



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

[illegible]

H-000	1/8" = 1'-0"
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H-000	1/8" = 1'-0"
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H-000

2022 GREEN ST



FRONT ELEVATION

SMOOTH, WHITE
CAST STONE
VENEER

WINDOW GATES

SLATE SIDEWALK



EXISTING FRONT WINDOW GATE



EXISTING WINDOW GATE
CONNECTION



EXISTING METER LOCATION
TO REMAIN



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NEIGHBORHOOD CONTEXT



2018 GREEN ST



2024 GREEN ST



2016 GREEN ST



2026 GREEN ST

AWNING WINDOW
WITH REPLACEMENT
WINDOW GRATE

VINYL SLIDING WINDOW WITH
REPLACEMENT GRATE

MARBLE FINISH

FRONT EGRESS DOOR, STAIR
AND RAILING



2017 GREEN ST
FRONT ELEVATION



2017 GREEN ST
SIDE ELEVATION

CONCRETE SIDEWALK

CAST STONE

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
Bellweather Design Build
3001 Stokely St
Philadelphia, PA 19129

Structural Engineer
-

DATE
06.06.25

DESCRIPTION
HISTORIC PACKAGE

Date
06.30.25

Drawn by
JH

SITE PHOTOS

H-001



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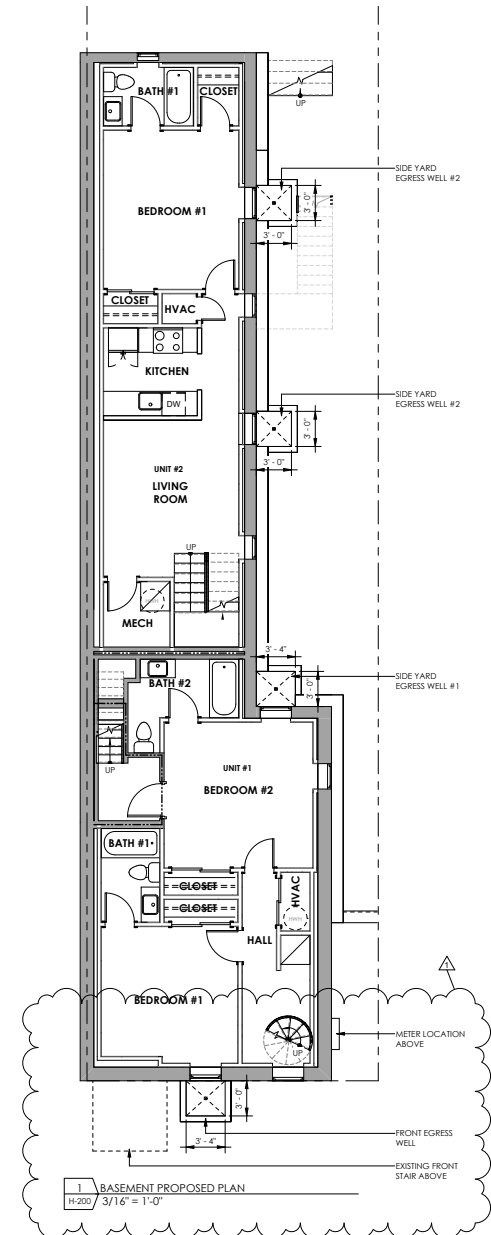
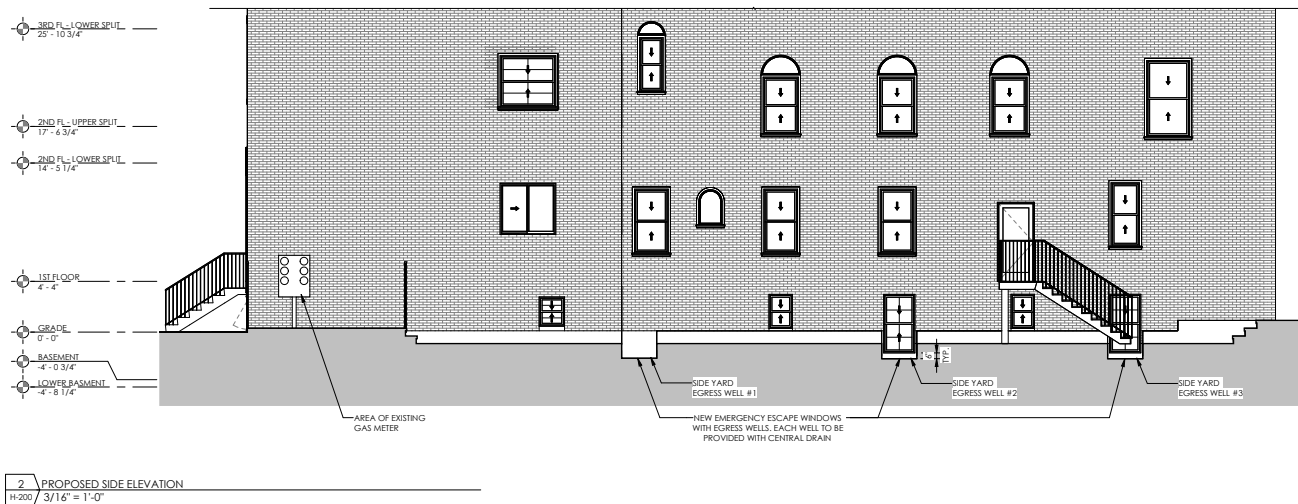
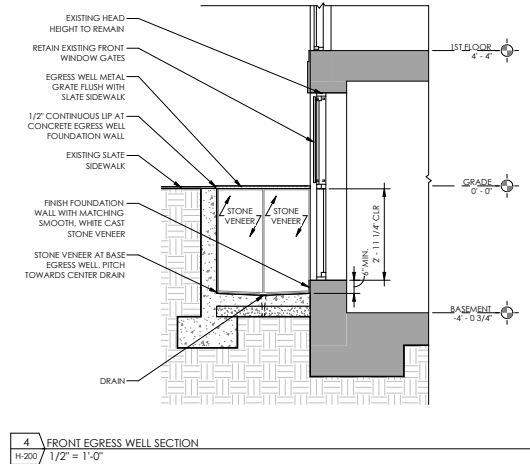
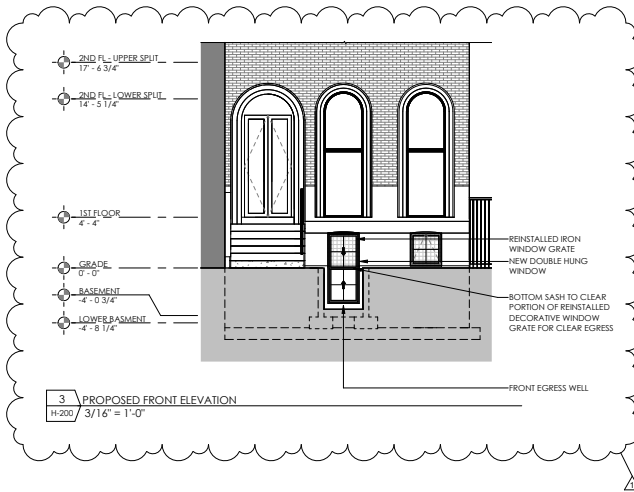
Structural Engineer

