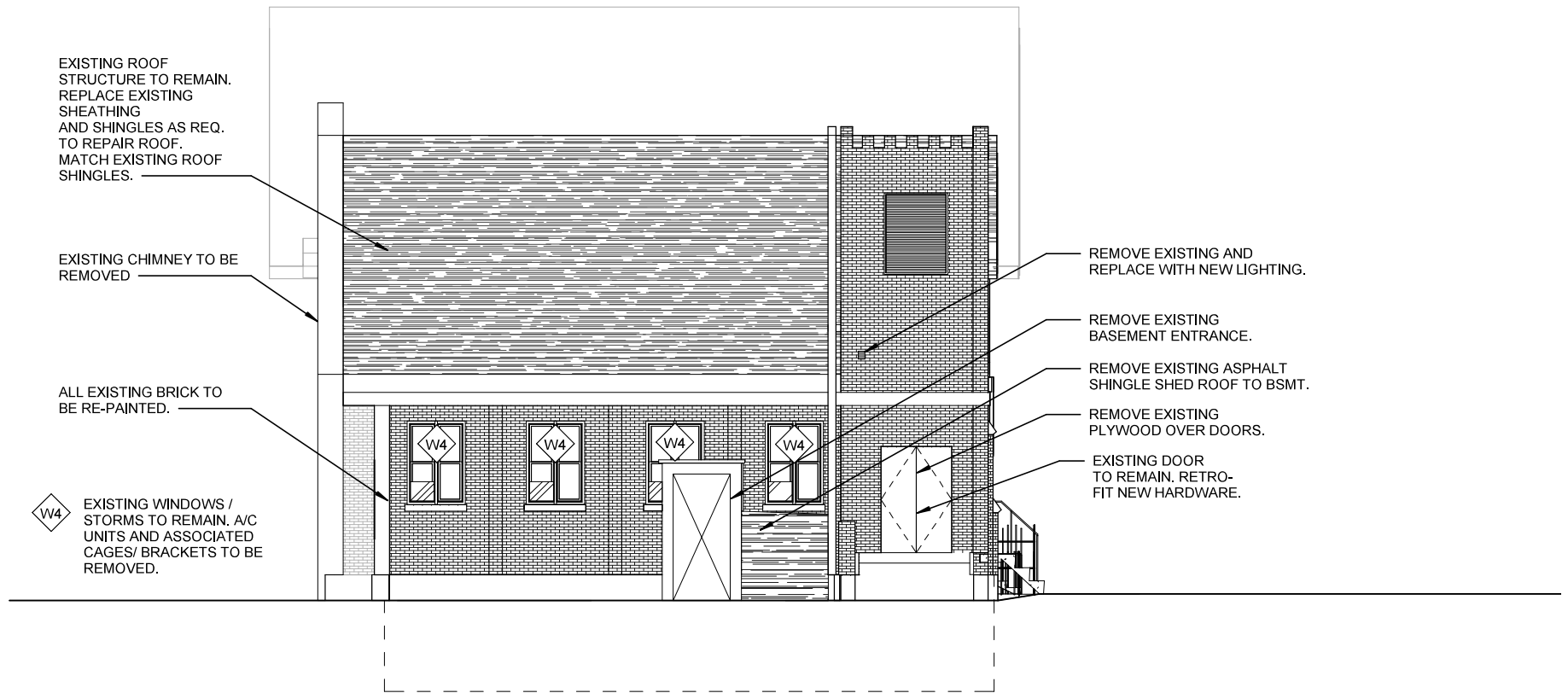
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LUDLOW STREET ELEVATION - PROPOSED WORK TO EXISTING BUILDING

