

ADDRESS: 150 S INDEPENDENCE W ML

Proposal: Construction rooftop addition

Review Requested: Final Approval

Owner: Andrew Goltzman

Applicant: Plato Marinakos, Plato Studio

History: 1923; Public Ledger Building; Horace Trumbauer, architect

Individual Designation: None

District Designation: Society Hill Historic District, Significant, 3/10/1999

Staff Contact: Meredith Keller, meredith.keller@phila.gov

OVERVIEW: This application proposes to construct a two-story rooftop addition with a roof deck and penthouse on the Public Ledger Building, which is located across S. 6th Street from Independence Hall. The addition would be clad in a sandstone veneer with frosted white spandrel glass between the windows on the east and south elevations.

The addition is similar to the two-story addition recently constructed at the Curtis Building at 170 S. Independence West Mall, to the south of the Public Ledger Building. The Historical Commission approved the addition at its 12 December 2014 meeting. Like the Curtis Building addition, the Public Ledger addition would have a 10-foot setback on the S. Independence Mall elevation. However, the addition at the Curtis building includes an additional setback at the second story. The massing, size, and scale of the proposed addition would be comparable to the Curtis Building addition on the S. Independence Mall side. The addition proposed at the Public Ledger Building would be L-shaped and would extend along the south elevation, though this portion would not be visible from a public right-of-way.

SCOPE OF WORK:

- Construct two-story rooftop addition with mechanical penthouse.

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 rooftop addition would incorporate appropriate materials and would be compatible in massing, size, scale, and architectural features. The application satisfies Standard 9.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - Owing to the location of the Public Ledger Building along Independence Mall and its visibility from Market Street, the proposed addition would be visible; however, the staff contends that the addition would be inconspicuous and would not damage or obscure character-defining historic features. The comparable addition at 170 S. Independence West Mall is similarly visible but inconspicuous from the public right-of-way. The work complies with the Roofs Guideline.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9 and the Roofs Guideline.

MAPS & IMAGES:

