

Historical Architectural Review Board COA Preliminary Review Sheet

HDC-2025-00086

Address: 126-128 N 15th Street

District: West Park Historic District

Owner: Danny Pena

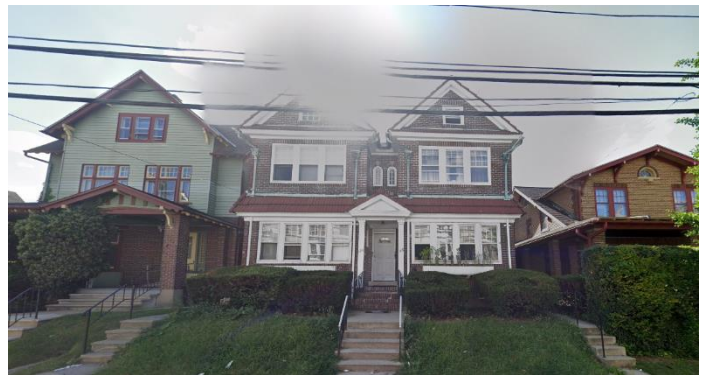
Applicant: Owner

Proposal: Roof Replacement (Violation Correction)

Building Description: This 2-story brick house, ca 1929 is a Colonial Revival house. The building has a gabled roof comprised of red Spanish tile. The windows are 1/1 sash with brick lintels. Two window boxes are fixed below the first story windows. The gutters are decorative half round made of copper with round down spouts.

Project Description:

Remove terra cotta clay tile roof and install engineered composite tile matching the original design.



Approximate Location (Applicant)



Block View (Source)



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Previous Condition (Applicant)



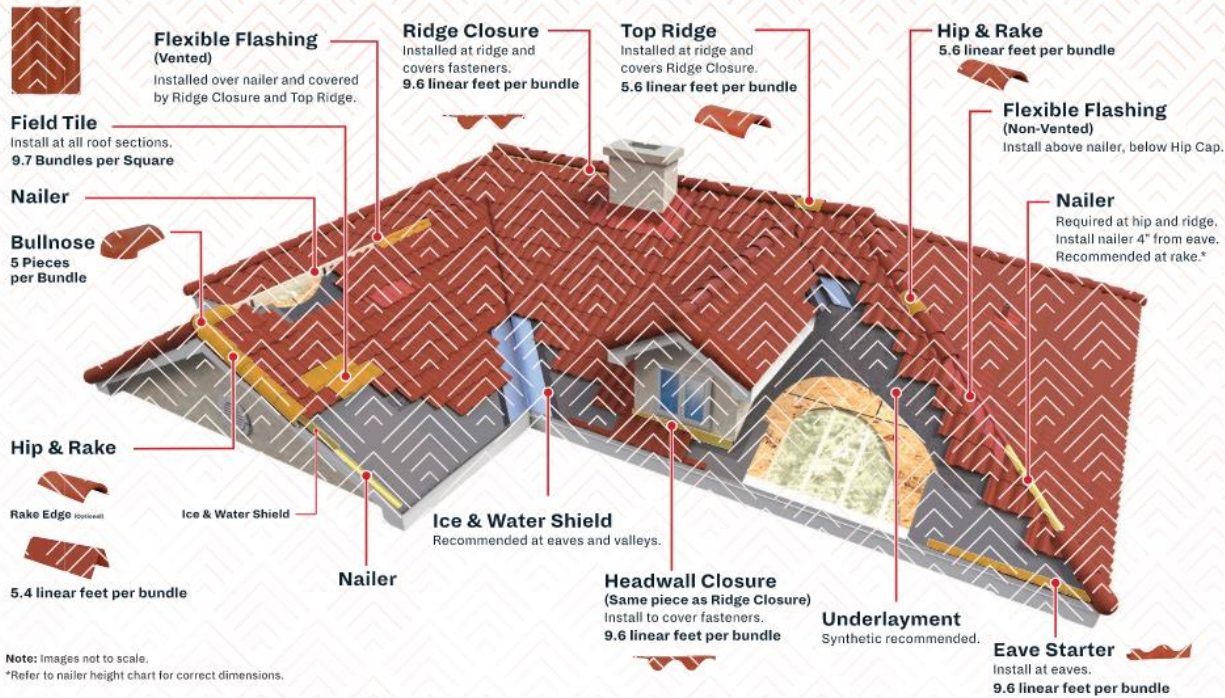
Current Condition (Applicant)

