



CITY OF ST. PETERSBURG, FLORIDA  
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

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## STAFF REPORT

### Community Planning and Preservation Commission Certificate of Appropriateness Request

Report to the Community Planning and Preservation Commission from the Urban Planning and Historic Preservation Division, Planning and Development Services Department, for Public Hearing and Executive Action **Tuesday, June 8, 2021, beginning at 2:00 p.m.**, in Council Chambers of City Hall, 175 Fifth St. N., St. Petersburg, Florida. Everyone is encouraged to view the meetings on TV or online at [www.stpete.org/meetings](http://www.stpete.org/meetings).

According to Planning and Development Services Department records, Commissioners Charles Copley Gerdes and Lisa Wannemacher resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

#### Historic photo



**Figure 1: Historic photograph, c.1926, of Alexander Hotel. From USF Digital Collections.**

<b>AGENDA ITEM:</b>	<b>CITY FILE NO.: 20 90200097</b>
<b>REQUEST:</b>	Review of a Certificate of Appropriateness for the after-the-fact roof alteration of the Alexander Hotel, a local historic landmark.
<b>OWNER:</b>	Rahdert & Anderson
<b>AGENT:</b>	Robert M. Henderson and Michael Satino
<b>PARCEL ID NO.:</b>	19-31-17-74466-028-0150

ADDRESS: 535 Central Avenue  
LEGAL DESCRIPTION: REV MAP OF ST PETERSBURG BLK 28,(HISTORIC LANDMARK) LOT 15 & 16  
ZONING: DC-1

## Historical Context and Significance

The Alexander Hotel at 535 Central Avenue ("the subject property") was constructed in 1919 as one of the first "modern" hotels in St. Petersburg. Classical Revival in style, the hotel was developed during the Florida real estate and tourist boom following World War I. Neel Reid, one of the best exponents of eclectic and revival architecture in the South during the first two decades of the twentieth century. Notable for its novel use of classical forms on its three-tiered gallery on the street facade, this modest sized hotel heralded St. Petersburg's transition from a small village to one of the most important resort communities on Florida's Gulf coast.



**Figure 2: 1931 postcard of the Alexander Hotel. Tile roof can be seen. Courtesy of Florida Memory.**

Over the years, the property did undergo several changes. One of those being a change in the roofing material on the mansard roof. Staff's research indicates that the tile mansard roof was most similar to a French-style tile roof. At some point, the front mansard roof on the south elevation was changed to a flat tile roof, most likely a type of asbestos shingles. The interior courtyard mansard roof retained a tile roof cladding.

The Alexander Hotel was listed on the St. Petersburg Register of Historic Places as a local historic landmark in 1986 (HPC 86-10), and the property was also listed individually on the National Register of Historic Places in 1984. Because of its designation as a local historic landmark, a Certificate of Appropriateness (COA) is required for exterior alteration. Per the City's COA Matrix, roofing projects that involve a change in materials require review by the Community Planning and Preservation Commission (CPPC).



**Figure 3: Bing bird's eye view of the Alexander Hotel. The mansard roof in red is the portion of roof with asbestos tile. The mansard roof in blue is the portion of roof with French-style tile. The entirety of the mansard roof would have originally been clad with a French-style tile.**

## Background

From email correspondence dated to June 4, 2018, it appears roof work was done on the subject property without benefit of a COA (see Appendix C). Staff wrote to the applicant that they had been working with the contractor approximately 18 months prior to the June 2018 email about appropriate material replacements for the mansard roof at the subject property. Staff indicated that they discussed replacing the entirety of the roofing material on the mansard roof (including the flat tiles, which appeared to be asbestos cladding, on the front elevation) with a more appropriate French tile roof to bring the roof into compliance with historic standards. Staff stated that request could be administratively approved; otherwise, the application would need to be heard by the Community Planning and Preservation Commission ("CPPC"). On June 20, 2018, staff administratively approved COA no. 18-90200040 for the replacement of the tile on the mansard roof at the Alexander Hotel with the following conditions:

1. Replace with submitted French tile type by #320163 by Ludowici brand. This includes entire mansard including the frontal (south) pitch along public sidewalk.
2. Roof shape and profile shall not otherwise be altered. Any alteration or incomplete roof pattern may be subject to CPPC review under a separate COA application.
3. Repair of damaged underpayment and eave areas permitted so long as no alteration of existing design results.
4. To clear permit, please contact HP at 727-8920-5470 upon install.





**Figure 4: 2018 photograph by staff of the Alexander Hotel, showing flat roof tile on front elevations of mansard roof and grey textured tile on inner mansard roof portions.**

The applicant revised the application on December 26, 2018 to use Santafé clay tile due to delays in obtaining the roof tiles manufactured by Ludowici. Staff approved this revision.

On April 17, 2020, the applicant submitted a new COA application for replacement of roofing materials at the mansard roof with Ludowici brand French tile, type 320163 (color Desert Sand), as the previous COA had expired (see Appendix B). The contractor confirmed it was for the same scope of work as the COA issued in 2018. Staff issued the COA no. 20-90200032 on April 20, 2020 with the following conditions:

1. Replace entire mansard with Ludowici French tiles.
2. Roof shape and profile shall not otherwise be altered. Any alteration or incomplete roof pattern may be subject to CPPC review under a separate COA application.
3. Repair of damaged underpayment and eave areas permitted so long as no alteration of existing design results.

Construction of the subject property was further approved under Building Permit 20-05001220, which staff reviewed for consistency with the COA approval and included the approved conditions of COA no. 20-90200032 on May 19, 2020.

A post-construction inspection on August 13, 2020 by historic preservation staff found only three of five planes of the roof were replaced with the Ludowici tile – only on the interior courtyard mansard roof sections. Staff therefore disapproved the final inspection as it did not meet the conditions of approval. In correspondence with the applicant, staff indicated that they could approve Building Permit 20-05001220 if the entirety of the mansard roof was replaced with the Ludowici tile, or the applicants could submit a new COA application for only partial roof replacement, which would require CPPC review.

On October 12, 2020, COA application no. 20-90200097 was submitted to replace only the interior courtyard mansard roof with the Ludowici tile, and not include the south elevation of the mansard roof (Appendix A).



