

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
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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

[illegible]

2022 GREEN STREET
PHILADELPHIA, PA 19130

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.

TABLE OF CONTENTS	
NUMBER	NAME
H-000	COVER SHEET
H-001	SITE PHOTOS
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2022 Green St
Philadelphia, PA 19130

2022 Green Street Condominium
Association
2022 Green St
Philadelphia, PA 19106

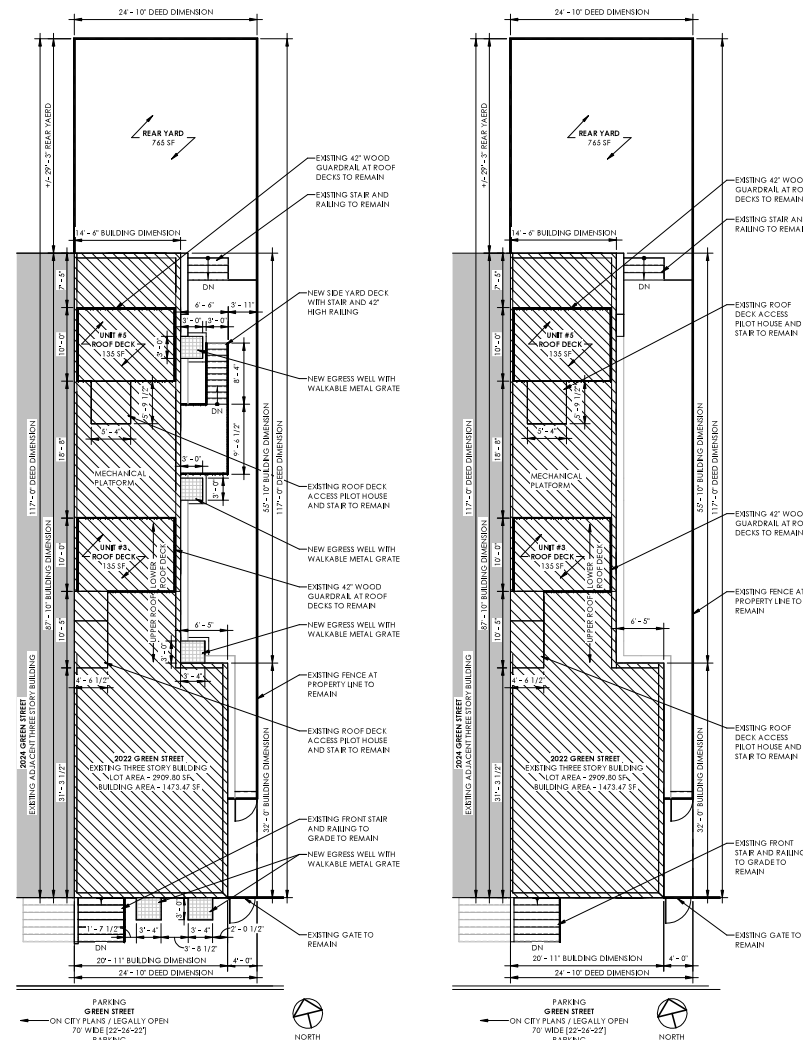
Bellweather Design Build
3001 Stokely St
Philadelphia, PA 19129

DATE	DESCRIPTION
06.06.25	HISTORIC PACKAGE

Date	06.06.25
Drawn by	JH

COVERSHEET

H-000



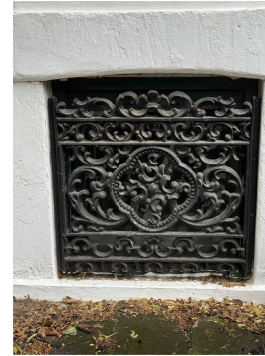
2	PROPOSED SITE PLAN - HISTORIC
H-000	1/8" = 1'-0"

