

# NOMINATION OF HISTORIC DISTRICT PHILADELPHIA REGISTER OF HISTORIC PLACES

## PHILADELPHIA HISTORICAL COMMISSION

SUBMIT ALL ATTACHED MATERIALS ON PAPER AND IN ELECTRONIC FORM ON CD (MS WORD FORMAT)

### 1. NAME OF HISTORIC DISTRICT

Tudor East Falls Historic District

### 2. LOCATION

Please attach a map of Philadelphia locating the historic district.

Councilmanic District(s): 4<sup>th</sup>

### 3. BOUNDARY DESCRIPTION

Please attach a map of the district and a written description of the boundary.

### 4. DESCRIPTION

Please attach a description of built and natural environments in the district.

### 5. INVENTORY

Please attach an inventory of the district with an entry for every property. All street addresses must coincide with official Board of Revision of Taxes addresses.

Total number of properties in district: 210

Count buildings with multiple units as one.

Number of properties already on Register/percentage of total: 0 / 0%

Number of significant properties/percentage of total: 0 / 0%

Number of contributing properties/percentage of total: 210 / 100%

Number of non-contributing properties/percentage of total: 0 / 0%

### 6. SIGNIFICANCE

Please attach the Statement of Significance.

Period of Significance (from year to year): from 1925 to 1935

**CRITERIA FOR DESIGNATION:**

The historic district satisfies the following criteria for designation (check all that apply):

- ☐ (a) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past; or,
- ☐ (b) Is associated with an event of importance to the history of the City, Commonwealth or Nation; or,
- ☒ (c) Reflects the environment in an era characterized by a distinctive architectural style; or,
- ☒ (d) Embodies distinguishing characteristics of an architectural style or engineering specimen; or,
- ☐ (e) Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth or Nation; or,
- ☐ (f) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or,
- ☐ (g) Is part of or related to a square, park or other distinctive area which should be preserved according to an historic, cultural or architectural motif; or,
- ☒ (h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or City; or,
- ☐ (i) Has yielded, or may be likely to yield, information important in pre-history or history; or
- ☒ (j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

**7. MAJOR BIBLIOGRAPHICAL REFERENCES**

Please attach a bibliography.

**8. NOMINATOR**

Name with Title: John Cugini Email: cugini@verizon.net  
Organization: \_\_\_\_\_ Date: \_\_\_\_\_  
Street Address: 3444 West Penn Street Telephone: 215-219-9100  
City, State, and Postal Code: Philadelphia, PA 19129

**PHC USE ONLY**

Date of Receipt: 8/2008  
X Correct-Complete ☐ Incorrect-Incomplete Date: \_\_\_\_\_  
Date of Preliminary Eligibility: \_\_\_\_\_  
Date of Notice Issuance: 7/9/2009  
Date(s) Reviewed by the Committee on Historic Designation: 9/8/2009  
Date(s) Reviewed by the Historical Commission: 10/9/2009  
Date of Final Action: 10/9/2009  
X Designated ☐ Rejected

2/1/07

# TUDOR EAST FALLS HISTORIC DISTRICT NOMINATION

---

*August 27, 2008*

*3400 Blocks of  
Midvale Avenue,  
West Penn Street, and  
West Queen Lane*

Submitted by:  
John Cugini  
3444 West Penn Street  
Philadelphia, PA 19129  
cugini@verizon.net  
215.219.9100

Revision 2  
August 25, 2008

---

### 3. BOUNDARY DESCRIPTION

---

#### NARRATIVE BOUNDARY DESCRIPTION

---

The proposed boundary for the Tudor East Falls Historic District begins at the southeast rear property line of West Queen Lane at Conrad Street. The boundary goes northeast along the rear property line of the 3400 block of West Queen Lane, then northwest on Vaux Street to the northwest rear property line of 3400 Midvale Avenue. The boundary line then runs southwest along the rear property line of the 3400 block of Midvale Avenue. At the rear property line of 3475 Midvale Avenue, the boundary moves southeast and cuts across Midvale Avenues to the southeast property line of 3463 West Penn Street, thus excluding two southwest properties. The boundary line moves southwest on West Penn Street to Conrad Street and then runs southeast to the point of origin.

In effect, the district includes the 210 residential properties of the 3400 blocks of Midvale Avenue, West Penn Street, and West Queen Lane.



---

## BOUNDARY MAP

---

The following map and boundary overlay depicts the proposed Tudor East Falls Historic District.<sup>1</sup>

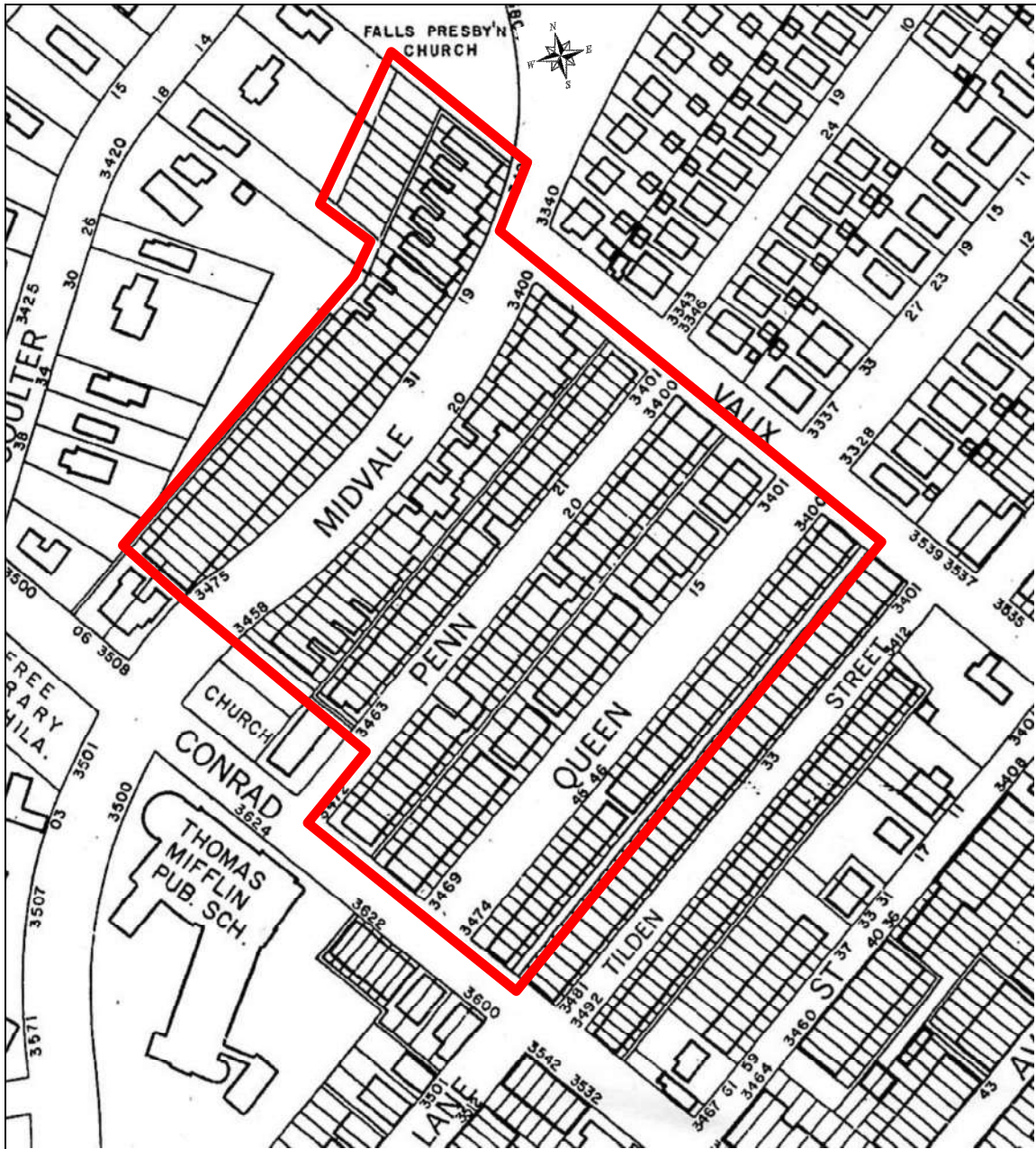


Figure 1 – Proposed Tudor East Falls Historic District boundary 1:200 scale, surveyed 1970 and 1987

---

<sup>1</sup> Map excerpt from the Philadelphia City Planning Commission's building outline map plate 6A-1, page 27.

## 4. ARCHITECTURAL DESCRIPTION

---

### PRESENT AND ORIGINAL APPEARANCE

---

The proposed Tudor East Falls Historic District includes 210 speculative Tudor revival residential properties of the parallel 3400 blocks of Midvale Avenue, West Penn Street, and West Queen Lane. This area is composed of a remarkable number of architecturally intact houses, and it can be argued that it appears materially unchanged except for the streetscape. The area is sloped down to the southwest and has a number of neighborhood landmarks serving as district boundaries, including Thomas Mifflin Public School (1936, National Register and prior location of P. H. Kelly's family home), Redeemer Lutheran Church (1909), Falls of Schuylkill library (1913, a Carnegie library), and First Presbyterian Church (1944).

#### **SITE:**

The proposed Tudor East Falls Historic District includes 210 speculative, Tudor Revival, residential properties in the parallel 3400 blocks of Midvale Avenue, West Penn Street, and West Queen Lane. This area is composed of a remarkable number of architecturally intact houses, and it can be argued that the overall aesthetic quality of the proposed district remains materially unchanged, despite a few modifications to the streetscapes, including the replacement of sycamore trees on Penn Street, alteration or replacement of original stone retaining walls, replacement of gas street lamps, and repaving of streets and gutters. The neighborhood slopes down to the southwest is surrounded by a number of local landmarks which serve as district boundaries, including Thomas Mifflin Public School (1936, National Register property and prior location of P. H. Kelly's family home), Redeemer Lutheran Church (1909), Falls of Schuylkill library (1913, a Carnegie library), and First Presbyterian Church (1944).

#### **AESTHETICS:**

Developer Michael J. McCrudden built these three blocks in the then-popular Tudor Revival style between the years 1925 and 1931. Unlike many of the earlier row house developments in East Falls, these blocks were developed with a sylvan, suburban feel that was created in large part by the following defining features: a significant number of trees, a uniform house line, front gardens afforded by setbacks, continuity of these gardens, a lack of front property-line fences, extensive use of fieldstone garden walls, and garages located in and accessed from the rear of the properties. As in much of Philadelphia, Sycamore trees were planted along the curbs and today help articulate the maturity of the area, specifically on Queen Lane where they tower uniformly on both sides along its entire length.

The application of the Tudor Revival style to row houses, most of which are 16 feet wide, required thoughtfulness in configuration to avoid monotony. Indeed, with the exception of the highly uniform cathedral bay style houses on the northwest side of Midvale Avenue, this thoughtfulness presents itself subtly in the shifting and mixing of architectural elements. The houses on the other side of Midvale and those on West Penn and West Queen Lane retain a sense of uniformity, while still portraying their individuality through the application of clever changes in form and detail.

The primary visible building material is brick, except on the northwest side of Midvale, where fieldstone was used for all first level fronts, and on a series of houses on the northwest side of Queen, where Stucco façades dominate. The next most visually prominent material is slate, which was used

extensively on the second floor facades to emulate steeply-pitched, gabled roofs. The roofs of most of the houses, however, are actually flat and not visible from the street. In accord with the Tudor Revival style, the houses often include stucco and timber bays, rolled-steel casement windows, cast brass lamp fixtures, plank doors, and leaded window panes.

Because few structural and material changes have been made, the houses in the proposed district appear remarkably original. For instance, all 28 of the 1-½ story, leaded glass bays on Midvale remain intact, and many of the houses retain their original slate. Examples of changes to the houses include the replacement of windows, re-cladding of façades with new materials, and replacement of copper gutters and downspouts with aluminum. Alteration of the rear alleys has been significant, and includes building additions, construction of decks, re-cladding of bays, complete replacement of windows, and replacement of hairpin fences with privacy fences. The alley alterations are not visible from the primary streets, but they are visible in the alleys themselves and from the access points along Vaux and Conrad Streets.

## STREET OVERVIEWS

### Midvale Avenue

The 3400 block of Midvale Avenue has 68 Tudor Revival row houses. The district does not include the property on the southeast side at Conrad Street (Evangelical Lutheran Church of the Redeemer, built in 1909).

The northwest, or odd-numbered side, of Midvale Avenue has thirty-eight houses and is composed of two primary styles: 1) a group of twenty-eight cathedral bay, 2½-story houses with 1-½-story leaded glass bay windows, and 2) a group of ten stone, 2-story, cottage style houses similar in form to those on the even sides of Midvale and Penn, but with fieldstone façades and more formal, neoclassical-inspired entryways. The southeast, or even-numbered side, of Midvale has thirty brick, 2-story Tudor Revival houses with three block punctuations created by pairs of partial side yards with brick walls spanning between the adjacent homes along the back edges of the yards.

Streetscape characteristics include: mature sycamores along with a variety of other trees in private gardens and curb-cuts; continuous front gardens differentiated by flagstone, brick steps and walkways; specific absence of fences; concrete sidewalks and curbs; roadway luminaries; and a macadam roadway.

All properties have fieldstone foundations.



Figure 2 – Example houses from 3400 Midvale Avenue



## **Penn Street**

The 3400 block of West Penn Street has sixty-nine brick, 2-story, Tudor Revival houses. The district does not include the property on the northwest corner of Penn and Conrad Streets (the parish house of Redeemer Lutheran Church). The northwest side of Penn has thirty-two attached houses punctuated near the middle of the block by a pair of garages and its attendant common drive. The southeast side of Penn has thirty-seven attached houses punctuated by two pairs of partial side yards with brick back walls similar to those on Midvale.

Streetscape characteristics include: a few original curb-cut sycamores; a number of mature and recently planted curb-cut and private garden trees; garden areas separated by common concrete steps and walkways; specific absence of fences; concrete sidewalks and curbs; roadway luminaries; and a macadam roadway.

All properties have fieldstone foundations.



*Figure 3 – Example houses from 3400 West Penn Street*

## **Queen Lane**

The 3400 block of West Queen Lane has seventy-three Tudor Revival houses, arranged in numerous style families. The northwest side has thirty-five houses in total. Twenty-five of them are arranged as groups of attached, stuccoed, cross-gabled, quadruple units that include prominent, shared, stone chimneys. Two of these quadruple units were combined at the time of construction by adding a central house, resulting in a unique, nine-unit group. The remaining ten houses display a change in primary style, characterized by brick, Tudor Revival façades in a continuous row. The southeast side of Queen has thirty-eight attached properties of varying style families, including brick Tudor Revival, stucco Tudor Revival and brick vernacular. In general, Queen Lane displays more style diversity than the other primary streets in the district.

Streetscape characteristics include: a remarkable number of original curb-cut sycamores on both sides of the particularly wide street; a number of private garden trees; small garden areas separated by common concrete steps and walkways; specific absence of fences; concrete sidewalks; bluestone curbs; roadway luminaries; and a macadam roadway.

All properties have fieldstone foundations.



*Figure 4 – Example houses from 3400 West Queen Lane*

## 6. SIGNIFICANCE

---

### STATEMENT OF SIGNIFICANCE

---

The proposed Tudor East Falls Historic District meets four criteria outlined in the Philadelphia Code, Section 14-2007(5) (c, d, h, and j). The district reflects the environment in an era characterized by the distinctive Tudor Revival style (c) and embodies distinguishing characteristics of that style (d). Owing to their singular uniformity, these blocks, in particular the cathedral and cottage rows, represent an established and familiar visual feature (h) of East Falls. Finally, the area exemplifies the cultural, economic, and social heritage of the community (j), as East Falls was going through a fundamental shift from housing for workers to a bedroom community.

#### *History*

The first non-native settler and land owner in the area was Garrett Garrettson, who purchased a large tract of land from the Lenni Lenape Indians in 1677. Garrettson's property extended southeastward from Mifflin Run, the creek that was later to become Midvale Avenue. Adjoining Garrettson's property to the northwest of Mifflin Run were 500 acres of land named Sumac Park that had been obtained as a land grant by Robert Turner in 1683 from William Penn.

The Garrettson property was owned—but never developed—by the Garrett family until some time after 1900, when it was sold by Samuel Garrett. Until it was developed, “Garrett’s Woods” contained a single dwelling (at what is now Vaux and Ainslie), and the rest of the property was apparently a chestnut grove with moss ground cover. The speculative residential development<sup>2</sup> of the 3400 block of Queen Lane began in 1925 with the issuance of the first building permits; Penn Street and Midvale Avenue followed over the next several years with completion in the early 1930s.

The earliest residential row house developments in East Falls date before 1875. These were mostly two-story vernacular houses, clearly intended for owners of modest means, probably workers from any of the local industries, such as Dobson’s Mills or the chemical plant, Powers and Weightman. Between 1875 and 1911, row houses of similar styles were built throughout East Falls. The laying of Penn Street, and the development of the 3400 blocks of Midvale, Penn, and Queen marked a fundamental shift in housing, both in style and in function.

#### *Distinctive Architectural Style (c and d)*

From the 1890s to the 1930s, Tudor Revival architecture was a style of choice for the middle and upper economic classes in the outlying areas of Philadelphia, as George Woodward and others developed large areas of Chestnut Hill and Mount Airy.<sup>3</sup> The style of house popular locally is exemplified by large Cotswold-style houses of fieldstone (Wissahickon schist) featuring cross-gables, large casement windows, and prominent, block-like chimneys.

---

<sup>2</sup> Analysis of the style patterns (Appendix C) shows that the individual styles were determined by the builders and not to order; as such there is a discernible pattern on each block. Additionally, referral to the original property deeds and transfer sheets shows that sale dates were significantly after permit, construction and subdivision dates.

<sup>3</sup> Gavin E Townsend. “The Tudor House in America: 1890-1930.” Dissertation. University of California, Santa Barbara, 1986.

The designs for the houses on Midvale, Penn, and Queen were unique adaptations of conventional Tudor Revival architecture to the higher density, more economically modest parts of Philadelphia. By incorporating fundamental characteristics of Tudor Revival architecture (steeply pitched roofs; overlapping gables; false half timbering applied to wall surfaces as decoration with rough plaster and brick fill often arranged in a herringbone pattern) as well as the features more specific to the Philadelphia Cotswold tradition (cross-gables, large casement windows, and prominent chimneys), McCrudden and MacNeill created long rows of attached houses with the look and feel of expansive Tudor residences.

Building permits list M. J. McCrudden as the owner, architect and contractor for the 210 properties in the proposed district. Henry T. MacNeill is said to have been the architect; however, his name does not appear on the permits, perhaps because he was not licensed at the time of their construction. It is thought that MacNeill traveled to England to study slate and brick design prior to designing the properties in the proposed district. MacNeill was employed at different times by McCrudden and by J.H. McClatchy, a builder for nearly identical houses in Upper Darby, Pennsylvania. Developments containing almost identical building designs have been identified in other parts of Philadelphia and Upper Darby, Pennsylvania. According to permits, some of these houses were built by McCrudden and the others by McClatchy.

The last of the construction permits date from 1931, by which time Tudor Revival had fallen out of fashion, to be supplanted by more utilitarian row house architecture. McCrudden himself apparently went bankrupt during the depression. The short-lived period of the Tudor Revival row house was effectively over.

#### *Visual Feature (h)*

The uniformity of the three blocks is a unique and outstanding feature of the East Falls streetscape. Each block is distinct from the others owing to the variation in style, but within each block and especially on each side of the street, the uniformity of styles and continued existence of historic fabric create a distinctive setting. While the surrounding neighborhoods are similar in scale, there have been so many alterations and additions that the character has been entirely lost. Further, the surrounding blocks lack the architectural distinction of the proposed district. For example, the row homes on Tilden Street, to the east of Queen, were built concurrently with those on Midvale, Penn, and Queen, but are rather plain in design, and many of the surrounding blocks feature vinyl siding as the most distinct element of design.

