



**HISTORIC PRESERVATION
BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, September 10, 2026
1:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the September 10, 2026 agenda.

2. Audience Comments -

If you wish to speak, please complete and submit a speaker's card to the City Clerk. When called, approach the podium and state your name and address for the record. Comments are limited to 3 minutes for both general and agenda items. Public comment on agenda items will be taken when that item is called.

3. Approval of Minutes

a. August 6, 2026 Meeting Minutes

4. Action Items -

a. Local Historic Designation No. 26125: 1 Pass A Grille Way (Island's End Resort)

Melanie Vandegrift for Millard Gamble requests local historic designation of a building complex resource group comprised of Buildings 2, 3 and 4, constructed between 1946 and 1950, at Island's End Resort.

b. Certificate of Appropriateness No. 26122: 1 Pass A Grille Way

Melanie Vandegrift for Millard Gamble requests a certificate of appropriateness to replace a destroyed section of wall beneath windows on the rear of Unit B with like-for-like horizontal fibercement siding.

5. Discussion Items

a. Park and Corey Avenue signs

Follow-up discussion from the July 2026 Historic Preservation Board meeting to discuss Corey Avenue entryway median and park signage.

b. Design Review No. 26121: 108 13th Avenue

Staff requests Historic Preservation Board input on a new House-Medium structure to be constructed to the Pass A Grille Overlay District standards.

c. Annual historic preservation training: Types of historic resources

Discussing the types of historic resources, to fulfill the annual Certified Local Government education requirement.

6. Next Meeting: October 1, 2026

7. Adjournment -

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

The public is cordially invited to attend this meeting.

All agenda material is available for review at City Hall or www.stpetebeach.org.

**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: August 6, 2026 Meeting Minutes

Action Request:

Strategic Objective:

Date: September 10, 2026

Prepared By:

Through:

Summary of Issue:

Funding:

Attachments: 1. HPB 08-06-26

DRAFT HISTORIC PRESERVATION BOARD MINUTES

August 6, 2026 – 2:30 PM

PRESENT: Bill Loughery, Chair
Sean Hurley, Vice Chair
Danielle Dashiell, Member
Holly Young, Member

ABSENT: Carolyn Zaleski, Member

STAFF PRESENT: Brandon Berry, Senior Planner; Kristin Coman, Planning Manager; Chloe Berryman, City Attorney; Ginny Keeter-Bodkin, Deputy Clerk; Laura Canary, Community Development Director

Chair Loughery called the meeting to order at 2:30 PM. A quorum was present.

1. Approval of the Agenda –

Member Young asked to add a discussion item on reclaiming public walkways in the large hotel district and noted that she needed to leave the meeting at 3:45 PM; Member Dashiell asked to add an item on the Vina del Mar Bridge lights; Chair Loughery added a discussion item on the historic district and the Land Development Code; Senior Planner Brandon Berry asked to remove item 5b. from the agenda.

Motion: Chair Loughery moved and Member Young seconded the approval of the August 6, 2026 agenda as amended; the motion carried unanimously.

2. Audience Comments – No one came forward for comment.

3. Approval of Minutes –

a. July 9, 2026 Meeting

Motion: Member Young moved, and Vice Chair Hurley seconded to approve the July 9, 2026, minutes as presented; the motion carried unanimously.

The Deputy Clerk swore in all those who would be testifying before the board.

4. Presentations –

a. Historic Plaque presentation

Planning Manager Kristin Coman introduced the newest 26 historic plaques. Her presentation is part of the meeting record. She noted post storm activity: 55 structures have received local historic designation, 2 were delisted, and 33 have received Certificates of Appropriateness for Demolition. Currently 111 structures have local historic designation. She reviewed the new addresses and general best practices for plaque placement.

