ADDRESS: 2022 GREEN ST

Proposal: Add lightwells at front and side facades

Review Requested: Final Approval

Owner: 2022 Green St Condominium Association

Applicant: Benjamin Estepani, Pace Architecture and Design

History: 1864

Individual Designation: 5/1/1975

District Designation: Spring Garden Historic District, Contributing, 10/11/2000

Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

Overview: This application proposes to install five new emergency escape windows into the basement floor of 2022 Green Street, a semi-detached house in the Spring Garden Historic District. Two egress wells would be located at the front façade and three would be located in the side yard of the property. All proposed window locations would be within existing basement window openings. The existing decorative front facade basement security gates would be retained and reinstalled. The front egress well grates would be flush with the existing flagstone sidewalk and painted to match.

SCOPE OF WORK:

Construct five lightwells at basement 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 will 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.

STAFF RECOMMENDATION: The staff recommends approval of the three side egress wells, but denial of the two front egress wells, pursuant to Standard 9.



Pace Architecture + Design LLC 1722 E Passyunk Ave Philadelphia, PA 19148 www.pace-ad.com | tele: 215.650.9449

Date: 6/6/2025

Project: 2022 Green St Philadelphia, PA 19130

Attn: Heather Hendrickson

Philadelphia Historic Commission

1515 Arch St, 13th Floor Philadelphia, PA 19102

215.683.3015

Applicant: Benjamin Estepani

Pace Architecture and Design

1722 E. Passyunk Ave Philadelphia, PA 19148

215.650.9449

Owner: 2022 Green St Condominium Association

2022 Green St Philadelphia, PA 19130

Dear Mrs. Hendrickson,

Please see attached letter and architectural drawings for the property, 2022 Green St. The architectural submission includes building safety improvements for the lower-level dwelling units of an existing, three story five-unit multi-family dwelling. The proposed building improvements include five (5) new emergency escape windows, two (2) located at the front façade and three (3) located in the side yard of the property. All proposed window locations are within existing window openings. Each window opening sill is lowered, based on location, to meet current 2018 IBC code standards. The front façade emergency escape windows are visible from the Green St while the side yard windows remain out of view from the public. Additional finish detail sections and renders are provided for the front façade emergency escape windows visible from Green St.

Please find attached documents for the committee and commissions review;

- Cover Letter dated 06.06.2025
- Architectural Drawings dated 06.06.2025

We look forward to working with the committee and commission on this project.