The row of cathedral bays on the north side of Midvale Avenue was featured in “Philadelphia Architecture: A Guide to the City,” and is often included in the “Walk Philadelphia” guided architecture tours. This block is the most visually uniform, as all the houses retain their original windows and have identically colored trim. Penn and Queen have more architectural variety in the style of homes, but the sense of uniformity is held by the presence of a large proportion of historic fabric. The basic elements of the homes remain the same in the way of rolled steel casement windows, steeply pitched slate roofs, and cross-gabled rooflines. By arranging these elements differently, enough variety is created to make the blocks interesting without being illegible as a whole unit.

A grand canopy of sycamore trees growing along both sides of Queen Lane reaches across the entire width of the street, creating an uncommon arboreal landscape in the middle of a high-density urban area. All homes on the blocks are set back from the street, and most homeowners take advantage of the space and cultivate lush gardens, many with mature trees. The pervasive greenery along Midvale, Penn, and Queen is another distinct visual feature of the district, setting it apart from its East Falls neighbors.

*Economic and Social History (j)*

After many years as a bustling industrial area, East Falls experienced a lull in economic activity after the completion of the Fairmount Dam in 1822. The dam effectively turned the Schuylkill River into a six-mile pond from the water works site to the Falls of the Schuylkill. Without a fast flowing river, the industrial sites in the East Falls area were without a major power source.<sup>4</sup> At the same time, East Falls became more accessible to the larger city through an increase in public transportation. The Norristown line of the Philadelphia & Reading Railroad Company was completed in 1835, first using horses then locomotives. The present East Falls train station was built in 1933, once Warden Drive was developed (just northwest of the nominated district). The first horse-drawn trolley went up Ridge Avenue in 1859, with electrified service beginning in 1893. Shortly thereafter trolley service was expanded up Midvale Avenue in order to spur development in the land near the Queen Lane Reservoir.

The McCrudden buildings appear to have been constructed for commuters. In addition to being amply supplied with transit lines, almost all of the properties include garages, a major point of differentiation with East Falls' older row houses. According to a 1934 Works Progress Administration study, the streetcar was the primary mode of transportation in East Falls by this time, with the largest group of workers traveling out of the community for their employment. East Falls had changed from an industrial village to a commuter suburb, and the McCrudden homes were emblematic of the shift.

---

<sup>4</sup> [www.workshopoftheworld.com/fairmount\\_park/dam.html](http://www.workshopoftheworld.com/fairmount_park/dam.html)



## 5. INVENTORY

---

### MIDVALE AVENUE

---

#### MIDVALE – ODD-NUMBERED SIDE

Builder: Michael J. McCrudden

Architect: Henry T. MacNeill (attributed to)

Years Built: 1929 to 1931 (permits issued)

Rating: All properties listed are contributing.

The northwest or odd-numbered side of 3400 Midvale Avenue demonstrates a clear style pattern and is composed of two primary styles: a group of 28 Tudor Revival with monumental leaded-glass bay window banks (Style F), and 2) a group of 10 Tudor Revival and Cape Code two-story stone houses (Style G) similar in form to those on the even side of Midvale and Penn but with a fieldstone façade and a more formal, neoclassically inspired entryway

Please see Appendix B, Style Patterns, for a graphical representation of the primary- and sub-style patterns.

The style order and pattern are as follow starting with 3401 and ending with 3475:

*Reverse Repeat:*      *G2-G1-G1-G2-G1-*  
(3401-19)                *G1-G2-G1-G1-G2-*

.....  
*Consistent Pattern:*    *F-F-F-F-F-F-F-F-F-F-F-F-*  
(3421-75)                *F-F-F-F-F-F-F-F-F-F-F-F*

Streetscape characteristics include: mature sycamores along with a variety of other trees in private gardens and curb-cuts, continuous front gardens separated by common flagstone and brick steps and walkways, specific absence of fences, concrete sidewalks and curbs, roadway luminaries, and a macadam roadway.

---

**3401 Midvale**

**Style: G2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Lamp:** Replaced

**Front - Second Floor, D/H Window:** Exterior storm window added

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Side Elevation - Windows:** One first floor six/six double hung replaced with one/one double-hung; one second floor six/six double-hung replaced with single pane casements. Exterior storms windows added

**Miscellaneous:** First and second floor shutters removed

**Style Note:** First and second floor windows were originally six/six double hung. No front mansard, but rather flush stone gable; first floor side elevation has four six/six double-hung windows; second floor side elevation has four through-the-cornice dormers with six/six double-hung windows; pediment above door; brick chimneyhead.



---

**3403 Midvale**

**Style: G1**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs, artificial divided lights

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Style Note:** Front flat roof porch; four-light door transom; party wall acts as single wall to porch due to house setback; brick chimneyhead



---

**3405 Midvale**

**Style: G1**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs, artificial divided lights

**Style Note:** No door pediment or transom



---

**3407 Midvale**

**Style: G2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Roof - Slate:** Slate replaced with asphalt shingles

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs w/ two flanking panes, artificial divided lights

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Style Note:** Flat roof porch; party wall acts as single wall to porch due to house setback



---

**3409 Midvale**

**Style: G1**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Roof - Slate:** Slate replaced with asphalt shingles

**Front - Fieldstone:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs, artificial divided lights

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Dormer:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Style Note:** Pediment above door; brick chimneyhead



---

**3411 Midvale**

**Style: G1**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with three single pane casement windows, artificially divided lights

**Front - Second Floor Casement Surround:** Aluminum clad

**Style Note:** Dormer is shed rather than expected gable or hipped, no door pediment or transom; nor expected porch; brick panel under first floor window, entry door has twelve-lights and bottom panel



---

**3413 Midvale**

**Style: G2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Fieldstone:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs, artificial divided lights

**Miscellaneous:** Shutters added to second floor window

**Style Note:** Door pediment; no transom

---



**3415 Midvale**

**Style: G1**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Lamp:** Assumed original

**Style Note:** Gable dormer, party wall acts as single wall to porch due to house setback;

---



**3417 Midvale**

**Style: G1**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Lamp:** Assumed original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Style Note:** Hipped dormer, four-light transom

---





---

**3419 Midvale**

**Style: G2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Lamp:** Replaced

**Front - Storm/Screen Door:** Replaced with storm door

**Miscellaneous:** Shutters returned to original location.\*

**Style Note:** First and second floor windows were originally six/six double hung. No front mansard, but rather flush stone gable; first floor side elevation has four six/six double-hung windows; second floor side elevation has four through-the-cornice dormers with six/six double-hung windows; pediment above door; brick chimneyhead.

\*Change occurred since date of photograph.

---



**3421 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Lamp:** Damaged

**Front - Second-Floor Steel Casement:** Replaced with two casement leaves, artificial divided lights

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Side Elevation - Windows:** Second floor eight-light casements replaced with single pane casements, artificial divided lights

**Side Elevation – Dormers:** Aluminum clad

**Style Note:** This house is one of two end unit versions of style-F with forward side features that includes: First floor brick façade with rolled-steel casement windows; second floor dormers with gable slate roofs and rolled-steel casement windows; hipped slate roof with graduated tiles of mixed color Vermont slate.

---



---

**3423 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Single muntin removed for air conditioning unit

**Front - Storm/Screen Door:** Replaced with aluminum storm door



---

**3425 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Leaded Bay Surround:** Aluminum clad sill

**Front - Second Floor Casement Surround:** Aluminum clad sill



---

**3427 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Replaced with leaded glass, non-facsimile

**Front - Second Floor Casement Surround:** Aluminum clad sill



---

**3429 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Door Leaded Glass Pane:** Currently Unobservable

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Leaded Bay Surround:** Aluminum clad sill



---

**3431 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Lamp:** Glass damaged

**Front - Door Leaded Glass Pane:** Replaced with leaded glass, non-facsimile

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Leaded Bay Surround:** Aluminum clad sill

**Front - Second Floor Casement Surround:** Aluminum clad sill



---

**3433 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Second-Floor Steel Casement:** Replaced with two casement leaves, artificial divided lights

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door





---

**3435 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door



---

**3437 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with two casement leaves, artificial divided lights

**Front - Door Leaded Glass Pane:** Replaced with leaded glass, non-facsimile

**Front - Storm/Screen Door:** Replaced with aluminum storm door



---

**3439 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Replaced with leaded glass, non-facsimile

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - Leaded Bay Surround:** Possibly aluminum clad sill



---

**3441 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with two casement leaves, artificial divided lights

**Front - Door:** Plank door replacement with no looking glass

**Front - Door Ledged Glass Pane:** No looking glass

**Front - Storm/Screen Door:** Replaced with screen door

**Front - Second Floor Casement Surround:** Aluminum clad sill

---



**3443 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Lamp:** Replaced

**Front - Storm/Screen Door:** Replaced with storm/screen door

**Front - Second Floor Casement Surround:** Aluminum clad sill

---



**3445 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Storm/Screen Door:** Replaced with screen door

**Front - Second Floor Casement Surround:** Aluminum clad sill

---



---

**3447 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Second-Floor Steel Casement:** Replaced with two casement leaves, artificial divided lights

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Dormer:** Aluminum clad



---

**3449 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with two casement leaves, artificial divided lights

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - Dormer:** Aluminum clad



---

**3451 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Second Floor Casement Surround:** Aluminum clad sill



---

**3453 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Inset dormer stucco painted

**Front - Brick:** Brick mortar painted

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with two casement leaves, artificial divided lights

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Leaded Bay Surround:** Aluminum clad sill

**Front - Dormer:** Aluminum clad

**Front - Second Floor Six/Six D/H Surround:** Aluminum clad

---



**3455 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Inset dormer stucco painted

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with two casement leaves, artificial divided lights

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Dormer:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

---





---

**3457 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Dormer:** Aluminum clad



---

**3459 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Leaded Bay Surround:** Aluminum clad sill

**Front - Dormer:** Aluminum clad



---

**3461 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Door Leaded Glass Pane:** Replaced with leaded facsimile\*

**Front - Storm/Screen Door:** Replaced with wooden storm door\*

**Front - Leaded Bay Surround:** Aluminum clad sill

**Front - Dormer:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

\*Change occurred since date of photograph.



---

**3463 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Door Leaded Glass Pane:** Replace with non-standard leaded glass, iron filigree grill added

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Leaded Bay Surround:** Aluminum clad sill

**Front - Dormer:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad



---

**3465 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Door Leaded Glass Pane:** Replaced with solid pane

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Leaded Bay Surround:** Aluminum clad sill

**Front - Second Floor Casement Surround:** Aluminum clad sill



---

**3467 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Second-Floor Steel Casement:** Muntins removed for air conditioning unit

**Front - Door Leaded Glass Pane:** Replaced with leaded glass, non-facsimile

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Dormer:** Aluminum clad



---

**3469 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Inset dormer stucco painted

**Front - Brick:** Inset panels re-pointed

**Front - Lamp:** Glass damaged

**Front - Second-Floor Steel Casement:** Replaced with two casement leaves, artificial divided lights

**Front - Door Leaded Glass Pane:** Replaced with leaded glass, non-facsimile

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Leaded Bay Surround:** Aluminum clad sill

**Front - Dormer:** Aluminum clad



---

**3471 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Inset dormer stucco painted

**Front - Second-Floor Steel Casement:** Replaced with two casement leaves, artificial divided lights

**Front - Door Leaded Glass Pane:** Leaded facsimile or original, damaged

**Front - Storm/Screen Door:** Replaced with aluminum storm door



---

**3473 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Inset dormer stucco painted

**Front - Storm/Screen Door:** Replaced with aluminum storm door



---

**3475 Midvale**

**Style: F**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Inset dormer stucco painted

**Front - Brick:** Inset panel next to door re-pointed

**Front - Fieldstone:** Left side of door re-pointed

**Front - Storm/Screen Door:** Replace with screen door

**Side Elevation - Windows:** One first floor casement, two second floor casement, and one third floor casement replaced with single pane casements, artificial divided lights



**Style Note:** This house is one of two end unit versions of style-F with forward side features that includes: First floor fieldstone façade with rolled-steel casement windows; through-cornice dormer with gable slate roof; second floor dormers with gable slate roofs and rolled-steel casement windows; hipped slate roof with graduated tiles of mixed color Vermont slate.

---



## MIDVALE – EVEN-NUMBERED SIDE

Builder: Michael J. McCrudden

Architect: Henry T. MacNeill (attributed to)

Years Built: 1929 to 1931 (permits issued)

Rating: All properties listed are contributing.

The southeast or even-numbered side of 3400 Midvale has a single row of 30 two-story Tudor brick houses with three punctuations created by pairs of partial side yards. The houses demonstrates the following reverse repeat pattern at the mid-point of the 30 properties: A–A–B–B–A–E–A–A–B–B–A–E–D–D–D.

The style order and pattern are as follow starting with 3400 and ending with 3458:

*Reverse Repeat:*            ~~A2–A3–B2–B2–A2–E1–A2–A3–B2–B2–A2–E1–D5–D5–D5–~~  
(3400-58)                    ~~D5–D5–D5–E1–A2–B2–B2–A3–A2–E1–A2–B2–B2–A3–A2~~

Please see Appendix B, Style Patterns, for a graphical representation of the primary- and sub-style patterns.

Streetscape characteristics include: mature sycamores along with a variety of other trees in private gardens and curb-cuts, continuous front gardens separated by common flagstone and brick steps and walkways, specific absence of fences, concrete sidewalks and curbs, roadway luminaries, and a macadam roadway.

---

**3400 Midvale**

**Style: A2**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with two casement leaves, artificial divided lights

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - Second Floor Casement Surround:** Aluminum clad

**Side Elevation - Windows:** First level exterior storm windows added. All second floor eight-light casements replaced with single pane casements, artificial divided lights One second floor original diamond pane two-sash casement remains.

**Side Elevation - Window Surrounds:** Replaced second floor windows have aluminum clad

**Miscellaneous:** Deck and slate skirt added to detached garage

**Miscellaneous:** Central air conditioning unit on property at northwest side



**Style Irregularity:** An end-unit, this A2 style is unique and has entry door on side street covered by slate pentice supported by brick vestibule with Tudor-arched plank door; first floor side elevation has three casement windows, two of which each have two eight light leaves, the other has four eight light leaves; second floor side elevation has four casement windows, three of which have two eight light leaves, the other has two diamond pane leaves (above pentice); three second floor side elevation windows are cover by slated shed roofs and one is part of gablet; rearward side has brick wall--with door opening and plank door--extending to rear brick garage.

---

---

**3402 Midvale**

**Style: A3**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs, artificial divided lights

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad



---

**3404 Midvale**

**Style: B2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with two casement windows, artificial divided lights

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad



**Style Note:** Scalloped vergeboards

---

---

**3406 Midvale**

**Style: B2**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with two casement windows, artificial divided lights

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Second Floor Casement Surround:** Aluminum clad

**Style Note:** Scalloped vergeboards



---

**3408 Midvale**

**Style: A2**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with two casement windows, artificial divided lights

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - Second Floor Casement Surround:** Aluminum clad



---

**3410 Midvale**

**Style: E1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs, artificial divided lights. Exterior storm windows added

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door



---

**3412 Midvale**

**Style: A2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs, artificial divided lights. Exterior storm windows added

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - Second Floor Casement Surround:** Aluminum clad



---

**3414 Midvale**

**Style: A3**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door



---

**3416 Midvale**

**Style: B2**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs, artificial divided lights

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Dormer:** Aluminum clad on sill

**Front - Second Floor Casement Surround:** Aluminum clad

**Miscellaneous:** Second floor window air conditioning unit added through window

**Style Note:** Scalloped vergeboards

---



**3418 Midvale**

**Style: B2**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Style Note:** Scalloped vergeboards

---





---

**3420 Midvale**

**Style: A2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with three casement windows, artificial divided lights

**Front - Door Leaded Glass Pane:** Replaced with solid pane

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Dormer:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Miscellaneous:** Second floor window air conditioning unit added through window



---

**3422 Midvale**

**Style: E1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door



---

**3424 Midvale**

**Style: D5**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with steel storm door



---

**3426 Midvale**

**Style: D5**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with pair of two casement leaves, artificial divided lights

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with steel storm door

**Front - First Floor Casement Surround:** Removed and replaced but with inaccurate molding

**Front - Dormer:** Sills replaced in kind

**Front - Second Floor Casement Surround:** All wood removed and not replaced

**Side Elevation - Windows:** All replaced with casement leaves, artificial divided lights

**Side Elevation - Window Surrounds:** All wood removed and not replaced





---

**3428 Midvale**

**Style: D5**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door

**Side Elevation - Windows:** Exterior storms added to first floor



---

**3430 Midvale**

**Style: D5**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Miscellaneous:** Air conditioning unit added through brick of first floor side elevation



**Style Irregularity:** Rather than two casements with eight-light leaves divided by wall panel of brick, façade has one casement window with two operable eight-light leaves, and eight fixed lights. Second floor forward side elevation has gablet with original small casement consisting of three four-light leaves.

---

---

**3432 Midvale**

**Style: D5**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with three single pane casement windows

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Side Elevation - Windows:** All side elevation windows replaced with single pane casement windows

**Side Elevation - Window Surrounds:** Aluminum clad

**Miscellaneous:** Air conditioning unit added through brick of first floor front and second floor forward side elevation

**Miscellaneous:** Side forward casement in gablet replaced solid pane casements with artificial divided lights

**Miscellaneous:** Side rearward second level bay replace with solid pane casement leaves

**Style Irregularity:** Rather than two casements with eight-light leaves divided by wall panel of brick, façade has one casement window with two operable eight-light leaves, and eight fixed lights. Second floor forward side elevation has gablet with original small casement consisting of three four-light leaves. Second floor rearward side elevation has bay window with stucco corbel rather than stucco bay.

---



---

**3434 Midvale**

**Style: D5**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Second-Floor Steel Casement:** Replaced with pair of two casement leaves

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Second Floor Casement Surround:** Aluminum clad

**Front - Second Floor Six/Six D/H Surround:** Aluminum clad on second floor window surrounds

**Side Elevation - Windows:** Exterior acrylic storm added to first floor window; all but one forward side second floor casements replace, artificial divided lights; one replaced with jalousie window



---

**3436 Midvale**

**Style: E1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Miscellaneous:** Air conditioning unit added to window by removing one casement sash



---

**3438 Midvale**

**Style: A2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood screen door

**Miscellaneous:** Air conditioning unit added through slate roof



---

**3440 Midvale**

**Style: B2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Windows:** All steel casement windows replaced with artificial light casement. All casement surrounds aluminum clad.