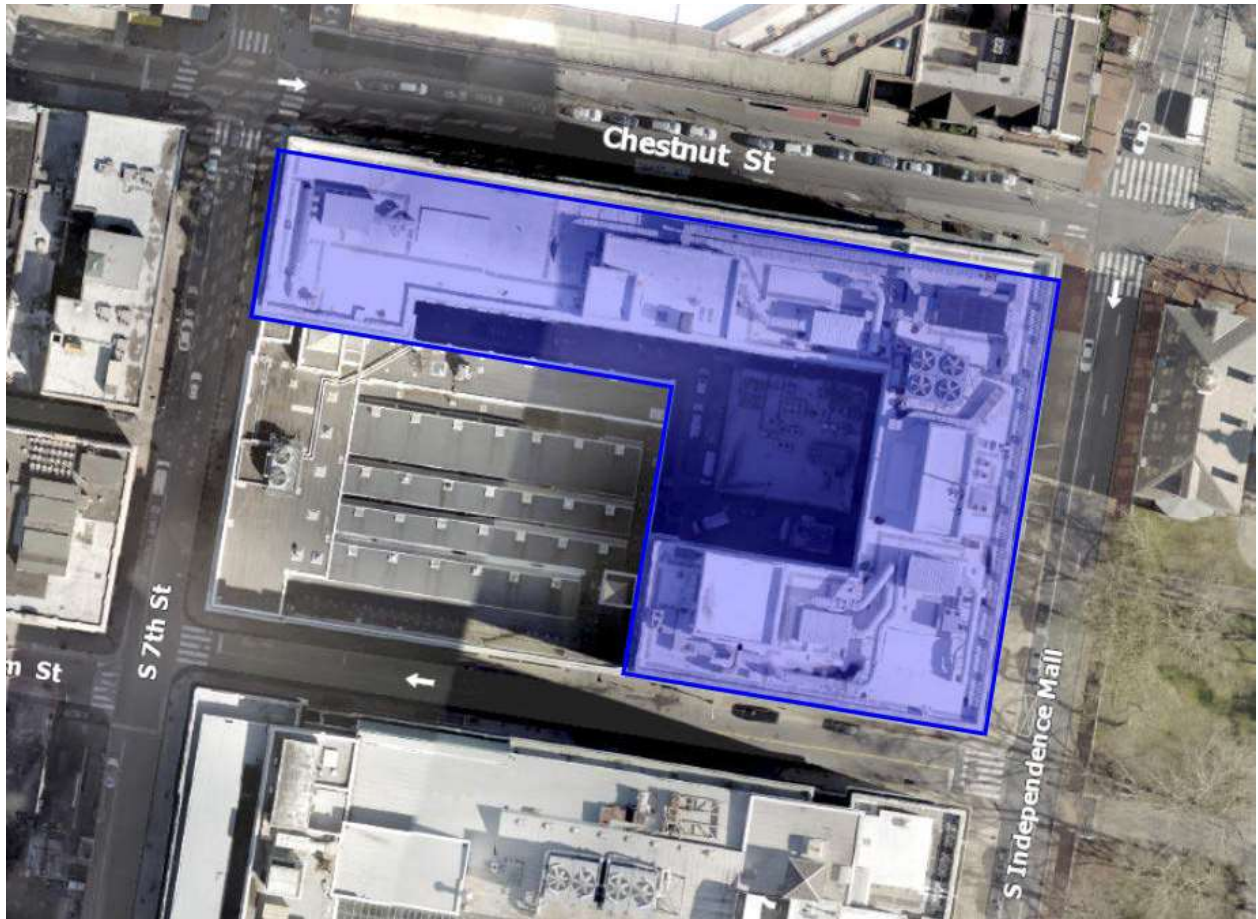


Figure 1: 2020 aerial showing 150 S. Independence W. Mall. Source: Atlas.