**Figure 5: 2020 photograph by staff of the Alexander Hotel, showing flat roof tile on front elevations of mansard roof and newly installed Ludowici tile on inner mansard roof portions.**

#### Staff Recommendation

The current request will leave the subject property with a mansard roof with a mixture of multiple materials, instead of the original design of using a French-style tile across the entirety of the mansard roof. *The Design Guidelines for Historic Properties in St. Petersburg* does not recommend using multiple roof materials on one roof.<sup>1</sup> Staff has concerns about the precedent set for approving a roof utilizing a mixture of materials that was not the original design intent of the building.

Based on a determination of general inconsistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **deny** the request for an after-the-fact modification to the Certificate of Appropriateness. Staff suggests the following actions be taken prior to the approval of the historic preservation final inspection:

1. The front mansard on the south elevation of the building should have the same roof cladding as the rest of the mansard roof (Ludowici brand French tile, type 320163, color Desert Sand), as was conditioned under previously approved COA nos. 18-90200040 and 20-90200032.

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<sup>1</sup> *Design Guidelines for Historic Properties in St. Petersburg*, page 91.

# Appendix A:

Application No. 20-90200097





# CERTIFICATE OF APPROPRIATENESS

## APPLICATION

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida. Laura Duvekot, Historic Preservationist II, (727) 892-5451 or Laura.Duvekot@stpete.org

### GENERAL INFORMATION

Property Address <u>535 CENTRAL AVENUE (ALEXANDER BLDG)</u>	Parcel Identification No. <u>19-31-17-74466-028-0150</u>
Historic District / Landmark Name <u>THE ALEXANDER BLDG</u>	Corresponding Permit Nos. <u>727-823-4191</u>
Owner's Name <u>RAHDERT &amp; ANDERSON</u>	Property Owner's Daytime Phone No.
Owner's Address, City, State, Zip Code <u>535 CENTRAL AVENUE, ST. PETERSBURG, FL 33701</u>	Owner's Email
Authorized Representative (Name & Title), if applicable <u>REGINA M. ANDERSON - MICHAEL SATINO</u>	Representative's Daytime Phone No. <u>727-823-4191</u>
Representative's Address, City, State, Zip Code <u>AS ABOVE</u>	Representative's Email <u>RANDERSON@RANDERTLAW.COM</u>

APPLICATION TYPE (Check applicable)		TYPE OF WORK (Check applicable)	
<input type="checkbox"/>	Addition	<input type="checkbox"/>	Window Replacement
<input type="checkbox"/>	New Construction	<input type="checkbox"/>	Door Replacement
<input type="checkbox"/>	Demolition	<input type="checkbox"/>	Roof Replacement
<input type="checkbox"/>	Relocation	<input type="checkbox"/>	Mechanical (e.g. solar)
<input checked="" type="checkbox"/>	Other: <u>Missing Tiles</u>	<input checked="" type="checkbox"/>	Repair Only
		<input type="checkbox"/>	In-Kind Replacement
		<input type="checkbox"/>	New Installation
		<input type="checkbox"/>	Other:

### AUTHORIZATION

By signing this application, the applicant affirms that all information contained within this application packet has been read and that the information on this application represents an accurate description of the proposed work. The applicant certifies that the project described in this application, as detailed by the plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. Further, the applicant agrees to conform to all conditions of approval. It is understood that approval of this application by the Community Planning and Preservation Commission in no way constitutes approval of a building permit or other required City permit approvals. Filing an application does not guarantee approval.

- NOTES:**
- 1) It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.
  - 2) To accept an agent's signature, a notarized letter of authorization from the property owner must accompany the application.

Signature of Owner:  Date: 10/9/20

Signature of Representative:  Date: 10-8-2020



st.petersburg  
www.stpete.org

# CERTIFICATE OF APPROPRIATENESS

APPLICATION

COA #

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department by emailing directly to Historic Preservationists Laura Duvekot ([Laura.Duvekot@stpete.org](mailto:Laura.Duvekot@stpete.org)) or Kelly Perkins ([Kelly.Perkins@stpete.org](mailto:Kelly.Perkins@stpete.org)).

## PROPOSED SCOPE OF WORK

Please provide a detailed description of the proposed work, organized according to the COA Matrix. Include information such as materials, location, square footage, etc. as applicable. Attach supplementary material as needed.

Building or Site Feature	Photo No.	Proposed Work
535 CENTRAL		Install missing tile on 3 sides (inner) of Mansard.

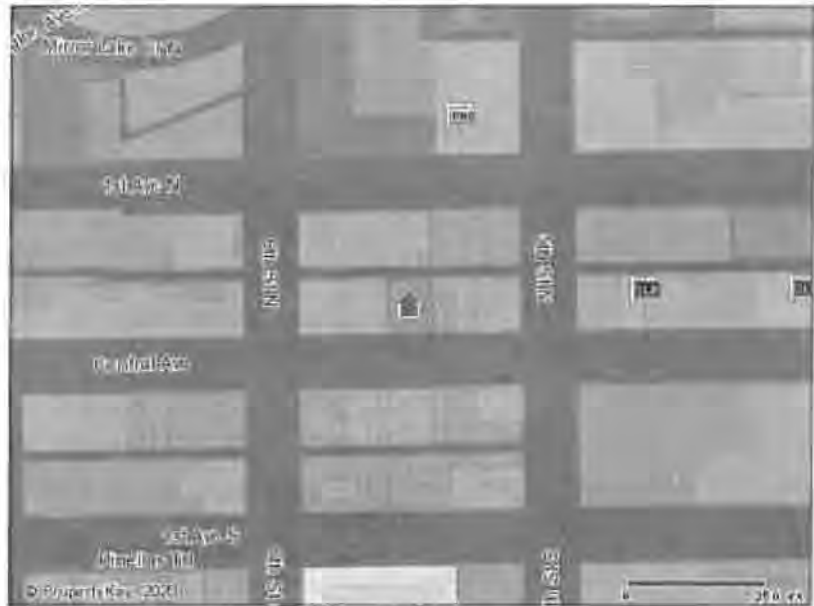




**Property Information**

**PID #** 19 31 17 74466 028 0150  
**Account #:**  
**Property Type:** Commercial  
**Property Address:**  
 535 CENTRAL AVE  
 ST PETERSBURG, FL 33701-3703  
**Current Owner:**  
 RAHDERT & ANDERSON  
**Tax Mailing Address:**  
 535 CENTRAL AVE  
 ST PETERSBURG, FL 33701-3703