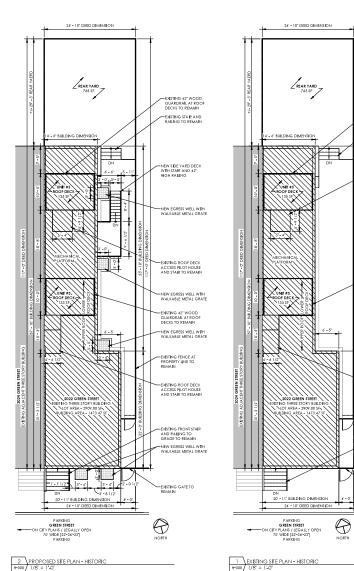
Sincerely

Benjamin Estepani, AIA

Pace Architecture + Design LLC

ABBREVIATIONS

ABBR	eviations				
ABV	Above	FOW	Face of Wall	οz	Ounce
AP	Above Access Fanel Access Fanel Access Fanel Access Fanel Access Fanel F	FOW FCU FAS FND FNV FBD FGI	Face of Wall Fan Coll Unit Fasten (er) Feminine Napkin Disposal Feminine Napkin Vendor	OZ O TO O OD OVHD	Ounce Out to Out Outside Diameter Overhead
ACS ACT	Acoustical Acoustical Cellina Tile	FND FND	Feminine Napkin Disposal	ONHD	Outside Diameter Overhead
AD	Area Drain	FNV		P	Page
ADDL	Additional	FGL FIN FFL	Fiberalass	PR	Pair
AP ACS ACT AD ADDL ADDL ADJ ADJ ADJ ADJ AFF AGG AC ALT ALUM AB ANOD APPROX ARCH ASPH AVG	Adhesive Adiacent	FFL	initial imitial book division in initial book division initial book division in initial book division in initial book din	PNL PTD PTR PAR	Page Page Page Page Page Page Page Page
ADJT	Adjustable Above Finish Floor	FFE FGD	Finish Floor Elevation Finish Grade	PTR	Paper Towel Receptable Parallel
AGG	Aggregate	FF FA	Finish (ed) Face	PBD PTN PVMT PERF	Particle Board
AC ALT	Air Conditioning Alternate	FEC	Fire Extinguisher Cabinet	PVMT	Pavement
ALUM	Aluminum Anchor Rott	FRC	Fire-resistant Coating	PERF	Perforate (d) Perimeter
ANOD	Anodized	FRT FPF FXD FLG FLX FL	Fireproof (Ing)	PERP	Foundation of Periodical (a) Foundation of Particular (a) February (b) Faster
APPROX	Approximate Architect (ural)	FLG	Flashing	PLAS PLAM PL	Plastic Laminate
ASPH	Asphalt (ic)	FLX FLR	Flexible Floor	PL PNT PLYIVD PT	Plate Paint (ed)
AVG	Average	FD	Floor Drain	PLYND	Pl/wood Point
BBD	Base Board	FT	Foot (Feet)	PSF PSI PIP PFB PFN PFN PMF PMF PRT PROJ QT QTR	Pounds Per Square Foot
BP BSMT	Base Board Base Plate Basement Beam	FTG	Footing Foundation	PSI	Pounds Per Savare Inch Poured in Place
BM	Beam	FR	Frame (d) (ing)	PFB	Prefabricated
BEL BMK BET	Below Bench Mark Berkeen Beyond Bituminous Block	FBO FOIC	Furnish By Others	PFM	Preformed
BET	Between Bewond		Furnished By Owner, Installed By Contractor	PMF	Premoided Filler Pressure Treated
BIT BLK	Bituminous	FURN	Furnish (ed)	PROJ	Project Quarry Tile
RIKG	Blocking	FUR FUT	Future	QTR	Quarter
BLS	Bluestone	GA	Gage (Gauge)	RAD	Radius Recessed Rectangular Reference Reference Point Reflyact (ed.) Reflygerator Realet Paintresing (ment)
BS	Both Sides	GAL GALV GSM GSTL GL	Gallon Galvanite (d) Galvanited Sheet Metal Galvanited Steel Galvanited Steel Glass Riber Reinforced Gyp. Glass Riber Reinforced Gyp.	REC RECT REF	Recessed
BOC	Bottom Of Concrete	GSM	Galvanized Sheet Metal	REF	Reference
BOF BOS	Bottom Of Footing Bottom Of Steel	GSTL GL	Galvanized Steel Glass	RP RFL REFR	Reflect (ed)
BOW	Bottom Of Wall	GFRG GL7	Glass Fiber Reinforced Gyp.	REFR	Refrigerator Reglet
BRKT	Bracket	GBR GD			
