

ADDRESS: 1304 SPRUCE ST

Proposal: Replace front entry door

Review Requested: Final Approval

Owner: Multiple Condominium Unit Owners

Applicant: Deepan Patel

History: 1840

Individual Designation: None

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

Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This application proposes to replace the front door of 1304 Spruce Street, a property built circa 1840 and classified as Contributing to the Washington Square West Historic District. The existing front door appears to be the original front door. The applicant contacted the Historical Commission to inquire about replacement of the front door, owing to its deteriorated condition, and the Historical Commission's staff responded that it is limited to approval of a new front door that is wood and sufficiently replicates the appearance of the historic door. The applicant obtained quotes from two suppliers, which the applicant asserts are cost prohibitive. These quotes are included in the application materials. The applicant has also included two quotes for doors from Home Depot, for which he would like approval, either a steel six-panel door or a wood six-panel pre-hung door.

SCOPE OF WORK:

- Replace historic door with steel or wood six-panel 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.*
 - The proposed steel or wood six-panel doors do not match the old in design, texture, or materials in the case of the steel option.

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 Standard 6.

1. 1304 Spruce Street Philadelphia PA 19107
2. Deepan Patel, 201-310-5071, Deepan2198@gmail.com 1304 Spruce Street, Unit 3 Philadelphia PA 19107
3. .

Unit	Owner	Number	Email	
1	Luying Guo	215-301-3166	guo.angela.guo@gmail.com	1304 Spruce Street, Unit 1 Philadelphia PA 19107
2	David Cohen	856-912-9591	david.cohen210@gmail.com	1304 Spruce Street, Unit 2 Philadelphia PA 19107
3	Deepan Patel	201-310-5071	Deepan2198@gmail.com	1701 Powderhorn Rd, Newtown, PA 18940
4	Steve and Eric	518-322-5250	ericscomeau@gmail.com	1304 Spruce Street, Unit 4 Philadelphia PA 19107
5	Mike Krohn	551-497-8879	mkrohn007@gmail.com	1304 Spruce Street, Unit 5 Philadelphia PA 19107

4. Replacement of our front door as it is sagging and there are large gaps letting wind blow in. The wood door has deteriorated over the years and we cannot find an affordable within our reasonable budget. Attached are 2 quotes that are 8500- 10k dollars for just the material. We would prefer the home depot door that is similar but not exactly the same at a reasonable price.
- 5.



1304





1304



1304



1304

1308

SPRICE STREET



Deepan Patel <deepan2198@gmail.com>

Fwd: 1304 Spruce St Door Pricing

2 messages

Luis Santos <luiesantos777@gmail.com>
 To: "deepan2198@gmail.com" <deepan2198@gmail.com>

Thu, Feb 13, 2025 at 10:52 AM

Historic door quote #1

----- Forwarded message -----

From: **Jack Hovanec** <oldcapitolcm@gmail.com>
 Date: Thu, Feb 13, 2025, 8:07 AM
 Subject: 1304 Spruce St Door Pricing
 To: Luis Santos <luiesantos777@gmail.com>

Luis

See my pricing below to fabricate the new door.

Note:

-My pricing DOES NOT INCLUDE INSTALLATION. If you would like to include installation, I can get you in contact with my installation contractor, Upper Ridge Inc.
 -Pricing does not include new locking hardware, locking hardware preps, or locking hardware installation. If you would like to come prepped and/or with new hardware preinstalled, please provide us with your desired lock model number and finish. Additional fees to prep, install, and handle the locking hardware will be incurred.

New door TME. Sapele mahogany construction with engineered poplar core stiles and composite flat panels with custom panel molding design. Insulated glass in the transom for better efficiency. Primed for finish painting by others

Door Slab Only- \$3,365 plus tax
 Transom Slab Only- \$1,230 plus tax

Add for door slab and transom prehung in new jamb TME. Price includes brick molding (note that the existing jamb is paneled to match the doors, hence the pricing associated with adding a full frame. Per Historic requirements, we would need to match the existing jamb, like kind)- \$3,895 plus tax

PHC Historic drawings and approval: \$650

Project total: \$9,140 plus PA sales tax = \$9,688.40

EXCLUSIONS:

-Locking hardware and locking hardware preps/installation
 -Installation of door

Jack Hovanec
 Old Capitol Custom Millwork Inc.
oldcapitolcm.com
 484-552-8305



All pricing is subject to sales tax and good for 30 days unless otherwise noted. Pricing information shared in this email is confidential and intended solely for the recipient. It must not be disclosed or shared with any third party for the purpose of soliciting competitive pricing from other companies. Any unauthorized



Deepan Patel <deepan2198@gmail.com>

1304 Spruce Street Philadelphia PA

4 messages

Deepan Patel <deepan2198@gmail.com>
To: info@historicdoors.com

Wed, Feb 5, 2025 at 2:56 PM

Historic door quote #2

Hi

We are looking to replace the door and frame in our building. The door is around 37 by 80 but the preservations department is requiring us to put in a wood door. Please let me know if you can assist.