1	EXISTING SITE PLAN - HISTORIC
H-000	1/8" = 1'-0"

2022 GREEN ST



FRONT ELEVATION



EXISTING FRONT WINDOW GATE



EXISTING WINDOW GATE CONNECTION

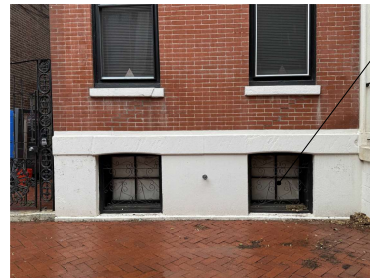


EXISTING METER LOCATION TO REMAIN

NEIGHBORHOOD CONTEXT



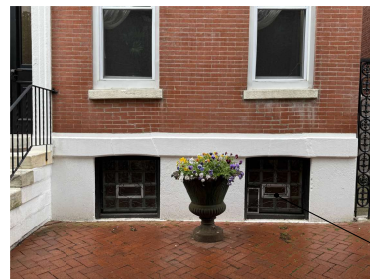
2018 GREEN ST



2024 GREEN ST



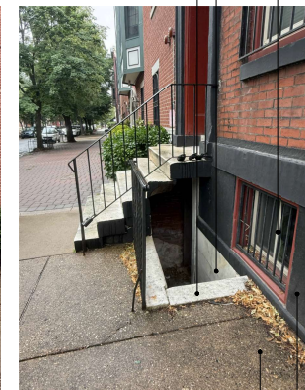
2016 GREEN ST



2026 GREEN ST



2017 GREEN ST
FRONT ELEVATION



2017 GREEN ST
SIDE ELEVATION



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Project
Green St Condominium Renovations
2022 Green St
Philadelphia, PA 19130

Owner
2022 Green Street Condominium
Association
2022 Green St
Philadelphia, PA 19130

General Contractor
Bellevue Design Build
3001 Stoney St
Philadelphia, PA 19129

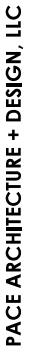
Structural Engineer
-

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SITE PHOTOS

H-001



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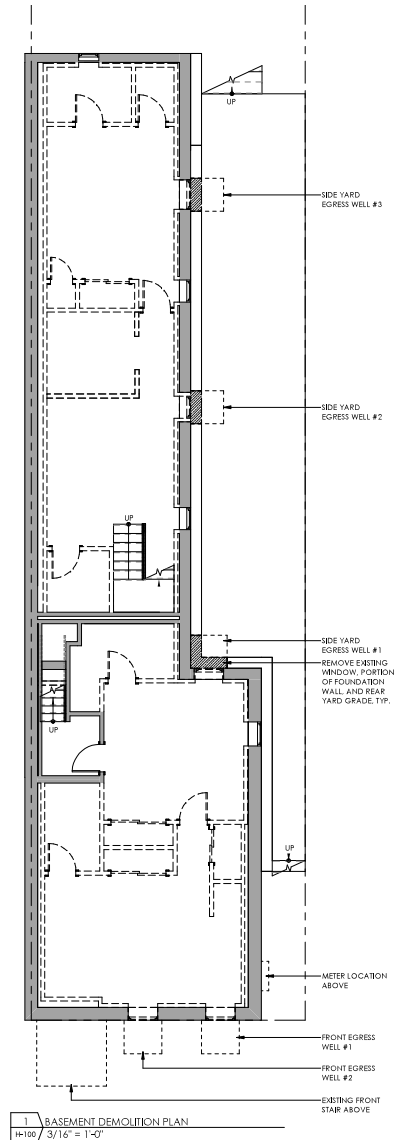
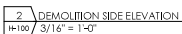
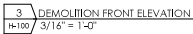


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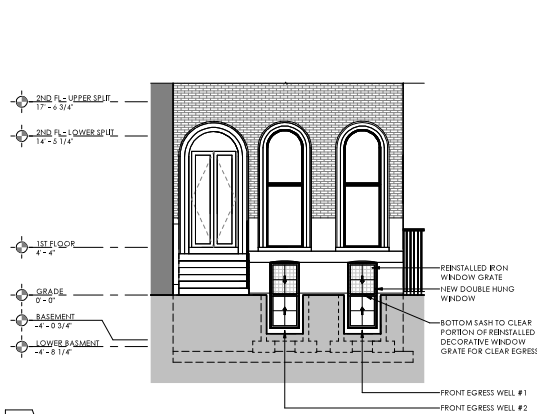
Date 06.06.25
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DEMOLITION
PLANS AND
ELEVATIONS