**Miscellaneous:** Air conditioning unit added through slate roof

**Miscellaneous:** Gable's discrete horizontal wood beam supports removed



**Style Note:** Scalloped vergeboards

---

---

**3442 Midvale**

**Style: B2**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Replace and moved to directly above door

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Miscellaneous:** Air conditioning unit added through slate roof

**Miscellaneous:** Gable's discrete horizontal wood beam supports removed

**Miscellaneous:** Faux wrought hinge straps added to front door

**Style Note:** Scalloped vergeboards

---



**3444 Midvale**

**Style: A3**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs, artificial divided lights

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - First Floor Casement Surround:** Removed wood surround

---





---

**3446 Midvale**

**Style: A2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** None



---

**3448 Midvale**

**Style: E1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with bay of three casement windows with leaded glass. Asphalt shingles added over bay projection

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Rake Molding:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Miscellaneous:** Added bay windows have aluminum clad



---

**3450 Midvale**

**Style: A2**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Door Leaded Glass Pane:** Replaced with leaded glass, non-facsimile

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Dormer:** Aluminum clad

**Front - Soffit:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Miscellaneous:** Air conditioning unit added to window by removing one casement sash



---

**3452 Midvale**

**Style: B2**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with two casement windows

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - Second Floor Casement Surround:** Aluminum clad

**Style Note:** Scalloped vergeboards



---

**3454 Midvale**

**Style: B2**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs with two flanking panes, artificial divided lights

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Style Note:** Scalloped vergeboards

---



**3456 Midvale**

**Style: A3**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Roof - Slate:** Original slate replaced with monochrome gray imitation slate. All standard size

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with two casement windows, artificial divided lights

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Dormer:** Aluminum clad

**Front - Soffit:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

---



---

**3458 Midvale**

**Style: A2**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with two casement windows, artificial divided lights

**Front - Door Leaded Glass Pane:** Replaced with leaded glass, non-facsimile

**Side Elevation - Windows:** All first and second floor side elevation windows replaced with casement windows, artificial divided lights One basement level rearward side elevation window replaced with glass block. Forward side basement level window appears to be replaced, true divided light

**Style Irregularity:** Similar to 3432 Midvale Avenue, second floor forward side elevation has minor gable punctuation originally with small casement composed of three four-light leaves. Second floor rearward side elevation has bay window with stucco corbel rather than stucco bay. Property also has second brick chimney on side elevation and door on rearward side.

---



---

## WEST PENN STREET

---

### PENN – ODD-NUMBERED SIDE

Builder: Michael J. McCrudden

Architect: Henry T. MacNeill (attributed to)

Years Built: 1927 to 1928 (permits issued)

Rating: All properties listed are contributing.

The 32 Tudor brick houses on the northwest side of 3400 West Penn Street demonstrate two, eight property reverse repeat patterns: D–A–A–A–B–B–A–C, and D–A–A–A–A–C(D)–C(D)–A. This second reverse repeat does not match exactly, however, it compares well in form since the B and C styles introduce common gables—albeit of different materials—into the established second floor roof series.

The style order and pattern are as follow starting with 3401 and ending with 3463:

<i>Reverse Repeat:</i>	<i>D4–A3–A2–A3–B2–B1–A2–C2</i>
<i>(3401-31)</i>	<i>C2–A2–B2–B1–A2–A3–A2–D3</i>

---

<i>Reverse Repeat:</i>	<i>D3–A3–A2–A3–A1–(C2–C2)–A1</i>
<i>(3433-63)</i>	<i>A1–A4–(B2–B1)–A1–A4–A2–D3</i>

Please see Appendix B, Style Patterns, for a graphical representation of the primary- and sub-style patterns.

Streetscape characteristics include: a few original curb-cut sycamores, a number of mature and recently planted curb-cut and private garden trees, small garden areas separated by common concrete steps and walkways, specific absence of fences, concrete sidewalks and curbs, roadway luminaries, and a macadam roadway.



---

**3401 Penn**

**Style: D4**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced, hung from pentice rather than attached to brick

**Front - Second-Floor Steel Casement:** All replaced with casement leaves, artificial divided lights

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Dormer:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Parapet:** Aluminum clad

**Side Elevation - Windows:** All replaced with casement leaves, artificial divided lights; basement forward side window replaced entirely by air conditioner; basement rearward side casement replace with glass block

**Miscellaneous:** Second floor air conditioner added through wall

**Style Irregularity:** Garage incorporated in basement with entry from Vaux Street. Casement window on left of garage, now glass block. (This end-unit arrangement is afforded by Vaux Street's steep downward slope toward Midvale Avenue.) Second floor forward side elevation windows are shorter six-light casements. In area typically consumed by garage (first floor rearward elevation), casement window has been placed. Concrete steps to entry door.

---



---

**3403 Penn**

**Style: A3**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Dormer:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Parapet:** Aluminum clad

**Miscellaneous:** First floor air conditioner added through wall



---

**3405 Penn**

**Style: A2**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Parapet:** Aluminum clad



---

**3407 Penn**

**Style: A3**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Dormer:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Parapet:** Aluminum clad



---

**3409 Penn**

**Style: B2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Dormer:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Parapet:** Aluminum clad



---

**3411 Penn**

**Style: B1**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Door Leaded Glass Pane:** Replaced with leaded facsimile\*

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Second Floor Casement Surround:** Aluminum clad

**Parapet:** Aluminum clad

\*Change occurred since date of photograph.



---

**3413 Penn**

**Style: A2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Ledged Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - First Floor Casement Surround:** Aluminum clad



---

**3415 Penn**

**Style: C2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Ledged Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Second Floor Casement Surround:** Aluminum clad sill



---

**3417 Penn**

**Style: C2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Lower six light sash replace by single pane

**Front - Door Ledged Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door



---

**3419 Penn**

**Style: A2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Second Floor Casement Surround:** Aluminum clad sill



---

**3421 Penn**

**Style: B2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Dormer:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Parapet:** Aluminum clad





---

**3423 Penn**

**Style: B1**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Second-Floor Steel Casement:** Replaced with three casement leaves, artificial divided lights

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Dormer:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Parapet:** Aluminum clad



---

**3425 Penn**

**Style: A2**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Dormer:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Parapet:** Aluminum clad



---

**3427 Penn**

**Style: A3**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Dormer:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Parapet:** Aluminum clad



---

**3429 Penn**

**Style: A2**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Removed

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Dormer:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Parapet:** Aluminum clad



---

**3431 Penn**

**Style: D3**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Ledged Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Dormer:** Aluminum clad

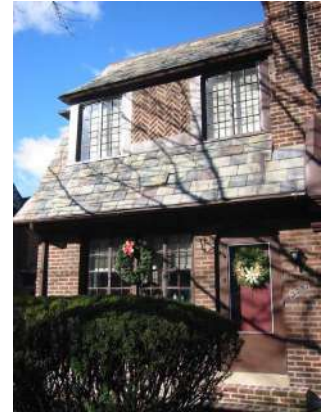
**Front - Second Floor Casement Surround:** Aluminum clad

**Parapet:** Aluminum clad

**Side Elevation - Windows:** Two replaced casement windows on second floor of side elevation with one/one double-hungs

**Miscellaneous:** Second floor window air conditioning unit added through window on side elevation

**Miscellaneous:** Garage converted into room with removal of garage door and addition of door and window



---

**3433 Penn**

**Style: D3**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Door Ledged Glass Pane:** Leaded facsimile or original

**Miscellaneous:** Second floor window air conditioning unit added through window on side elevation

**Miscellaneous:** Garage converted into room with removal of garage door and addition of door and restored steel casement window. Installation of roof deck above garage.

**Style Irregularity:** Second floor rearward side elevation has French doors above garage



---

**3435 Penn**

**Style: A3**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Ledged Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door



---

**3437 Penn**

**Style: A2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Door Ledged Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Parapet:** Aluminum clad



---

**3439 Penn**

**Style: A3**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with three casement leaves, artificial divided lights

**Front - Door Ledged Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Dormer:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Parapet:** Aluminum clad



---

**3441 Penn**

**Style: A1**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Dormer:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Parapet:** Aluminum clad



---

**3443 Penn**

**Style: C2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Second Floor, D/H Window:** Replaced with one/one double-hung, artificial divided lights

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Dormer:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Front - Second Floor Six/Six D/H Surround:** Aluminum clad

**Parapet:** Aluminum clad





---

**3445 Penn**

**Style: C2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second Floor, D/H Window:** Replaced with one/one double-hung

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Dormer:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Front - Second Floor Six/Six D/H Surround:** Aluminum clad

**Parapet:** Aluminum clad



---

**3447 Penn**

**Style: A1**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Miscellaneous:** Second floor window air conditioning unit added through window



---

**3449 Penn**

**Style: A1**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Ledged Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door



---

**3451 Penn**

**Style: A4**

**Street Side: Northwest**

Exterior Physical Condition: Good

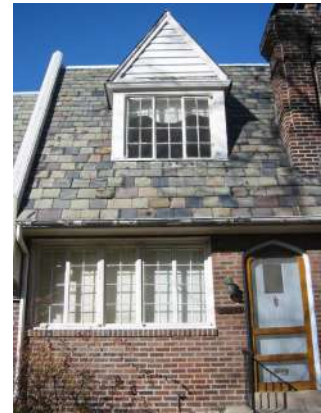
Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Ledged Glass Pane:** Replaced with solid pane

**Front - Storm/Screen Door:** Replaced with wood storm door



---

**3453 Penn**

**Style: B2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Door Ledged Glass Pane:** Replaced with solid pane

**Front - Storm/Screen Door:** Replaced with aluminum storm door



---

**3455 Penn**

**Style: B1**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Parapet:** Aluminum clad

**Miscellaneous:** Second floor window air conditioning unit added through window



---

**3457 Penn**

**Style: A1**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Dormer:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Parapet:** Aluminum clad

**Miscellaneous:** Second floor window air conditioning unit added through window



---

**3459 Penn**

**Style: A4**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Dormer:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Parapet:** Aluminum clad



---

**3461 Penn**

**Style: A2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Replaced with solid pane

**Front - Storm/Screen Door:** Replaced with wood storm door

**Miscellaneous:** Second floor window air conditioning unit added through window



---

**3463 Penn**

**Style: D3**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Replaced with solid pane

**Front - Storm/Screen Door:** Replaced with aluminum storm door



**Style Irregularity:** Second floor façade has steel casement window with two operable eight-light leaves flanked by two brick herringbone panels; rather than, two casement windows divided by single panel brick. Second floor rearward side elevation has stucco half-timbered bay with balconet, finished with hipped slate roof.

---



## PENN – EVEN-NUMBERED SIDE

Builder: Michael J. McCrudden

Architect: Henry T. MacNeill (attributed to)

Years Built: 1927 to 1928 (permits issued)

Rating: All properties listed are contributing.

The 37 Tudor brick houses on the southeast side of 3400 West Penn Street demonstrate one, six-property and one, ten (eleven)-property repeat pattern. Four properties are not part of either pattern in part due to a property that cannot be appropriately attributed with a style (hereafter noted as N/S), and possibly due to the odd number of houses. The patterns are repeats are: A–B–B–A–C–C and D–A–B–B–A–A–B–B–A–(A)–D, respectively. This second repeat has one additional A-style property. The 37 contributing properties are of the Tudor revival style types.

The style order is as follows starting with 3400 and ending with 3472:

<i>No Style:</i> (3400)	N/S–
<i>Repeat:</i> (3402-28)	<i>A2–B1–B2–A1–C1–C1–</i> <i>A1–A3–</i> (Outside pattern - 3414 and 3416, respectively) <i>A3–B2–B1–A1–C1–C1–</i>
<i>Outside Pattern:</i> (3430)	D1–
<i>Reverse Repeat:</i> (3433-63)	<i>D1–A1–B2–B2–A3–A3–B2–B2–A1–D2–</i> <i>D2–A1–B2–B1–A3–A3–B1–B2–A1–(A1)–D4</i>

Please see Appendix B, Style Patterns, for a graphical representation of the primary- and sub-style patterns.

Streetscape characteristics include: a few original curb-cut sycamores, a number of mature and recently planted curb-cut and private garden trees, small garden areas separated by common concrete steps and walkways, specific absence of fences, concrete sidewalks and curbs, roadway luminaries, and a macadam roadway.

---

**3400 Penn**

**Style: N/S**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Roof - Slate:** Slate on side elevation replace with asphalt shingles

**Front - Stucco:** Front and gable stucco painted

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs

**Front - Door Leaded Glass Pane:** Replaced with solid pane

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Side Elevation - Windows:** All second floor windows replaced with one/one double hung, artificial divided lights Center window among three replaced with one/one double hung, artificial divided lights

**Miscellaneous:** Air conditioning unit added through first floor brick facing Penn Street



---

**3402 Penn**

**Style: A2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door

**Style Irregularity:** Second-Floor Steel Casement window in dormer has leaded diamond-pane leaves rather than eight-light leaves (one of two houses of style A to have irregularity)



---

**3404 Penn**

**Style: B1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - Second Floor Casement Surround:** Aluminum clad

**Parapet:** Aluminum clad



---

**3406 Penn**

**Style: B2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Miscellaneous:** Second floor window air conditioning unit added through window



---

**3408 Penn**

**Style: A1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Door Leaded Glass Pane:** Leaded facsimile or original



---

**3410 Penn**

**Style: C1**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Front and gable stucco painted

**Front - Brick:** Re-pointed

**Front - Storm/Screen Door:** Replaced with wood storm door

**Miscellaneous:** Second floor window air conditioning unit added through window



---

**3412 Penn**

**Style: C1**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Front and gable stucco painted

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with restored steel eight-light casement leaves

**Front - Second Floor, D/H Window:** Replaced with one/one double hung

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - First Floor Casement Surround:** Aluminum clad



**Style Irregularity:** Rounded-arch plank door rather than gothic board door (only house of style C to have irregularity)

---

---

**3414 Penn**

**Style: A1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with two light slider window

**Front - Tudor-arched Plank Door:** Replaced with particle board core door

**Front - Door Leaded Glass Pane:** Replaced door has solid pane

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Style Irregularity:** Entry door has wooden surround (one of three houses of style A to have irregularity)



---

**3416 Penn**

**Style: A3**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Style Irregularity:** Entry door has wooden surround (one of three houses of style A to have irregularity)





---

**3418 Penn**

**Style: A3**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Brick:** Re-pointed

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Miscellaneous:** Second floor window air conditioning unit added through window



**Style Irregularity:** Entry door has wooden surround (one of three houses of style A to have irregularity)

---

**3420 Penn**

**Style: B2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs, artificial divided lights

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Second Floor Casement Surround:** Aluminum clad



---

**3422 Penn**

**Style: B1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs, artificial divided lights

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Second Floor Casement Surround:** Aluminum clad



---

**3424 Penn**

**Style: A1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with three casement leaves, artificial divided lights

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - Second Floor Casement Surround:** Aluminum clad



---

**3426 Penn**

**Style: C1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Front and gable stucco painted

**Front - Brick:** Re-pointed

**Front - Door Leaded Glass Pane:** Repaired original

**Front - Storm/Screen Door:** None



---

**3428 Penn**

**Style: C1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Front and gable stucco painted

**Front - Brick:** Re-pointed

**Front - Storm/Screen Door:** None



---

**3430 Penn**

**Style: D1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco painted

**Front - Brick:** Re-pointed

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door



**Style Irregularity:** Entry door has wooden surround

---

**3432 Penn**

**Style: D1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Inset dormer stucco has diagonal timber

**Front - Brick:** Re-pointed

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door



---

**3434 Penn**

**Style: A1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with three casement leaves, artificial divided lights

**Front - Storm/Screen Door:** Replaced with aluminum storm door



---

**3436 Penn**

**Style: B2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Second-Floor Steel Casement:** Replaced with three casement leaves, artificial divided lights

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Miscellaneous:** Second floor window air conditioning unit added through window



---

**3438 Penn**

**Style: B2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Storm/Screen Door:** Replaced with aluminum storm door





---

**3440 Penn**

**Style: A3**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Storm/Screen Door:** Replaced with wood screen door

**Miscellaneous:** Second floor window air conditioning unit added through window



---

**3442 Penn**

**Style: A3**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood screen door

**Front - Second Floor Casement Surround:** Aluminum clad



---

**3444 Penn**

**Style: B2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Second-Floor Steel Casement:** Replaced with restored steel casements, side panels fixed

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood screen door





---

**3446 Penn**

**Style: B2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood screen door

**Miscellaneous:** Second floor window air conditioning unit added through window



---

**3448 Penn**

**Style: A1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Door Leaded Glass Pane:** Replaced with solid pane



---

**3450 Penn**

**Style: D2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Miscellaneous:** Second floor window air conditioning unit added through window



---

**3452 Penn**

**Style: D2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Ledged Glass Pane:** Replaced with solid pane with artificial lights\*

**Parapet:** Aluminum clad

**Miscellaneous:** Air conditioning unit added through second level side elevation brick

\*Change occurred since date of photograph.

---



**3454 Penn**

**Style: A1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs, artificial divided lights

**Front - Door Ledged Glass Pane:** Leaded facsimile or original

**Parapet:** Aluminum clad

---



**3456 Penn**

**Style: B2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Door Ledged Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door

**Parapet:** Aluminum clad

**Miscellaneous:** Muntin removed in second floor center casement for air conditioner (air conditioner not currently in place)

---



---

**3458 Penn**

**Style: B1**

**Street Side: Southeast**

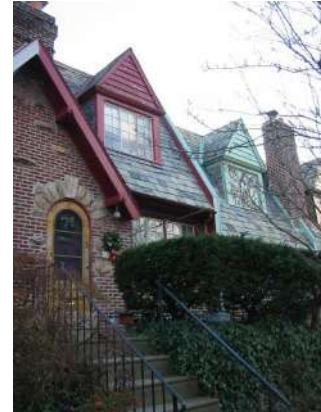
Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door



---

**3460 Penn**

**Style: A3**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Glass missing

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood screen door



---

**3462 Penn**

**Style: A3**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Style Irregularity:** Second-Floor Steel Casement window in dormer has leaded diamond-pane leaves rather than eight-light leaves (one of two houses of style A to have irregularity)



---

**3464 Penn**

**Style: B1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Second-Floor Steel Casement:** Replaced with two casement leaves, center solid wood panel added with air conditioner

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - Dormer:** Aluminum clad appears to be added to dormer face

**Miscellaneous:** Second floor window air conditioning unit added through window



---

**3466 Penn**

**Style: B2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door



---

**3468 Penn**

**Style: A1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door





---

**3470 Penn**

**Style: A1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original



---

**3472 Penn**

**Style: D4**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Style Irregularity:** Slate mansard cap/skirt around perimeter of garage. Railing over garage for roof deck.\* Roof deck and porch have awning, likely removable.\*

\*Change occurred since date of photograph.





---

## WEST QUEEN LANE

---

### QUEEN – ODD-NUMBERED SIDE

Builder: Michael J. McCrudden

Architect: Henry T. MacNeill (attributed to)

Years Built: 1925 to 1927 (permits issued)

Rating: All properties listed are contributing.

The 35 Tudor brick and stucco façade houses of the northwest side of 3400 West Queen Lane demonstrate four property reverse repeat patterns at the sub-style level. One property is not part of any pattern since it cannot be appropriately attributed to a style (N/S). From interviews with residents, this unique property at 3433 Queen was erected by the developer to take advantage of an unexpectedly larger property throughway. Please see below for the sub-level pattern repeats.

The style order and pattern are as follow starting with 3401 and ending with 3469:

*Reverse Repeat:*      *L1-L2-L2-L1-L1-L2-*  
(3401-23)                *L2-L1-L1-L2-L2-L1-*

---

*Reverse Repeat:*      *L3-L4-L5-L6-*  
(3425-41)                *N/S*  
(excl. 3433)            *L6-L5-L4-L3-*

---

*Reverse Repeat:*      *L3-L4*  
(3443-49)                *L4-L3*

---

*Reverse Repeat:*      *E3-A2-B2-B2-E2*  
(3451-69)                *E2-B2-B2-A2-E3*

---

Please see Appendix B, Style Patterns, for a graphical representation of the primary- and sub-style patterns.

Streetscape characteristics include: a remarkable number of original curb-cut sycamores on both sides of the particularly wide Queen Lane, a number of private garden trees, small garden areas separated by common concrete steps and walkways, specific absence of fences, concrete sidewalks, bluestone curbs; roadway luminaries, and a macadam roadway.