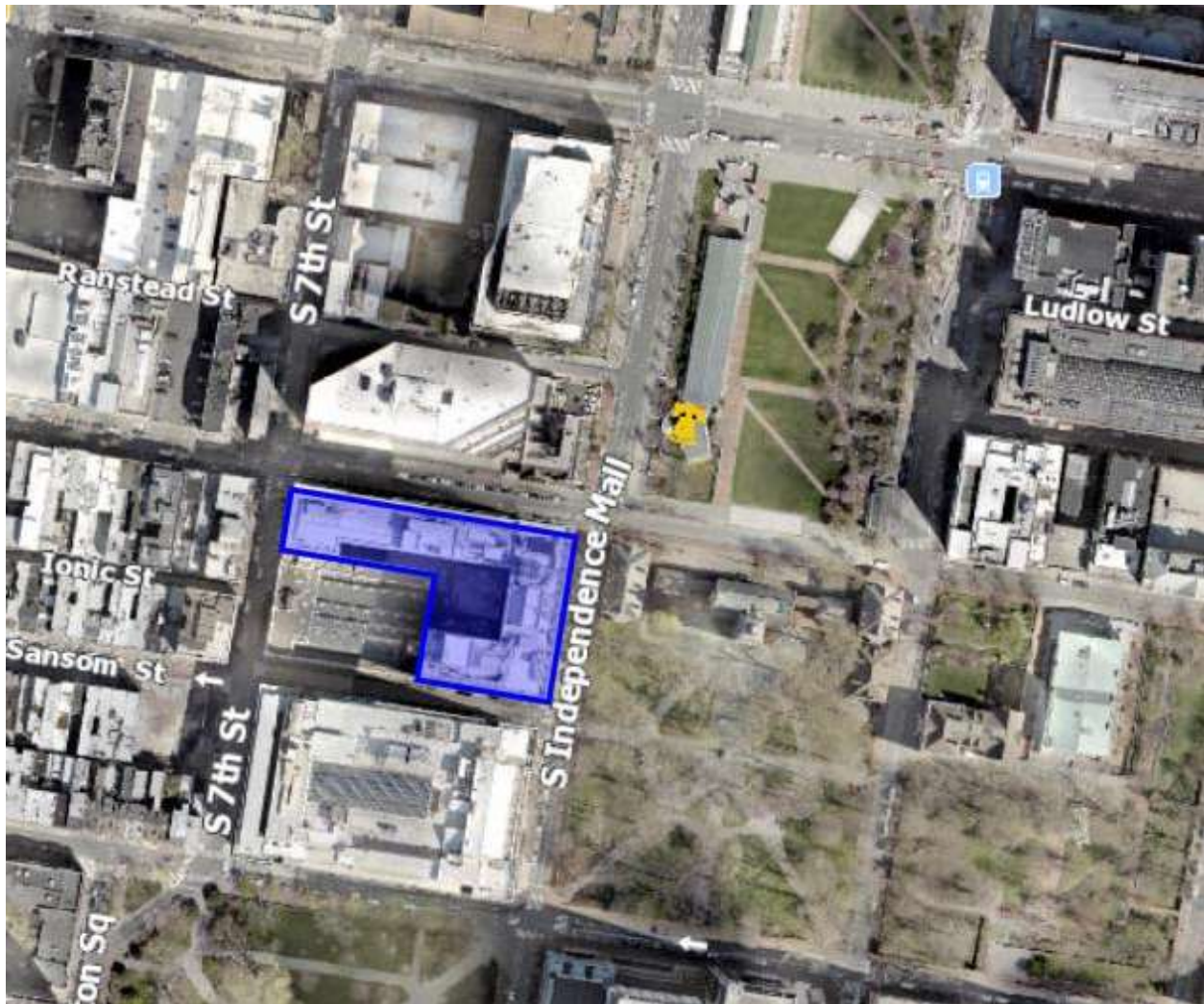


Figure 2: Aerial showing Independence Mall, Independence Hall, and the relationship of the Public Ledger Building, 2020.
Source: Atlas.



Figure 3: Photo of the Public Ledger Building from Market Street, 2020. Source: Cyclomedia.



Plato A. Marinakos, Jr. Architect, LLC

107 S 2nd Street 2nd floor Philadelphia PA 19106
610-207-7678 - plato@plato-studio.com

Principal
Plato A. Marinakos, Jr. AIA, CSI, Architect*
*Architect licensed in Pennsylvania, New Jersey, Delaware, Maryland

Tuesday October 12, 2021

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

150 S Independence Mall West #E: Submission

To Whom It May Concern,

We are submitting this application to the Historical Commission for a review on our project at 150 S Independence Mall West #E. Below we have listed the owners and the architect for the property at 150 S Independence Mall West #E, along with a brief description of the project.

Owner:

Andrew Goltzman
140 Remsen Street 2nd floor
Brooklyn, NY 11201
andrew@heightadvisors.com

Alain Kodsí
140 Remsen Street 2nd floor
Brooklyn, NY 11201
alain@heightsadvisors.com

Architect:

Plato A Marinakos LLC
107 S. 2nd Street 4th Floor
Philadelphia PA, 19106
610-207-7678 or 215-400-0515 (Shae)
Plato@plato-studio.com & Shae@plato-studio.com

Scope of Work:

150 S independence Mall west is an existing building also know as the Public Ledger. The owners are proposing an extension on the roof to build a 2 story additional floors that will contain studios plus an observation deck. They plan to use materials that will match the color and quality of the existing building.



Plato A. Marinakos, Jr. Architect, LLC

107 S 2nd Street 2nd floor Philadelphia PA 19106
610-207-7678 - plato@plato-studio.com

Adjacent Structures:

There are no adjacent properties.

Please see our proposed plans, document, and photos of the existing structure. Thank you!

Respectfully,

Very truly yours,

A handwritten signature in black ink, appearing to read 'Plato A. Marinakos, Jr.', followed by a stylized flourish.