BRK BC	Bitumnous Blocking Blocking Blocking Board Board Board Bottom Of Concrete Bottom Of Footing Bottom Of Steel Bottom Of Nedl Bracking Bracket Brick Brick Course Brick Bri		Granite	RLF RMV	Relief Remove (able)
BLS BD BS BOT BOC BOF BOS BOW BRCG BRKT BRK BC BRX BRZ BLDG	Bronze Building	GND GWP GT GPDW HNRL HDW HDWD HDR HTR HTG HYAC	Grab Bor Grantle Ground Waterproof Outle Ground House Ground House Ground Drywall Hondrews Hondrews Hondrews Hondrews Healting, Ventleting Healting, Ventlet	REQ #RES	Relief Remove (able) Require (d) Resilient
	Building	GT	Grout	RTN	Resillent Return Return Air Revise (d) (ion) Right Hand Riser Roof Drain Roofing Room Routh Chambra
CAB CPT CB CK CLG CEM CTR CL CT CHBD	Cabinet Carpet Catch Basin Caulk Celling	GPDW HNRL	Gypsum Drywall Handrail	REV RH	Return Air Revise (d) (ion)
CB	Catch Basin	HDW	Hardware	RH	Right Hand
CLG	Celling	HDR	Header	R RD RFG RM	Roof Drain
CEM	Cemen	HTR HTG	Heater Heating	RM	Room
CL		HVAC	Heating, Ventilating	RO RND	Room Rough Opening Round
CHBD	Ceramic lile Chalkboard	HT HEX	& Air Conditioning Height	RBR RWC	Rubber Rain Water Collector
CHAM	Chamfer	HEX	Hexagonal High Point	KWC	
čo	Clean Out	HM HMDRF	Hollow Metal	SCHD	Schedule Screen
CLR	Clear (ance) Closet	HK HORIZ	Hook	SNT	Sealant
CW	Cold Water	HORIZ		SSK	Service Sink
COMB	Combination	HWH	Hot Water Hot Water Heater	SB	Setting Bed Sheathing
COMPR	Computer Compress (ed) (lble)	HYD	Hour Hydrant	SHT	Sheet
CHAM C CO CIR CIO CIC CO CW CO CO CW CO	Ceromic IIIe Chronic III Chr	IN	Inch	SNT SEC SSK SB SHTH SHT SHL SHRG SIM SLV SP	Schedule Screen Screen Screen Section
COND	Condition (al)	INCL ID INSUL INT	Include (d) (ing) Inside Diameter	SIM	Similar Sleeve
CONN	Connect (or) (ion)	INSUL	Insulate (d) (ing) Interior Invert	SP	Soundproof(ing)
CONST	Construction	INT	Interior Invert	S SPK SPL SPEC SFP SQ	Speaker
CONTR	Contract (or)	JAN		SPL	Special Specification (s)
COORD	Coordinate	JT JTF	Janitor Joint Joint Filler	SFP	Spray Fireproofing
CPR	Copper	JTF		SF STAG	Square Foot
CNTR GFL GS GRS GVR GFT GYD GUS	Counter	KPL	Kick Plate	STAG	Staggerea Stainless Steel
CS	Countersunk	LBL	Label Ladder Laminate (d) Lawtory Lead Coated Copper Left Left Hand Lenath (Long) Light Light Lighthreight Limestone Lindeu	SST STD STL	Standard Steel
CRS	Course (s)	LAD LAM LAV LCCPR	Laminate (d)	STOR STRUCT	Storage Structure (al) Surface
CFT	Cubic Foot	LCCPR	Lavatory Lead Coated Copper		Structure (all) Surface
cus	Custom	L	Left Hand	SUSP	Suspended
DPR	Damper	LH LNG LT LIG	Lenath (Long)	SW SYM	Symmetrical Synthetic System
DMPF DL	Dampproofing	lig	Light Lighting	SYN SYS	System
DEMO	Demolish (Demolition)	LW LMS LIN	Lightweight Limestone	TKBD	Tackboard
DEPT DEPR	Department Depress (ed)	UN LTL	Linoleum	TEL	Telephone
DET/DTL	Detail Diameter	LL LKG	Live Load Looking	THER THRSHLD	Thermostat