Current Condition (Applicant)



Current Material on Roof (Applicant)

An Integrated System to Keep You Safe & Dry
Spanish Barrel Tile Roof System

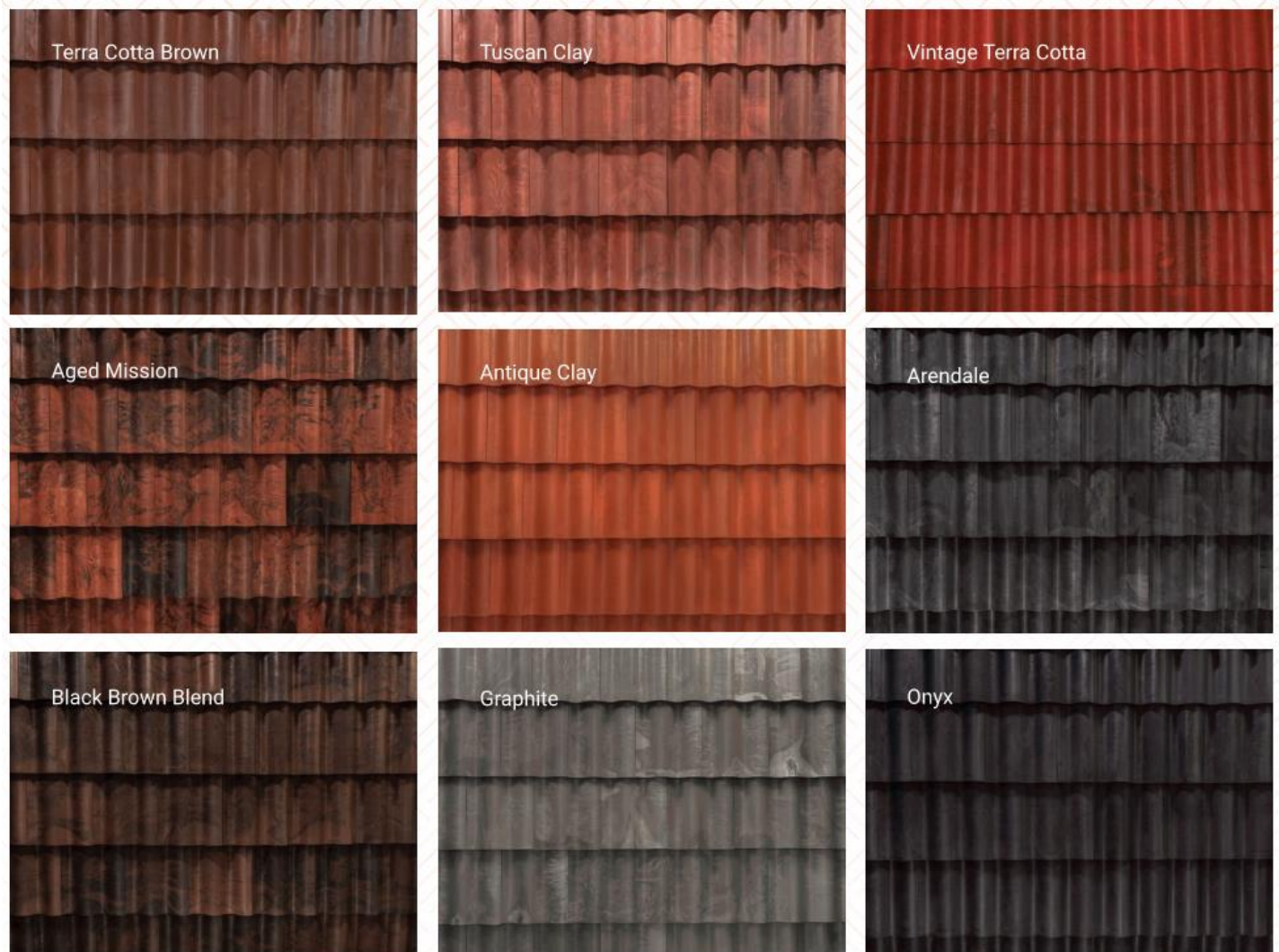


Proposed Material (Applicant)



Proposed Material (Applicant)

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Color Options (Applicant)

Applicable Guidelines:

Section 3.1 – Roofs

3.1.3 Repair and restore original and historic roofing materials whenever possible. Evaluate the condition and cost of repair of original materials before removing and replacing them. Targeted areas of repair or localized in-kind replacement may be the most effective and low-cost solution.

3.1.4 Repair and replace deteriorated flashing or fasteners with materials that are compatible with the roofing material. Roof problems are often caused by failure of these components rather than the historic roofing material.

3.1.5 Preserve architectural features that give the roof its unique and building-specific character—such as dormers, turrets, chimneys, cornices, rolled ridge flashing, cresting, and finials. Repair and restore features; replace in-kind only when necessary.

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3.1.6 Replace historic roofing materials in-kind whenever possible if severe deterioration makes a full replacement necessary. Replacement material should match the original in material, dimension, shape, profile, color, pattern, exposure, and overall appearance.

3.1.7 If in-kind replacement is not feasible, replace historic roofing materials with alternate materials that resemble the original as closely as possible. Roof replacement should be sensitive to the original appearance. Replacement materials should match roof slopes or shape.

3.1.8 Replace non-historic roofing materials in-kind or with recommended alternates. If the original material is documented, restoration of the original material is also an appropriate option but is not required. Original roofs may have been replaced long ago, yet asphalt shingles and similar alterations are still considered impacts to the overall appearance. Replacement materials should match the existing in color, pattern, shape, and profile. Greater flexibility is possible with non-historic roofing and using durable high-quality replacements is recommended.