Thanks
Deep
2013105071

Wendy Wyncoll <wendy@historicdoors.com>
To: Deepan Patel <deepan2198@gmail.com>

Mon, Feb 10, 2025 at 11:31 AM

Good Morning Deep,

Thank you for contacting Historic Doors. We can absolutely build you a replacement door and jamb. We do not install or finish though. Is this something you would like to pursue with us?

Best Regards,

Wendy Wyncoll

Historic door quote #2

Historic Doors LLC
PO Box 139 Kempton, PA 19529/ 610 756-6187
wendy@historicdoors.com/www.historicdoors.com

On Feb 5, 2025, at 2:56 PM, Deepan Patel <deepan2198@gmail.com> wrote:

Hi

We are looking to replace the door and frame in our building. The door is around 37 by 80 but the preservations department is requiring us to put in a wood door. Please let me know if you can assist.

<image.png>

Thanks
Deep
2013105071

Deepan Patel <deepan2198@gmail.com>
To: Wendy Wyncoll <wendy@historicdoors.com>

Mon, Feb 10, 2025 at 11:54 AM

Hi

What is the average pricing for one your 4 panel doors and frames? Ours door is around 36 by 80

Sent from my iPhone

On Feb 10, 2025, at 11:32 AM, Wendy Wyncoll <wendy@historicdoors.com> wrote:

Good Morning Deep,
[Quoted text hidden]

Wendy Wyncoll <wendy@historicdoors.com>
To: Deepan Patel <deepan2198@gmail.com>

Mon, Feb 10, 2025 at 1:07 PM

Hello,

A quick estimate is \$8500.00.
How does that sound?

Best Regards,

Wendy Wyncoll

Historic Doors LLC
PO Box 139 Kempton, PA 19529/ 610 756-6187
wendy@historicdoors.com/www.historicdoors.com

[Quoted text hidden]



Ewing 10PM 08638

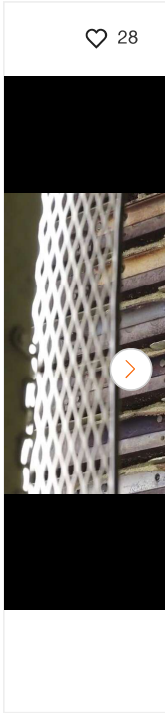
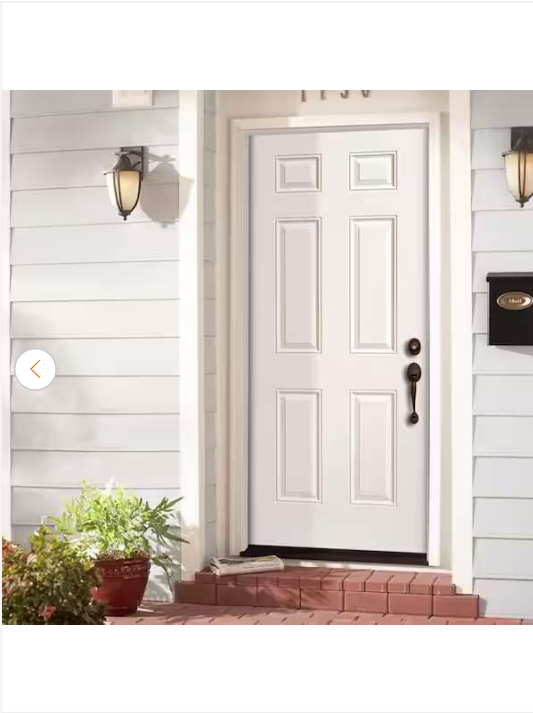
What can we help...



Ewing 10PM 08638

Shop All Services DIY Log In

Based on your search:



28

36 in. x 80 in. Premium 6-Panel Primed Steel Front Door Slab

by Masonite >

★★★★☆ (87)

Ewing Store

✓ 5 in stock Aisle BW, Bay 032

- Reversible handing facilitates flexible installation
- Sturdy steel construction ensures durability
- Paintable and primed for customized use

Common Door Size (WxH) in.: 30 x 80

30 x 80

32 x 80

36 x 80

\$178⁰⁰

Requested replacement door #1

Pickup at Ewing

Delivering to 08638

Pickup

Today
5 in stock

FREE

Delivery

Tomorrow
5 available

Add to Cart

View Full Product Details

Customers Also Viewed

Best Seller



Top Rated



Top Rated



... / Exterior Doors / Front Doors / Wood Doors / Wood Doors Without Glass

Internet # 203386299 Model # 004947

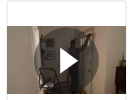
15

JELD-WEN (Brand Rating: 3.8/5) ⓘ

36 in. x 80 in. 6-Panel Unfinished Right-Hand Outswing Wood Prehung Front Door w/Unfinished Rot Resistant Jamb

★★★★☆ (1) Questions & Answers (10)

Requested replacement door #2



Hover Image to Zoom

Share Print

\$1,028⁰⁰

\$172.00/mo** suggested payments with 6 months** financing [Apply Now](#) ⓘ

- Engineered wood is crafted to withstand varying weather types
- Prehung wood door includes frame for easier installation
- Actual unit size is 37-11/16 in. x 80-7/8 in.
- [View More Details](#)

Common Door Size (WxH) in.: 36 x 80