The following plaques were presented and the owners congratulated:

4350 Gulf Blvd. - Bon-Aire Motel sign (circa 1953); 801 Gulf Way - Keystone Motel (1945); 103 7th Ave (1915); 102 8th Ave (1923); 111 10th Ave (1905); 113 11th Ave - Coconut Inn (1921); 108 12th Ave

(1922); 108 15th Ave (1925); 105 17th Ave (1941); 108 18th Ave (1952); 102 20th Ave (1944); 105 22nd Ave (1939); 102 23rd Ave (1951); 2507 Pass-A-Grille Way (1934); 3105 S. DeBazan Ave (1955); 3207 S. DeBazan Ave (1950); 3311 E DeBazan Ave (1950); 3514 Casablanca Ave (1960); 3601 Casablanca Ave (1951); 3607 Casablanca Ave (1954); 3612 E Maritana Dr. dock (1941); 3600 Belle Vista Dr E (1969); 315 Corey Ave - Beach Theater (1939); 8354 Boca Ciega Dr (1925); 410 87th Ave (1956); 107 22nd Ave (1925).

At Chair Loughery's request, Ms. Coman will investigate historic markers for business buildings. Member Dashiell commented on the State Historic Board and can also share that contact information.

Public Comment – Mike Clarke of 3601 Casablanca Avenue advised property owners about using building materials that are storm and waterproof. He also recommended that property owners install a one-way valve in their sanitary sewer lateral to prevent backups in storm events.

5. Action Items –

a. Certificate of Appropriateness No. 26118: 2702 Pass A Grille Way

Staff requests Historic Preservation Board approval for the removal and replacement of a near-grade deck associated with a historic residence at 2702 Pass A Grille Way (Designation #82, December 2024).

Senior Planner Brandon Berry's presentation included photos and a survey. Staff brought this item forward for Board input out of an abundance of caution and due to the broad definition of a property within Division 28 of the Land Development Code. Staff found that the request met the certificate of appropriateness criteria. The addition replaces and is in a similar footprint to the existing deck.

Motion: **Member Young moved, and Vice Chair Hurley seconded to approve Certificate of Appropriateness No. 26118 at 2702 Pass-A-Grille Way. The motion carried 4-0.**

~~b. Local Historic Designation 26052: 114 11th Avenue~~

~~Gina Valdes Foley requests local historic designation of a two dwelling building at 114 11th Avenue.~~

This item was removed from the agenda.

6. Discussion Items –

a. Design Review No. 26116: 104 18th Avenue

Mr. Berry reviewed a presentation which is part of the meeting record. The applicant had included the required design features and met the setback requirements for the property. Although the design does not eliminate access from 18th Ave., it relocates an existing curb cut and should allow for retention of at least one street parking space by placing primary garage access to the rear of the residence. Staff comments noted that the lot is limited to two driveways not to exceed 20 feet in width at the property line, and the subject development appears to provide for three with the two access points at the rear alleyway.

Applicant Michael Carrier explained that the proposed home was designed to complement the adjacent

development and maintain the character of the neighborhood while avoiding a duplicate design. Board members praised the project for placing garages at the rear, limiting the building to two stories above the elevated first floor, and keeping the design compatible with Pass-A-Grille. The proposed front curb cut was discussed and whether it was necessary given rear alley access, concerns about the loss of on-street parking, and setting a precedent for future developments. The applicant responded that the existing adjacent property has a front curb cut and that the additional front parking space would improve functionality. Staff clarified that the curb cut and alley access would be reviewed for compliance with zoning requirements during permitting. The Board offered positive feedback on the overall design.

b. Design Review 26119: 1401 Pass A Grille Way

Mr. Berry reviewed a survey, renderings, and plans as part of his presentation. Staff comments were that 1) At least two of the frontage trees must be understory trees to meet the landscaping requirements of the LDC. Frontage trees must continue along the street end, with one tree for each 20 linear feet of building frontage. The applicant may credit the Seagrape cluster at the PAG Way frontage as one of the required trees. 2) The driveway apron along PAG Way will need to be eliminated, and the frontage sidewalk will need to be removed and replaced with either a hex-stamped concrete or concrete paver. 3) The location of required design flood elevation will need to be added to the elevation drawings to demonstrate that the home meets the height limits of 32 feet to the ridge of the roof, and 28 feet to the midpoint. 4) Gutters and downspouts will be required along the structure's northern side eaves due to encroachment within five-feet of the neighboring property.

