

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

Date: 6/30/25

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,

Based on the Architectural Committee's review and comment on the (2) two proposed emergency escape windows at the front façade of 2022 Green St, we have revised our submission to the Historical Commission for their review. The proposed emergency escape window accessed via the basement hallway has been removed. The emergency escape window accessed from the front bedroom is to remain as require by 2018 IBC standards. In total, the proposed building improvements now include four (4) new emergency escape windows, one (1) located at the front façade and three (3) located in the side yard of the property. All proposed window locations remain within existing window openings. Each window opening sill is lowered, based on location, to meet current 2018 IBC code standards.

Please find attached documents for the committee and commissions review;

Cover Letter dated 06.30.2025

• Architectural Drawings dated 06.30.2025

Sincerely

Benjamin Estepani, AIA

Pace Architecture + Design LLC

Particle Board Partition

Perpendicular Plaster Plastic Laminate Plate

Project Quarry Tile Quarter

Plate Paint (ed) Plywood Point Pounds Per Square Foot

Pounds Per Sauare Inch Poured In Place Prefabricated Prefinished

Tackboard

Tackboard
Teleiphone
Temperature
Thermostat
Threshold
Thick (ness)
Toilet Partition
Tongue And Groove
Top Of Concrete
Top Of Footing
Top Of Walt
Towel Dispenser
Transparent
Tread
Typical

Vapor Barrier

Volume

Wainscot
Water Closet
Wher Repellent
Water Stop
Waterproof (ing)
Weight
Welded Wire Fabric
West
Wide Blange
Window
Wire Mesh
With
Without
Wood
Wood Base

24' - 10 1/2' DEED DIMENSION

REAR YARD _

24' - 10 1/2" DEED DIMENSION

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

-EXISTING 42" WOOD

GUARDRAIL AT ROOF DECKS TO REMAIN

EXISTING ROOF DECK ACCESS STRUCTURE AND STAIR TO REMAIN

GUARDRAIL AT ROOF DECKS TO REMAIN

NEW EGRESS WELL WITH WALKABLE METAL GRATE

PROPERTY LINE TO REMAIN

-EXISTING ROOF DECK ACCESS STRUCTURE AND STAIR TO REMAIN

EXISTING FRONT STAIR AND RAILING TO GRADE TO REMAIN

EXISTING GATE TO

PROPOSED EGRESS GRATI -PROPOSED EGRESS GRATI PROTECTED BY A FIXED, HEAVY DUTY, ADA COMPLIANT INSTALLED WITH NO RAILINGS AND FLUSH WITH THE PAVEMEN

Quarter
Radius
Recessed
Recessed
Recessed
Recessed
Reference
Recentle
Reference
Reference
Resident
Redient
Redient
Resident
Resid

Schedule Screen Section Sectio

Veneer Ventilating Verify In Field Vertical Vinyl Cove Base Vinyl Composite Tile Vinyl Straight Base Valume

GREEN STREET REBUILD

2022 GREEN STREET

PROJECT SCOPE:

24' - 10 1/2" DEED DIMENSION

REAR YARD

20' - 10 1/2" BUILDING DIMENSION

24' - 10 1/2' DEED DIMENSION

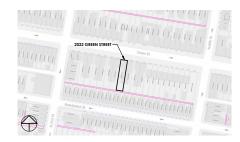
EXISTING ROOF DECK ACCESS STRUCTURE AND STAIR TO REMAIN

VISTING SIDEWALK

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 BASSMENT.

PHILADELPHIA, PA 19130

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H-300	3D VIEWS





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+ DESIGN,

ARCHITECTURE

PACE,



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

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

Structural Engineer+

DESCRIPTION 06.10.25 ZONING RFI #1 06.30.25 HISTORIC PACKAGE REVISIONS 06.06.25 HISTORIC PACKAGE

Drawn by

COVERSHEET

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 1722 E. Passyunk Ave Philadelphia, PA 19148 pace-ad.com | 215.650.9449