**Property Use:**  
 1730 / GENERAL OFFICE (county)  
 17 / OFF BLDG 1 STORY (state)  
**Land Use:**  
 OFF BLDG 1 STORY (17)  
**Frontage:** 80 ft **Depth:** 100 ft  
**Lot Size:** 0.1837 acres / 8,000 sf  
**Waterfront:** No  
**Subdivision:**  
 REV MAP OF ST PETERSBURG  
**Subdivision #:** 74466  
**Census Tract/Block:** 021500 / 1022  
**Twn:** 31 / **Rng:** 17 / **Sec:** 19  
**Block:** 028 / **Lot:** 0150  
**Neighborhood:** 5600.00 (5600.00)  
**Latitude:** 27.771464  
**Longitude:** -82.640958  
**Legal Description:**  
 REV MAP OF ST PETERSBURG BLK 28,(HISTORIC LANDMARK) LOT 15 & 16  
**Plat Book #** H1 / **Page #** 49



Residential  
 Commercial  
 Agricultural  
 Industrial  
 Government  
 Other  
 Water  
 Condo

Active  
 Sold  
 Pending  
 Withdrawn  
 Expired

Foreclosures

Value Information					
	2016	2017	2018	2019	2020 *
<b>Building Value:</b>	\$928,012	\$956,277	\$902,135	\$1,317,218	\$1,289,472
<b>Land Value:</b>	\$321,988	\$393,723	\$497,865	\$982,782	\$1,140,528
<b>Just Market Value:</b>	\$1,250,000	\$1,350,000	\$1,400,000	\$2,300,000	\$2,430,000
<b>Percent Change:</b>	- n/a -	8%	3.7%	64.29%	5.65%
<b>Total Assessed Value:</b>	\$1,250,000	\$1,350,000	\$1,400,000	\$1,540,000	\$1,694,000
<b>Homestead Exemption:</b>	No	No	No	No	No
<b>Total Exemptions:</b>	\$0	\$0	\$0	\$0	\$0
<b>Taxable Value:</b>	\$1,250,000	\$1,350,000	\$1,400,000	\$1,540,000	\$1,694,000
<b>Total Tax Amount:</b>	\$27,901.64	\$29,720.27	\$30,401.56	\$38,201.61	-n/a-
<b>Taxing District(s):</b> SP - ST PETERSBURG					

\*Preliminary Values Collected From Florida DOR Preliminary NAL files, July 2020

Sales Information					
Deed Type:	-n/a-	Price:	\$560,000	Qualifiers:	U <sup>1</sup> , I
Sale Date:	06/29/1990	Recorded Date:	Document # Bk 7315/Pg 595		
Grantor:	ALEXANDER LTD		Grantee:	RAHDERT & ANDERSON	
Mortgage Amount:	\$2,000,000	Instrument Date:	07/13/2018	Document #	2018225092
Terms:	4.60%/360 M	Attributes:	Other Subordinate Loan, Original, Stand Alone Mortgage		
Lender:	CENTERSTATE BANK OF FLORIDA NA	Borrower:	RSR HOLDINGS INC		
Mortgage Amount:	\$800,000	Recording Date:	01/27/2004	Document #	Bk 13332/Pg 1646
Terms:	5.85%/360 M/VAR	Attributes:	Other Subordinate Loan, Original, Stand Alone Mortgage		
Lender:	OLD HARBOR BANK	Borrower:	THRILL HILL REAL ESTL L C		
Deed Type:	-n/a-	Price:	\$975,000	Qualifiers:	Q, I
Sale Date:	04/30/1986	Recorded Date:	Document # Bk 6196/Pg 2165		
Grantor:			Grantee:		
Deed Type:	-n/a-	Price:	\$925,000	Qualifiers:	Q, I
Sale Date:	10/31/1984	Recorded Date:	Document # Bk 5861/Pg 836		
Grantor:			Grantee:		
<b>Qualifier Flags:</b> Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved					
<sup>1</sup> UNQUALIFIED					

Building Information							
1. OFFICES	Heated Area:	26,500 sf	Built:	1922 act / 1980 eff	A/C Type:	HEAT & COOLING PKG	
Beds: 0	Baths:	Total Area:	26,500 sf	Stories:	2.0	Heat Type:	
Roof Type:	FLAT	Roof Cover:	BUILT UP/COMPOSITION		Heat Fuel:		
Int Wall:	DRY WALL	Ext Wall:	FACE BRICK		Flooring:	CARPET COMBINATION	
Building Subareas:	BASE (BAS) - BASE (BAS) (26,500 sf)						
OTHER IMPROVEMENT INFORMATION							
Covered Parking:	No	Pool:	No				

Permits			
Permit Description	Permit Number	Issue Date	Completion Date
96 ROOF	17-02000095	02/01/2017	
61 COMMERCIAL ADD	15-03000479	05/11/2015	
61 COMMERCIAL ADD	14-03001088	04/11/2014	
95 HEAT/AIR	07-08000998	03/06/2008	
99 SPECIAL USE	07-7000563	09/18/2007	
96 ROOF	07-6001122	09/18/2007	

Assigned Schools					
School Name	Grades	Enrollment	School Rating	Distance	
North Shore Elementary School	KG-05	359	C (2019/2020)	2.2 miles	🚶
☑ Small Class Sizes					
John Hopkins Middle School	06-08	763	C (2019/2020)	1.1 mile	🚶
☑ Small Class Sizes	⊖ Below Average Standardized Testing Scores	🏠 Magnet School			
St. Petersburg High School	09-12	1,965	B (2019/2020)	1.7 mile	
⊖ Large Class Sizes	🏠 Magnet School				
<b>Source:</b> National Center for Education Statistics, 2018-2019 ; Florida Dept of Education, 2019-2020					