DET/DTL DIA DIFF DIM DISP DIV DR DBL DWL DN DS	Damper Damper Damper Damporlo Dead Load Demolish (Demolish) Department Depress (ed) Detal Dameer Domersion Disperser Division Double Dowel Dowel Dowel Dowel	LKG LVR LP	Looking Louver Low Point	THK	Tockboord Telephone Temperature Theremotid Threshold Threshold Threshold Tock (next) Tock
DISP	Dispenser			TLT TPTN	Tollet Tollet Portition
DIV DR	Division Door	MACH	Machine	THK TLT TPTN T&G TOC TOC TOF TOS TOW TD TRANS TR	Tongue And Groove
DBL	Double Dowel	MH MFR MRB	Manhole Manufacturer Marble	toc	Top Of Concrete
DN	Down	MRB	Marble	TOF	Top Of Footing
DS D	Drain	MAS MO MATL MAX MECH MED MEMB MIL MM MWK MIN MIR MISC MOD MLDG	Manufacture Month Month Masorry Opening Masery Opening Masery Opening Mosterial Millimont Millimont Mosterial Moster	TOW	Top Of Wall
D DWR DWG	Drawer Drawing	MAX	Material Maximum	TD TRANS	Towel Dispenser Transparent
		MECH	Mechanical Medium	TR TYP	Tread Typical
EA E	Each East	MEMB	Membrane		typical
ELAS ELEC	Elastomeric Electric (al) Electrical Panel Electrical Water Cooler	MM	Millimeter	UCT UNF UON URTH U/S UTIL	Undercut Unfinished Unjess Otherwise Noted Unjesside Underside Utility
EP	Electrical Panel	MWK	Millwork Minimum	URTH	Unless Otherwise Noted Urethane
EP EWC ELEV		MIR	Mirror	U/S	Underside
EMER		MOD	Modular	VB	
ENC ENT	Emergency Enclosure Entrance	MLDG MR	Molding Mon Recentacle	VNR VENT	Veneer
EPX	Epoxy	MR MRT MT	Mortar Mount (ed)	VIF	Veneer Ventilating Veritv in Field Veritod Viryl Cove Base Viryl Composite Tile Viryl Straight Base Volume
EQ EQP	Equal Equipment	MOV	Movable Mullion	VIF VERT VCB VCT	Vertical Vinyl Cove Base
EST EXC	Estimate		wallou	VCT	Vinyl Composite Tile
EXC EXH EXG	Excavate (Excavation) Exhaust	NAT NEO	Natural Neoprene	VOT A2B	vii vii straigni Base Volume
EXG ED	Existing (Existent) Existing Dimension	NOM	Nominal	WSCT	Wainscot
ED EPS	Expanded Polystyrene	NIC	Not in Contract	WC WR	water Closet Wier Repellent
EXP JT	Expansion Joint	NTS NUM	Not to Scale Number	WS	Water Stop
EXP EXT	Expose (d) Exterior	OA	Overall	WT	Weight
EPS EB EXP JT EXP EXT EXTR FAB ER	Extrusion Entricate (Entricated	ORD	Overflow Roof Drain	WWF	welded Wire Fabric West
FB	Enclosure Enforce Enforce Equal Equal Equal Equal Equal Estimate E	N NIC NTS NUM OA OC OPPO OPPH OPPS	Natural Neoprene Nominal North North Not in Contract Not to Scale Number Overali On Center Operatin Op	WSCT WC WR WS WPF WT WWF WF WDW WM W/O WD	Volume Wolfinsof Water Closet Water Repellent Water Repellent Water Stop Watersproof (Ing) Watersproof (Ing) Weight Weight Weight Weight Weight With Range Window Whe Mesh With
FB FO FOB FOC FOM FOS	Face of Face of Building	OPP	Opposite	WM	Wire Mesh
FOC	Face of Concrete	OPPH	Opposite Hand	W/O	Without
FOS	Face of Stud	SYYO	Opposite Side	WD WB	Wood Rase