---

**3401 Queen**

**Style: L1**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Painted

**Front - Fieldstone:** Some re-pointing to side elevation and chimney

**Front - Porch:** Porch enclosed with series of windows with true divided lights; wood balustrade removed.

**Front - Lamp:** Both side and front lamps replaced

**Front - Second Floor, D/H Window:** Leaded double-hung replaced with one/one double-hung with artificial divided lights; Arched double-hung replaced with one/one double-hung with artificial divided lights

**Side Elevation - Rounded-Arched Door:** Original round-arched door with head of nine-lights is concealed by added wood plank door

**Side Elevation - Windows:** All double-hung windows replaced with one/one double-hung with artificial divided lights

**Side Elevation - Window Surrounds:** All aluminum clad

**Miscellaneous:** Air conditioning unit through first level stucco side

**Miscellaneous:** Exhaust flap added on second level side



**Style Irregularity:** Only end-unit property of this style that has a unique side configuration without standard bay and rearward bay. Rather, side stucco elevation is flat with additional entry door in center with fieldstone surround, fieldstone wall enclosing concrete step, and slate pentice with wood brackets. First level side windows were originally six-over-six wood double-hungs; second level windows were six-over-six, wood double-hungs with round-arched upper sash casing. Second floor side elevation windows and one first floor window outfitted with shutters.

---

---

**3403 Queen**

**Style: L2**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Painted

**Front - Porch:** Porch's concrete surface covered by flagstone; ceiling covered by what appears to be fiberboard

**Front - Lamp:** Replaced

**Front - Storm/Screen Door:** Replaced with aluminum storm door



---

**3405 Queen**

**Style: L2**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Painted

**Front - Fieldstone:** Some re-pointing to common chimney

**Front - Porch:** Wood balustrade removed except for common portion, replaced with steel; ceiling covered by what appears to be fiberboard

**Front - Lamp:** Replaced

**Front - 1st Floor Wood, D/H Window:** Replaced with one/one double-hung, artificial divided lights

**Front - Second Floor, D/H Window:** Leaded double-hung replaced with one/one double-hung with artificial divided lights; Arched double-hung replaced with one/one double-hung with artificial divided lights

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Miscellaneous:** Air conditioning unit through first level stucco front



---

**3407 Queen**

**Style: L1**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Roof - Slate:** Porch slate replaced by asphalt shingles

**Front - Stucco:** Painted

**Front - Fieldstone:** Some re-pointing to common chimney

**Front - Porch:** Wood balustrade removed, replaced with steel

**Front - Lamp:** Replaced

**Front - 1st Floor Wood, D/H Window:** Exterior storm added

**Front - Second Floor, D/H Window:** Arched double-hung replaced with one/one double-hung with artificial divided lights

**Front - Storm/Screen Door:** Replaced with wood storm door

**Side Elevation - Windows:** Forward side first floor bay windows replace by one/one double hungs, forward side second floor window replaced by louver window. Exterior storms also added to several side elevation windows



---

**3409 Queen**

**Style: L1**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Roof - Slate:** Porch slate replaced by wood shingles

**Front - Stucco:** Smooth surface and painted.

**Front - Porch:** Wood balustrade removed; wooden plank ceiling

**Front - Lamp:** Replaced

**Front - 1st Floor Wood, D/H Window:** Replaced with one/one double-hung

**Front - Second Floor, D/H Window:** Replaced by vinyl one/one double-hung, artificial divided light\*

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Side Elevation - Windows:** One replace with fixed light, two replaced with single pane triple-hung, others with one/one double-hungs

\*Change occurred since date of photograph.



---

**3411 Queen**

**Style: L2**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Painted

**Front - Porch:** Wooden plank ceiling; missing brackets\*

**Front - Lamp:** Replaced

**Front - 1st Floor Wood, D/H Window:** Exterior storm added

**Front - Storm/Screen Door:** Replaced with aluminum storm door

\*Change occurred since date of photograph.

---



**3413 Queen**

**Style: L2**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Painted

**Front - Porch:** Wooden plank ceiling

**Front - Lamp:** Replaced

**Front - 1st Floor Wood, D/H Window:** Exterior storm added

**Front - Second Floor, D/H Window:** Exterior storm added over leaded glass double-hung

**Front - Storm/Screen Door:** Replaced with aluminum storm door

---





---

**3415 Queen**

**Style: L1**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Roof - Slate:** Porch slate replaced by asphalt shingles

**Front - Stucco:** Painted

**Front - Porch:** Wood balustrade removed

**Front - 1st Floor Wood, D/H Window:** Exterior storm added

**Front - Second Floor, D/H Window:** Exterior storm added over leaded glass double-hung

**Front - Storm/Screen Door:** Replaced with wood screen door

**Side Elevation - Windows:** Exterior storms added

**Side Elevation - Window Surrounds:** Clad sill

---



**3417 Queen**

**Style: L1**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Roof - Slate:** Porch slate replaced by asphalt shingles

**Front - Stucco:** Painted

**Front - Porch:** Wood balustrade removed

**Front - Lamp:** Replaced

**Front - 1st Floor Wood, D/H Window:** Replaced with one/one double-hung, artificial divided lights

**Front - Second Floor, D/H Window:** Both replaced with one/one double-hungs, artificial divided lights

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - 1st Floor Wood Double-hung Surround:** Clad

**Front - Facia:** Clad

**Front - Rake Molding:** Clad

**Front - Second Floor Six/Six D/H Surround:** Clad

**Side Elevation - Window Surrounds:** Clad

**Miscellaneous:** Side bay has vinyl clad

---



---

**3419 Queen**

**Style: L2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Painted

**Front - Porch:** Wood balustrade removed; vinyl ceiling

**Front - Lamp:** Replaced

**Front - 1st Floor Wood, D/H Window:** Replaced with one/one double-hung, artificial divided lights

**Front - Second Floor, D/H Window:** Both replaced with one/one double-hungs, artificial divided lights

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - 1st Floor Wood Double-hung Surround:** Aluminum clad

**Front - Facia:** Aluminum clad

**Front - Rake Molding:** Aluminum clad

**Front - Second Floor Six/Six D/H Surround:** Aluminum clad

---



**3421 Queen**

**Style: L2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Roof - Slate:** Slate removed and replaced with asphalt shingles

**Front - Stucco:** Painted

**Front - Porch:** Wood balustrade removed, replaced with steel; ceiling appears covered by dry board

**Front - Lamp:** Replaced

**Front - 1st Floor Wood, D/H Window:** Replaced with one/one double-hung, artificial divided lights

**Front - Second Floor, D/H Window:** Both replaced with one/one double-hungs, artificial divided lights

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Miscellaneous:** False rafter ends added to porch

---



---

**3423 Queen**

**Style: L1**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Painted

**Front - Porch:** Wood balustrade removed

**Front - Lamp:** Replaced

**Front - 1st Floor Wood, D/H Window:** Replaced with one/one double-hung, artificial divided lights

**Front - Second Floor, D/H Window:** Both replaced with one/one double-hungs, artificial divided lights

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Rake Molding:** Aluminum clad

**Front - Second Floor Six/Six D/H Surround:** Aluminum clad

**Side Elevation - Windows:** All windows replaced with mix of double-hungs, casements and sliders



---

**3425 Queen**

**Style: L3**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Roof - Slate:** Slate removed and replaced with asphalt shingles

**Front - Porch:** Wood balustrade removed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hung, artificial divided light

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Rake Molding:** Aluminum clad

**Side Elevation - Windows:** All windows replaced with mix of double-hungs, except those on forward bay

**Miscellaneous:** Exterior storm added to French window aside porch

**Style Note:** Does not have false half-timbering on gable elevation



---

**3427 Queen**

**Style: L4**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Second level stucco gable elevation covered by aluminum cladding

**Front - Second-Floor Steel Casement:** Both replaced with single double-hung

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Second Floor Casement Surround:** Aluminum clad

**Miscellaneous:** Exterior storm added to French window aside porch



---

**3429 Queen**

**Style: L5**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Repointed chimney head

**Front - Porch:** Vinyl ceiling

**Front - Lamp:** Replaced

**Front - Second Floor, D/H Window:** Replaced with one/one double-hung

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Rake Molding:** Aluminum clad

**Front - Second Floor Six/Six D/H Surround:** Aluminum clad

**Miscellaneous:** French window aside porch and balconet modified for air conditioning unit; French window also has exterior storm



---

**3431 Queen**

**Style:** L6

**Street Side:** Northwest

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Porch:** Wood balustrade removed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with casement leaves, artificial divided lights

**Front - Second Floor, D/H Window:** Replaced with one/one double-hung, artificial divided lights

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Rake Molding:** Aluminum clad



---

**3433 Queen**

**Style:** N/S

**Street Side:** Northwest

Exterior Physical Condition: Good

Property Alterations

**Roof - Slate:** Upper level slate removed and replaced with asphalt shingles

**Front - Stucco:** Painted

**Front - Brick:** Both chimney heads rebuilt with non-original brick

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood screen door





---

**3435 Queen**

**Style: L6**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Roof - Slate:** Slate removed and replaced with asphalt shingles

**Front - Stucco:** Painted

**Front - Brick:** Re-pointed

**Front - Porch:** Slate removed and replaced with asphalt shingles, wood balustrade removed

**Front - Second-Floor Steel Casement:** Replaced with casement leaves

**Front - Second Floor, D/H Window:** Replaced with one/one double-hung, artificial divided lights

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Second Floor Casement Surround:** Aluminum clad

**Front - Second Floor Six/Six D/H Surround:** Aluminum clad



---

**3437 Queen**

**Style: L5**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Painted

**Front - Lamp:** Replaced

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Miscellaneous:** French window aside porch has exterior storm



---

**3439 Queen**

**Style: L4**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Painted

**Front - Lamp:** Replaced

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Miscellaneous:** Exterior storm added to French window aside porch



---

**3441 Queen**

**Style: L3**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Replaced with leaded glass, non-facsimile

**Front - Storm/Screen Door:** Replaced with wood storm door



---

**3443 Queen**

**Style: L3**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Painted

**Front - Brick:** Re-pointed

**Front - Porch:** Wood balustrade removed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood screen door

**Side Elevation - Windows:** Rearward side first floor window replaced by casements and second floor has exterior storm added

**Miscellaneous:** Exterior storm/screen added to French window aside porch



---

**3445 Queen**

**Style: L4**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Painted

**Front - Brick:** Re-pointed

**Front - Porch:** Wood balustrade removed

**Front - Lamp:** Unobservable

**Front - Second-Floor Steel Casement:** Single diamond-pane casement replaced by air conditioning unit, remainder of window filled

**Front - Second Floor Casement Surround:** Both casements surrounds are aluminum clad

**Miscellaneous:** French window aside porch replaced with jalousie window and air conditioning unit

**Miscellaneous:** Porch enclosed with jalousie windows and door; some earlier true divided lights remain



---

**3447 Queen**

**Style: L4**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Painted

**Front - Brick:** Re-pointed

**Front - Lamp:** Unobservable

**Front - Second Floor Casement Surround:** Aluminum cladding on one casement surround

**Miscellaneous:** Exterior storm added to French window aside porch

**Miscellaneous:** Porch enclosed by window panels composed of true divided lights



---

**3449 Queen**

**Style: L3**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Painted

**Front - Brick:** Re-pointed

**Front - Porch:** Wood balustrade removed, replaced with steel

**Front - Lamp:** Replaced

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - Second Floor Casement Surround:** Aluminum clad

**Side Elevation - Windows:** Exterior storm windows added

**Miscellaneous:** Exterior storm added to French window aside porch

**Miscellaneous:** First floor rearward side has through wall air conditioning unit



**Style Note:** Does not have false half-timbering on gable elevation

---

**3451 Queen**

**Style: E3**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Repointed chimney head

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - 1<sup>st</sup> Floor Window:** Replaced with vinyl casement. Window surrounds aluminum or vinyl clad.\*

**Front - 2<sup>nd</sup> Floor Window:** Replaced with vinyl one/one false light D/H. Window surrounds aluminum or vinyl clad.\*

**Miscellaneous:** Side elevation chimney added, stucco clad.

\*Change occurred since date of photograph.



---

**3453 Queen**

**Style: A2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Repointed chimney head

**Front - Second-Floor Steel Casement:** Replaced with two casement windows, artificial divided lights

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - Dormer:** Aluminum clad

**Front – All Windows:** Replaced with vinyl casement, surrounds clad with aluminum or vinyl.\*



**Style Irregularity:** Round-arched panel door with six-light head rather than round-arched plank door; wood door surround

\*Change occurred since date of photograph.

---

**3455 Queen**

**Style: B2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Repointed chimney head

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front – All Windows:** Replaced with vinyl casement, surrounds clad with aluminum or vinyl.\*

**Parapet:** Aluminum clad

**Miscellaneous:** Muntin removed in second floor center casement for air conditioner



**Style Irregularity:** Round-arched panel door with six-light head rather than round-arched plank door, lamp fixed to façade rather than gable support

\*Change occurred since date of photograph.

---



---

**3457 Queen**

**Style: B2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Repointed chimney head

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front – 1<sup>st</sup> Floor Window:** Replaced with vinyl casement with artificial lights and aluminum clad window surrounds.\*

**Front - Dormer:** Aluminum clad

**Front - Soffit:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Parapet:** Aluminum clad

**Miscellaneous:** Gable vergeboard eave aluminum clad

**Style Irregularity:** Round-arched panel door with six-light head rather than round-arched plank door, lamp fixed to façade rather than gable support

\*Change occurred since date of photograph.

---



**3459 Queen**

**Style: E2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Repointed chimney head

**Front - Lamp:** Replaced

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Parapet:** Aluminum clad



---

**3461 Queen**

**Style: E2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Rake Molding:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Parapet:** Aluminum clad



---

**3463 Queen**

**Style: B2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Some repointing of chimney head

**Front - Lamp:** Replaced

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Miscellaneous:** Muntin removed in second floor center casement for air conditioner



**Style Irregularity:** Round-arched panel door with six-light head rather than round-arched plank door, lamp fixed to façade rather than gable support

---

---

**3465 Queen**

**Style: B2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Glass damaged

**Front - Second-Floor Steel Casement:** Replaced with three casement windows, artificial divided lights

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Dormer:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Style Irregularity:** Round-arched panel door with six-light head rather than round-arched plank door, lamp fixed to façade rather than gable support

---



**3467 Queen**

**Style: A2**

**Street Side: Northwest**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Repointed chimney head

**Front - Lamp:** Replaced

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - Dormer:** Aluminum clad

**Style Irregularity:** Round-arched panel door with six-light head rather than round-arched plank door; wood door surround

---



---

**3469 Queen**

**Style: E3**

**Street Side: Northwest**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Some Repointing of chimney head

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front – 1<sup>st</sup> Floor Window:** Replaced with vinyl casement with artificial lights. Surrounds aluminum clad.\*

**Front - Soffit:** Aluminum clad

**Front - Facia:** Aluminum clad

**Front - Rake Molding:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Side Elevation - Windows:** All double-hung six/six windows replaced with one/one. All but one casement window replaced with single pane casements--single remaining is a six-light on second floor. Basement forward window replaced with awning window. Basement rearward window modified with drying vent.

**Miscellaneous:** Aluminum clad on all exterior wood surfaces, such as timber on side elevation's stucco bay.

**Miscellaneous:** Solid concrete pad rather than garden area

\*Change occurred since date of photograph.

---



## QUEEN – EVEN-NUMBERED SIDE

Builder: Michael J. McCrudden

Architect: Henry T. MacNeill (attributed to)

Years Built: 1925 to 1927 (permits issued)

Rating: All properties listed are contributing.

The 38 Tudor brick and vernacular houses on the southeast side of 3400 West Queen Lane demonstrate one, 12-property repeat pattern and one, seven-property reverse repeat pattern: K–H–H–I–I–J–J–I–I–H–H–K and D–B–B–A–A–A–C–C–A–A–A–B–B–D.

The style order and pattern are as follow starting with 3400 and ending with 3474:

<i>Repeat:</i>	<i>K1–H–H–I1–I2–J–J–I2–I1–H–H–K1</i>
<i>(3400-46)</i>	<i>K2–H–H–I1–I2–J–J–I2–I1–H–H–K2</i>

<i>Reverse Repeat:</i>	<i>D2–B1–B2–A4–A1–A2–C2</i>
<i>(3448-74)</i>	<i>C2–A2–A4–A1–B1–B2–D3</i>

Please see Appendix B, Style Patterns, for a graphical representation of the primary- and sub-style patterns.

Streetscape characteristics include: a remarkable number of original curb-cut sycamores on both sides of the particularly wide Queen Lane, a number of private garden trees, small garden areas separated by common concrete steps and walkways, specific absence of fences, concrete sidewalks, bluestone curbs; roadway luminaries, and a macadam roadway.



---

**3400 Queen**

**Style: K1**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Painted

**Front - Brick:** Re-pointed

**Front - Porch:** Porch enclosed with cement board under stucco and false timber; wood balustrade removed

**Front - Lamp:** Replace by ceiling fan with light, porch hung

**Front - Second-Floor Steel Casement:** All replaced with casement leaves, artificial divided lights

**Side Elevation - Windows:** All side elevation windows replaced with casement windows, artificial divided lights

**Miscellaneous:** Brickwork contains glazed headers. Garage door and associated frame replaced, aluminum or vinyl. Roof deck on top garage. Stone arch extends from side façade, crosses the alley and joins with residence on Tilden.

**Style Irregularity:** Front casement window aside porch has only one sash rather than two.



---

**3402 Queen**

**Style: H**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Porch:** Metal railing added to front and side

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs, artificial divided lights

**Front - First Floor Casement Surround:** Partially aluminum clad

**Miscellaneous:** Brickwork contains glazed headers



---

**3404 Queen**

**Style: H**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Porch:** Vinyl clad ceiling

**Front - Lamp:** Replaced

**Miscellaneous:** Brickwork contains glazed headers



---

**3406 Queen**

**Style: II**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Painted

**Front - Brick:** Re-pointed

**Front - Porch:** Common wood balustrade removed, replaced with steel

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs, artificial divided lights

**Miscellaneous:** Brickwork contains glazed headers



---

**3408 Queen**

**Style: I2**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Painted

**Front - Brick:** Re-pointed

**Front - Porch:** Common wood balustrade removed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with three double hungs

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Miscellaneous:** Brickwork contains glazed headers

**Miscellaneous:** Air conditioning unit in center of second floor front window

**Miscellaneous:** Awning added to second floor dormer



---

**3410 Queen**

**Style: J**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Porch ceiling stucco painted

**Front - Brick:** Re-pointed

**Front - Porch:** Wood balustrade replaced with steel; wood pillars replaced by forged steel supports

**Front - 1st Floor Wood, D/H Window:** Replaced with one/one double-hung

**Front - Second Floor, D/H Window:** Replaced by two double-hungs

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Second Floor Six/Six D/H Surround:** Aluminum clad

**Miscellaneous:** Brickwork contains glazed headers

**Miscellaneous:** False shutters added to second floor front windows

**Miscellaneous:** Air conditioning unit through first floor brick façade



---

**3412 Queen**

**Style: J**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Second floor re-pointed

**Front - Porch:** Wood balustrade replaced with steel; wood pillars replaced by forged steel supports

**Front - Lamp:** Replaced

**Front - 1st Floor Wood, D/H Window:** Replaced with one/one double-hung, artificial divided lights

**Front - Second Floor, D/H Window:** Replaced by two double-hungs, artificial divided lights

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Second Floor Casement Surround:** Aluminum clad

**Miscellaneous:** Brickwork contains glazed headers



---

**3414 Queen**

**Style: I2**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Roof - Slate:** Slate removed and replaced with asphalt shingles

**Front - Stucco:** Painted

**Front - Porch:** Metal railing added to front and side of porch; vinyl clad ceiling

**Front - Lamp:** Replaced

**Front - Flat head Door:** Twelve light door replaced with solid door

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Porch Siding:** Aluminum cladding on eave and soffit of porch

**Miscellaneous:** Brickwork contains glazed headers



---

**3416 Queen**

**Style: I1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Painted

**Front - Brick:** Chimney re-pointed

**Front - Porch:** Vinyl clad ceiling

**Front - Lamp:** Replaced

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Miscellaneous:** Brickwork contains glazed headers



---

**3418 Queen**

**Style: H**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Porch ceiling stucco painted

**Front - Brick:** Second floor and chimney re-pointed

**Front - Lamp:** Replaced

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Miscellaneous:** Brickwork contains glazed headers

**Miscellaneous:** Air conditioning unit through brick in second floor front



**Style Irregularity:** Flat-head door with six-lights, lights forming arch at head and two vertically oriented panels; rather than, twelve-light door.