NEIGHBORHOOD CONTEXT

AWNING WINDOW WITH REPLACEMENT WINDOW GRATE

2018 GREEN ST



2024 GREEN ST

2026 GREEN ST



2017 GREEN ST FRONT ELEVATION

GLASS BLOCK

AWNING WINDOW

WITH REPLACEMENT

WINDOW GRATE



MARBLE FINISH

FRONT EGRESS DOOR, STAIR AND RAILING



2017 GREEN ST SIDE ELEVATION

CONCRETE SIDEWALK

CAST STONE -

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

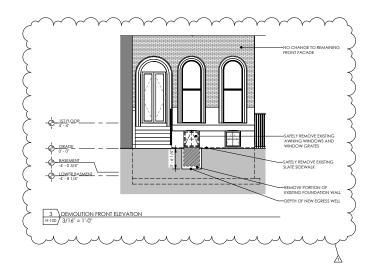
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DESCRIPTION 06.06.25 HISTORIC PACKAGE

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SITE PHOTOS

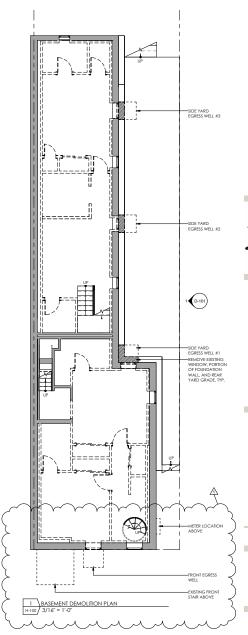






2 DEMOLITION SIDE ELEVATION

| H-100 | 3/16" = 1"-0"



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1722 E Philade Philade Copyrig

Project+ en St Condominium Renova

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

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

Shushwal Engineers

 DATE
 DESCRIPTION

 06.30.25
 HISTORIC PACKAGE REVISIONS

 06.06.25
 HISTORIC PACKAGE

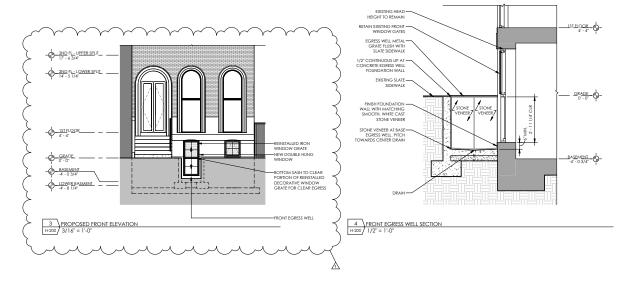
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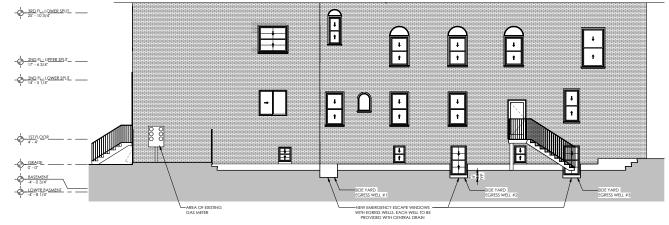
> DEMOLITION PLANS AND

06.30.25

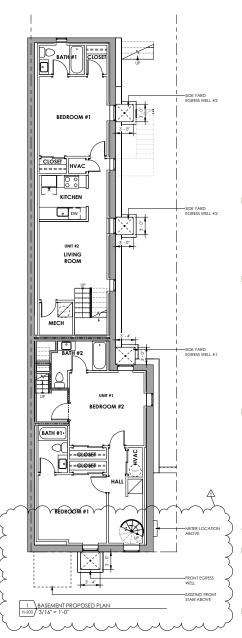
ELEVATIONS







2 PROPOSED SIDE ELEVATION H-200 3/16" = 1'-0"



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06.30.25

PROPOSED PLANS AND **ELEVATIONS**



3D VIEWS

SIDEWALK



FRONT ELEVATION

Before Revisions (original design)



PACE ARCHITECTURE + DESIGN, LLC

2022 Green \$1 Philadelphia, PA 19130

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DATE DESCRIPTION 06.06.25 HISTORIC PACKAGE

3D VIEWS

EXISTING SLATE SIDEWALK



FRONT ELEVATION

