

**ADDRESS: 1208 SAINT JAMES ST**

Proposal: Replace front entry door

Review Requested: Final Approval

Owner: Sarah Brufke

Applicant: Sarah Brufke

History: c. 1870

Individual Designation: None

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

Staff Contact: Alex Till, [alexander.till@phila.gov](mailto:alexander.till@phila.gov)

**OVERVIEW:** This application proposes to replace the front door of 1208 Saint James Street, a property built circa 1870 and classified as Contributing to the Washington Square West Historic District. The existing front door appears to be a non-original wood replacement. The application seeks to replace the current front door, owing to its deteriorating condition, with a six-panel fiberglass replacement and additionally proposes to repair or replace a portion of the existing door frame while preserving the existing transom. The proposed door is a stock size that will likely not fit the current opening without modifications.

**SCOPE OF WORK:**

- Replace non-historic wood door with fiberglass six-panel door.
- Repair or replace door frame.

**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 fiberglass six-panel door does not match the old in design, texture, or materials.

**STAFF RECOMMENDATION:** The staff recommends denial of the proposed door replacement due to incompleteness, but potential approval of a door that closely approximates the dimensions and detailing of an appropriate historic door, pursuant to Standard 6.

Current door:





**Street Address:** 1208 Saint James St, Philadelphia PA 19460

**Applicant and Property Owner:** Sarah Brufke

**Email:** [Sbrufke1@gmail.com](mailto:Sbrufke1@gmail.com)

**Phone:** 484-941-4462

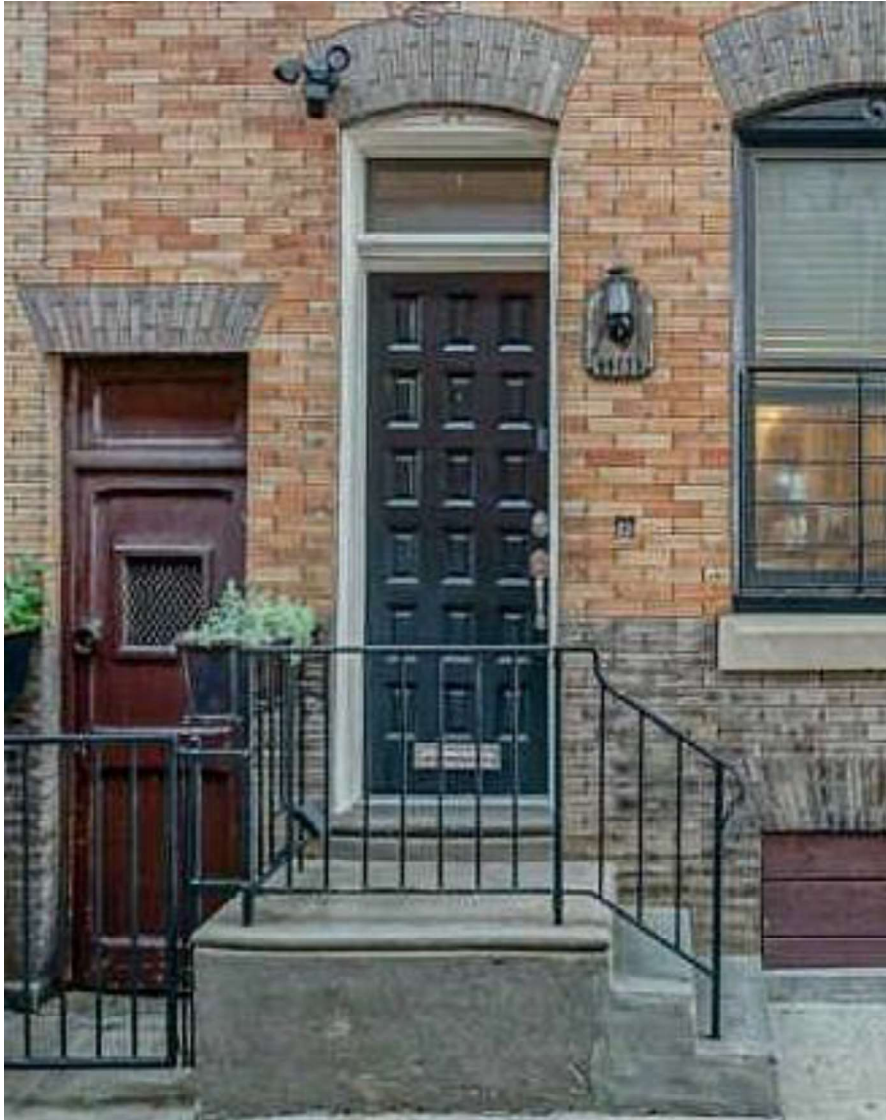
**Mailing Address:** 1208 Saint James St, Philadelphia PA 19460

**Description of Proposal**

I am seeking approval for a new front door. In its current state the door is warping due to heat and nearly impossible to lock. The door frame is rotted and falling apart. I am seeking approval for a fiberglass door and replacement of door frame. We will be preserving the existing transom and keep the same color and style of the existing door. We will also do our best to preserve as much of the door frame as possible to maintain the look of the home.

I ask for special approval for a fiberglass door because this is the more soundproof option. The location of my home has multiple bars and clubs within 100 yards. These establishments stay open until late hours of the night. A fiberglass door vs a wood door will give me the soundproofing that is required to keep out any music and noise from patrons that walk by late in the night on the weekends. This is imperative to my ability to live peacefully in my home.

**Current state 1208 saint James St. (7.8.2025)**



We will be preserving the current lock system, if possible, and transom. Current frame is rotting and falling apart. Door is warped and will barely lock.