3.1.9 Consider roof ventilation alternatives carefully. Ventilation options are approved on a case by case basis and can include ridge vents, louvered vents, or soffit vents. Proper ventilation may extend the life of a roofing system, but in some cases it can lead to condensation problems with long-term effects on the roofing materials and structural components. Refer to Chapter 3.8 Mechanical and Utility Equipment for related guidelines about roof vents.

3.1.36 Repair and restore gutters whenever possible. Types of repairs include repainting wood or metal surface, installing new fasteners, sealing or soldering cracks and open seams, and relining built-in box gutters with new copper sheet metal.

3.1.37 Replace existing gutters in-kind when replacement is necessary due to severe deterioration. Replicate the original construction method of a historic gutter if feasible.

3.1.38 Replace existing downspouts, scuppers, collection boxes, and other drainage elements in-kind. Appropriate alternates to in-kind replacement are round or rectangular downspouts. Smooth surfaces are encouraged over corrugated metal. In the case of decorative scuppers, replicate the profile and details as closely as possible.

3.1.39 Consider alternate materials for gutters in locations that are difficult to access for maintenance or where original materials have demonstrated a pattern of deterioration over time. A fiberglass gutter is an acceptable replacement material for a wood built-in box gutter if it matches the original in profile, size, appearance, and finish.

3.1.40 Avoid vinyl gutters due to poor durability and non-historic appearance.

3.1.41 Install new downspouts in locations that are sensitive to the architecture and will be minimally visible. Run downspouts at secondary facades and along building or porch corners when possible.