Flood Zone Details				
Zone	Description	CID	Panel #	Published
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	125148	12103C0219G	09/03/2003
<b>Source:</b> FEMA National Flood Hazard Layer (NFHL), updated 12/08/2019				

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APPLICATION NBR . . . : 20-05001220  
ADDRESS . . . . . : 535 CENTRAL AVE  
APPLICATION DATE . . : 5/19/20  
APPLICATION TYPE . . : ROOF  
-----

OWNER . . . . . : RAHDERT & ANDERSON  
535 CENTRAL AVE  
SAINT PETERSBURG FL 337013703

CONTRACTOR . . . . . : BAYSIDE ROOFING PROF (ROOF)  
5439-MILE STRETCH DR  
HOLIDAY  
HOLIDAY FL 34690  
-----

AGENCY NAME: HISTORIC PRESERVATIO

DATE ACTION ACTION BY

5/19/20 PLAN REVIEW APPROVED LAURA DUVEKOT

May 19, 2020 3:25:42 PM lcduveko.

Please request historic preservation final. Approved under  
COA 20-90200032 with the following conditions:

1. Replace entire mansard with Ludowici French tiles.
2. Roof shape and profile shall not otherwise be altered.  
Any alteration or incomplete roof pattern may be subject to  
CPPC review under a separate COA application.
3. Repair of damaged underpayment and eave areas permitted  
so long as no alteration of existing design results.



# Appendix B:

COA and Application No. 20-90200032



# Certificate of Appropriateness

## City of St. Petersburg

### Urban Planning and Historic Preservation

COA Number  Application Date

Applicant First Name  Last Name

Property Owner First Name  Last Name

Property Address       
Number Street Street Type Direction Unit Number

Resource Name  Designation Number

Cost  Related File

#### Proposed Work:

Replace shingles at mansard roof with Ludowici brand French tile, type 320163 (color Desert Sand).

Type/Review  CPC Date

Approval  Action Date  COA Expiration

#### Conditions Of Approval

1. Replace entire mansard with Ludowici French tiles.
2. Roof shape and profile shall not otherwise be altered. Any alteration or incomplete roof pattern may be subject to CPPC review under a separate COA application.
3. Repair of damaged underpayment and eave areas permitted so long as no alteration of existing design results.

**This certifies that the proposed work related to the property listed above has been approved by the Urban Planning and Historic Preservation division of the Planning and Economic Development Department. The approval of this Certificate of Appropriateness in no way constitutes approval of an "Application for Permit to Build" by the City of St. Petersburg's Construction Services and Permitting Division or any other required City permit approvals.**

Staff Signature

Applicant Signature





# CERTIFICATE OF APPROPRIATENESS

## APPLICATION

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida. Laura Duvekot, Historic Preservationist II, (727) 892-5451 or Laura.Duvekot@stpete.org

### GENERAL INFORMATION

535 Central Ave. St. Petersburg 33701 19-31-17-74466-028-0150  
 Property Address Parcel Identification No.

Alexander Building  
 Historic District / Landmark Name

Rahdert & Anderson  
 Owner's Name

535 Central Ave. St. Petersburg 33701 727-421-3002  
 Owner's Address, City, State, Zip Code Property Owner's Daytime Phone No.

Bayside Roofing Professionals (Patrick Hloska) rmh1460@gmail.com  
 Authorized Representative (Name & Title), if applicable Owner's Email

5439 Mile Stretch Dr. Holiday 34690 727-844-7663  
 Owner's Address, City, State, Zip Code Representative's Daytime Phone No.

Jessi@baysideroofingpros.com  
 Representative's Email

APPLICATION TYPE (Check applicable)		TYPE OF WORK (Check applicable)	
<input type="checkbox"/>	Addition	<input type="checkbox"/>	Window Replacement
<input type="checkbox"/>	New Construction	<input type="checkbox"/>	Door Replacement
<input type="checkbox"/>	Demolition	<input checked="" type="checkbox"/>	Roof Replacement
<input type="checkbox"/>	Relocation	<input type="checkbox"/>	Mechanical (e.g. solar)
<input type="checkbox"/>	Other:	<input type="checkbox"/>	Repair Only
		<input type="checkbox"/>	In-Kind Replacement
		<input type="checkbox"/>	New Installation
		<input type="checkbox"/>	Other:

### AUTHORIZATION

By signing this application, the applicant affirms that all information contained within this application packet has been read and that the information on this application represents an accurate description of the proposed work. The applicant certifies that the project described in this application, as detailed by the plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. Further, the applicant agrees to conform to all conditions of approval. It is understood that approval of this application by the Community Planning and Preservation Commission in no way constitutes approval of a building permit or other required City permit approvals. Filing an application does not guarantee approval.

- NOTES: 1) It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.  
 2) To accept an agent's signature, a notarized letter of authorization from the property owner must accompany the application.

Signature of Owner: [Signature] Date: 4-16-2020

Signature of Representative: [Signature] Date: 4-16-2020



**Kelly K. Perkins**

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**From:** Jessi Rumore <jessi@baysideroofingpros.com>  
**Sent:** Monday, April 20, 2020 9:53 AM  
**To:** Laura Duvekot  
**Subject:** Re: Permit needed

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning!

Yes it is the same scope of work. We are using "Desert Sand" Ludowici Tile. It's the same profile of tile but I'm not sure what color they had planned on using in 2018.

*Thanks,*

*Jessi Rumore*

*Permitting & Compliance Manager*

**"A Commitment To Quality"**

**Bayside Roofing Professionals**

**5439 Mile Stretch Dr. Holiday, FL 34690**

**727-844-7663 or 727-364-4485**



Virus-free. [www.avg.com](http://www.avg.com)

On Fri, Apr 17, 2020 at 4:23 PM Laura Duvekot <[Laura.Duvekot@stpete.org](mailto:Laura.Duvekot@stpete.org)> wrote:

Thank you Jessi –

Can you confirm that the scope of work is the same as the 2018 application? Will you be using the Ludowici brand French Tile (#320163)? I also noted that the replacement of the tile mansard roof only is included in the 2018 scope of work, and no work to the flat roof. Please let me know if there is anything I need to change or add to the current review.