DATE	DESCRIPTION
06.30.25	HISTORIC PACKAGE
06.06.25	REVISIONS
06.06.25	HISTORIC PACKAGE

Date 06.30.25
Drawn by JH

PROPOSED
PLANS AND
ELEVATIONS

H-200





FRONT ELEVATION



FRONT ELEVATION VIEW - PROPOSED EGRESS WELL WITH EXISTING WINDOW GATE

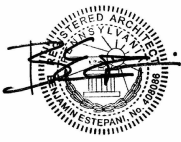
- HEAD HEIGHT OF EXISTING WINDOWS TO REMAIN
- SMOOTH, WHITE CAST STONE VENEER TO REMAIN
- EXISTING FRONT WINDOW GATES TO BE REINSTALLED
- FINISH BUILDING FOUNDATION WALL WITH MATCHING SMOOTH, WHITE CAST STONE VENEER
- FINISH EGRESS WELL FOUNDATION WALL WITH MATCHING SLATE VENEER AS SIDEWALK
- EGRESS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



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3D VIEWS

H-300

Before Revisions (original design)



FRONT ELEVATION



FRONT ELEVATION VIEW - PROPOSED EGRESS WELLS WITH EXISTING WINDOW GATES

- HEAD HEIGHT OF EXISTING WINDOWS TO REMAIN
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3D VIEWS

H-300