



City of
Pensacola
*America's First Settlement
And Most Historic City*

**Architectural Review Board Application
Full Board Review**

Application Date: 3.10.21

Project Address: 116 West Desoto

Applicant: Al Pruden

Applicant's Address: 116 West Desoto

Email: anjpruden@cox.net **Phone:** 850-293-7381

Property Owner: Al Pruden

(If different from Applicant)

District:



PHD



NHPD



OEHPD



PHBD



GCD

Application is hereby made for the project as described herein:



Residential Homestead – \$50.00 hearing fee



Commercial/Other Residential – \$250.00 hearing fee

* An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include ten (10) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.

Project specifics/description:

Replace Historic Ludowici French Tile with current production Ludowici French Tile. Sizes are off slightly but not noticeable. The current production tile does not have a lug on the back of the tile either. Color can be matched. Trim package can be matched.

*NOTE: ROOF WAS DAMAGED BY HURRICANE SALLY
9/15/2020*

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.

Al Pruden

Applicant Signature

3.10.21

Date

Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

Mail to: P.O. Box 12910 * Pensacola, Florida 32521

Google Maps -150-W-De-Soto-St- 116 W. De Soto Street

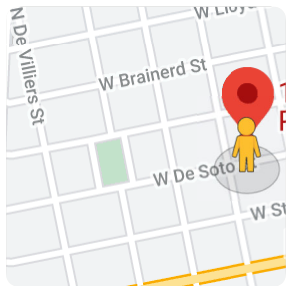


Image capture: Apr 2019 © 2021 Google

Pensacola, Florida



Street View





Tile is screwed and foam set. Not possible to move broken tile without damaging the already gile underlayment. This in and of itself will make this roof deemed non-repairable.

20201006_170538.jpg

Upload Date: Sunday, October 11, 2020

Uploaded By: Kevin Smith

Tags: Edited



CMR Construction & Roofing - Panama City, FL
4308 Garland Dr
Haltom City, TX 76117



20201006_171753.jpg

Upload Date: Saturday, October 10, 2020

Uploaded By: Dylan McCann

Tags: Before



20201006_171257.jpg

Upload Date: Saturday, October 10, 2020

Uploaded By: Dylan McCann

Tags: Before



20201006_171047.jpg

Upload Date: Saturday, October 10, 2020

Uploaded By: Dylan McCann

Tags: Before



20201006_170634.jpg

Upload Date: Saturday, October 10, 2020

Uploaded By: Dylan McCann

Tags: Before



20201006_164440.jpg

Upload Date: Saturday, October 10, 2020

Uploaded By: Dylan McCann

Tags: Before



20201006_164410.jpg

Upload Date: Saturday, October 10, 2020

Uploaded By: Dylan McCann


Tags: Before

FRENCH INTERLOCKING TILE



Introduced in the 1890s, Ludowici’s French low profile interlocking tile is a favorite of discriminating architects and one of the most sculptured and dimensional products in our product offering. Large and durable, French terra cotta tile has deep locks on all four sides, plus two prominent flutes on the surface for both a dramatic aesthetic and superior drainage. When applied to a roof, these flutes produce a shadow effect for a highly refined, distinctive appearance.

PHYSICAL CHARACTERISTICS

CHARACTERISTIC	FRENCH INTERLOCKING TILE	PROFILE
Weight Per Square	1025 lbs.	
Pieces Per Square	133 pcs.	
Overall Size	9" x 16 1/4"	
Exposure	8 1/8" x 13 3/8"	
Minimum Slope	3:12	
Color Blends	Available in most standard and custom colors.* For more information about Ludowici’s color program, please see the <i>Colors of Ludowici</i> brochure.	
Base Texture	Smooth Also available in custom textures.* Please see the <i>Terra Cotta Textures</i> brochure for more information.	

APPROVALS & CERTIFICATIONS

- ◆ Miami-Dade NOA No: 12-0904.16
- ◆ State of Florida Approval No: FL 13777
- ◆ ASTM C1167 Grade 1 Roof Tile With Water Absorption Less Than 2%
- ◆ Class A Fire Rated
- ◆ IAPMO UES ER-452

LUDOWICI WARRANTY

All Ludowici tiles are manufactured in the United States and carry a 75-year warranty against color fading and manufacturing defects. For complete warranty details, please visit www.ludowici.com.