Thanks!

Best regards,

Laura Duvekot

Historic Preservationist II

Urban Planning and Historic Preservation Division

Planning and Development Services Department

City of St. Petersburg, Florida

727.892.5451

[laura.duvekot@stpete.org](mailto:laura.duvekot@stpete.org)

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**From:** Jessi Rumore <[jessi@baysideroofingpros.com](mailto:jessi@baysideroofingpros.com)>  
**Sent:** Friday, April 17, 2020 10:08 AM  
**To:** Laura Duvekot <[Laura.Duvekot@stpete.org](mailto:Laura.Duvekot@stpete.org)>  
**Subject:** Re: Permit needed

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning! Here is the COA cover sheet for the Alexander Bldg project. Sorry it took so long, they weren't in the office. Let me know if you need anything else. Thanks so much!

*Thanks,  
Jessi Rumore  
Permitting & Compliance Manager*

**"A Commitment To Quality"**

Bayside Roofing Professionals  
5439 Mile Stretch Dr. Holiday, FL 34690  
727-844-7663 or 727-364-4485



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On Mon, Apr 13, 2020 at 3:35 PM Laura Duvekot <[Laura.Duvekot@stpete.org](mailto:Laura.Duvekot@stpete.org)> wrote:

Unfortunately, since the previous COA has expired I will have to issue a new one. However, we already have the information on file regarding the determination that the Ludowici French tile is appropriate and can be approved administratively (in fact I still have a sample in my office). If you complete and email me the cover sheet in the attached COA application, I can attach it to the information you just submitted and approve the COA shortly. There will be a \$50 admin fee.

If you also email me a submitted building permit application, I can forward it to the permitting division once my review is complete and they can help you move forward with the process online.

Many thanks for the quick information, and have a great afternoon!

Best regards,

Laura Duvekot

Historic Preservationist II

Urban Planning and Historic Preservation Division

Planning and Development Services Department

City of St. Petersburg, Florida

727.892.5451



[laura.duvekot@stpete.org](mailto:laura.duvekot@stpete.org)

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**From:** Jessi Rumore <[jessi@baysideroofingpros.com](mailto:jessi@baysideroofingpros.com)>  
**Sent:** Monday, April 13, 2020 3:01 PM  
**To:** Laura Duvekot <[Laura.Duvekot@stpete.org](mailto:Laura.Duvekot@stpete.org)>  
**Subject:** Re: Permit needed

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Thank you for the info and the newspaper clipping. I'm from East Tennessee so I didn't grow up with structures like these, I love these old buildings! I have attached the Certificate of Appropriateness from 2018 and a copy of the contract. The work we will be doing is the same work they were planning in 2018. If we have this COA, do we need to do another one? Just let me know what all I need to do. Thank so much for your help, stay safe!

*Thanks,  
Jessi Rumore  
Permitting & Compliance Manager*

**"A Commitment To Quality"**

Bayside Roofing Professionals  
5439 Mile Stretch Dr. Holiday, FL 34690  
727-844-7663 or 727-364-4485



Virus-free. [www.avg.com](http://www.avg.com)

On Mon, Apr 13, 2020 at 1:22 PM Laura Duvekot <[Laura.Duvekot@stpete.org](mailto:Laura.Duvekot@stpete.org)> wrote:

Good afternoon Jessi –

The Alexander Hotel is a designated local historic landmark, so roof replacement would require a Certificate of Appropriateness (COA) approval prior to building permit issuance. When roofing is replaced with like materials, these applications can be reviewed and approved administratively, with an associated fee of \$50. We're accepting submissions via email only at this time. Please complete and return the attached application to me via email.

Almost two years ago, our office was working with the Alexander Hotel's management on a roof replacement, and to my knowledge that work was never completed. My understanding is that the proposal included replacing the asphalt shingles at the mansard portion of the roof with clay tile, which evidence shows was the original material.

When we have evidence that a material change is a restoration to what was historically present, a request can often be approved administratively. However, introducing new materials to a landmarked building typically otherwise requires a Commission review. I note this background because I'll need additional information on the specifics of the work you're proposing in order to determine the review procedure. I've attached a newspaper article with an early image of the building.

Please let me know if I can clarify or help you in any way with the application. Providing information on the proposed scope of work and materials will be the most helpful in determining what your next steps are. Thank you for reaching out. I hope you're safe and well!

Best regards,

Laura Duvekot

Historic Preservationist II

Urban Planning and Historic Preservation Division

Planning and Development Services Department

City of St. Petersburg, Florida

727.892.5451

[laura.duvekot@stpete.org](mailto:laura.duvekot@stpete.org)

---

**From:** Jessi Rumore <[jessi@baysideroofingpros.com](mailto:jessi@baysideroofingpros.com)>

**Sent:** Monday, April 13, 2020 12:25 PM

**To:** Laura Duvekot <[Laura.Duvekot@stpete.org](mailto:Laura.Duvekot@stpete.org)>

**Subject:** Fwd: Permit needed

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

We are going to be doing a roofing project on the Alexander Hotel at 535 Central Ave. I'm not sure what steps I have to take to get this permit, I was told to contact you. Can you point me in the right direction? Thanks in advance for your help.

*Thanks,  
Jessi Rumore  
Permitting & Compliance Manager*

**"A Commitment To Quality"**

Bayside Roofing Professionals  
5439 Mile Stretch Dr. Holiday, FL 34690  
727-844-7663 or 727-364-4485

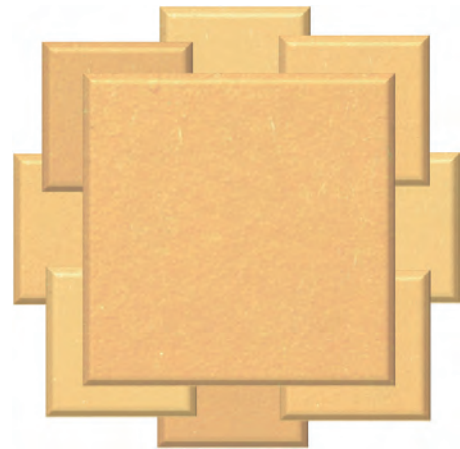
[Your Sunshine City](#)



## DESERT SAND BLEND M12

Ludowici colors are not painted on the surface, but fired in under extreme temperatures to ensure they retain their original tones and hues for many years to come. Color is included in our 75-year material warranty.