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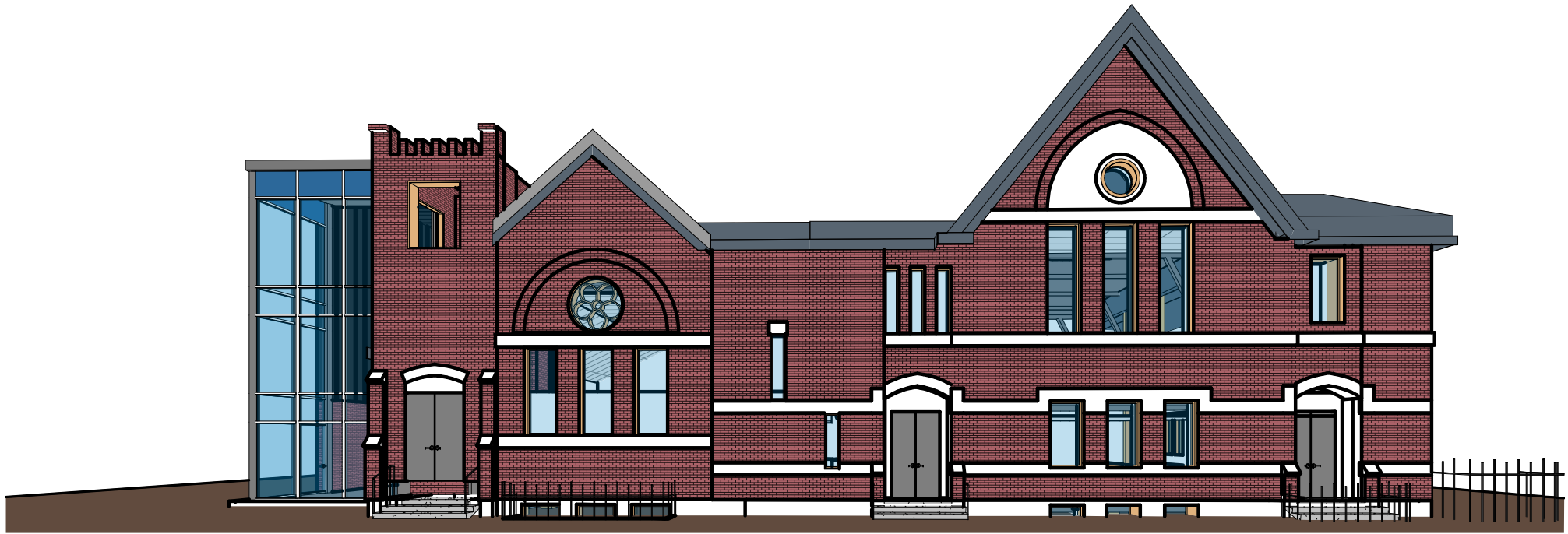
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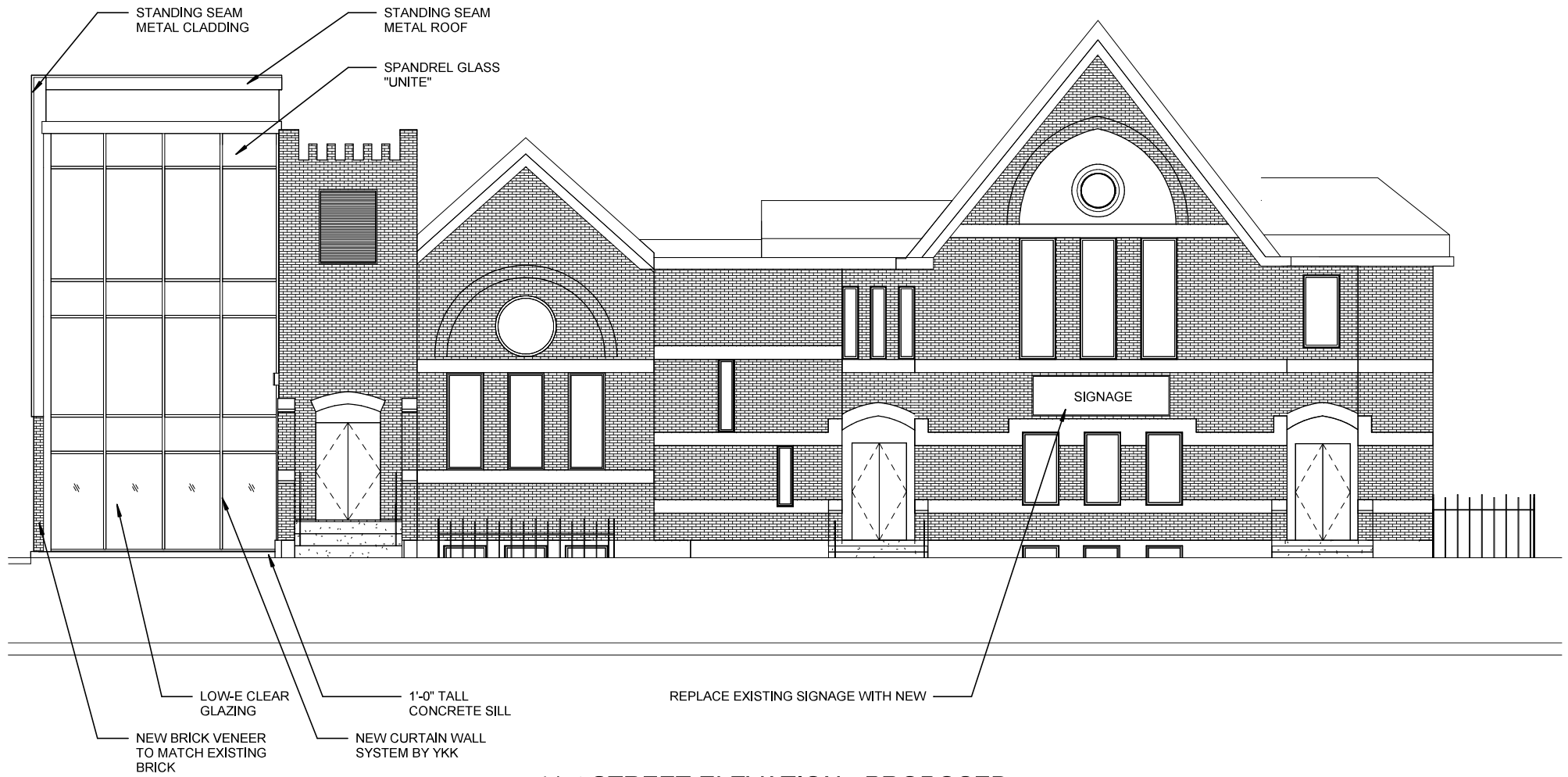