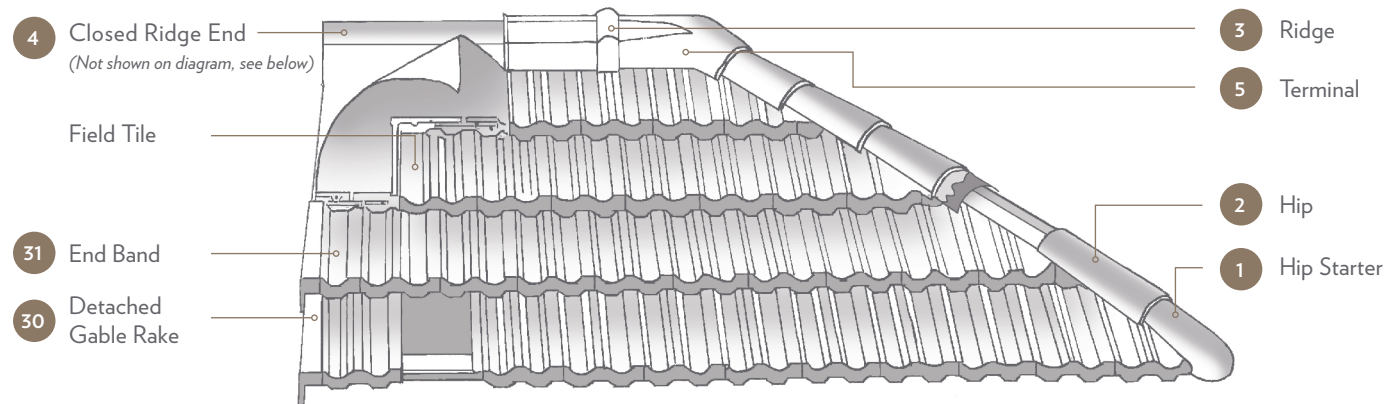
GREEN ATTRIBUTES

Ludowici terra cotta is an energy-efficient, sustainable choice for your new roof. Learn more about our green story in the Ludowici *Green Promise* brochure.



* Excluding Impressionist Color Series. Textures available include top sand and weathered. Please see a sales representative for more details.
Photos are for representation purposes only and should not be used for final product selection. Tiles ordered should be chosen from actual samples available at the time of order. Ludowici reserves the right to alter and adjust products, colors and finishes at any time. Please contact a sales representative for more information.

FRENCH INTERLOCKING TILE



HIP & RIDGE							
Visit www.ludowici.com to download a detailed product sheet on Hip, Ridge and Decorative Hip Starters.							
PROFILE	1 HIP STARTER	2 HIP	3 RIDGE	4 CLOSED RIDGE END	5 TERMINAL		
Circular Cover Hip & Ridge Trim Group	 CC-Hip Starter	 CC-Hip	 CC-Ridge	 CC-Closed Ridge End	 CC-2 Hip 1 Ridge Terminal	 CC-Low Bump 2 Hip 1 Ridge Terminal	
#102/#206 Hip & Ridge Trim Group	 #152 Hip Starter	 #102 Hip Roll	 #206 Ridge	 #206 Closed Ridge End	 #102/#206 2 Hip 1 Ridge Terminal	 #405 High Bump 2 Hip 1 Ridge Terminal	 #406 High Bump Gable Terminal

FITTINGS			
PROFILE	30 DETACHED GABLE RAKE		31 END BAND
	Left Rake	Right Rake	
Length	16 1/4"		16 1/4"
Exposure	13 3/8"		13 3/8"
Weight	2.9 lbs./pc.		5.7 lbs./pc.

Proposed Tile (left) and existing tile (right). NOTE – COLOR OF PROPOSED TILE WILL MATCH EXISTING.





Gregg Harding

From: Kevin Smith <ksmith@cmrconstruction.com>
Sent: Thursday, March 4, 2021 11:43 AM
To: Gregg Harding
Cc: Albert Pruden; Ross Pristera
Subject: Re: [EXTERNAL] 116 West Desoto

Kevin Smith
CMR Construction & Roofing, Slate & Tile Specialists
561-889-5034 - Mobile
1-855-ROOF-CMR - Office
cmrconstruction.com

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On Thu, Mar 4, 2021 at 11:19 AM Gregg Harding <GHarding@cityofpensacola.com> wrote:

Kevin,

Please see Ross Pristera's comments below. Ross is the Advisor to the Architectural Review Board and can be reached at rpristera@uwf.edu if you have any specific questions, concerns, or if you would like to discuss the project. He is also cc'd on this email.