For more information on Ludowici colors, please see the *Art and Science of Ludowici Color* on the back of this card.



*Partial representation of expected color range shown.*



Creating the color of a terra cotta roof tile is part science and part art. There is always a range of tones within any given color. It is impossible to produce a monochromatic terra cotta roof tile.

In most cases, color is applied by spraying the surface of wet tile with glaze (a mixture of glass frit, silicas and pigments) prior to firing. At kiln temperatures over 2000 degrees Fahrenheit, the spray components fuse onto the surface, becoming an integral part of the tile itself.

Some colors are made from a two-step process involving a base coat and overspray. These colors will naturally display a broader range in tones as the overspray varies in its coverage of the base coat. A broad range will also be produced with colors utilizing high iron content.

- The variation of tones within a selected color is affected by many production factors including:
- Temperature variations in the kiln;
- Position of each tile in the kiln;
- Spray patterns and resulting coverage; and
- Subtle natural differences in clay, pigment and frit composition.

The range of tones that arise from the manufacturing process is a normal and very desirable feature of natural clay tile, imparting richness, character and a more dimensional appearance to the roof. Variation in tones should never be considered a defect or flaw. The range of colors produced may vary with each firing process.

## Leaded Glazes

Recognizing that leaded glazes represent a serious and real threat to the safety of workers and the environment, Ludowici discontinued their use many years ago. Clay tile roofs found on historic buildings often used leaded glazes and matching those colors using today's non-leaded glazes is virtually impossible as the tile color is profoundly impacted by glaze chemistry. While exact color match is not possible, rest assured that Ludowici's custom color development team will make the closest match possible.

## Blending Colors

Color blending, wherein several different colors of terra cotta roof tile are mixed on a roof (such as red, brown and gold), provides the designer or architect an opportunity to create a subtle or dramatic, one-of-a-kind design statement. Diamond or other geometric patterns can also be created.

Ludowici technical service specialists can assist in estimating the amounts of tile needed from design renderings. In addition, we can provide information on blends from previous orders for comparative purposes or for artistic inspiration. When working with blends pay careful attention to fittings. They can be produced entirely in one color or reflect the percentages of colors in the blend.

In addition, Ludowici design specialists highly recommend constructing a test patch of no less than 50 tiles as a final check prior to ordering. As with all shipments of Ludowici tile, contractors must take care when loading the roof with a blend of colors so that mix and percentages of color are uniformly maintained.

## Enduring Color

As our color is fired in and chemically bonded with the tile substrate, Ludowici terra cotta roof tiles will not lose their original intensity or color under normal environmental conditions. Natural clay red (unglazed) tile ages minimally too. And unlike some hard roofing products, the surface of Ludowici tile will never become marred by unsightly white salt deposits (efflorescence).

However, in areas subject to pollution, especially those with acid rain, the surface of the tiles may become weathered or subject to deposits that can slightly alter color over time. Matte finishes are more susceptible than high-gloss finishes.

Ludowici color is so durable that colorfastness is included in our 75-year material warranty. *See warranty documents for specific details and limitations.*

# Appendix C:

COA and Application No. 18-90200040



# Certificate of Appropriateness

## City of St. Petersburg

### Urban Planning and Historic Preservation

COA Number	18-90200040			Application Date	6/20/2018		
Applicant	First Name	George	Last Name	Rahdert			
Property Owne	First Name	George	Last Name	Rahdert			
Property Address	535	Central	Avenue	N			
	Number	Street	Street Type	Direction	Unit Number		
Resource Name	Alexander Hotel			Designation Number	86-10		
Cost				Related File			

#### Proposed Work:

1. Replace existing historic french tiles at mansard roof inset with in-kind tile. Repair damaged wood decking and roof components.

Type/Review	Staff-Lpf	CPC Date			
Approval	Approved with conditions	Action Date	6/20/2018	COA Expiration	6/20/2019

#### Conditions Of Approval

1. Replace with submitted French tile type by #320163 by Ludowici brand. This includes entire mansard including the frontal (south) pitch along public sidewalk.
2. Roof shape and profile shall otherwise not be altered. Any alteration or incomplete roof pattern may be subject to CPPC review under a separate COA application.
3. Repair of damaged underlayment and eave areas may be permitted as long as no alteration of existing design.
4. To clear permit, please contact HP at 727-892-5470 upon install.

**This certifies that the proposed work related to the property listed above has been approved by the Urban Planning and Historic Preservation division of the Planning and Economic Development Department. The approval of this Certificate of Appropriateness in no way constitutes approval of an "Application for Permit to Build" by the City of St. Petersburg's Construction Services and Permitting Division or any other required City permit approvals.**

  
Staff Signature

Applicant Signature



## Laura Duvekot

---

**From:** Laura Duvekot  
**Sent:** Wednesday, December 26, 2018 12:10 PM  
**To:** 'Michael Satino'  
**Subject:** RE: 535 Central Ave Mansard Roof CoA

Great; thank you. If you let me know when you have confirmed the material with your roofers I'll update the paperwork and be ready for the permit app. Happy holidays!

Best regards,

Laura Duvekot  
Historic Preservationist II  
Planning and Development Services  
City of St. Petersburg, Florida

[laura.duvekot@stpete.org](mailto:laura.duvekot@stpete.org)

727.892.5451

---

**From:** Michael Satino [mailto:MSatino@rahdertlaw.com]  
**Sent:** Monday, December 24, 2018 11:46 AM  
**To:** Laura Duvekot <Laura.Duvekot@stpete.org>  
**Subject:** RE: 535 Central Ave Mansard Roof CoA

Sure thing. I told to roofers to contact Santafe tile and include the imperial clay tile in their bid for us. I've listed links from their site—one is specifications and the other is an NoA with more details about the tile:

[https://santafetile.com/pdf/Santafe\\_imperial\\_roof\\_tile\\_catalog\\_flyer.pdf](https://santafetile.com/pdf/Santafe_imperial_roof_tile_catalog_flyer.pdf)

[https://santafetile.com/pdf/Santafe\\_imperial\\_roof\\_tile\\_NOA.pdf](https://santafetile.com/pdf/Santafe_imperial_roof_tile_NOA.pdf)

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**From:** Laura Duvekot [mailto:Laura.Duvekot@stpete.org]  
**Sent:** Friday, December 21, 2018 2:31 PM  
**To:** Michael Satino  
**Subject:** RE: 535 Central Ave Mansard Roof CoA

When you have confirmation of a product you'll be able to use, can you either send me specs (or a website) or bring me a sample so I can update the COA? Then I'll be ready to sign off on permit tracking. Many thanks!