---



---

**3420 Queen**

**Style: H**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Porch ceiling stucco painted

**Front - Brick:** Re-pointed

**Front - Porch:** Metal railing added around front and side.

**Front - Lamp:** Replaced

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Miscellaneous:** Brickwork contains glazed headers

**Miscellaneous:** Air conditioning unit through brick in first and second floor front

**Miscellaneous:** False shutters added to first floor front window

**Style Irregularity:** Flat-head door with six-lights, lights forming arch at head and two vertically oriented panels; rather than, twelve-light door.

---



**3422 Queen**

**Style: K1**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Painted

**Front - Brick:** Chimney re-pointed

**Front - Porch:** Metal railing added around front and sides.

**Front - Second-Floor Steel Casement:** Replaced with casement leaves, artificial divided light

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Side Elevation - Windows:** Replaced with mix of one/one double-hungs, and casements, artificial divided lights

**Miscellaneous:** Brickwork contains glazed headers

---



---

**3424 Queen**

**Style: K2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Painted

**Front - Brick:** Chimney re-pointed

**Front - Porch:** Wood balustrade replaced with steel

**Front - Lamp:** Replaced

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Side Elevation - Windows:** Several replaced with double-hungs; exterior storms added

**Miscellaneous:** Brickwork contains glazed headers

**Miscellaneous:** Side elevation rearward bay aluminum clad



---

**3426 Queen**

**Style: H**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Porch ceiling stucco painted

**Front - Brick:** Re-pointed

**Front - Porch:** Wood balustrade replaced with steel

**Front - Lamp:** Removed from porch ceiling, replacement affixed to façade

**Front - All Windows:** Replaced with vinyl casement; surrounds aluminum or vinyl clad.\*

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Miscellaneous:** Brickwork contains glazed headers

**Miscellaneous:** Air conditioning unit through brick in first floor front

\*Change occurred since date of photograph.



---

**3428 Queen**

**Style: H**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Porch ceiling stucco painted

**Front - Brick:** Chimney re-pointed

**Front - Porch:** Wood balustrade removed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Miscellaneous:** Brickwork contains glazed headers



---

**3430 Queen**

**Style: II**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Painted

**Front - Brick:** Re-pointed

**Front - Porch:** Wooden plank ceiling

**Front - Lamp:** Replaced

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - All Windows:** Replaced with vinyl casement; surrounds aluminum or vinyl clad.\*

**Miscellaneous:** Brickwork contains glazed headers

**Miscellaneous:** False shutters added to first floor front window

\*Change occurred since date of photograph.

---



---

**3432 Queen**

**Style: I2**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Painted

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs

**Front - Flat head Door:** Twelve light door replaced with solid door

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - First Floor Window:** Replaced with vinyl D/H window with vinyl or aluminum surrounds.\*

**Front - Second Floor Casement Surround:** Aluminum clad

**Miscellaneous:** Brickwork contains glazed headers

\*Change occurred since date of photograph.

---



**3434 Queen**

**Style: J**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Porch:** Square pillars replaced by Tuscan columns; wood balustrade removed; porch enclosed with casement windows, true divided light

**Front - Lamp:** Replaced

**Front - 1st Floor Wood, D/H Window:** Replaced with one/one double-hung

**Front - Second Floor, D/H Window:** Replaced with one/one double-hungs, artificial divided lights

**Front - Storm/Screen Door:** Porch door added along with aluminum storm door

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Second Floor Six/Six D/H Surround:** Aluminum clad

**Miscellaneous:** Brickwork contains glazed headers

---



---

**3436 Queen**

**Style: J**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Porch ceiling stucco painted

**Front - Brick:** Re-pointed

**Front - Porch:** Square pillars replaced by Tuscan columns;  
wood balustrade removed

**Front - Lamp:** Replaced

**Front - 1st Floor Wood, D/H Window:** Replaced with  
one/one double-hung, artificial divided lights

**Front - Second Floor, D/H Window:** Replaced with one/one  
double-hungs, artificial divided lights

**Front - Storm/Screen Door:** Porch door added along with  
aluminum storm door

**Miscellaneous:** Brickwork contains glazed headers



---

**3438 Queen**

**Style: I2**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Stucco:** Porch ceiling stucco painted

**Front - Brick:** Re-pointed

**Front - Porch:** Wood balustrade replaced with steel

**Front - Lamp:** Replaced; additional lamp affixed to façade

**Front - Storm/Screen Door:** Replaced with aluminum storm  
door

**Miscellaneous:** Brickwork contains glazed headers

**Front - First Floor Window:** Replaced with vinyl casement.\*

**Front - Second Floor Window:** Replaced with two one/one  
D/H vinyl windows.\*

\*Change occurred since date of photograph.

---





---

**3440 Queen**

**Style: I1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Porch ceiling stucco painted

**Front - Brick:** Re-pointed

**Front - Porch:** Wood balustrade replaced with steel

**Front - Lamp:** Replace by ceiling fan with light, porch hung

**Front - Second-Floor Steel Casement:** Replaced with two light casemnt window\*

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Miscellaneous:** Brickwork contains glazed headers

\*Change occurred since date of photograph.

---



**3442 Queen**

**Style: H**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Porch ceiling stucco painted

**Front - Brick:** Re-pointed

**Front - Porch:** Metal railing added to front and side

**Front - Lamp:** Removed from porch ceiling, replacement affixed to façade

**Front - All Windows:** Replaced with vinyl casement; surrounds aluminum or vinyl clad.\*

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Miscellaneous:** Brickwork contains glazed headers

**Miscellaneous:** Single brick course added to porch's forward concrete edge

\*Change occurred since date of photograph.

---



---

**3444 Queen**

**Style: H**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Porch ceiling stucco painted

**Front - Brick:** Re-pointed (except porch pillars)

**Front - Porch:** Wood balustrade removed; common balustrade of steel

**Front - Lamp:** Removed from porch ceiling, replacement affixed to façade

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Miscellaneous:** Brickwork contains glazed headers

**Miscellaneous:** Single brick course added to porch's forward concrete edge

**Miscellaneous:** Several courses of brick at chimney head replaced



---

**3446 Queen**

**Style: K2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Stucco:** Painted

**Front - Porch:** Wood balustrade removed; porch enclosed by framing and screen; porch door added

**Front - Lamp:** Replace by ceiling fan with light, porch hung

**Front - All Windows:** Replaced with vinyl casement; surrounds aluminum or vinyl clad.\*

**Miscellaneous:** Brickwork contains glazed headers

**Miscellaneous:** Several courses of brick at chimney head replaced

\*Change occurred since date of photograph.



---

**3448 Queen**

**Style: D2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - All Windows:** Replaced with vinyl casement; surrounds aluminum or vinyl clad.\*

**Side Elevation - Windows:** One first floor rearward window replaced with casement; first floor exterior storms added

**Miscellaneous:** Brickwork contains glazed headers

**Miscellaneous:** Air conditioning unit through brick in second floor forward side elevation

**Style Irregularity:** Has timber brackets supporting first floor eave; round-arched door rather than Tudor-arched door; lamp affixed to eave rather than façade; chimney not common; and rearward side elevation does not have brick bay.

\*Change occurred since date of photograph.

---



**3450 Queen**

**Style: B1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Miscellaneous:** Brickwork contains glazed headers

**Front - All Windows:** Replaced with double-hung, artificial divided light. First- and second-floor double-hung surround covered in aluminum or vinyl clad.\*

\*Change occurred since date of photograph.

---



---

**3452 Queen**

**Style: B2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - First Floor Window:** Replaced with vinyl slider window with artificial diamond lights\*

**Front - Second Floor Window:** Replaced with vinyl slider window with aluminum or vinyl cladding on surrounds\*

**Miscellaneous:** Brickwork contains glazed headers

\*Change occurred since date of photograph.

---



**3454 Queen**

**Style: A4**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with one/one double-hungs w/ two flanking panes, artificial divided lights

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - First Floor Window:** Replaced with vinyl fixed pane, faux light windows\*

**Front - First Floor Casement Surround:** Aluminum clad

**Front - Dormer:** Completely aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

**Miscellaneous:** Brickwork contains glazed headers

**Miscellaneous:** First floor brick window sill painted

\*Change occurred since date of photograph.

---



---

**3456 Queen**

**Style: A1**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Dormer:** Completely aluminum clad

**Front - All Windows:** Replaced with vinyl casement\*

**Front - Second Floor Casement Surround:** Aluminum clad

**Miscellaneous:** Brickwork contains glazed headers

\*Change occurred since date of photograph.

---



**3458 Queen**

**Style: A2**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Exterior storm windows added

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - First Floor Window:** Storm windows over individual leaves\*

\*Change occurred since date of photograph.

---





---

**3460 Queen**

**Style: C2**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door



**Style Irregularity:** Round-arched door rather than Tudor-arched door

---

**3462 Queen**

**Style: C2**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door



---

**3464 Queen**

**Style: A2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Second-Floor Steel Casement:** Replaced with two triple-hung aluminum windows

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - First Floor Casement Surround:** Aluminum clad sill

**Front - Second Floor Casement Surround:** Aluminum clad sill



---

**3466 Queen**

**Style: A4**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - First Floor Steel Casement:** Replaced with five casement windows, artificial divided lights\*

**Front - Second-Floor Steel Casement:** Replaced with three casement windows, artificial divided lights\*

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door

**Front - Dormer:** Aluminum clad

**Front - Second Floor Casement Surround:** Aluminum clad

\*Change occurred since date of photograph.



---

**3468 Queen**

**Style: A1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced

**Front - Door Leaded Glass Pane:** Replaced with solid pane\*

**Front - Storm/Screen Door:** Replaced with aluminum storm door

**Front - Dormer:** Completely aluminum clad

\*Change occurred since date of photograph.

---



**3470 Queen**

**Style: B1**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced and attached to façade rather than gable support

**Front - Door Leaded Glass Pane:** Leaded facsimile or original



**3472 Queen**

**Style: B2**

**Street Side: Southeast**

Exterior Physical Condition: Good

Property Alterations

**Front - Brick:** Re-pointed

**Front - Lamp:** Replaced and attached to façade rather than gable support

**Front - Door Leaded Glass Pane:** Leaded facsimile or original

**Front - Storm/Screen Door:** Replaced with wood storm door

---



---

**3474 Queen**

**Style: D3**

**Street Side: Southeast**

Exterior Physical Condition: Good

*Property Alterations*

**Front - Brick:** Re-pointed

**Front - Lamp:** Removed, three high hat lights added to eave

**Front - Second-Floor Steel Casement:** Replaced with two pairs of casement windows, artificial divided lights

**Front - Door Leaded Glass Pane:** Replaced with leaded glass, non-facsimile

**Front - Storm/Screen Door:** Replaced with wood storm door

**Side Elevation - Windows:** All replaced with casements, artificial divided lights

**Miscellaneous:** Garage door replaced and flanking lights added

**Miscellaneous:** Forward side basement window openings enlarged for approximately square single pane windows with artificial divided light

**Miscellaneous:** High hat lighting added to front first floor soffit

**Style Irregularity:** Has timber brackets supporting first floor eave; lamp affixed to eave rather than façade; chimney not common; garage incorporated in basement with entry from Conrad Street; side elevation basement level is of fieldstone.

---



## 7. BIBLIOGRAPHY

- Art & Architecture Thesaurus On-line. No date. J. Paul Getty Trust. Accessed January 2005.  
[http://www.getty.edu/research/conducting\\_research/vocabularies/aat/index.html](http://www.getty.edu/research/conducting_research/vocabularies/aat/index.html).
- Building Permits of the City of Philadelphia. Philadelphia City Archives.
- Building Outline Maps. Philadelphia City Planning Commission. 1:200 scale, page 27, plate 6A-1, surveyed 1970 and 1987.
- Center City District. Walk Philadelphia: Guided Architecture Tours of the City and Region. 2003.
- Childs, Louis, ed. East Falls: 300 Years of History. Philadelphia: East Falls Bicentennial Committee, 1976.
- Deeds and transfer sheets of the City of Philadelphia. Philadelphia City Archives.
- Harris, Cyril M., ed. Illustrated Dictionary of Historic Architecture. New York: Dover Publications, 1977.
- Jenkins, Joseph. Slate Roof Bible, 2nd Edition. Grove City: Jenkins Publishing, 2003.
- LaChiusa, Chuck. Illustrated Architecture Dictionary. No date. Accessed December through February 2005. <http://ah.bfn.org/a/DCTNRY/vocab.html>.
- Miller, Fredric M., Morris J. Vogel and Allen F. Davis. Still Philadelphia: A Photographic History, 1890 – 1940. Philadelphia: Temple University Press
- MacNeill, Fletcher. "Re: Inquiry About Henry MacNeill and his Work in East Falls, Philadelphia." E-mail to author. February 13, 2005.
- Philadelphia Architecture: A Guide to the City. Cambridge. MIT Press. 1984.
- Ruth Emmert. Oral History of East Falls. Audiocassette. Falls of Schuylkill Library. 1983.
- Townsend, Gavin E., "The Tudor House in America: 1890-1930." Diss. University of California, Santa Barbara, 1986.
- Weigley, Russell F., ed. Philadelphia: A 300 Year History. New York: W.W. Norton & Company, 1982.



# APPENDIX A – STYLE DESCRIPTION

## STYLE SUMMARY

The proposed Tudor East Falls Historic District can be seen as five style families based upon overall form, primary material, and physical grouping. Within the five families, 12 primary styles exist and are defined by variations of major architectural elements such as dormer type (see table 1). Within the primary styles, 32 sub-styles were identified based upon slight shifts in architectural features and warrant recognition given their contribution to the visual complexity of the blocks. For example, prominent features of the Tudor Rival brick façade houses—style C—include steel casement windows, a slate cross gable roof, a six-over-six double-hung window, and a common gable facade. The single difference between sub-style C1 and C2 is the material of the façade and gable elevation, namely stucco versus brick.

The 32 sub-styles provide the appropriate amount of detail, in concert with other documentation, to properly assess the historic and current property elements. In instances where a property conforms to a sub-style but with a minor exception, it is noted in the Property Details section. For example, one of the eight C style properties has a round-arched door rather than the standard Tudor-arched door.

Table 1 – Style Family by Street

Style Family	Primary Styles by Street Side					
	Midvale		Penn		Queen	
	Odd	Even	Odd	Even	Odd	Even
Tudor Revival - Brick		A, B, D, E	A, B, C, D	A, B, C, D	A, B, E	A, B, C, D, H, I, K
Tudor Revival – Cathedral Bay	F					
Tudor Revival/Cape Code - Stone	G					
Tudor Revival - Stucco Cross Gable					L	
Vernacular						J

Of the 210 properties in the proposed district, 208 were classified into one of the 32 sub-styles based upon features viewable from each property’s address street view. This approach included end-unit properties with entrances on their non-address streets, such as 3400 Midvale and 3401 Penn. The two properties that could not be classified are referred to as “N/S” (no styles) where appropriate during the discussion of style.

Please see Appendix A, Style Elements, for a single-page table of the architectural element used to define each of the 32 sub-styles. See Appendix B, Styles Patterns, for a summary of styles by address.

Hereafter, primary styles and sub-styles will generally be referred to as “styles.”

Table 2 below shows the number of each primary- and sub-style by street.

Table 2 – Style Summary by Street

Primary Style	A				B		C		D					E			F
Sub-style	A1	A2	A3	A4	B1	B2	C1	C2	D1	D2	D3	D4	D5	E1	E2	E3	F

Midvale	8	4			8					6	4					28
Penn	12	8	11	2	7	11	4	4	2	2	3	2				
Queen	2	4		2	2	6		2		1	1			2	2	
Total	14	20	15	4	9	25	4	6	2	3	4	2	6	4	2	2

Primary Style	G		H	I		J	K		L						N/S	Total
Sub-style	G1	G2	H	I1	I2	J	K1	K2	L1	L2	L3	L4	L5	L6	N/S	
Midvale	6	4														68
Penn															1	69
Queen			8	4	4	4	2	2	6	6	4	4	2	2	1	73
Total	6	4	8	4	4	4	2	2	6	6	4	4	2	2	2	210

### Midvale Avenue

The 3400 block of Midvale Avenue has six primary styles (A, B, D, E, F and G) with sub-style variations within each as show in the table below.

Table 3 – Midvale Avenue Style Count by Street Side

Style	A2	A3	B2	D5	E1	F	G1	G2	Total
Odd					28	6	4		38
Even	8	4	8	6	4				30
Total	8	4	8	6	4	28	6	4	68

### Penn Street

The 3400 block of West Penn Street has four primary styles (A, B, C and D) with sub-style variations within each as show in the table below.

Table 4 – Penn Street Style Count by Street Side

Style	A1	A2	A3	A4	B1	B2	C1	C2	D1	D2	D3	D4	N/S	Total
Odd	4	7	5	2	3	3		4			3	1		32
Even	8	1	6		4	8	4		2	2		1	1	37
Total	12	8	11	2	7	11	4	4	2	2	3	2	1	69

### Queen Lane

The 3400 block of West Queen Lane has 10 primary styles (A, B, C, D, E, H, I, J, K and L) with sub-style variations within each as show in the table below.

*Table 5 – Queen Lane Style Count by Street Side*

Style	A1	A2	A4	B1	B2	C2	D2	D3	E2	E3	H	I1	I2	J	K1	K2	L1	L2	L3	L4	L5	L6	N/S	Total
<i>Odd</i>		2			4				2	2							6	6	4	4	2	2	1	35
<i>Even</i>	2	2	2	2	2	2	1	1			8	4	4	4	2	2								38
Total	2	4	2	2	6	2	1	1	2	2	8	4	4	4	2	2	6	6	4	4	2	2	1	73

---

## STYLE DESCRIPTIONS

---

### 1. STYLE A1

Two-story, Tudor Revival row house, with brick front and slate gable roof.

Distinguishing **first-floor** front features include: Tudor-arched plank door with diamond-pane leaded glass; brick façade; rolled-steel casement window with [five](#) eight-light leaves, [center fixed](#); and hammered brass lamp affixed to brick.

Distinguishing **second-floor** front features include: gable roof with graduated tiles of mixed-color Vermont slate; dormer with [hipped](#) slate roof and rolled-steel casement window with two operable eight-light leaves, and eight fixed lights; common prominent brick chimney; parapet gable party walls with decorative metal cap; and flat roof.



*Figure 5 – Style A1 example (3449 Penn & 3456 Queen)*

## 2. STYLE A2

Two-story, Tudor Revival row house, with brick front and slate gable roof.

Distinguishing **first-floor** front features include: Tudor-arched plank door with diamond-pane leaded glass; brick façade; rolled-steel casement window with [four](#) eight-light leaves; and hammered brass lamp affixed to brick.

Distinguishing **second-floor** front features include: gable roof with graduated tiles of mixed-color Vermont slate; dormer with [hipped](#) slate roof and rolled-steel casement window with two operable eight-light leaves, and eight fixed lights; common prominent brick chimney; parapet gable party walls with decorative metal cap; and flat roof.



*Figure 6 – Style A2 example (3405 Penn & 3458 Queen)*



### 3. STYLE A3

Two-story, Tudor Revival row house, with brick front and slate gable roof.

Distinguishing **first-floor** front features include: Tudor-arched plank door with diamond-pane leaded glass; brick façade; rolled-steel casement window with [four](#) eight-light leaves; and hammered brass lamp affixed to brick.

Distinguishing **second-floor** front features include: gable roof with graduated tiles of mixed-color Vermont slate; dormer with [gable](#), slate roof and rolled-steel casement window with two operable eight-light leaves, and eight fixed lights; common prominent brick chimney; parapet gable party walls with decorative metal cap; and flat roof.