Plato A. Marinakos, Jr., AIA, CSI Member
Plato A. Marinakos Jr. Architect, LLC

 **ROOF PLAN**
A100.11 SCALE: 1" = 10'-0"

CHESTNUT ST



Project number	Project Number
----------------	----------------

A100.11

Scale

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SECOND FLOOR

UNIT 10 377 SF

UNIT 11 308 SF

UNIT 12 237 SF

UNIT 13 230 SF

UNIT 14 230 SF

UNIT 15 230 SF

UNIT 16 232 SF

UNIT 17 230 SF

UNIT 18 223 SF

UNIT 19 321 SF

UNIT 20 324 SF

UNIT 21 321 SF

UNIT 22 323 SF

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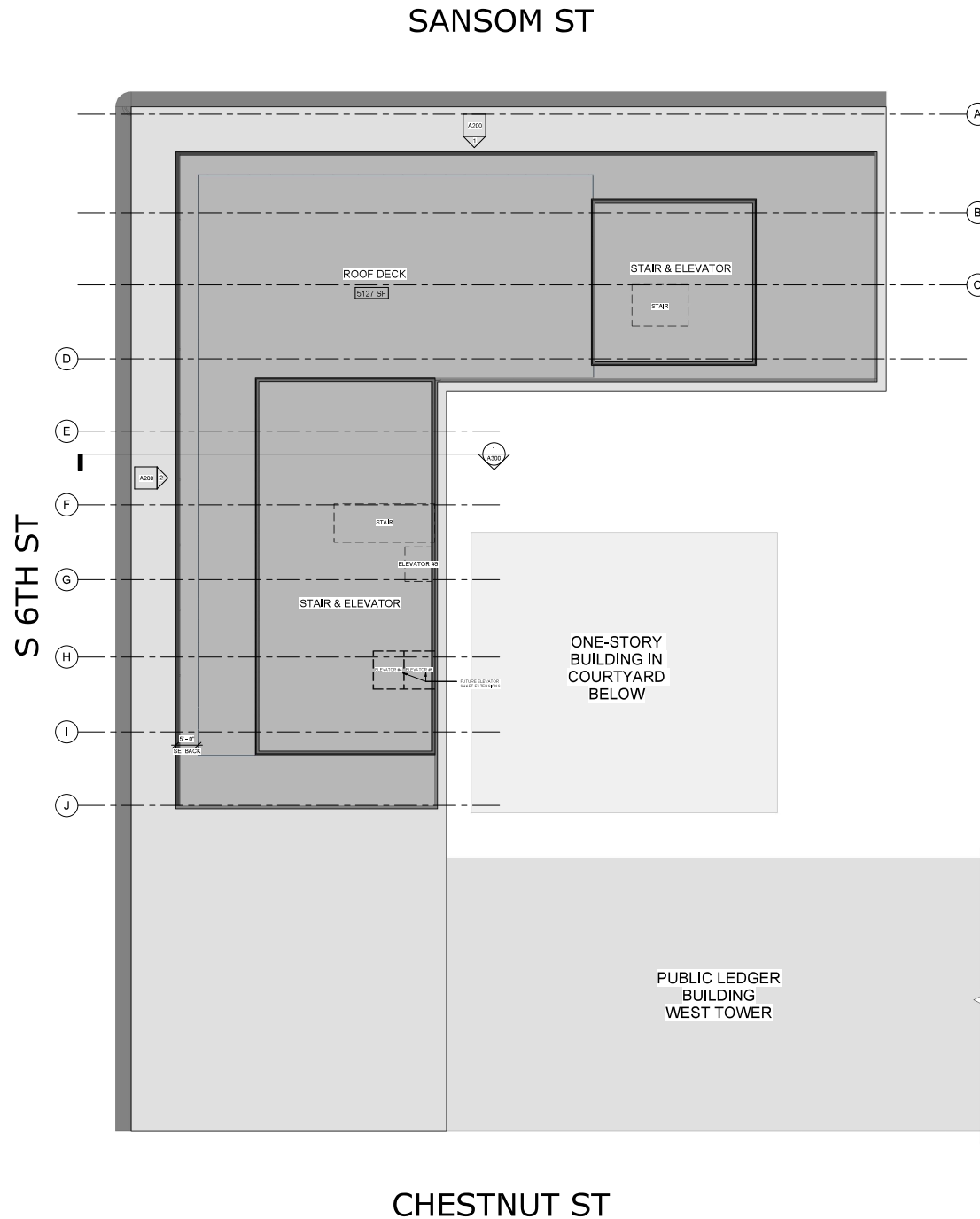
UNIT 201 259 SF

UNIT 202 220 SF

UNIT 203 2

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267-466-0931 CELL
plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK



KEY PLAN

OWNER

150 PHILLY LLC



ISSUED BY
PLATO A. MARINAKOS, JR. ARCHITECT, LLC
FOR APPROVAL BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO
☒ CHECK ONE BOX
ONLY