Best regards,

Laura Duvekot  
Historic Preservationist II  
Planning and Development Services  
City of St. Petersburg, Florida

[laura.duvekot@stpete.org](mailto:laura.duvekot@stpete.org)



727.892.5451

---

**From:** Michael Satino [<mailto:MSatino@rahdertlaw.com>]  
**Sent:** Friday, December 21, 2018 12:47 PM  
**To:** Laura Duvekot <[Laura.Duvekot@stpete.org](mailto:Laura.Duvekot@stpete.org)>  
**Subject:** RE: 535 Central Ave Mansard Roof CoA

Hi Laura,

The tile profile is fine and as long as there no limitations on roofing installers or super long lead times (Ludowici said a minimum of 4 months before shipment because they have to hand make the tiles) we are all set on our end.

---

**From:** Laura Duvekot [<mailto:Laura.Duvekot@stpete.org>]  
**Sent:** Friday, December 21, 2018 11:19 AM  
**To:** Michael Satino  
**Cc:** Derek Kilborn  
**Subject:** RE: 535 Central Ave Mansard Roof CoA

Hi Mike –

Thanks again for your patience. I've been going through Larry's notes on the application with the understanding that you are having difficulty finding someone to install the Ludowici French tile profile that he suggested was closest to the historic material. I have reservations about the lack of texture provided by the totally flat interlocking sample that you provided, however. Would you be able to consider a middle ground – an interlocking tile with a somewhat textured profile? The Santafe Imperial, as one example, offers a three-dimensional profile that will add retain some of the texture without moving completely to a Spanish-style barrel: [https://www.santafetile.com/imperial\\_clay\\_roof\\_tile.php](https://www.santafetile.com/imperial_clay_roof_tile.php). Please let me know what you think about considering a more subtly-dimensioned unit. Many thanks!

Best regards,

Laura Duvekot  
Historic Preservationist II  
Planning and Development Services  
City of St. Petersburg, Florida

[laura.duvekot@stpete.org](mailto:laura.duvekot@stpete.org)  
727.892.5451

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**From:** Michael Satino [<mailto:MSatino@rahdertlaw.com>]  
**Sent:** Thursday, November 29, 2018 4:49 PM  
**To:** Laura Duvekot <[Laura.Duvekot@stpete.org](mailto:Laura.Duvekot@stpete.org)>  
**Subject:** FW: 535 Central Ave Mansard Roof CoA

Below is a communication between Larry and I. I submitted a Spanish barrel tile as a sample because I saw it on the hips of the roof, but he said that the original tiles were flat profile, similar to the grey French tile that you can see on the inner part of the mansard.

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**From:** Larry Frey [<mailto:Larry.Frey@stpete.org>]  
**Sent:** Monday, June 04, 2018 2:41 PM  
**To:** Michael Satino  
**Subject:** RE: 535 Central Ave Mansard Roof CoA

Michael-I left an email with the owner as the only contact listed on the COA application on 5/3 and I left a voicemail for you on 5/23. The COA application that was submitted was not signed nor dated. Please sign and date and return a copy to me at this email. A location sketch is also need to identify where the new tiles are to be located.

The French roof tiles that currently exist appear to be original or at least closer to the original profile. The Spanish barrel tile provided as a sample is a different profile and therefore would alter the character. That tile would have to be approved by the CPPC. About 18 months ago, the contractor and I were looking at alternatives such as a flatter tile to be placed along the entire mansard, including the frontal pitch which appears to have asbestos cladding. Since the work that appears now was done without the COA, it is also considered after-the-fact, so the fee is doubled and depends on how you proceed. If we can agree on a French tile that is similar to what is there, then a staff level could move the project forward almost immediately (the \$50 fee is \$100). If the barrel tile is desired, then an approval by the CPPC at their August 14<sup>th</sup> meeting would be scheduled (the \$300 fee is \$600 plus public notice costs).

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**From:** Michael Satino [<mailto:MSatino@rahdertlaw.com>]

**Sent:** Monday, June 04, 2018 12:58 PM

**To:** Larry Frey <[Larry.Frey@stpete.org](mailto:Larry.Frey@stpete.org)>

**Subject:** 535 Central Ave Mansard Roof CoA

Hello Dr. Frey,

I was wondering if you could fill me in on the status of the Certificate of Approval for the Mansard roof on 535 Central Avenue. I've been trying to get an update since April, but haven't had any luck. I believe you may have been communicating with a contractor, Barry, but he has been unreliable so I would like to be a point of contact for any updates. We would be very appreciative of a swift resolution to this issue considering the rain we've been having. Thank you for your help.

Best Regards,

**Michael Satino**

Property Manager, Rahdert & Mortimer

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# Imperial



**The NEW Clay Roof Tile**

**All the benefits of CLAY  
at the most affordable price**

  
**Santafé**<sup>®</sup>  
The Masters in Clay



# Imperial



**Blending colors gives a unique and beautiful accent to any home**



Lighter tones: For a natural terracotta with a “weathered” look, red and red fume come perfectly together. Looking for a classic, with a soft twist? These two are the best way to go.

In this Blend: 50% Red, 50% Red Fume



Medium tones: One of customer’s favorite blends: red, red fume and galeras. This trio makes a statement on any profile. Rich galeras color brings elegance to a classic palette.