*Figure 7 – Style A3 example (3407 & 3440 Penn)*

#### 4. STYLE A4

Two-story, Tudor Revival row house, with brick front and slate gable roof.

Distinguishing **first-floor** front features include: Tudor-arched plank door with diamond-pane leaded glass; brick façade; rolled-steel casement window with [five](#) eight-light leaves, [center fixed](#); and hammered brass lamp affixed to brick.

Distinguishing **second-floor** front features include: gable roof with graduated tiles of mixed-color Vermont slate; dormer with [gable](#) slate roof and rolled-steel casement window with two operable eight-light leaves, and eight fixed lights; common prominent brick chimney; parapet gable party walls with decorative metal cap; and flat roof.



*Figure 8 – Style A4 example (3451 & 3459 Penn)*

## 5. STYLE B1

Two-story, Tudor Revival row house, with brick front and slate gable roof.

Distinguishing **first-floor** front features include: round-arched plank door with diamond-pane leaded glass and fieldstone voussoirs; brick façade often with decorative field stone; rolled-steel casement window with four eight-light leaves; and hammered brass lamp hung from gable support.

Distinguishing **second-floor** front features include: gable roof with graduated tiles of mixed-color Vermont slate; dormer with [gable](#) slate roof and rolled-steel casement window with two operable eight-light leaves, and eight fixed lights; common gable overhang supported by two horizontal wood beams and plain vergeboard; common prominent brick chimney; parapet gable party walls with decorative metal cap; and flat roof.



*Figure 9 – Style B1 example (3411 Penn & 3450 Queen)*

## 6. STYLE B2

Two-story, Tudor Revival row house, with brick front and slate gable roof.

Distinguishing **first-floor** front features include: round-arched plank door with diamond-pane leaded glass and fieldstone or brick voussoirs; brick façade often with decorative field stone; rolled-steel casement window with four eight-light leaves ([with transom on Midvale](#)); and hammered brass lamp hung from gable support.

Distinguishing **second-floor** front features include: gable roof with graduated tiles of mixed-color Vermont slate; dormer with [hipped](#) slate roof and rolled-steel casement window with two operable eight-light leaves, and eight fixed lights; common gable overhang supported by two horizontal wood beams and plain [or scalloped](#) vergeboard; common prominent brick chimney; parapet gable party walls with decorative metal cap; and flat roof.



Figure 10 – Style B2 example (3442 Midvale, 3409 Penn & 3455 Queen)

## 7. STYLE C1

Two-story, Tudor Revival row house, with brick front, [stucco](#) gable elevation, and slate cross gable roof.

Distinguishing **first-floor** front features include: Tudor-arched plank door with diamond-pane leaded glass; brick with decorative stone, and stucco façade; rolled-steel casement window with four eight-light leaves; and hammered brass lamp affixed to brick.

Distinguishing **second-floor** front features include: gable roof with graduated tiles of mixed-color Vermont slate; dormer with hipped slate roof and rolled-steel casement window with two diamond-pane leaves; common [stucco](#) gable façade with six-over-six, double-hung wood window with round-arched upper sash casing; common prominent brick chimney; parapet gable party walls with decorative metal cap; and flat roof.



*Figure 11 – Style C1 example (3410 & 3426 Penn)*



## 8. STYLE C2

Two-story, Tudor Revival row house, with brick front, [brick](#) gable elevation, and slate cross gable roof.

Distinguishing **first-floor** front features include: Tudor-arched plank door with diamond-pane leaded glass; brick, with decorative stone façade; rolled-steel casement window with four eight-light leaves; and hammered brass lamp affixed to brick.

Distinguishing **second-floor** front features include: gable roof with graduated tiles of mixed-color Vermont slate; dormer with hipped slate roof and rolled-steel casement window with two diamond-pane leaves; common [brick](#) gable façade with six-over-six, double-hung wood window with round-arched upper sash casing; common prominent brick chimney; parapet gable party walls with decorative metal cap; and flat roof.



*Figure 12 – Style C2 example (3415 & 3417 Penn)*

## 9. STYLE D1

Two-story, Tudor Revival row house, with brick front and slate hipped roof.

Distinguishing **first-floor** front features include: Tudor-arched plank door with diamond-pane leaded glass; brick façade; rolled-steel casement window with [five](#) eight-light leaves, and hammered brass lamp affixed to brick.

Distinguishing **second-floor** front features include: hipped roof with graduated tiles of mixed-color Vermont slate; dormer with shed slate roof and two steel casement windows each with two eight-light leaves divided by single wall panel of [stucco](#); common prominent brick chimney; parapet gable party walls with decorative metal cap; and flat roof.

Distinguishing **forward side** features include: brick side elevation with two casement windows each at first floor and second floor with [six- and eight-light](#) leaves; slate hipped roof; and small side yard.

Distinguishing **rearward side** features include: attached flat-roofed brick garage with and stucco door reveal in street-facing brick wall and rear entry for automobile; and second floor [stucco](#) bay with windows.



Figure 13 – Style D1 example, front and side (3430 Penn)



Figure 14 – Style D1 example, front and side (3432 Penn)

## 10. STYLE D2

Two-story, Tudor Revival row house, with brick front and slate hipped roof.

Distinguishing **first-floor** front features include: Tudor-arched plank door with diamond-pane leaded glass; brick façade; rolled-steel casement window with [five](#) eight-light leaves, and hammered brass lamp affixed to brick.

Distinguishing **second-floor** front features include: hipped roof with graduated tiles of mixed-color Vermont slate; dormer with hipped slate roof and two steel casement windows each with two eight-light leaves divided by single wall panel of [herringbone brick](#); common prominent brick chimney; parapet gable party walls with decorative metal cap; and flat roof.

Distinguishing **forward side** features include: brick side elevation with two casement windows each at first floor and second floor with [six- and eight-light](#) leaves; slate hipped roof; and small side yard.

Distinguishing **rearward side** features include: attached flat-roofed brick garage with and stucco door reveal in street-facing brick wall and rear entry for automobile; and second floor [brick](#) bay with window.



Figure 15 – Style D2 example, front and side (3450 Penn)



Figure 16 – Style D2 example, front and side (3452 Penn)

## 11. STYLE D3

Two-story, Tudor Revival row house, with brick front and slate hipped roof.

Distinguishing **first-floor** front features include: Tudor-arched plank door with diamond-pane leaded glass; brick façade; rolled-steel casement window with [four](#) eight-light leaves, and hammered brass lamp affixed to brick.



Distinguishing **second-floor** front features include: hipped roof with graduated tiles of mixed-color Vermont slate; dormer with hipped slate roof and two steel casement windows each with two eight-light leaves divided by single wall panel of [herringbone brick](#); common prominent brick chimney; parapet gable party walls with decorative metal cap; and flat roof.

Distinguishing **forward side** features include: brick side elevation with two casement windows each at first floor and second floor with six- and eight-light leaves; slate hipped roof; and small side yard.

Distinguishing **rearward side** features include: attached flat-roofed brick garage with [front entry for automobile](#); [wood garage door](#); and second floor [brick](#) bay with window.



Figure 17 – Style D3 example, front and side (3431 Penn)



Figure 18 – Style D3 example, front and side (3433 Penn)

## 12. STYLE D4

Two-story, Tudor Revival row house, with brick front and slate hipped roof.

Distinguishing **first-floor** front features include: brick façade; rolled-steel casement window with [four](#) eight-light leaves.

Distinguishing **second-floor** front features include: hipped roof with graduated tiles of mixed-color Vermont slate; dormer with hipped slate roof and two steel casement windows each with two eight-light leaves divided by single wall

panel of [herringbone brick](#); common prominent brick chimney; short parapet gable party wall with decorative metal cap; and flat roof.

Distinguishing **forward side** features include: Tudor-arched plank door with diamond-pane leaded glass, [wood surround](#), six-light side light, and [hipped slate pent eave](#); hammered brass lamp affixed to brick; first floor steel casement with two eight-light leaves; two second floor casements, one with two eight-light leaves, the other with one six-light leave; and slate hipped roof.

Distinguishing **rearward side** features include: attached flat-roofed brick garage with stucco door reveal in street-facing brick wall and rear or side entry for automobile; and [brick](#) bay with windows and projection.



*Figure 19 – Style D4 example, front and side (3472 Penn)*



### 13. STYLE D5

Two-story, Tudor Revival row house, with brick front and slate hipped roof.

Distinguishing **first-floor** front features include: brick façade; rolled-steel casement window with four eight-light leaves with transom.

Distinguishing **second-floor** front features include: hipped roof with graduated tiles of mixed-color Vermont slate; dormer with hipped slate roof and two steel casement windows each with two eight-light leaves divided by single wall panel of herringbone brick; common prominent brick chimney; short parapet gable party wall with decorative metal cap; and flat roof.

Distinguishing **forward side** features include: Tudor-arched plank door with diamond-pane leaded glass, six-light side light, and hipped slate pent eave; hammered brass lamp affixed to brick; first floor steel casement with two eight-light leaves with transom; two second floor casements, one with two eight-light leaves, the other with one six-light leave; and slate hipped roof.

Distinguishing **rearward side** features include: attached flat-roofed brick garage with and stucco door reveal in street-facing brick wall and rear entry for automobile; and stucco bay with windows and hipped slate roof.



Figure 20 – Style D5 example (3428 & 3434 Midvale)

#### 14. STYLE E1

Two-story, Tudor Revival row house with cross [gable](#) brick front and slate roof.

Distinguishing **first-floor** front features include: round-arched plank door with [diamond-pane leaded](#) glass and brick voussoirs; brick façade; rolled-steel casement window with four eight-light leaves [with transom](#); and hammered brass lamp affixed to brick.

Distinguishing **second-floor** front features include: brick cross gable elevation, gable roof with graduated tiles of mixed-color Vermont slate; rolled-steel casement window with two operable eight-light leaves, and [eight fixed lights](#); common prominent brick chimney; parapet gable party walls with decorative metal cap; and flat roof.



*Figure 21 – Style E1 example (3410 & 3436 Midvale)*

## 15. STYLE E2

Two-story, Tudor Revival row house with cross [gable](#) brick front and slate roof.

Distinguishing **first-floor** front features include: round-arched panel door with [six-light head](#), wood surround, and [hipped slate pent eave as part of roof slope](#); brick façade; rolled-steel casement window with four eight-light leaves; and hammered brass lamp affixed to brick.

Distinguishing **second-floor** front features include: brick gable elevation, mansard roof with graduated tiles of mixed-color Vermont slate; rolled-steel casement window with two operable eight-light leaves, and [eight fixed lights](#); common prominent brick chimney; parapet gable party walls with decorative metal cap; and flat roof.



*Figure 22 – Style E2 example (3461 & 3459 Queen)*

## 16. STYLE E3

Two-story, Tudor Revival row house with cross [gable](#) brick front and slate roof.

Distinguishing **first-floor** front features include: round-arched panel door with six-light head and brick voussoirs; brick façade; rolled-steel casement window with [three](#) eight-light leaves; and hammered brass lamp affixed to brick.

Distinguishing **second-floor** front features include: brick gable elevation, roof with graduated tiles of mixed-color Vermont slate; rolled-steel casement window with two operable eight-light leaves; common prominent brick chimney; parapet gable party wall with decorative metal cap; and flat roof.

Distinguishing **forward side** features include: first floor pair of six-over-six, double-hung wood window with round-arched upper sash casing, second floor dormer with [brick corbel through cornice](#), gable slate roof, stucco and timber inset panel and rolled-steel casement window with two operable eight-light leaves, and eight fixed lights. Additional first floor six/six double-hung near center and second floor six-light casement closer to dormer.

Distinguishing **rearward side** features include: two story stucco and faux half-timber bay with two series of six-light casements at each floor; six-over-six, double-hung wood window with round-arched upper sash casing at each floor near rear side.



Figure 23 – Style E3 example, front and side (3451 Queen)



Figure 24 – Style E3 example, front and side (3469 Queen)



## 17. STYLE F

Three-story, Tudor Revival row house, with fieldstone front and slate gable roof.

Monumental **first-floor** façade features include: segmental-arched plank door with leaded pane and stone voussoirs; fieldstone façade; two-story projecting cathedral bay with bottom level of decorative brick panels followed by three levels of diamond-pane of four leaves, sash height diminishing in size with elevation, first level casements operable, others fixed; bay punctuates slate roof and is finished with faux half-timbered gable and scalloped vergeboards; and metal lamp affixed to façade above door.

Distinguishing **third-floor** features include: roof with graduated tiles of mixed-color Vermont slate; dormer with gable slate roof and rolled-steel casement window with two operable eight-light leaves, and eight fixed lights; parapet gable party walls with decorative metal cap; and flat roof.



Figure 25 – Style F examples (3463, 3447 & 3449 Midvale)



## 18. STYLE G1

Two-story, Cape Cod row house with neoclassical accents, with fieldstone front and slate gable roof.

Distinguishing **first-floor** front features include: Neoclassical entryway with six panel door often with pediment or transom; fieldstone façade; rolled-steel casement window with four eight-light leaves and transom; and metal caged lamp affixed to fieldstone façade.

Distinguishing **second-floor** front features include: [gable](#) roof with graduated tiles of mixed-color Vermont slate; dormer with [gable, hipped or shed slate](#) roof and rolled-steel casement window with two operable eight-light leaves, and eight fixed lights; common prominent fieldstone chimney; parapet gable party walls with decorative metal cap; and flat roof.

Six (6) houses have been classified per this above description, however, each property of this northwest G Style grouping varies in detail as noted in the Property Details section.



*Figure 26 – Style G1 example (3403, 3415 & 3417 Midvale)*

## 19. STYLE G2

Two-story, Tudor Revival row house with neoclassical accents, cross [gable](#) fieldstone front and gable slate roof.

Distinguishing **first-floor** front features include: Neoclassical entryway with six panel door often with pediment or transom; fieldstone façade; rolled-steel casement window with four eight-light leaves and transom, or wood six/six double-hung window; and hammered metal caged lamp affixed to fieldstone façade.

Distinguishing **second-floor** front features include: [fieldstone gable elevation](#), [slate roof accents](#) with graduated tiles of mixed-color Vermont slate; rolled-steel casement window or wood six/six double-hung window; common prominent fieldstone chimney; parapet gable party walls with decorative metal cap; and flat roof.

Four (4) houses have been classified per this above description, however, each property of this northwest G Style grouping varies in detail as noted in the Property Details section.



Figure 27 – Style G2 example (3401 Midvale)



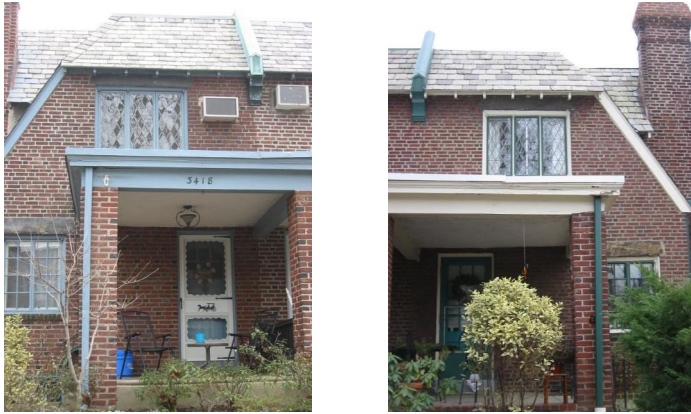
Figure 28 – Style G2 example (3413 Midvale)

## 20. STYLE H

Two-story, Tudor Revival row house with brick front; hipped roof and open porch with flat roof.

Distinguishing **first-floor** front features include: flat-head door with twelve-lights and lower panel; brick façade; rolled-steel casement window with two eight-light leaves aside porch; stone lintel over window; open porch with flat roof, square brick pillar, wood balustrade, stucco ceiling, and lamp hung from porch ceiling.

Distinguishing **second-floor** front features include: hipped roof with graduated tiles of mixed-color Vermont slate and exposed rafter ends; rolled-steel casement window with three diamond-pane leaves, center fixed; stone lintel over window; common prominent brick chimney; parapet gable party wall with decorative metal cap; and flat roof.



*Figure 29 – Style H example (3418 & 3444 Queen)*

## 21. STYLE II

Two-story, Tudor Revival row house with brick and stucco front; slate roof; and open porch with flat roof

Distinguishing **first-floor** front features include: flat-head door with twelve-lights and lower panel; brick façade; rolled-steel casement window with two eight-light leaves aside porch; stone lintel over window; open porch with flat roof, square wood pillars and brackets, wood balustrade, stucco ceiling, and lamp hung from porch ceiling.

Distinguishing **second-floor** front features include: slate roof with graduated tiles of mixed-color Vermont slate and exposed rafter ends; stucco and vertical timber elevation; dormer breaks cornice with [shed slate roof](#) and rolled-steel casement window with three eight-light leaves, center fixed; common prominent brick chimney; parapet gable party wall with decorative metal cap; and flat roof.



Figure 30 – Style II example (3430 & 3416 Queen)

## 22. STYLE I2

Two-story, Tudor Revival row house with brick and stucco front; slate roof; and open porch with flat roof.

Distinguishing **first-floor** front features include: flat-head door with twelve-lights and lower panel; brick façade; rolled-steel casement window with two eight-light leaves aside porch; stone lintel over window; open porch with flat roof, square wood pillars and brackets, wood balustrade, stucco ceiling, and lamp hung from porch ceiling.

Distinguishing **second-floor** front features include: slate roof with graduated tiles of mixed-color Vermont slate and exposed rafter ends; stucco and vertical timber elevation; dormer breaks cornice with [gable slate roof](#) and rolled-steel casement window with three eight-light leaves, center fixed; common prominent brick chimney; parapet gable party wall with decorative metal cap; and flat roof.



*Figure 31 – Style I2 example (3432 & 3438 Queen)*



### 23. STYLE J

Two-story, vernacular row house with brick front; and open porch with flat roof.

Distinguishing **first-floor** front features include: flat-head door with twelve-lights and lower panel; brick façade; double-hung wood window with round-arched upper sash casing aside porch; open porch with flat roof, square wood pillars and brackets, wood balustrade, stucco ceiling, and lamp hung from porch ceiling.

Distinguishing **second-floor** front features include: brick elevation; two six-over-six wood double-hung windows; brick beltcourse above soldier window lentils, common prominent brick chimney; and flat roof.



*Figure 32 – Style J example (3412 & 3436 Queen)*

## 24. STYLE K1

Two-story, Tudor Revival row house (end unit) with brick and stucco front; hipped slate roof; and open porch with hipped slate roof.

Distinguishing **first-floor** front features include: double flat-head doors with twelve-lights and lower panel; brick façade; rolled-steel casement window; stone lintel over window; open porch with [steeply-pitched](#) slate hipped roof, square wood pillars and brackets, wood balustrade, stucco ceiling, and lamp hung from porch ceiling.

Distinguishing **second-floor** front features include: hipped roof with graduated tiles of mixed-color Vermont slate and exposed rafter ends; stucco and vertical timber elevation; gabled wall dormer with slate roof over rolled-steel casement window with three eight-light leaves, center fixed; common prominent brick chimney; and flat roof.

Distinguishing **side** features include: brick first and second floor elevations, variety of stucco bays with timber; rolled-steel casement windows at each level; hipped roof extending along flat roof parapet; and small side yard. Please see style note for additional side elevation information for these two properties.



Figure 33 – Style K1 example (3422 Queen)

## 25. STYLE K2

Two-story, Tudor Revival row house (end unit) with brick and stucco front; hipped slate roof; and open porch finished with hipped slate roof.

Distinguishing **first-floor** front features include: double flat-head doors with twelve-lights and lower panel; brick façade; rolled-steel casement window aside porch; stone lintel over window; open porch with [shallow-pitched](#) slate hipped roof, square wood pillars and brackets, wood balustrade, stucco ceiling, and lamp hung from porch ceiling.