**Proposal for 1208 Saint James St.**





## The Home Depot Special Order Quote

Customer Agreement #: H4101-463290

Printed Date: 3/20/2025

**Customer:** Sarah Brufke

**Address:** 1208 St James St  
Philadelphia, PA 19107

**Phone:** 484-941-4462

**Email:** sbrufke1@gmail.com

**Store:** 4101

**Associate:** PATRICK

**Address:** 1651 S Columbus Blvd  
Philadelphia, PA 19148

**Phone:** (215)218-0600

**Pre-Savings Total:** \$1,670.32

**Total Savings:** (\$0.00)

**Pre-Tax Price:** \$1,670.32

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



Catalog Version 47



Nominal Door Width: 30  
Nominal Height: 80  
Frame Width: 31-1/2"  
Frame Height: 81-5/8"

Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	31.5x81.625 Single Prehung Left Hand In-Swing	Not Specified	\$1,670.32	\$1,670.32	1	\$0.00	\$1,670.32
Unit 100 Total:			\$1,670.32	\$1,670.32		\$0.00	\$1,670.32

### Begin Line 100 Description

#### --- Line 100-1 ---

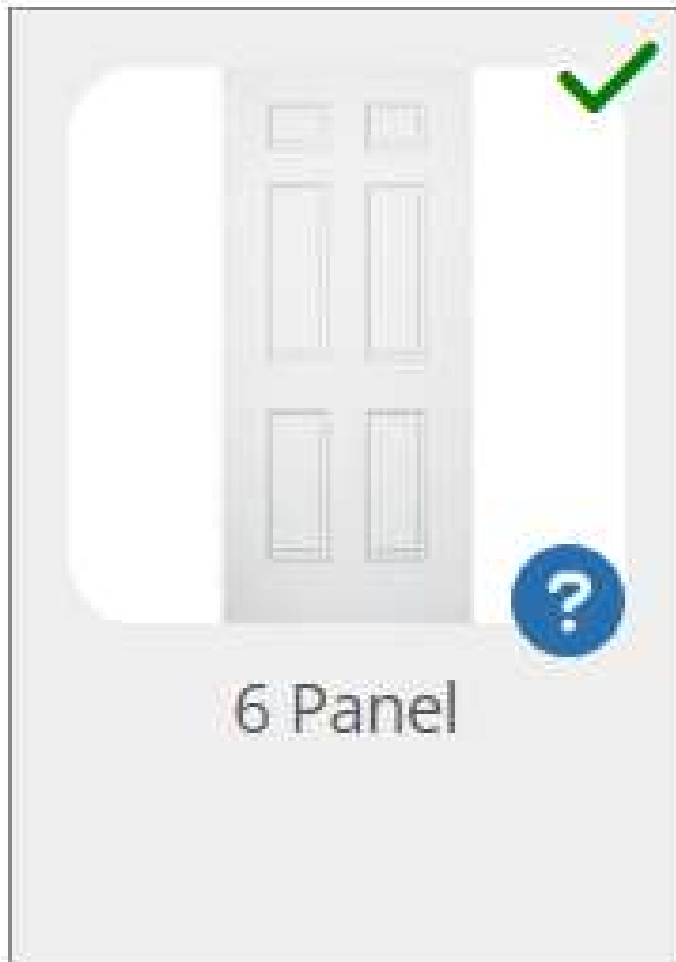
MMi Door  
Single Prehung  
Overall Frame Size = 31 1/2" x 81 5/8"  
Overall Rough Opening Size = 32" x 82 1/8"  
Room Location = Not Specified  
Is this a Reorder? = No  
Unit Type = Pre-Hung  
Handing = Left Hand In-Swing  
Sill Profile = Standard  
Select U.S. ENERGY STAR Climate Zone = No  
Door System Width = RO: 32" || Frame: 31-1/2"  
|| Door: 30  
Door System Height = RO: 82-1/8" || Frame: 81-5/8" || Door: 80  
Material = Fiberglass Smooth  
Glass Layout = None  
Door Style = 6 Panel  
Door Finish Type = Paint Both Sides  
Door Finish - Exterior Side = Black

Door Finish - Interior Side = Brilliant White  
Frame Depth = 8 5/8"  
Frame Finish Type = None  
Frame Type = Primed Finger-Jointed  
Storm Door Extender = None  
Weather Strip = Compression  
Sill Type = Composite Adjustable Mill  
Sill Cover = None  
Strike Reinforcement = None  
Brickmould = Brickmould Shipped Loose  
Brickmould Species = Primed Finger-Jointed  
Tru-Loc Installation Anchor = None  
Cardboard Door Protector = None  
Screen = None  
Packaging = Standard Packaging  
Door Lock = None  
Door Bore = Double

Deadbolt = 2 1/8" (Standard)  
Hinge Type = Standard  
Hinge Size = 4" x 4" Radius Corner  
Hinge Finish = Dull Nickel (LUS-15)  
Mail Slot = None  
Door Viewer = None  
SKU = 624691  
SKU Description = S/O MM EXT FIBERGLASS PF PH 21D  
Vendor Number = 60062148  
Vendor Name = S/O MMi DOOR II  
Customer Service Number = (800) 452-0251  
Catalog Version Date = 11/23/2024  
Estimated Lead Time = 21 Days  
CPD Number = 07941-00001  
U-Factor = 0.16  
Unit Solar Heat Gain Coefficient (SHGC) = 0.01

### End Line 100 Description

## Door Style



## Door Finish Type





1208



