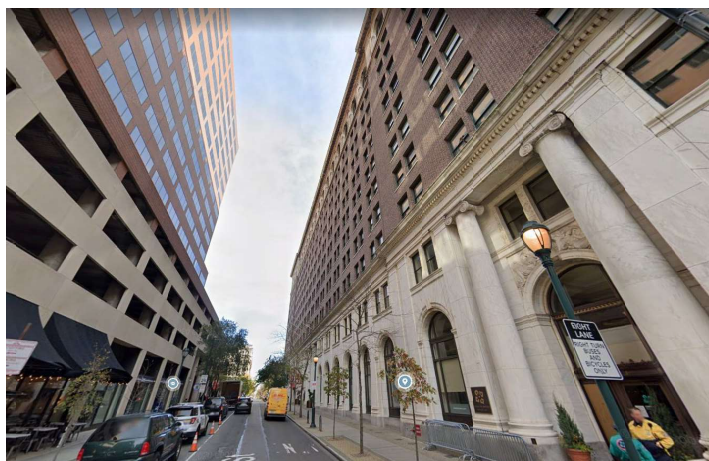
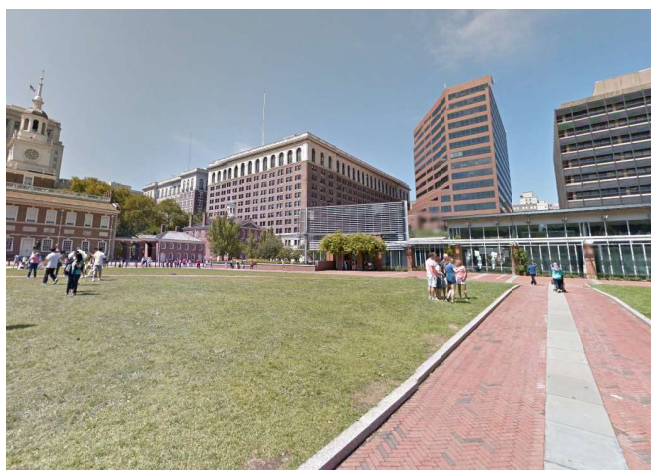
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CLIENT SIGNATURE _____ DATE _____

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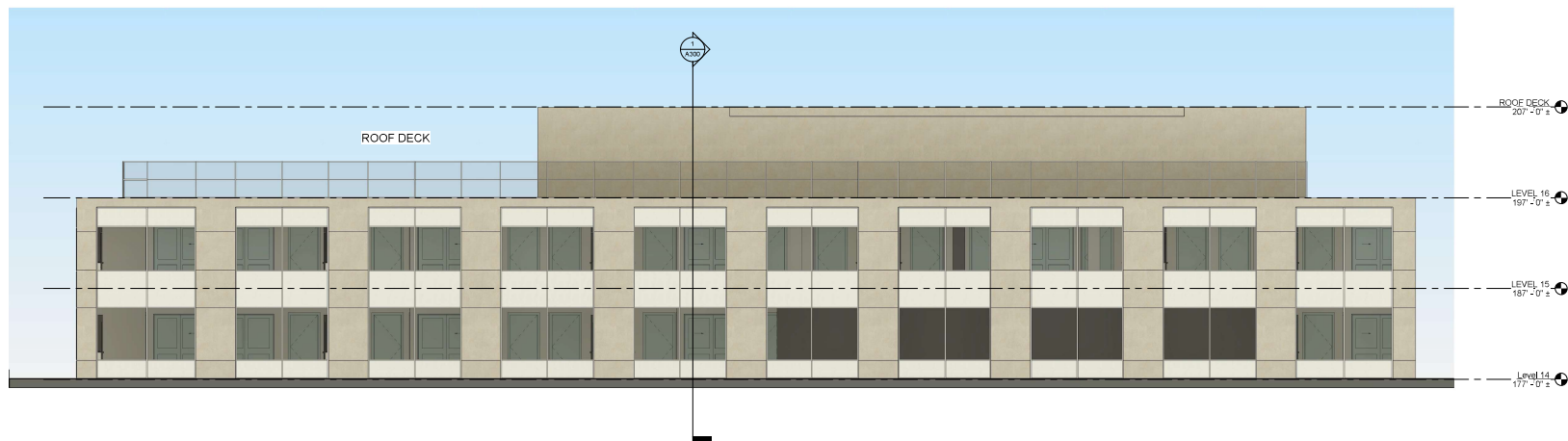
KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE
BUILDING, SHOWN AND DATED TO YOUR OFFICE
LOCATION



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1 SOUTH ADDITION ELEVATION
A200 SCALE: 3/16" = 1'-0"



2 EAST ADDITION ELEVATION
A200 SCALE: 3/16" = 1'-0"



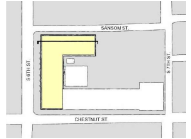
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OWNER