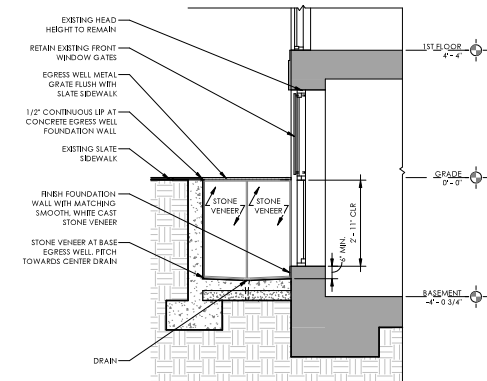
H-100



1	BASEMENT DEMOLITION PLAN
H-100	3/16" = 1'-0"



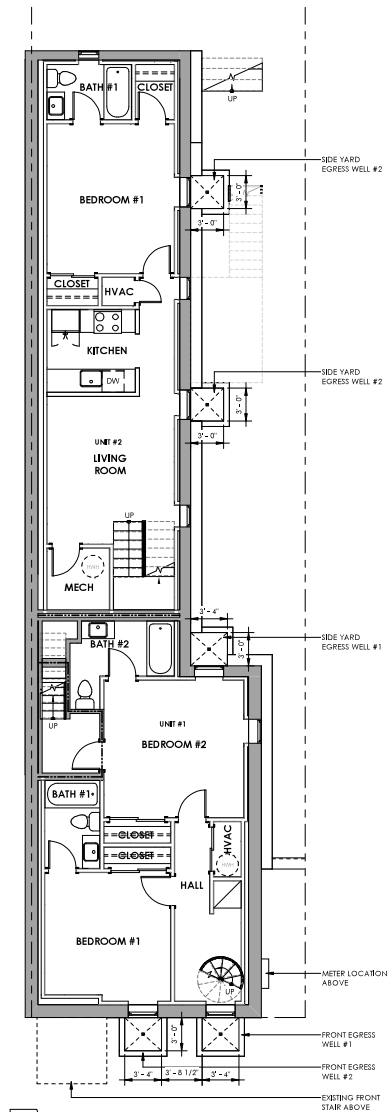
3 PROPOSED FRONT ELEVATION
H-200 3/16\"/>



4 FRONT EGRESS WELL SECTION
H-200 1/2\"/>



2 PROPOSED SIDE ELEVATION
H-200 3/16\"/>



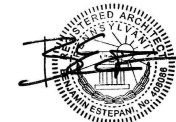
1 BASEMENT PROPOSED PLAN
H-200 3/16\"/>



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Philadelphia, PA 19129
Structural Engineer

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PROPOSED PLANS AND ELEVATIONS

H-200



FRONT ELEVATION



FRONT ELEVATION VIEW - PROPOSED EGRESS WELLS WITH EXISTING WINDOW GATES

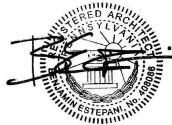
- HEAD HEIGHT OF EXISTING WINDOWS TO REMAIN
- SMOOTH, WHITE CAST STONE VENEER TO REMAIN
- EXISTING FRONT WINDOW GATES TO BE REINSTALLED
- FINISH BUILDING FOUNDATION WALL WITH MATCHING SMOOTH, WHITE CAST STONE VENEER
- FINISH EGRESS WELL FOUNDATION WALL WITH MATCHING SLATE VENEER AS SIDEWALK
- EGRESS WELL METAL GRATE FLUSH WITH SLATE SIDEWALK. PAINT LIGHT GRAY TO MATCH COLOR OF EXISTING SLATE SIDEWALK
- EXISTING SLATE SIDEWALK



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General Contractor**
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3001 Stokely St
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Structural Engineer**
-

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Date	06.06.25
Drawn by	JH

3D VIEWS

H-300