

3440 W. Penn Street
Public Comment

3440 W Penn Street Public Comments

From Grace, Janet <Janet.Grace@jll.com>
Date Mon 4/20/2026 11:32 AM
To preservation <preservation@Phila.gov>

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To Whom it May Concern,

- I am the former homeowner of 3440 West Penn Street.
- I was part of the team of homeowners that created the Nomination for the East Falls Tudor Historic District in 2008.
- I purchased the home in 2000 for \$95,000.00 and sold the home in 2009 for \$270,000, effectively tripling the value of the home in 9 years.
- I spent approximately \$60K to repaint the home, restore the slate roof, lead line the chimney, and make other improvements to the home that aligned and were respectful of the home's historic character.
- The windows that were recently replaced by the current homeowners were a feature of the home which I left intact as they were functional as well as beautiful and were made of steel.
- I am writing to encourage the Historical Commission to deny the approval to legalize the replacement windows that the current owners recently installed without consulting the Historic Commission or obtaining a Permit.
- We would be well served as a community to keep this wonderful home as originally designed in the fabric of our East Falls Neighborhood, as treasures such as this home contribute to Philadelphia's recognition as the only UNESCO World Heritage City in the United States.
- To legalize these windows, which were installed illegally sets a dangerous precedent and reduces the cultural as well as the monetary value of the homes on the Tudor Historic District.

Thank you for considering my comments

Janet Grace



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Public Comment - 3440 W. Penn St. - Oppose Request to Legalize Replacement Windows

From johncugini@gmail.com <johncugini@gmail.com>

Date Sun 4/19/2026 12:31 AM

To preservation <preservation@Phila.gov>

Cc Kim Chantry <Kim.Chantry@Phila.gov>

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Public Comment – 3440 W. Penn St. – Oppose Request to Legalize Replacement Windows

I would like to comment on the application to legalize replacement windows at 3440 W. Penn Street. The owner did not follow the process required by the Historical Commission, resulting in non-conforming windows being installed on this contributing property. Steel casement windows—with their specific layout—remain a defining feature of the district and were originally installed on all properties within the district.

The non-conforming replacement windows differ substantially from the originals in their number and arrangement of lights, their failure to simulate true divided lights, and their thick casement sashes. Given these non-conforming attributes, and because appropriate replacement windows are available and have previously been approved by the Historical Commission, I oppose legalizing the non-conforming windows recently installed at 3440 W. Penn Street.

I believe the Architectural Committee’s recommendation on these windows will set an important precedent for the most vulnerable feature of the district. Denying legalization would reinforce the principle that “an ounce of prevention is worth a pound of cure,” emphasizing the necessity of following the Commission’s review process to preserve the district’s character. By contrast, approving the non-conforming windows, or making a contorted accommodation, would signal an “easier to ask forgiveness than permission” approach, possibly emboldening owners to alter contributing features without seeking prior review.

Regardless of the Historical Commission’s final determination, it is unfortunate that this property has lost an original set of steel casement windows. Having personally restored nearly a dozen sets of steel windows within the Tudor East Falls Historic District, I have never encountered a set beyond restoration.

Sincerely,
John Cugini
Tudor East Falls Historic District Nomination Lead Author

April 17, 2026

To the Philadelphia Historical Commission and Kim Chantry

RE: 3440 W. Penn Street

As a neighbor and owner in the Tudor East Falls Historic District, I am distressed to see quality original materials in the form of rolled steel casement windows replaced on the façade of 3440 W. Penn Street. These windows are character defining elements that make the neighborhood historic and charming.

Many property owners in the district are helping to keep the neighborhood appeal but the owners of 3440 W. Penn Street have made a poor decision to replace original windows with cheap vinyl ones. They were ill informed and negligent not to contact the Philadelphia Historical Commission staff that are readily available to help support the maintenance of these historic homes. Not only that, the owners failed to request an L&I permit when changing windows in an historic district.

This lack of civic pride and initiative should not be condoned and the owners should be required to replace the newly installed windows with those that “will match the old in design, color, texture, and where possible materials”. It sets a bad precedent when regulations are not enforced. It effects not only the individual house but the quality of the neighborhood.

The claim of an emergency by the owners is specious. The owners themselves have created a crisis for the Tudor East Falls Historic District that needs to maintain its architectural integrity. Please direct the owners to replace the newly installed vinyl windows with replacement windows that match the old. Better still, they could rehab and install original rolled steel casement windows that neighbors have salvaged.

Thank you for your considering my comments,

Nancy Pontone
3428 Midvale Ave.
Philadelphia, PA 19129

April 21st Meeting - Public Comment

From Ed Doubleday <ed@doubledaydesign.com>

Date Tue 4/14/2026 9:38 PM

To preservation <preservation@Phila.gov>; Kim Chantry <Kim.Chantry@Phila.gov>

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To the Board and Kim:

I am responding to the request for public comment for the April 21st meeting concerning the acceptance of the revisions to 3440 W. Penn Street.

I am a neighbor on this particular block and have been pleased with the overall historic district designation in hopes that it would preserve the integrity and character of this very special neighborhood. Many of my neighbors felt compelled to move here because of the special attributes, but unfortunately once here, they seem to want to alter, remove, damage, ruin or otherwise change the very attributes that drove them here initially. Makes no sense.

Anyway, the owner of 3440 W. Penn has removed beautiful, and to my knowledge functioning, original windows. This is not the first time poorly executed renovations have taken place because a segmental block wall was constructed in the garden which is most definitely not in keeping with the historic character. So, first the wall, then cheap vinyl replacement windows. The quality of the workmanship is so poor that instead of proper wood trim around the windows, rough 2x4 lumber was used. The vinyl windows are of the lowest grade possible. These events tell me that this owner is indifferent to the historic designation and has not, and most likely will not, adhere to it. Many neighbors have come to me to complain about this disgrace.

In conclusion, I would not like to see him "get away with it" and be allowed to keep these unsuitable windows. These alterations have degraded the entire neighborhood. My hope is that the historic commission stands firm and the owner is forced to replace them. Otherwise, what is the point to having a Historic Commission if owners can just do what they want anyway.

Thank you for considering my comments,

Ed Doubleday

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Edmund Doubleday, P.E., LEED-AP
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Philadelphia, PA 19129
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