3.1.42 Paint gutters and downspouts to blend in with the building exterior. Matching the existing building trim is usually the most appropriate color selection. Copper and terne-coated stainless steel systems should be left unpainted because they weather naturally and develop a protective patina.

Observations & Comments: The original roof of 126-128 N 15 Street was Spanish barrel terra cotta clay tile. It appears that the original roofing materials have been completely removed at the main roof areas, and replacement with a red shake style architectural asphalt shingle was begun until work was stopped. The applicant has submitted an alternate material for review: Brava's Spanish Barrel Tile, a synthetic material that matches the original clay tile. This product appears to be an appropriate alternate material, as color options, profile, and appearance are consistent with the original historic clay. No specific color was proposed by the applicant. From the color chart, Antique Clay appears to be the closest match to the original clay; the applicant may obtain samples and submit photos to Staff showing the sample and the remaining original tile for final color selection.

The application does not indicate if the original clay tile at the projecting eaves at the first floor and the gable ends are intended to remain or be replaced with the other roof areas. If these areas are in sound condition, they should be

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maintained or repaired where required. If they are intended to be removed, evidence of the condition of these areas should be submitted for review prior to any material removal. Evidence includes detailed photographs that show damage or deteriorated conditions.

The application has been made for roofing material only and does not include other elements of the roof system, including downspouts and gutters. If modifications or changes are to be made to elements besides the roofing material itself, a separate application should be made to review those items.

Staff Recommendation:

Staff recommend approval with the following conditions:

- The original clay tile at the projecting eaves at the first floor and gable ends are maintained and not replaced
- Proposed changes to any other roof-related elements such as gutters or downspouts are submitted in a separate application.
- Final color is approved by Staff

Presenters:

- Amy Ahn Baade presented the application
- Andrea Zalamea represented the application

Discussion:

The applicant confirmed that the clay tile has been completely removed from the main roof areas and the materials are stored on site. The Board suggested the applicant coordinate with the Allentown Preservation League, who would be open to salvaging tiles for use at other properties throughout the city. The applicant was happy to accommodate that.

The applicant provided physical samples of Brava product; she noted that the samples show the Slate line, and not the Spanish barrel tile that is proposed for the project. The HARB reviewed the samples and product information and generally agreed that the Brava synthetic Spanish barrel tile appears to be an appropriate alternate material. The applicant noted that the bands of clay tile above the first floor level and at the gable ends are to remain, as are the existing gutters and downspouts.

The Board discussed roof detail areas, including hips, rakes, and ridges. Mr. Knee noted that these elements should be consistent across the roof. Mr. Hart noted that those elements are included in the manufacturer's product information. The applicant stated that all elements for the roof will be from the same manufacturer. Mr. Huber noted that the original valleys appeared to be open and copper. The applicant was unsure how the roofer would be detailing the valleys. The Board discussed that multiple approaches can be included in conditions. Mr. Knee noted that the valleys could be open or closed. Mr. Huber expressed that if the valleys were open, they should be copper to stay in keeping with the original material.

Action:

Mr. Hart moved to approve with conditions the application presented on 1/5/2026 for the replacement of roofing at 126-128 N. 15th Street with the following conditions agreed to by the applicant, and found compliance with Guidelines for Historic Districts: Chapter 3, Section 3.1 Roofs and found no circumstances unique to the property:

- Samples of the barrel configuration with colors closest to the existing color is submitted to staff for color approval. Photos submitted should show the samples next to the existing/original clay roof tile.
- The hips, rakes, and ridges are consistent in design throughout the roof and submitted to staff for approval.
- Detail for valleys to be submitted to staff for approval; if valleys are open they are to be copper, or the valleys can be closed as suggested in the manufacturer's documentations.
- The existing gutters and downspouts are maintained.
- If there are any other changes to roof components, a separate application will be made.

Mr. Encelewski seconded the motion, which carried unanimously with no abstentions.