In this Blend: 40% Red Fume, 40% Galeras, 20% Red

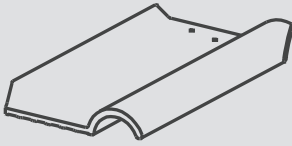


Darker tones: Choose more cocoa and galeras to add character and that contemporary dark feature. The red fume helps the colors flow in a smoother mix.

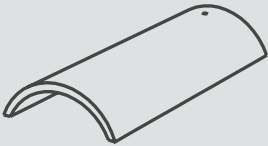
In this Blend: 40% Cocoa, 40% Galeras, 20% Red Fume



# PRODUCT SPECIFICATIONS



Size: 18" x 11" x 2"  
Coverage: 96 pcs. per Square  
Weight: 6.6 lbs/pc - 633.6 lbs/Sq.  
600 pcs. per Pallet



Universal Hip, Ridge & Rake  
Size: 18" x 7-8" x 3"  
Exposure: 15"  
630 pcs. per Pallet



Imperial Birdstop  
Size: 10"  
Pcs. per Lineal Ft: 1.2  
1600 pcs. per Pallet



NOA #16.0113.11

## STANDARD COLORS



Red



Red Fume



Galeras



Cocoa

**The best price in the market. The quality you can trust.**

- Color never fades
- Low water absorption
- Light weight\*
- **Strong** (higher transverse breaking strength than many other brands)
- **Secure:** Our tiles are packed and strapped in bundles of ten pieces, so it is safer to load and keep on a roof uninstalled if needed for a longer time

50 YEARS  
Warranty  
50 YEARS





Contact us:  
1-888-305-TILE  
To view our full line of quality clay roof tiles, visit:  
[www.santafetile.com](http://www.santafetile.com)  
[info@santafetile.com](mailto:info@santafetile.com)

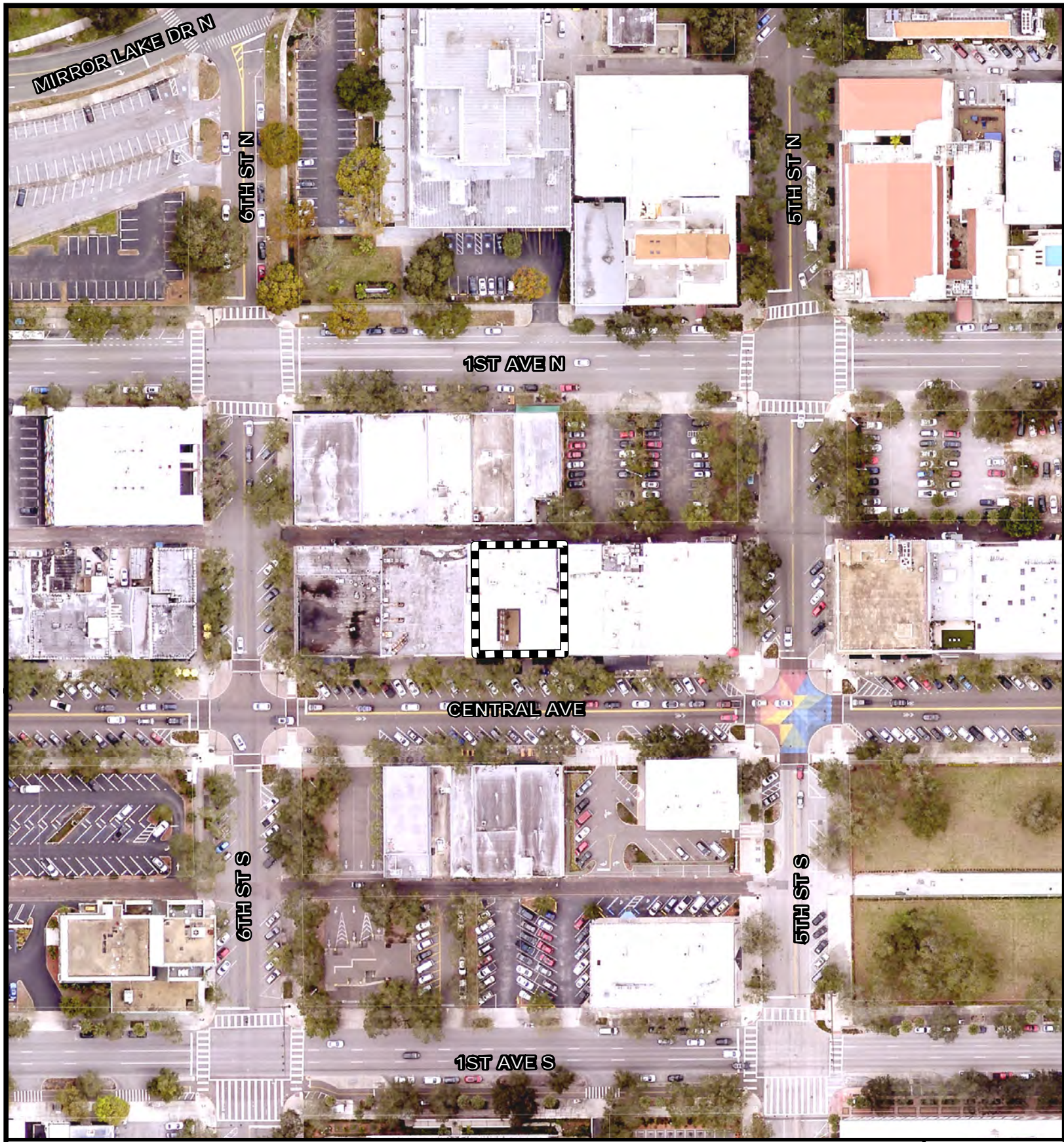


  
**Santafé**  
The Masters in Clay

# Appendix B:

## Maps of Subject Property





Community Planning and Preservation Commission

535 Central Ave

AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

20-90200097



N

SCALE:  
1" = 130'



MIRROR LAKE DR N

6TH ST N

5TH ST N

1ST AVE N

CENTRAL AVE

6TH ST S

5TH ST S

1ST AVE S

Community Planning and Preservation Commission

535 Central Ave

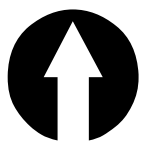
AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

20-90200097



N

SCALE:  
1" = 130'