Distinguishing **second-floor** front features include: hipped roof with graduated tiles of mixed-color Vermont slate and exposed rafter ends; stucco and vertical timber elevation; gabled wall dormer with slate roof over rolled-steel casement window with three eight-light leaves, center fixed; [second dormer with slate hipped roof](#) and rolled-steel casement with diamond-pane leaded glass; common prominent brick chimney; and flat roof.

Distinguishing **forward side** features include: brick first floor with rolled-steel casement window; second floor stucco and timber bay with six-over-six double-hung, and slate hipped roof finishing bay.

Distinguishing **rearward side** features include: brick first floor with rolled-steel casement window; second floor stucco bay with six-over-six double-hung [confirm], and flat roof.



Figure 34 – Style K2 example (3446 Queen)



Figure 35 – Style K2 example (3424 Queen)

## 26. STYLE L1

Two-story, Tudor Revival row house ([end unit](#)), with stucco front, stucco gable elevation, slate cross gable roof, and open porch with [hipped](#) slate roof.

Distinguishing **first-floor** front features include: [flat-head door with nine-lights](#), uppers three lights forming arch at head, and lower panels; stucco façade; eight-over-eight double-hung window aside porch; open porch with [shallow-pitched](#) slate hipped roof, square wood pillars and brackets, wood balustrade, stucco ceiling, and lamp hung from porch ceiling; and common fieldstone chimney shaft raising toward shared gable.

Distinguishing **second-floor** front features include: cross gable roof with graduated tiles of mixed-color Vermont slate; common stucco gable façade with eight-over-eight double-hung wood window with round-arched upper sash casing; six-over-six double-hung wood window above porch; common prominent fieldstone chimney rising along middle of common stucco gable; and flat roof.

Distinguishing **forward side** features include: first level stucco bay with pent roof , three six-light casement leaves in bay's front and a six-over-six wood double-hung in each side; and additional first and second level six-over-six double-hung and casement windows in wall.

Distinguishing **rearward side** features include: two level stucco bay with mix of wood double-hung and casement windows, some with leaded diamond pane.



Figure 36 – Style L1 example (3407 Queen)

## 27. STYLE L2

Two-story, Tudor Revival row house, with stucco front, stucco gable elevation, slate cross gable roof, and open porch with [flat](#) roof.

Distinguishing **first-floor** front features include: [door with nine-lights](#), uppers three lights forming arch at head, and two lower panels; stucco façade; eight-over-eight double-hung window aside porch; open porch with [flat roof](#) with square wood pillars and brackets, wood balustrade, stucco ceiling, and lamp hung from porch ceiling; and common fieldstone chimney shaft raising toward shared gable.

Distinguishing **second-floor** front features include: cross gable roof with graduated tiles of mixed-color Vermont slate; common stucco gable façade with eight-over-eight double-hung wood window with round-arched upper sash casing; six-over-six double-hung wood window above porch; common prominent fieldstone chimney rising along middle of common stucco gable; parapet gable party walls with decorative metal cap; and flat roof.



Figure 37 – Style L2 example (3403 & 3411 Queen)



## 28. STYLE L3

Two-story, Tudor Revival row house ([end unit](#)), with stucco and brick accented front, stucco gable elevation with timber, slate cross gable roof, and open porch with exposed beams.

Distinguishing **first-floor** front features include: [round-arched plank door with diamond-pane leaded glass](#); stucco façade; [French window with two four-light leaves with balconet aside porch](#); open porch with slate gable roof with exposed beams, square wood pillars and brackets, wood balustrade, stucco ceiling, and lamp hung from façade; and common fieldstone chimney shaft raising toward shared gable.

Distinguishing **second-floor** front features include: cross gable roof with graduated tiles of mixed-color Vermont slate; common stucco gable façade with or without faux half-timber; rolled-steel casement window with two diamond-pane leaves; common prominent fieldstone chimney rising along middle of common stucco gable; and flat roof.

Distinguishing **forward side** features include: two story stucco bay with pent roof, first level having a six-over-six wood double-hung at each level on each side, three six-light casement leaves in first level front, and a pair of four-over-four wood double hungs at second level front; and additional first and second level six-over-six wood double-hung windows in side elevation [confirm].

Distinguishing **rearward side** features include: two level stucco bay with mix of wood double-hung and casement windows, some with leaded diamond pane.



Figure 38 – Style L3 example (3441 Queen)



Figure 39 – Style L3 example (3441 Queen)

## 29. STYLE L4

Two-story, Tudor Revival row house, with stucco and brick accented front, stucco gable elevation with timber, slate cross gable roof, and open porch with [truncated hipped roof](#).

Distinguishing **first-floor** front features include: [double door with ten-lights](#); [French window with two four-light leaves with balconet aside porch](#); open porch with [truncated hipped roof](#), square wood pillars and brackets, wood balustrade, stucco ceiling, exposed rafter ends, and lamp hung from porch ceiling; and common fieldstone chimney shaft raising toward shared gable.

Distinguishing **second-floor** front features include: cross gable roof with graduated tiles of mixed-color Vermont slate; common stucco gable façade with or without faux half-timber; rolled-steel casement window with [two](#) diamond-pane leaves; rolled-steel casement window with [one](#) diamond-pane sash in brick portion of façade; common prominent fieldstone chimney rising along middle of common stucco gable; and flat roof.



Figure 40 – Style L4 example (3439 & 3447 Queen)

### 30. STYLE L5

Two-story, Tudor Revival row house, with stucco and brick accented front, stucco gable elevation, slate cross gable roof, and open porch with [truncated hipped roof](#).

Distinguishing **first-floor** front features include: [Double doors with ten-lights each and flanked by five-light side lights](#); stucco façade; porch with [truncated hipped roof](#), square wood pillar, wood balustrade, stucco ceiling, exposed rafter ends, and lamp hung from porch ceiling.

Distinguishing **second-floor** front features include: cross gable roof with graduated tiles of mixed-color Vermont slate; common stucco gable façade with eight-over-eight double-hung wood window with round-arched upper sash casing; rolled-steel casement window with [one](#) diamond-pane leaves in brick portion of façade; [common brick chimney head at apex of common stucco gable](#); parapet gable party wall with metal cap; and flat roof.



Figure 41 – Style L5 example (3437 & 3429 Queen)

### 31. STYLE L6

Two-story, Tudor Revival row house, with stucco and brick accented front, stucco gable elevation, slate cross gable roof, and open porch with [hipped roof](#).

Distinguishing **first-floor** front features include: [Double doors with ten-lights each and flanked by five-light side lights](#); stucco façade; porch with hipped roof, square wood pillar, wood balustrade, stucco ceiling, and lamp hung from porch ceiling.

Distinguishing **second-floor** front features include: cross gable roof with graduated tiles of mixed-color Vermont slate; common stucco gable façade with eight-over-eight double-hung wood window with round-arched upper sash casing; rolled-steel casement window with two diamond-pane leaves in brick portion of façade; [common brick chimney head at apex of common stucco gable](#); parapet gable party wall with metal cap; and flat roof.



*Figure 42 – Style L6 example (3431 & 3435 Queen)*

## 32. PROPERTIES WITHOUT STYLE MATCH

Two properties do not have a style match, they are: 3433 Queen and 3400 Penn and are described below.

### 3433 Queen Lane

Two-story, Tudor Revival row house, with second floor bay window and slate gable roof.

This house is the center property of two groups of Tudor Revival houses with slate cross gable roofs. This house was said to have been erected by the developer to take advantage of an unexpectedly larger property throughway.

Distinguishing **first-floor** front features include: Tudor-arched plank door with diamond-pane leaded glass; stucco façade; rolled-steel casement window with four eight-light leaves with leaded diamond panes; pent slate eave; and hammered brass lamp affixed to façade.

Distinguishing **second-floor** front features include: gable roof with graduated tiles of mixed-color Vermont slate; bay window with lower stucco infill, rolled-steel casement windows with a total of five eight-light leaves and flat roof; two prominent brick chimneys; and flat roof.



Figure 43 – No Style, 3433 Queen

### 3400 Penn Street

Two-story, Tudor Revival row house with gable brick front and slate hipped roof.

Distinguishing **first-floor** front features include: brick façade; two rolled-steel casement windows, each with two leaves; and two round-arched, four-light fixed wooden windows.

Distinguishing **second-floor** front features include: brick gable elevation, hipped roof with graduated tiles of mixed-color Vermont slate; two rolled-steel casement windows with two leaves each; common prominent brick chimney; and flat roof.

Distinguishing **forward side** features include: first-floor five-leaf tapered wooden casement window; second floor dormer with gable slate roof, stucco inset panel and rolled-steel casement window with two operable eight-light leaves, and eight fixed lights.

Distinguishing **center side** features include: Tudor-arched plank door with diamond-pane leaded glass, facing rear; wooden brackets flanking door under eave; first floor rolled-steel casement windows; second floor stucco and faux half-timber elevation with rolled-steel casement window and hipped slate roof.

Distinguishing **rearward side** features include: brick garage projection with hipped slate roof and rolled-steel casement window; garage entry from rear.





*Figure 44 – No Style, 3400 Penn*

# APPENDIX B – STYLE ELEMENTS

3400 Midvale, Penn., & Queen

	Style	A1	A2	A3	A4	B1	B2	C1	C2	D1	D2	D3	D4	D5	E1	E2	E3	C1	C2	H	I1	I2	J	K1	K2	L1	L2	L3	L4	L5	L6	
First Floor Front	First level brick façade	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•															
	First level stucco façade																									•	•	•	•	•	•	
	First level fieldstone façade																		•	•												
	Flat-head panel door (single or double)																			•	•	•	•	•	•				•	•	•	
	Round-arched plank or panel door					•	•									•	•	•								•	•	•				
	Tudor-arched plank door	•	•	•	•			•	•	•	•	•	•	•	•																	
	Segmental-arched plank door																															
	Neoclassical paneled door (possible transom or pediment)																		•	•												
	French window and balcony																											•	•	•		
	First floor steel casement window with two eight-light sashes																				•	•	•	•	•	•						
	First floor steel casement window with three eight-light sashes																		•													
	First floor steel casement window with four eight-light sashes (possible transom)		•	•	•	•	•	•	•				•	•	•	•	•	•		•												
	First floor steel casement window with five eight-light sashes (possible transom)	•			•						•	•															•	•				
	First level cathedral bay with leaded diamond pane casement banks																															
	First floor wood six/six, double-hung window																			•				•								
	Porch with flat roof																				•	•	•	•	•			•				
	Porch with hipped roof																								•	•	•					•
	Porch with truncated hipped roof																													•	•	
	Porch with gable roof																												•			
First floor lamp affixed to wall	•	•	•	•			•	•	•	•	•	•	•	•	•	•	•		•	•												
First floor lamp hung from gable support					•	•																										
First floor lamp hung from porch ceiling or eave																				•	•	•	•	•	•	•	•	•	•	•	•	
Second Floor Front	Second floor mansard roof with graduated Vermont slate	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						•	•					
	Second floor gable roof with graduated Vermont slate																											•	•	•	•	
	Second floor truncated jerkinhead roof with graduated Vermont slate																			•				•	•							
	Second floor pent roof with graduated Vermont slate																															
	Second floor stucco elevation (with or without timber)																				•	•		•	•	•	•	•	•	•	•	
	Second floor fieldstone gable elevation (no dormer)																			•												
	Second floor brick gable elevation (no dormer)																															
	Second floor steel casement in dormer with two operable eight-light sashes																				•	•	•		•							
	Second floor steel casement in dormer w/ two operable eight-light sashes, and eight fixed lights	•	•	•	•	•	•									•	•		•	•		•	•		•	•						
	Second floor steel casement in dormer with one leaded diamond pane casement																													•	•	
	Second floor steel casement in dormer with two leaded diamond pane sashes							•	•																	•			•	•	•	
	Second floor steel casement in dormer with three leaded diamond pane sashes																				•											
	Second floor steel casements pairs in in brick facade with two eight-light sashes each																															
	Second floor steel casements pairs in dormer w/ two eight-light sashes each, divided wall panel										•	•	•	•	•	•																
	Second floor dormer finished with hipped slate roof and wood fascias	•	•				•	•	•	•	•	•	•	•	•					•							•					
	Second floor dormer (or gablet) finished with gable slate roof and wood fascias			•	•	•																	•		•	•						
	Second floor dormer finished with shed roof and wood fascias																						•									
	Second floor wood leaded diamond pane double-hung window																															
	Second floor wood six/six, double-hung window																			•				•								
Second floor wood six/six, double-hung wood window with round-arched upper sash casing							•	•																								
Second floor wood eight/eight, double-hung wood window with round-arched upper sash casing																																
Facade	Common gable with two discrete horizontal wood beam supports					•	•																									
	Common stucco gable							•																								
	Common brick gable								•																							
	Common prominent chimney	•	•	•	•	•	•	•	•												•	•	•	•	•	•	•	•	•	•	•	
Side	First or second floor stucco step-out									•															•	•						
	First or second floor brick step-out										•	•	•	•																		
	First or second floor bay																															
Notes	Please see detailed style description for additional information									•	•	•	•																			
	Please see Property Details section for style irregularity													•						•												

- Indicates existence of feature
- Indicates intra-style differences
- Indicates style irregularity (feature may or may not be present), see Property Details section

# APPENDIX C – STYLE PATTERNS

---

## MIDVALE AVENUE

---

### MIDVALE – ODD-NUMBERED SIDE

#### Midvale Avenue

Odd	Primary Style	
	F	G
3401		H
3403		H
3405		H
3407		H
3409		H
3411		9
3413		9
3415		9
3417		9
3419		9
3421	H	
3423	H	
3425	H	
3427	H	
3429	H	
3431	H	
3433	H	
3435	H	
3437	H	
3439	H	
3441	H	
3443	H	
3445	H	
3447	H	
3449	9	
3451	9	
3453	9	
3455	9	
3457	9	
3459	9	
3461	9	
3463	9	
3465	9	
3467	9	
3469	9	
3471	9	
3473	9	
3475	9	

#### Midvale Avenue

Odd	Sub-style		
	F	G1	G2
3401			H
3403		H	
3405		H	
3407			H
3409		H	
3411		9	
3413			9
3415		9	
3417		9	
3419			9
3421	H		
3423	H		
3425	H		
3427	H		
3429	H		
3431	H		
3433	H		
3435	H		
3437	H		
3439	H		
3441	H		
3443	H		
3445	H		
3447	H		
3449	9		
3451	9		
3453	9		
3455	9		
3457	9		
3459	9		
3461	9		
3463	9		
3465	9		
3467	9		
3469	9		
3471	9		
3473	9		
3475	9		

## MIDVALE – EVEN-NUMBERED SIDE

### Midvale Avenue

Even	Primary Style			
	A	B	D	E
3400	H			
3402	H			
3404		H		
3406		H		
3408	H			
3410				H
3412	H			
3414	H			
3416		H		
3418		H		
3420	H			
3422				H
3424			H	
3426			H	
3428			H	
3430			9	
3432			9	
3434			9	
3436				9
3438	9			
3440		9		
3442		9		
3444	9			
3446	9			
3448				9
3450	9			
3452		9		
3454		9		
3456	9			
3458	9			

### Midvale Avenue

Even	Sub-Style				
	A2	A3	B2	D5	E1
3400	H				
3402		H			
3404			H		
3406			H		
3408	H				
3410					H
3412	H				
3414		H			
3416			H		
3418			H		
3420	H				
3422					H
3424				H	
3426				H	
3428				H	
3430				9	
3432				9	
3434				9	
3436					9
3438	9				
3440			9		
3442			9		
3444		9			
3446	9				
3448					9
3450	9				
3452			9		
3454			9		
3456		9			
3458	9				

## WEST PENN STREET

### PENN – ODD-NUMBERED SIDE

Penn Street

Odd	Primary Style			
	A	B	C	D
3401				H
3403	H			
3405	H			
3407	H			
3409		H		
3411		H		
3413	H			
3415			H	
3417			9	
3419	9			
3421		9		
3423		9		
3425	9			
3427	9			
3429	9			
3431				9
3433				H
3435	H			
3437	H			
3439	H			
3441	H			
3443			H	
3445			H	
3447	H			
3449	9			
3451	9			
3453		9		
3455		9		
3457	9			
3459	9			
3461	9			
3463				9

Penn Street

Odd	Sub-style							
	A1	A2	A3	A4	B1	B2	C1	C2
3401								
3403			○					
3405		○						
3407			○					
3409						○		
3411					○			
3413		○						
3415								○
3417								○
3419		○						
3421						○		
3423					○			
3425		○						
3427			○					
3429		○						
3431								○
3433								○
3435			○					
3437		○						
3439			○					
3441	○							
3443								○
3445								○
3447	○							
3449	○							
3451				○				
3453						○		
3455					○			
3457	○							
3459				○				
3461		○						
3463								○



## PENN – EVEN-NUMBERED SIDE

Penn Street

Even	Primary Style				
	A	B	C	D	N/S
3400					○
3402	H				
3404		H			
3406		H			
3408	H				
3410			H		
3412			H		
3414	○				
3416	○				
3418	9				
3420		9			
3422		9			
3424	9				
3426			9		
3428			9		
3430				○	
3432				H	
3434	H				
3436		H			
3438		H			
3440	H				
3442	H				
3444		H			
3446		H			
3448	H				
3450				H	
3452				9	
3454	9				
3456		9			
3458		9			
3460	9				
3462	9				
3464		9			
3466		9			
3468	9				
3470	9				
3472				9	

Penn Street

Even	Sub-style													N/S
	A1	A2	A3	A4	B1	B2	C1	C2	D1	D2	D3	D4		
3400														○
3402		○												
3404					○									
3406						○								
3408	○													
3410							○							
3412							○							
3414	○													
3416			○											
3418			○											
3420						○								
3422							○							
3424	○													
3426								○						
3428								○						
3430										○				
3432										○				
3434	H													
3436							H							
3438							H							
3440			H											
3442			H											
3444							H							
3446							H							
3448	H													
3450											H			
3452											9			
3454	9													
3456						9								
3458					9									
3460			9											
3462			9											
3464					9									
3466						9								
3468	9													
3470	○													
3472														○

## WEST QUEEN LANE

### QUEEN – ODD-NUMBERED SIDE

#### Queen Lane

Odd	Primary Style				
	A	B	E	L	N/S
3401				○	
3403				○	
3405				○	
3407				○	
3409				○	
3411				○	
3413				○	
3415				○	
3417				○	
3419				○	
3421				○	
3423				○	
3425				○	
3427				○	
3429				○	
3431				○	
3433					○
3435				○	
3437				○	
3439				○	
3441				○	
3443				○	
3445				○	
3447				○	
3449				○	
3451			H		
3453	H				
3455		H			
3457		H			
3459			H		
3461			9		
3463		9			
3465		9			
3467	9				
3469			9		

#### Queen Lane

Odd	Sub-style										
	A2	B2	E2	E3	L1	L2	L3	L4	L5	L6	N/S
3401					H						
3403						H					
3405						9					
3407					9						
3409					H						
3411						H					
3413						9					
3415					9						
3417					H						
3419						H					
3421						9					
3423					9						
3425							H				
3427								H			
3429									H		
3431										H	
3433											○
3435										9	
3437									9		
3439								9			
3441							9				
3443							H				
3445								H			
3447								9			
3449							9				
3451				H							
3453	H										
3455		H									
3457		H									
3459			H								
3461				9							
3463		9									
3465		9									
3467	9										
3469				9							

## QUEEN – EVEN-NUMBERED SIDE

Queen Lane

Queen Lane

Primary Style									Sub-style															
Even	A	B	C	D	H	I	J	K	Even	A1	A2	A4	B1	B2	C2	D2	D3	H	I1	I2	J	K1	K2	
3400								H	3400														○	
3402					H				3402									H						
3404					H				3404									H						
3406						H			3406										H					
3408						H			3408											H				
3410							H		3410												H			
3412							H		3412													H		
3414						H			3414												H			
3416						H			3416										H					
3418					H				3418									H						
3420					H				3420									H						
3422								H	3422														○	
3424								9	3424															○
3426					9				3426									9						
3428					9				3428									9						
3430						9			3430										9					
3432						9			3432											9				
3434							9		3434												9			
3436							9		3436													9		
3438						9			3438											9				
3440						9			3440										9					
3442					9				3442									9						
3444					9				3444									9						
3446								9	3446															○
3448				H					3448								○							
3450		H							3450															
3452		H							3452															
3454	H								3454															
3456	H								3456	○														
3458	H								3458		○													
3460				H					3460															
3462				9					3462															
3464	9								3464		○													
3466	9								3466															
3468	9								3468	○														
3470		9							3470															
3472		9							3472															
3474				9					3474															

# APPENDIX D – PROPERTY OWNERSHIP

The following list represents ownership on file with the Board of Revision of published Taxes Record as of February 18.