PERSPECTIVE VIEW - PROPOSED ADDITION

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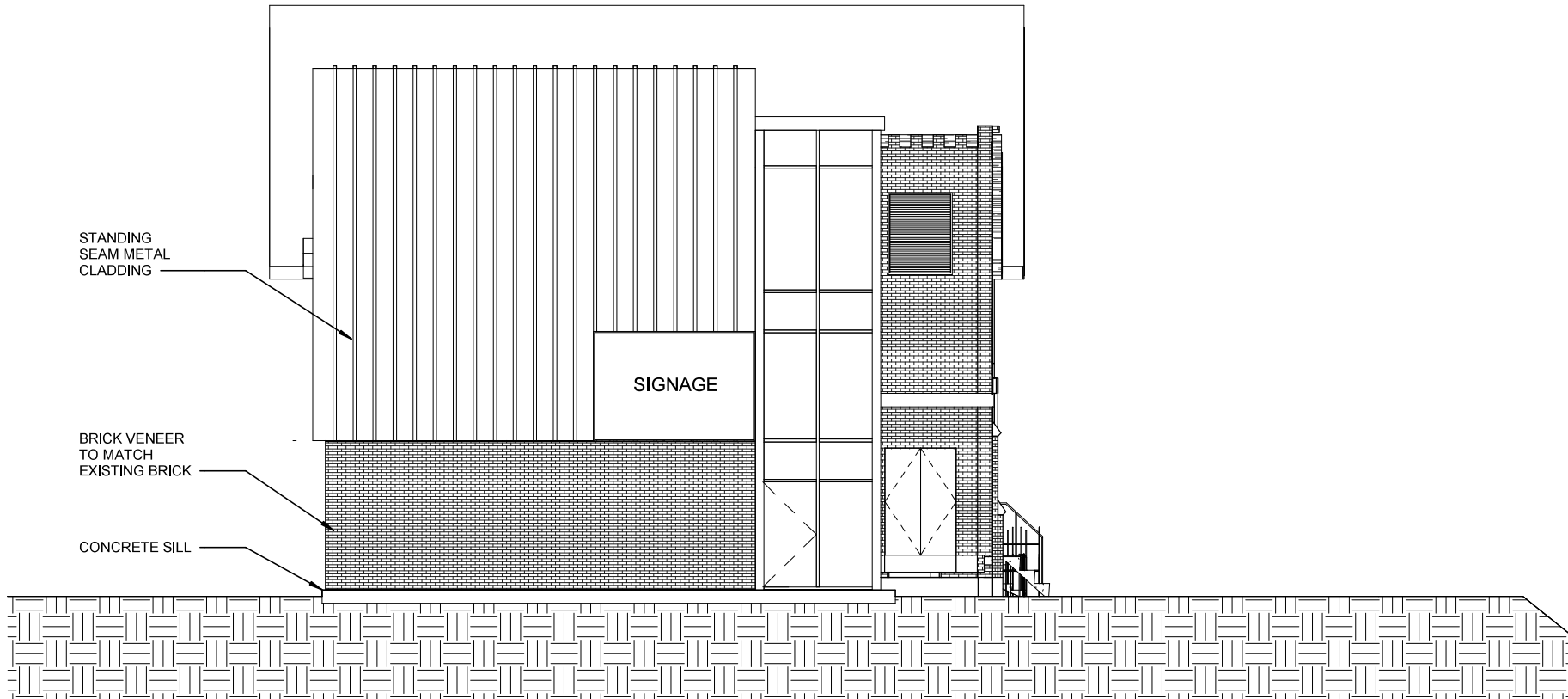
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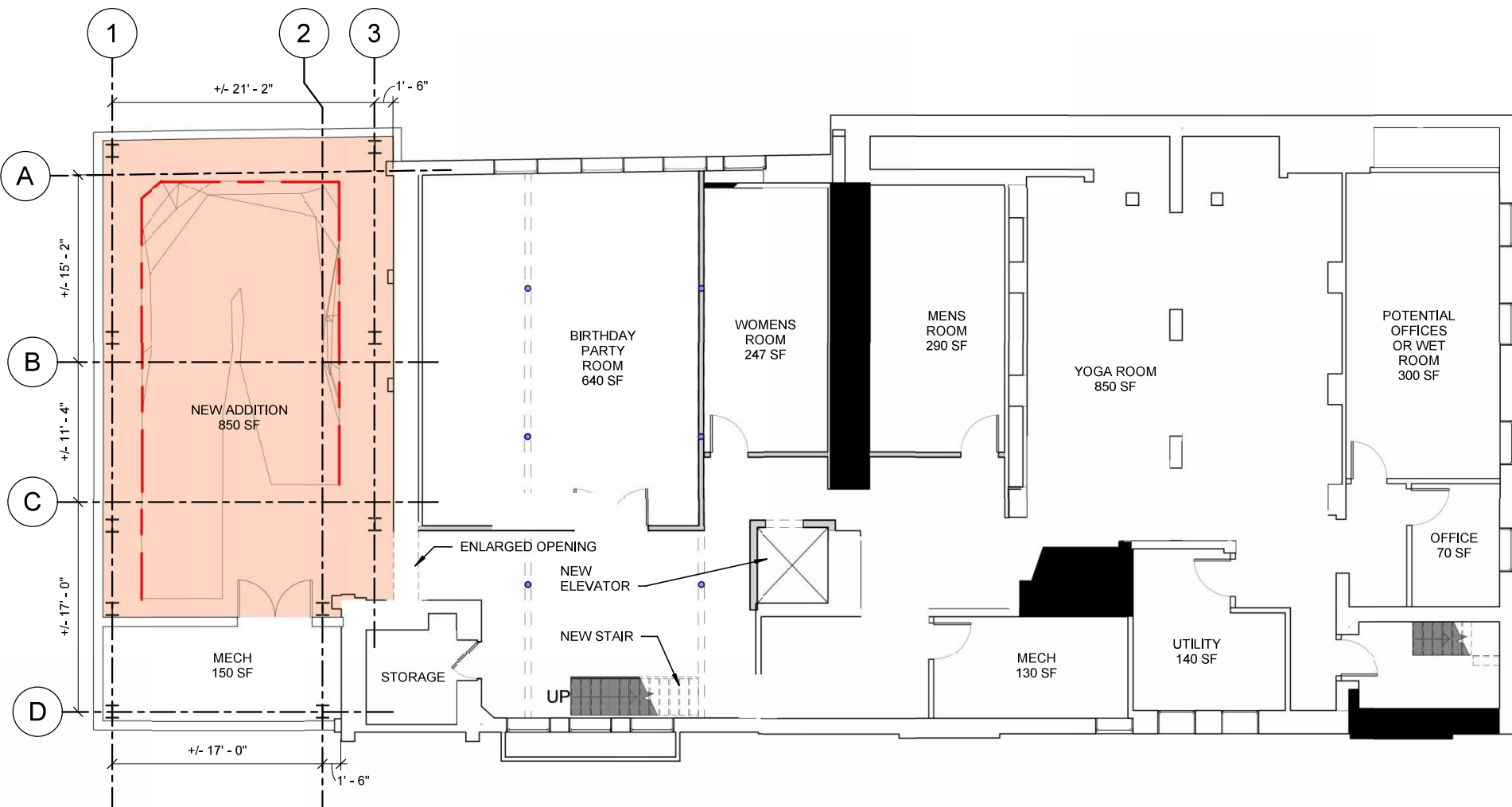