Thank you all for the email. Please see my comments below in blue gentlemen.

The tile roofs in North Hill are an important architectural feature that add to the integrity of this National Register listed district. I don't believe they can be treated like standard asphalt, wood shake, or metal roofs. The material, manufacturing process, profile, color, and texture are difficult to replicate, even if made by the same manufacturer. Because of this, we see requests that the entire roof needs to be replaced if a small section is damaged. Whatever the reason, a request to replace an entire tile roof should come before the ARB. I want to make sure all options have been considered to save as much of the original roofing as possible.

Understood. Our main objective is to keep the historical integrity intact. We work on these all over the country so have an intimate appreciation for historical preservation. Tile roofs are designed to shed the elements, not be water tight so the

moisture barrier beneath is of utmost importance. For me, a lot of consideration goes into what the proper scope of work should be. We have the carrier in agreement to replace Mr. Pruden's roof with the current production version as of now. If you would like this to go through the ARB can you please advise of the steps we need to take? Mr. Pruden has some very nice canvassing on the walls that has already incurred some damage so I know he is anxious to get moving. Lead times are many weeks for this tile. Just to reiterate, Ludowici is the manufacturer and will be the same to remake his same tile existing. The question is whether the current production is acceptable. They are the same in profile, material, look etc with the difference being about 1/4" (give or take) and a lug on the back.

I did some quick research and found a company that may have reclaimed tiles or know where to find them: https://www.tileroots.com/salvaged_clay_concrete_tile_fittings_slate.php They have a photo of an

Imperial French Natural Red tile made by Ludowici. This looks very close to the tile currently on the house. Some additional research and time should be spent sourcing reclaimed tiles. I believe there are other places that sell these tiles.

It is not advisable to use reclaimed tile especially with this profile. This tile was made in multiple plants with varying sizes. As a practice CMR does not do this method because the interlocking side of the tile does not properly nest and can cause issue/leaks. There is no way to know which plant the tile was produced in so it's a crap shoot. While other contractors have done this, it's not necessarily correct to do so. I can send photos of this issue if you would like.

If trying to save the historic tiles is proving to be impossible and the entire roof needs to be replaced, salvaging the undamaged tiles needs to be considered. The company in the link I provided above will buy salvaged tiles and there are probably a number of other companies that will do the same. Another option is to check locally if anyone needs this type of tile. It may take extra time to carefully remove the tiles, but it would be extremely wasteful to trash them all.

This is known as a re-lay. We ruled out this repair due to the age/condition of the tile. When attempting a re-lay the ping/ring method should be performed. This consists of tapping each tile with a blunt object and ensuring it is sound for reuse. This is not an uncommon repair, however, I would not recommend it here. In addition, new tile should be used, not salvaged for many reasons. This option was considered by us and the carrier but I believe we are all in agreement to replace the roof. I have a couple more that are likely going to be in the same situation as Mr. Pruden also in this area.

Questions:

How much of the current roof is damaged and what exactly is the damage? (broken tiles, underlayment, etc...)

Underlayment is shot. In terms of damage, especially since this is an insurable loss, we are looking at the terms of remedy and not so much the amount of damage. My first order is to ALWAYS assess the age and condition of the tile in conjunction with the underlayment. Spot repairs could yield issues in the future and Mr. Pruden has active leaks that would require destructive testing to source them. This has been our argument to the carrier the whole time in so much as we requested to shrink-wrap the roof.

How difficult is it to make a repair if you have the correct matching tiles?

As stated above, were dealing with more than just broken/damaged tiles. The multiple leaks and the underlayment are major concerns/issues. CMR will not perform spot repairs on tile roofs that have poor moisture barriers for liability purposes.

What repair methods have been considered? (sourcing tiles from the rear of the house to repair the front?)

There are 3 remedies to consider: spot repair, re-lay and replacement. I am firmly confident replacement is what is needed.

If a new tile that closely matches the historic tile is found, can it be modified to match the existing tile so select patches/replacements can be made?