Number	Street	BRT #	Owner(s)
3400	Midvale	<a href="#">383031900</a>	Gold Robin D,
3401	Midvale	<a href="#">383039600</a>	Amy, Kazakidis Emmanuel
3402	Midvale	<a href="#">383032000</a>	Cherry Spencer, Kase Gail
3403	Midvale	<a href="#">383039700</a>	Brubaker Harold L, Mc Ilvaine Deborah J
3404	Midvale	<a href="#">383032100</a>	Rose Pauline L,
3405	Midvale	<a href="#">383039800</a>	Wilkinson Mary Pat,
3406	Midvale	<a href="#">383032200</a>	Hetzer Benjamin B, Lerner Elizabeth D
3407	Midvale	<a href="#">383039900</a>	Guilday Christine A,
3408	Midvale	<a href="#">383032300</a>	Way Ruth,
3409	Midvale	<a href="#">383040000</a>	Besaw Michael J,
3410	Midvale	<a href="#">383032400</a>	Ecker Linda,
3411	Midvale	<a href="#">383040100</a>	Davidov Virginia A, Jacobs Margaret E
3412	Midvale	<a href="#">383032500</a>	Tomlinson Jean B,
3413	Midvale	<a href="#">383040200</a>	Phillips Barbara L,
3414	Midvale	<a href="#">383032600</a>	Reiff Alice B, Reiff John J Jr
3415	Midvale	<a href="#">383040300</a>	Steppacher Robert C,
3416	Midvale	<a href="#">383032700</a>	Zuggi Sandra Colainanni,
3417	Midvale	<a href="#">383040400</a>	Katherine, Stephen Francis Brogan
3418	Midvale	<a href="#">383032800</a>	Stilley Claire L,
3419	Midvale	<a href="#">383040500</a>	Dykstra Gregory J, Dykstra Lisa C
3420	Midvale	<a href="#">383032900</a>	Song Ann,
3421	Midvale	<a href="#">383040600</a>	New Arnold L, Shelley
3422	Midvale	<a href="#">383033000</a>	Clark Dina M,
3423	Midvale	<a href="#">383040700</a>	Senoff David S,
3424	Midvale	<a href="#">383033100</a>	F Joseph Lo Castro,

<b>Number</b>	<b>Street</b>	<b>BRT #</b>	<b>Owner(s)</b>
3425	Midvale	<a href="#">383040800</a>	Wilkerson Edward L, Wilkerson Janet S
3426	Midvale	<a href="#">383033200</a>	Fede Salvatore G,
3427	Midvale	<a href="#">383040900</a>	Mahdavi Maryam,
3428	Midvale	<a href="#">383033300</a>	Pontone Nancy D,
3429	Midvale	<a href="#">383041000</a>	Alexander Charles K, Alexander Gwendolyn N
3430	Midvale	<a href="#">383033400</a>	Rhoads Wendelyn H,
3431	Midvale	<a href="#">383041100</a>	Morris William R,
3432	Midvale	<a href="#">383033500</a>	Mueller Charles L,
3433	Midvale	<a href="#">383041200</a>	Martin Lloyd O,
3434	Midvale	<a href="#">383033600</a>	Buzniak Dolores R,
3435	Midvale	<a href="#">383041300</a>	Mary Catherine, Sharrar William G
3436	Midvale	<a href="#">383033700</a>	Cross Caryn S,
3437	Midvale	<a href="#">383041400</a>	Hopson Carole L, Hopson Ronald C
3438	Midvale	<a href="#">383033800</a>	Fay Eleanor C Hing,
3439	Midvale	<a href="#">383041500</a>	Phillips Dale A, Rebecca A
3440	Midvale	<a href="#">383033900</a>	Lander Ronald N,
3441	Midvale	<a href="#">383041600</a>	Weinstock Richard,
3442	Midvale	<a href="#">383034000</a>	Matik Mark,
3443	Midvale	<a href="#">383041700</a>	Foster Sarah C, Heinz Eric A
3444	Midvale	<a href="#">383034100</a>	Potts Lee F,
3445	Midvale	<a href="#">383041800</a>	Schoch Deborah S, Whitman Scott A
3446	Midvale	<a href="#">383034200</a>	Mayes Gregory L, Mayes Suzanne S
3447	Midvale	<a href="#">383041900</a>	Morgan Nancy W,
3448	Midvale	<a href="#">383034300</a>	Day Christopher J, Day Kelly A
3449	Midvale	<a href="#">383042000</a>	Lacheen Helen Marie,
3450	Midvale	<a href="#">383034400</a>	Moreau Scott N, Moreau Vickylee M
3451	Midvale	<a href="#">383042100</a>	Rose Ellen L,
3452	Midvale	<a href="#">383034500</a>	Goldman Murray C, Goldman Rosemary R
3453	Midvale	<a href="#">383042200</a>	Brano Robert W,
3454	Midvale	<a href="#">383034600</a>	Mc William Jean I,
3455	Midvale	<a href="#">383042300</a>	Kathryn J, Keenze Marvin H
3456	Midvale	<a href="#">383034700</a>	Korizi Kalliopi,



<b>Number</b>	<b>Street</b>	<b>BRT #</b>	<b>Owner(s)</b>
3457	Midvale	<a href="#">383042400</a>	Donnelly Joanne M,
3458	Midvale	<a href="#">383034800</a>	Kolker Jerome D,
3459	Midvale	<a href="#">383042500</a>	Harris Margaret,
3461	Midvale	<a href="#">383042600</a>	Oosterhart Creg Richard,
3463	Midvale	<a href="#">383042700</a>	Meighan Megan A,
3465	Midvale	<a href="#">383042800</a>	King Timothy Tr, Paisley Frederick W Tr
3467	Midvale	<a href="#">383042900</a>	Bennett Phillip C, Schaller Joseph G
3469	Midvale	<a href="#">383043000</a>	Arthur P Mc Dowell, Faith J
3471	Midvale	<a href="#">383043100</a>	Ludwig Robert M, Westfall April G
3473	Midvale	<a href="#">383043200</a>	Esther R Sylvester,
3475	Midvale	<a href="#">383043300</a>	Emmanuel C Besa,
3400	Penn	<a href="#">383013400</a>	Gauaghan Theresa,
3401	Penn	<a href="#">383021700</a>	Durkin Heather N, Durkin Timothy Joseph Jr
3402	Penn	<a href="#">383013500</a>	Langston Owen, Wilcox Robyn
3403	Penn	<a href="#">383021800</a>	Greenwood Lisa Beth,
3404	Penn	<a href="#">383013600</a>	Jones Jesse C,
3405	Penn	<a href="#">383021900</a>	Selgrath Dorothy M,
3406	Penn	<a href="#">383013700</a>	Knight Robert A,
3407	Penn	<a href="#">383022000</a>	Lybecker Kristina M,
3408	Penn	<a href="#">383013800</a>	Patricia M, Sorenson John H
3409	Penn	<a href="#">383022100</a>	Mc Beth Catherine P,
3410	Penn	<a href="#">383013900</a>	Linso Gerald, Weidner Beatrice
3411	Penn	<a href="#">383022200</a>	John D Morrison,
3412	Penn	<a href="#">383014000</a>	Cortez Roy D,
3413	Penn	<a href="#">383022300</a>	Thomas Wylie A,
3414	Penn	<a href="#">383014100</a>	3414 General Partnership,
3415	Penn	<a href="#">383022400</a>	Mc Dermott Diana,
3416	Penn	<a href="#">383014200</a>	Moore S Barbara,
3417	Penn	<a href="#">383022500</a>	Adair Alan, Adair James
3418	Penn	<a href="#">383014300</a>	Corbett Daniel M,
3419	Penn	<a href="#">383022600</a>	Curci Gregory S,
3420	Penn	<a href="#">383014400</a>	Bader Rachel, Lozano Philip

<b>Number</b>	<b>Street</b>	<b>BRT #</b>	<b>Owner(s)</b>
3421	Penn	<a href="#">383022700</a>	June S, Philip E Mc Intyre
3422	Penn	<a href="#">383014500</a>	Brady Ann Marie A,
3423	Penn	<a href="#">383022800</a>	Flegal Rebecca,
3424	Penn	<a href="#">383014600</a>	Nise Kimberly A,
3425	Penn	<a href="#">383022900</a>	Colaianne Janet,
3426	Penn	<a href="#">383014700</a>	Doron Maureen, Doron Nathan D
3427	Penn	<a href="#">383023000</a>	Grunwald Heidi,
3428	Penn	<a href="#">383014800</a>	Doubleday Edmund C,
3429	Penn	<a href="#">383023100</a>	Sutton Carolyn C S/W,
3430	Penn	<a href="#">383014900</a>	Mercer Norma C,
3431	Penn	<a href="#">383023200</a>	Debra, Homentowski Edward C
3432	Penn	<a href="#">383015000</a>	Morax Marcelle,
3433	Penn	<a href="#">383023300</a>	Grassi Ronald,
3434	Penn	<a href="#">383015100</a>	Barnsteiner Jane H S/W,
3435	Penn	<a href="#">383023400</a>	Hazeltine Glenna M,
3436	Penn	<a href="#">383015200</a>	Bell Marcella L,
3437	Penn	<a href="#">383023500</a>	Durkin Audrey B, Durkin Dennis M
3438	Penn	<a href="#">383015300</a>	Mullen Deirdre M,
3439	Penn	<a href="#">383023600</a>	Braxton Heather,
3440	Penn	<a href="#">383015400</a>	Grace Janet K,
3441	Penn	<a href="#">383023700</a>	Chen Mark F,
3442	Penn	<a href="#">383015500</a>	Gunther Angie M,
3443	Penn	<a href="#">383023800</a>	Foehl Sandra A,
3444	Penn	<a href="#">383015600</a>	Cugini John Kevin,
3445	Penn	<a href="#">383023900</a>	Ackerman Kathryn E,
3446	Penn	<a href="#">383015700</a>	Charles J Getter, Wanda
3447	Penn	<a href="#">383024000</a>	Sanford Jody S, Sweeney Gerard J
3448	Penn	<a href="#">383015800</a>	Gabage John B,
3449	Penn	<a href="#">383024100</a>	Merton Helen M,
3450	Penn	<a href="#">383015900</a>	Kelly Thomas J, Susan L
3451	Penn	<a href="#">383024200</a>	Devito Stephen Jr,
3452	Penn	<a href="#">383016000</a>	Wilson Geraldine M Tr, Wilson Raymond M Tr

<b>Number</b>	<b>Street</b>	<b>BRT #</b>	<b>Owner(s)</b>
3453	Penn	<a href="#"><u>383024300</u></a>	Anne B, Antiskay Stanley Jr
3454	Penn	<a href="#"><u>383016100</u></a>	Botel Morton,
3455	Penn	<a href="#"><u>383024400</u></a>	Kelly John J, Radcliffe Katherine W
3456	Penn	<a href="#"><u>383016200</u></a>	Dorothyl Storm,
3457	Penn	<a href="#"><u>383024500</u></a>	Ellner Stephen,
3458	Penn	<a href="#"><u>383016300</u></a>	Scott Eileen M, Scott Lizann M
3459	Penn	<a href="#"><u>383024600</u></a>	Lynn Russell R, Patricia A
3460	Penn	<a href="#"><u>383016400</u></a>	Radich Sandra J,
3461	Penn	<a href="#"><u>383024700</u></a>	Terranova Marie Anastasia,
3462	Penn	<a href="#"><u>383016500</u></a>	Walter Jody,
3463	Penn	<a href="#"><u>383024800</u></a>	Goodheart Bernard J,
3464	Penn	<a href="#"><u>383016600</u></a>	Brandreth Patricia, Brandreth Scott
3466	Penn	<a href="#"><u>383016700</u></a>	Harris Cathleen L,
3468	Penn	<a href="#"><u>383016800</u></a>	Nancy M Pigford,
3470	Penn	<a href="#"><u>383016900</u></a>	Schramek Carol, Schramek Charles
3472	Penn	<a href="#"><u>383017000</u></a>	Heenan Mary E,
3400	Queen	<a href="#"><u>382145900</u></a>	Land Jennifer M,
3401	Queen	<a href="#"><u>383005600</u></a>	Benjamin Roberta A, Schneider Robert A
3402	Queen	<a href="#"><u>382146000</u></a>	Gallagher Sara M,
3403	Queen	<a href="#"><u>383005700</u></a>	Flynn Deborah,
3404	Queen	<a href="#"><u>382146100</u></a>	Shipon Janice L,
3405	Queen	<a href="#"><u>383005800</u></a>	Lisby Deeann S,
3406	Queen	<a href="#"><u>382146200</u></a>	Armstrong Deborah A,
3407	Queen	<a href="#"><u>383005900</u></a>	Shovlin Brian J, Yusem Hope R
3408	Queen	<a href="#"><u>382146300</u></a>	Dicesari Roseanne E,
3409	Queen	<a href="#"><u>383006000</u></a>	Iacobacci Michael V,
3410	Queen	<a href="#"><u>382146400</u></a>	Dicesari Christina Lynn,
3411	Queen	<a href="#"><u>383006100</u></a>	Lopez Alfredo J,
3412	Queen	<a href="#"><u>382146500</u></a>	Knowles Adrien D,
3413	Queen	<a href="#"><u>383006200</u></a>	Boles Jean M, Boles Michael C
3414	Queen	<a href="#"><u>382146600</u></a>	Jean E, Joseph A Wagner
3415	Queen	<a href="#"><u>383006300</u></a>	Allan D Feldman,

<b>Number</b>	<b>Street</b>	<b>BRT #</b>	<b>Owner(s)</b>
3416	Queen	<a href="#">382146700</a>	Betty Jane, Joseph M Caruso
3417	Queen	<a href="#">383006400</a>	Julia, Robert C Edwards
3418	Queen	<a href="#">382146800</a>	Heflin Gregory T,
3419	Queen	<a href="#">383006500</a>	Harold Bickel 3rd,
3420	Queen	<a href="#">382146900</a>	Kane Elizabeth A,
3421	Queen	<a href="#">383006600</a>	Urbinerew D, Urbine Jacqueline A
3422	Queen	<a href="#">382147000</a>	Stapleton Patrick J 3rd,
3423	Queen	<a href="#">383006700</a>	Grimes Daniel, Grimes Roberta
3424	Queen	<a href="#">382147100</a>	Campbell Edward G,
3425	Queen	<a href="#">383006800</a>	Cotter Logan Joan E, Logan Joan E Cotter
3426	Queen	<a href="#">382147200</a>	Linda Spector,
3427	Queen	<a href="#">383006900</a>	Lynch Leo P,
3428	Queen	<a href="#">382147300</a>	Charles W Welsh, Marion
3429	Queen	<a href="#">383007000</a>	Weigand Joan A,
3430	Queen	<a href="#">382147400</a>	Smith Nancy P,
3431	Queen	<a href="#">383007100</a>	Elizabeth, Thos J Connolly
3432	Queen	<a href="#">382147500</a>	Stewart Daphne A,
3433	Queen	<a href="#">383007200</a>	James B Kelly, Mildred
3434	Queen	<a href="#">382147600</a>	Azzoni Livio, Mcbride Darrin
3435	Queen	<a href="#">383007300</a>	John Chicchi,
3436	Queen	<a href="#">382147700</a>	Stanley D Hiriak,
3437	Queen	<a href="#">383007400</a>	Distefano Rosemare E, Distefano Anthony J
3438	Queen	<a href="#">382147800</a>	Adam Sean,
3439	Queen	<a href="#">383007500</a>	Mary R Ladden, Rita B Ladden
3440	Queen	<a href="#">382147900</a>	Mooch James T Iii,
3441	Queen	<a href="#">383007600</a>	Eva M, Lanzy F Mangino
3442	Queen	<a href="#">382148000</a>	Cg P Associates Llc,
3443	Queen	<a href="#">383007700</a>	Laughlin James C, Laughlin Jennifer A
3444	Queen	<a href="#">382148100</a>	Edinburg Evelyn,
3445	Queen	<a href="#">383007800</a>	Godfrey Robin B,
3446	Queen	<a href="#">382148200</a>	Fairman Gail,
3447	Queen	<a href="#">383007900</a>	Anna M, George S Slys

<b>Number</b>	<b>Street</b>	<b>BRT #</b>	<b>Owner(s)</b>
3448	Queen	<a href="#"><u>382148300</u></a>	Saunders John Albert, Saunders Zoe Rena
3449	Queen	<a href="#"><u>383008000</u></a>	Distefano Augustine J, Dolores
3450	Queen	<a href="#"><u>382148400</u></a>	Lanzdorf Matthew W, Lanzdorf Theresa H
3451	Queen	<a href="#"><u>383008100</u></a>	Mahoney Eileen Mary,
3452	Queen	<a href="#"><u>382148500</u></a>	Kolesar Anne,
3453	Queen	<a href="#"><u>383008200</u></a>	Messick Jane E,
3454	Queen	<a href="#"><u>382148600</u></a>	Josephine T, William H Powell
3455	Queen	<a href="#"><u>383008300</u></a>	Tebera Jennifer A,
3456	Queen	<a href="#"><u>382148700</u></a>	Sundaram Cheri L, Sundaram Senthil
3457	Queen	<a href="#"><u>383008400</u></a>	Goldberg Diana B-Hoff,
3458	Queen	<a href="#"><u>382148800</u></a>	Ross Jonathon M, Ross Rebecca E
3459	Queen	<a href="#"><u>383008500</u></a>	Brackett Debra L,
3460	Queen	<a href="#"><u>382148900</u></a>	Siegel Carolyn B,
3461	Queen	<a href="#"><u>383008600</u></a>	Friedman Jeffrey, Friedman Jennifer
3462	Queen	<a href="#"><u>382149000</u></a>	Dulaney Betty Jo, Dulaney William P
3463	Queen	<a href="#"><u>383008700</u></a>	Hawkins John C, Hawkins Julie G
3464	Queen	<a href="#"><u>382149100</u></a>	Catherine A Rodgers, Helen P Rodgers
3465	Queen	<a href="#"><u>383008800</u></a>	Buffone Nicholas J, Salvucci Lucy T
3466	Queen	<a href="#"><u>382149200</u></a>	Horwitz Donna Lee,
3467	Queen	<a href="#"><u>383008900</u></a>	Spaeth Christopher P, Spaeth Julie B
3468	Queen	<a href="#"><u>382149300</u></a>	Williams Philip E,
3469	Queen	<a href="#"><u>383009000</u></a>	Bernadette, Mc Laughlin Francis
3470	Queen	<a href="#"><u>382149400</u></a>	Sowerby George W Jr,
3472	Queen	<a href="#"><u>382149500</u></a>	Yannatell Sandra L,
3474	Queen	<a href="#"><u>382149600</u></a>	Heller Chris A, Klitsch Charles J