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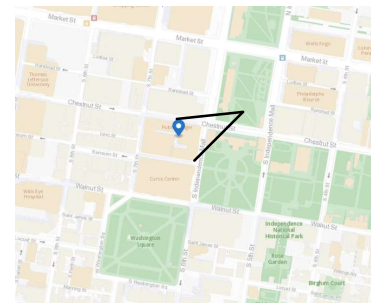
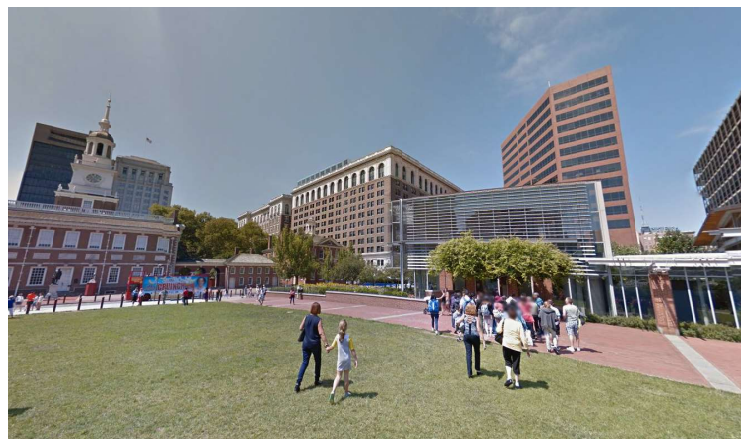
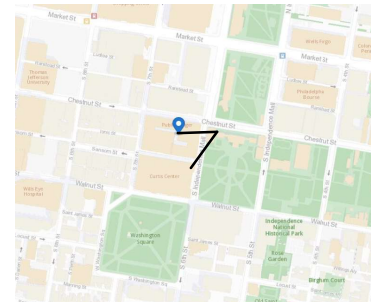
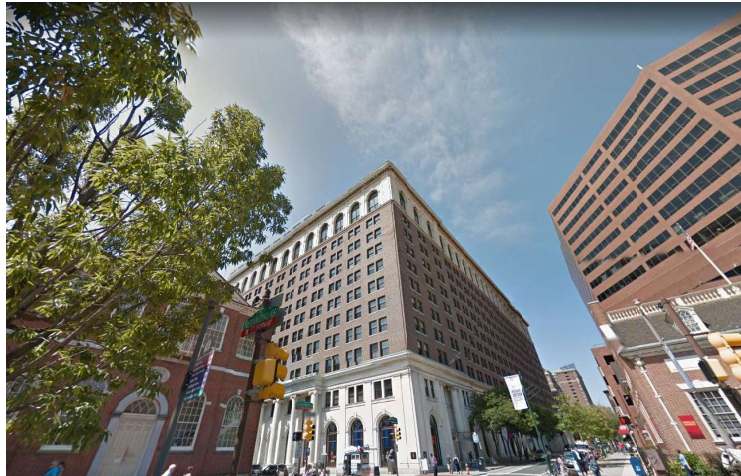
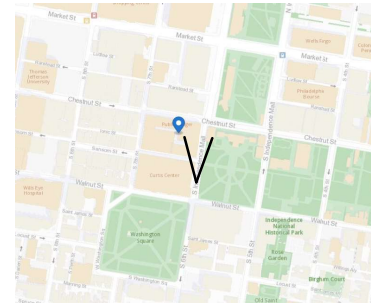
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APPROVED AS NOTED

CLIENT SIGNATURE DATE

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KEY PLAN

OWNER

150 PHILLY LLC



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CLIENT SIGNATURE DATE

NAME (PLEASE PRINT)

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BUILDING, SECOND AND THIRD TO YOUR OFFICE
LOCATION

SITE SAFETY

It is the responsibility of the general contractor and/or the contractor
before the project starts on the building ground on the construction
to ensure all the safety requirements are in place and followed, and
to inform and allow the construction of the contractor to be
and they are 100% complete and have received a building certificate
of occupancy by previous inspection. The contractor is responsible for
any unsafe conditions caused by or related to their own contractor
work. Plato Marinakos, Jr., Architect, LLC, and their professional
consultants (associated with these documents) are not responsible for
safety and health of construction, safety and safety, including, but
not limited to, safety construction safety requirements, standard
construction, on the other, on the safety of workers, safety
work, and inspection, safety and safety safety safety safety safety
of required safety standards. It is the sole responsibility of the licensed
contractor to ensure that all the safety requirements are in compliance
with the governing authorities. Please refer to OSHA website
(www.osha-slc.gov) for additional training and information requirements
for site safety compliance.

150 S INDEPENDENCE
MALL WEST

VIGNETTES

Project number 10712/2021
Date 10/12/2021
Drawn by Author
Checked by Checker

A401

Scale 1/2" = 1'-0"