GREEN STREET REBUILD

2022 GREEN STREET PHILADELPHIA, PA 19130

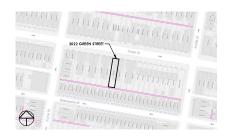
PROJECT SCOPE:

EXISTING ROOF DECK ACCESS PILOT HOUSE AND STAIR TO REMAIN

EXISTING GATE TO REMAIN

RESTORATION OF FIRE DAMAGED BUILDING TO ORIGINAL CONDITION PRIOR TO FIRE DAMAGE, NEW EGRESS WELLS AND EMERGENCY ESCAPE AND RESCUE OPENINGS PROVIDED IN HABITABLE SPACES IN BASEMENT.

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H=300	3D VIEWS				





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PACE ARCHITECTURE + DESIGN, LLC



Project+
Green St Condominium Renovation

Owner+
2022 Green Street Condomin
Association
2022 Green St
Philadelphia, PA 19130

General Contractor+ Bettweather Design Build 3001 Stokley St Philadelphia, PA 19129

Structural Engineer+

DESCRIPTION 06.06.25 HISTORIC PACKAGE

COVERSHEET

H-000

2022 GREEN ST



SMOOTH, WHITE CAST STONE VENEER

WINDOW GATES

- SLATE SIDEWALK



EXISTING FRONT WINDOW GATE



EXISTING WINDOW GATE CONNECTION



EXISTING METER LOCATION TO REMAIN



PACE ARCHITECTURE + DESIGN, LLC



AWNING WINDOW WITH REPLACEMENT WINDOW GRATE

SLIDER WINDOW WITH REPLACEMENT

WINDOW GRATE

NEIGHBORHOOD CONTEXT



2018 GREEN ST







2017 GREEN ST FRONT ELEVATION

GLASS BLOCK

AWNING WINDOW

WITH REPLACEMENT

WINDOW GRATE

VINYL SLIDING WINDOW WITH-REPLACEMENT GRATE

MARBLE FINISH -

FRONT EGRESS DOOR, STAIR AND RAILING



2017 GREEN ST SIDE ELEVATION

CONCRETE SIDEWALK

CAST STONE -

Project+ Green St Condominium Renovat

General Contractor+ Bettweather Design Build 3001 Stokley St Philadelphia, PA 19129

Structural Engineer+

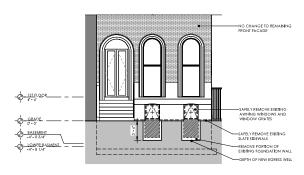
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SITE PHOTOS

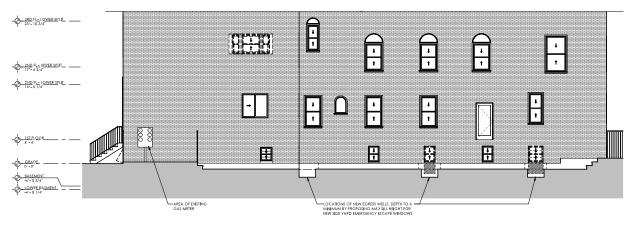
H-001

2026 GREEN ST

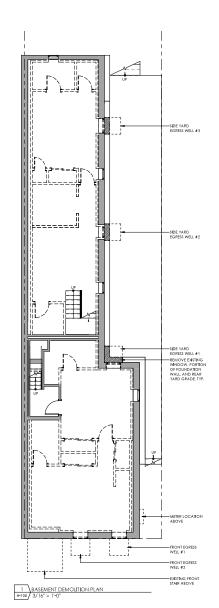




3 DEMOLITION FRONT ELEVATION



2 DEMOLITION SIDE ELEVATION



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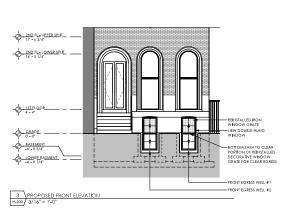
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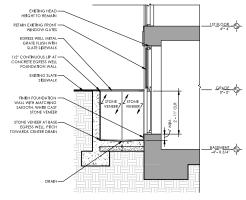
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DEMOLITION PLANS AND ELEVATIONS



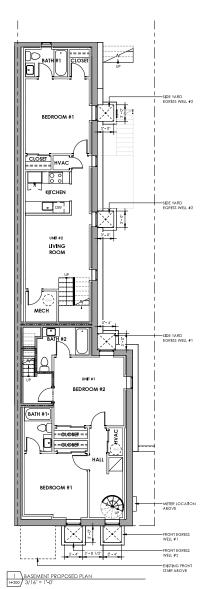




4 FRONT EGRESS WELL SECTION H-200 1/2" = 1'-0"











Project+
Green \$1 Condominium Renovation
2022 Green \$1
Philadelphia. PA. 19130

Owner+

222 Green Street Condominiu
Association
2022 Green St
Philadelphia, PA 19130

General Contractor+ Bettweather Design Build 3001 Stokley St Philadelphia, PA 19129

Structural Engineer+

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PROPOSED PLANS AND ELEVATIONS

EXISTING SLATE SIDEWALK

H-300



FRONT ELEVATION