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PROPOSED PLAN - BASEMENT LEVEL

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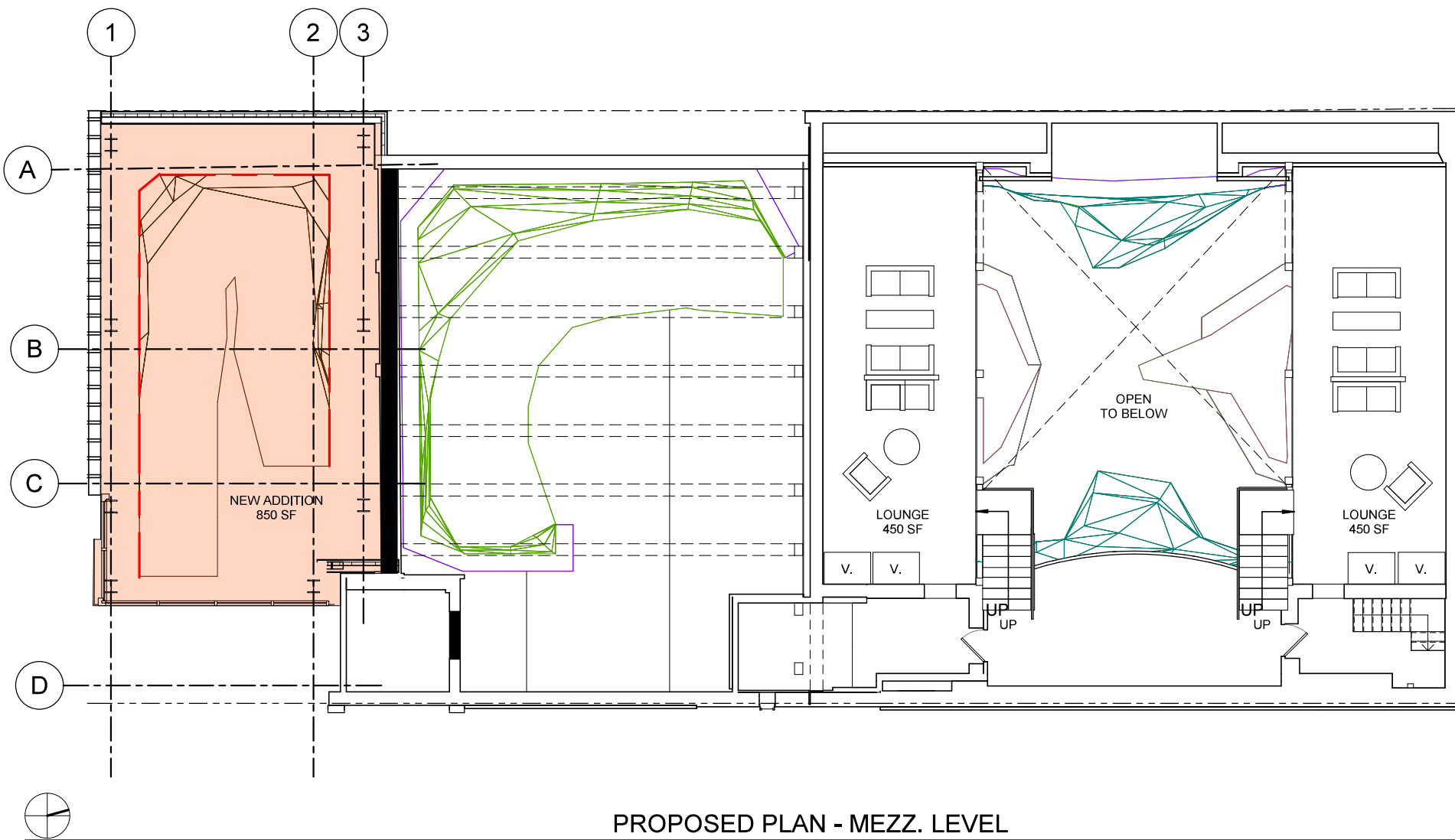
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PROPOSED PLAN - MEZZ. LEVEL

SCALE: 1/8" = 1'-0"

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