No. Ceramic tile is inherently different in that it has a range in color once it is fired (vitrified). All tile does come in a range within the same color. If you attempt to use salvage tile "hot spot" could show up meaning we would have no control over the salvage tile delivered and with so many variations in colors and ranges it would be virtually impossible to find an exact match or range. I hope that makes sense.

Was any research done to find new matching tiles or reclaimed tiles?

New and matching can be made by Ludowici. The price for the exact tile is significantly more than the current production but again, they are the same tile. Same manufacturer, same profile. The difference is simply a lug on the back that is not needed and the slight difference in dimension that is undetectable in view, it only matters for installation purposes and ensuring that the tiles interlock correctly.

Can a damaged section (side) be replaced and not the entire roof?

Leaks exist on multiple slopes.

Will all of the details match if the roof is completely replaced? (coping, caps, ridges, etc...)

Yes. The trim package etc will be exact matches to the existing.

Here are some resources about historic tile roofs.

<https://www.nps.gov/tps/how-to-preserve/briefs/30-clay-tile-roofs.htm>

<https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

Ross

Gregg Harding, RPA

Historic Preservation Planner

Visit us at <http://cityofpensacola.com>

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From: Kevin Smith <ksmith@cmrconstruction.com>
Sent: Monday, March 1, 2021 2:26 PM
To: Gregg Harding <GHarding@cityofpensacola.com>
Cc: Albert Pruden <anjpruden@cox.net>
Subject: Re: [EXTERNAL] 116 West Desoto

Sounds good, thank you.

On Mon, Mar 1, 2021 at 2:42 PM Gregg Harding <GHarding@cityofpensacola.com> wrote:

Thank you, Kevin. I'll pass this along and will let you know if we have any questions!

Best,

Gregg Harding, RPA

Historic Preservation Planner

Visit us at <http://cityofpensacola.com>

[222 W Main St.](#)

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gharding@cityofpensacola.com



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From: Kevin Smith <ksmith@cmrconstruction.com>
Sent: Monday, March 1, 2021 12:59 PM
To: Gregg Harding <GHarding@cityofpensacola.com>
Cc: Albert Pruden <anjpruden@cox.net>
Subject: [EXTERNAL] 116 West Desoto

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Gregg,

Thank you so much for your time today. Per our conversation here is what we are trying to resolve for Mr. Pruden before we go back to the carrier as there is a substantial cost differential between the current production French profile and the historic (currently on Al's roof). Once we know how the ARB decides we can then move to the carrier.

This profile was made from man made molds in different plants that do not exist anymore so the size can vary just slightly. They cannot be intermingled or the interlocking side will not line up properly. The difference between the existing and the current production is a slight variation in size and a lug on the back of the tile.

So what we need to know is if the current production tile is acceptable for full re-roof. If anyone has any questions please let me know. I am glad to help here.

The tiles are both Ludowici of course, they carry a 75yr warranty as well.

Current tile/historic French:



Attached is the current production version

Kevin Smith

CMR Construction & Roofing, Slate & Tile Specialists

561-889-5034 - Mobile

1-855-ROOF-CMR - Office

cmrconstruction.com

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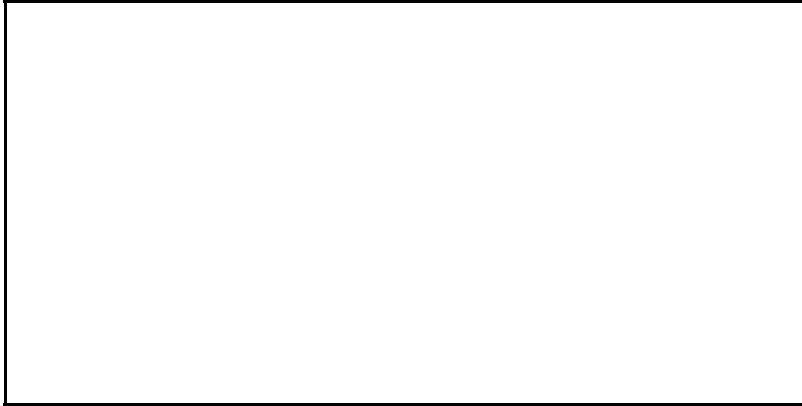
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