

**ADDRESS: 1322 PINE ST**

Proposal: Replace door

Review Requested: Final Approval

Owner: Candice and Betty Player

Applicant: Candice Player

History: 1852

Individual Designation: 3/28/1961

District Designation: Washington Square West Historic District, Contributing, 9/13/2024

Staff Contact: Heather Hendrickson, [heather.hendrickson@phila.gov](mailto:heather.hendrickson@phila.gov)

**OVERVIEW:** This application proposes to replace the front door of 1322 Pine Street. The building was constructed in 1852 and the property was designated as historic in 1961. The current front door appears to be the original front door, which was modified with the replacement of the upper wood panels with glass panels. The property owner would like to replace the front door with a custom mahogany door made by Tague Lumber that would have no glazing and three broad panels of varying sizes. The door would be stained and not painted. The proposed door does not replicate the design of the original door. The door would fill the entire opening, and the panel profile would match that of the shutters on the building.

**SCOPE OF WORK:**

- Replace historic door with new mahogany door.

**STANDARDS FOR REVIEW:**

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- *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 denial of the proposed door replacement, but approval of a door that closely approximates the detailing of the historic door, pursuant to Standards 6 and 9.

Candice Player  
1322 Pine Street  
Philadelphia, PA 19107

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

Monday, February 10, 2025

To whom it may concern,

I am writing this letter to ask the Historical Commission and the Architectural Committee to approve a new front door for my home at 1322 Pine Street. My mother, Betty Player, is a co-owner of the property.

I've included a picture of my preferred door. See below. My plan is to have the door handcrafted from mahogany by Tague Lumber. The door that I am proposing would fill the entire door opening. (I would not build-down to accommodate a smaller door.) The profile of the door would match the shutters on the windows. Nor would I change the existing door jamb or alter the windows. I would only change the door.

If you have any questions for me, please do not hesitate to contact me.

Warm regards,

Candice Player

718-490-4240

If approved, I would ask Tague Lumber to recreate the blue door below in mahogany. The door on the right is an example of a mahogany door from their showroom.













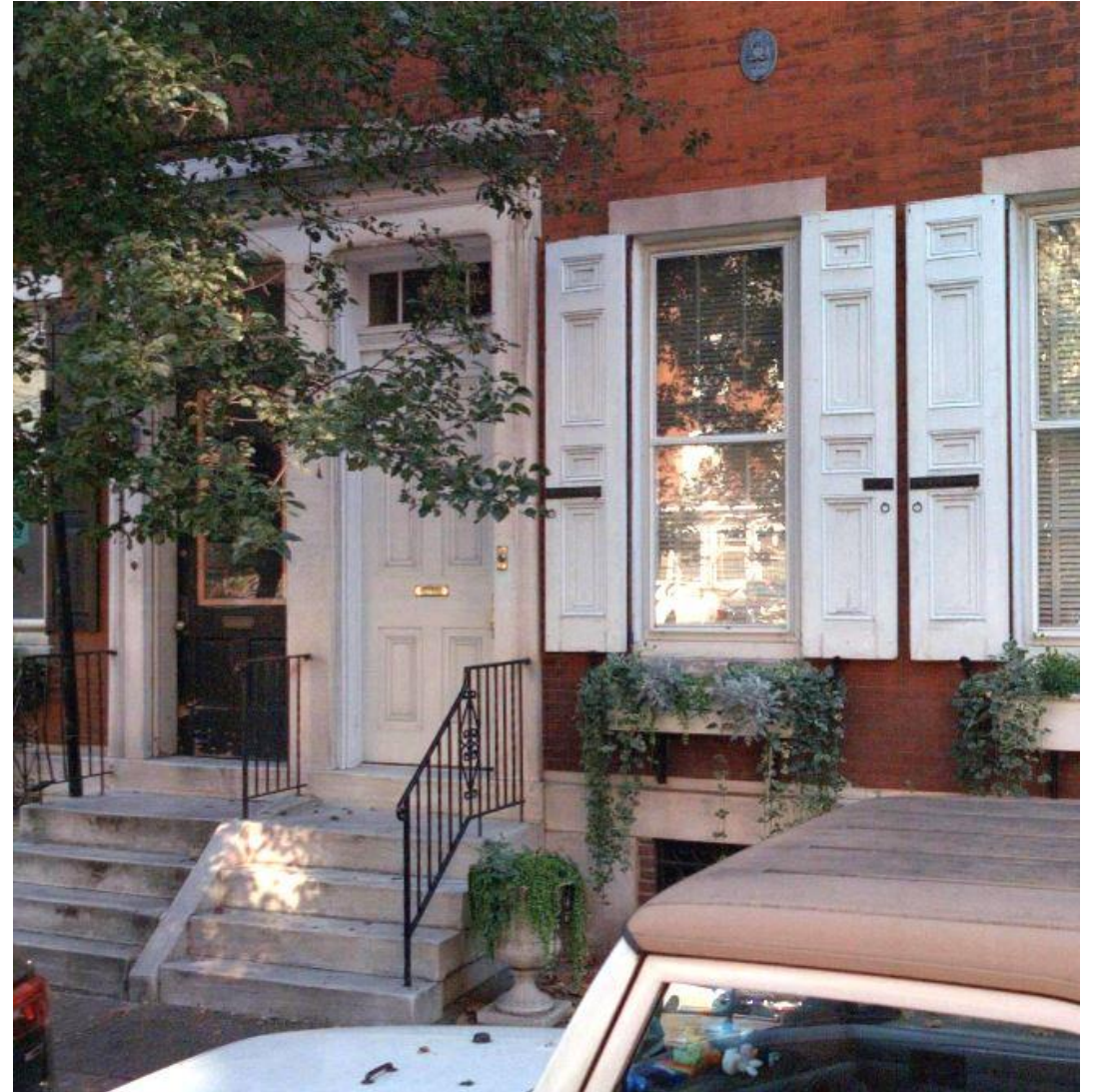
Potential original doors from the 1300 block of Pine



1304



1306



1310





1314



1316



1322