

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

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

[REDACTED]

[REDACTED]

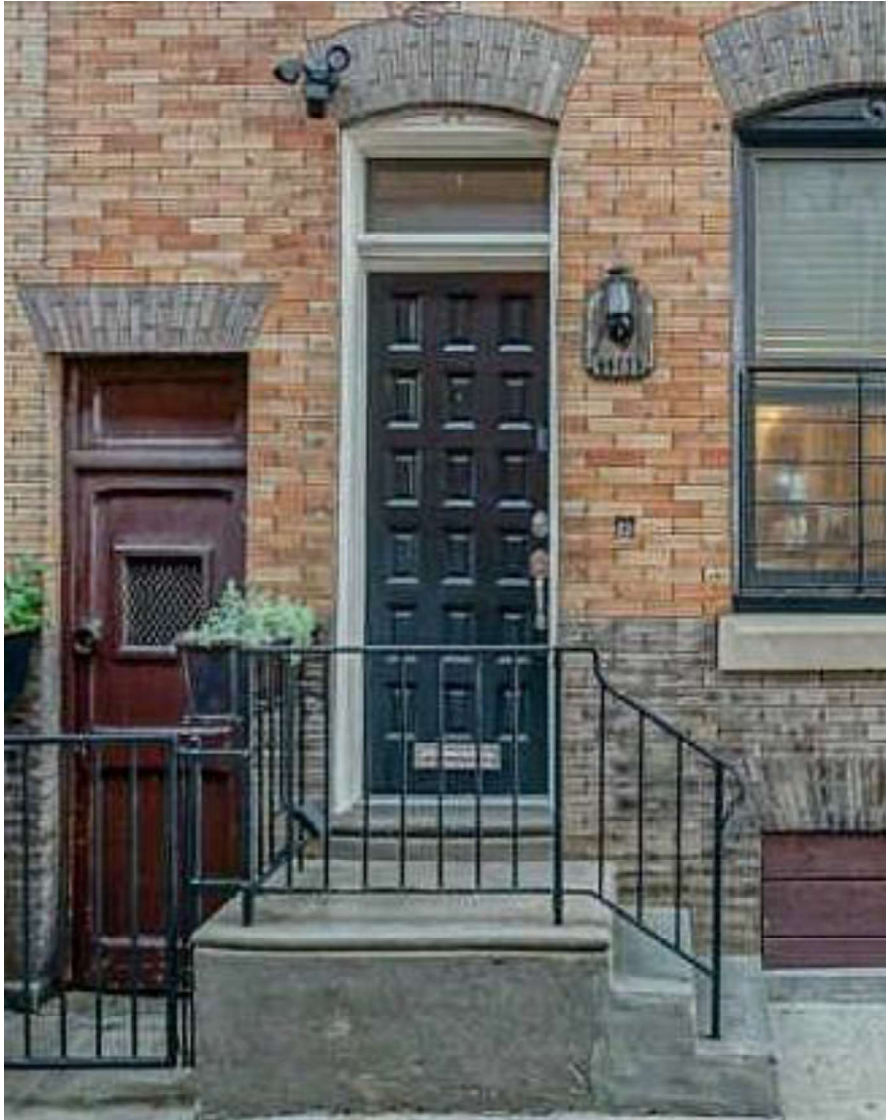
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Description of Proposal

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