Owners Mr. and Mrs. Robert Stark and Architect Allen Vallerio were present via Zoom and testified that street end plans have not been made yet; Chair Loughery stressed consistency and resilience whether the owner or the City will complete that work. The owners and architect testified that the four staff comments were all achievable and would be completed.

c. Square footage limitations for reconstructed multifamily residences

Mr. Berry initiated a discussion on whether the City should allow limited increases in square footage for reconstructed multifamily residences in Pass-a-Grille (Section 20.07) to encourage preservation of the area's historic small-scale apartment buildings, which are increasingly being replaced by single-family homes. Board members generally supported preserving multifamily housing but expressed concern that allowing significant additional square footage or third-story construction could fundamentally alter the historic character of these properties. The discussion referenced the Barracks redevelopment as an example, with members noting that while FEMA-related code changes justify allowing replacement of existing living space on elevated floors, they were reluctant to support broader increases that would encourage larger, more intensive developments. Several members suggested that a modest increase in square footage might be appropriate if carefully limited but emphasized that any code changes should preserve the traditional scale and appearance of Pass-A-Grille's historic multifamily buildings rather than facilitate redevelopment into substantially different structures. Staff indicated the discussion was informational only and would help guide future code amendment considerations.

d. Park and Corey Avenue signs

Mr. Berry reviewed the images that were included in the meeting packet. A full replacement of the sign is expected. Ms. Coman explained that the older sign is brittle and would crack if moved and reinstalled. A representative from Public Services was unable to attend today but will attend a future

meeting with a cost estimate. The electrical boxes need to be activated and irrigation installed. Using drought resistant plants, refreshing the sign, and adding reflective materials were suggested.

e. (added) Public Walkways in the Large Hotel District

Member Young recalled a joint meeting with the City Commission a year or two ago in which the then Mayor wanted to survey the hotels to ensure that the public has not lost access. Chair Loughery suggested that the City Commission may already be investigating this and possible litigation. He suggested that the members speak with their appointing Commissioners prior to any discussion. Member Young exited the meeting at 3:50 PM.

f. (added) Vina del Mar Bridge Lights

Mr. Berry updated the members that Public Services Director Camden Mills reported that some minor structural integrity improvements need to be made to support the new lights. The engineering design phase kicked off at the end of June and installation is expected in fall or winter after the design is completed. Mr. Berry will provide a more specific date when it becomes available.

g. (added) Historic District and Land Development Code

Chair Loughery began a discussion on whether Pass-a-Grille's National Register Historic District is formally recognized as a local historic district under the City's Land Development Code (LDC Div. 28). Some members were unaware that, while the area is commonly referred to as a historic district, it may not meet the LDC's requirements because property owners have not formally opted in. The discussion focused on the implications of this distinction, particularly the Historic Preservation Board's limited authority over variances and permits. Members considered whether the City should amend the LDC to allow creation of a local historic district through a supermajority of property owners rather than unanimous consent, noting that this could strengthen preservation efforts while preserving the neighborhood's historic character.

Community Development Director Laura Canary agreed that the Board was moving in the right direction by discussing the issue and explained that the topic would be presented to the City Commission. She noted that recent historic designations, demolitions, and public improvement projects had prompted questions about how the City's historic district should be formally recognized. If the community supports establishing a local historic district, the City could evaluate alternative approval thresholds, such as a majority or supermajority of property owners, rather than requiring unanimous consent, and could consider creating a smaller district initially that could expand over time. She emphasized that the process should be driven by community input and tailored to achieve the City's historic preservation goals.

Adjournment – The next meeting is scheduled for September 3, 2026. Member Dashiell announced that she will not be able to attend the September meeting. Mr. Berry will poll the members by email to ensure a quorum.

Chair Loughery adjourned the meeting at 4:33 PM.

These minutes will be considered for approval at the September 3, 2026 Historic Preservation Board meeting.

**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Local Historic Designation No. 26125: 1 Pass A Grille Way (Island's End Resort)

Action Request: Motion to approve local historic designation case 26125 for local historic designation of Buildings 2, 3, and 4 at 1 Pass A Grille Way as a building complex resource group.

Strategic Objective:

Date: September 10, 2026

Prepared By: Lynn Rosetti, Consultant

Through: Laura Canary, Community Development Director

Summary of Issue: The structures are built in a frame vernacular style and were considered contributing resources to the Island's End Resort based upon Florida Master Site Files prepared in early 2026. Staff finds the three buildings meet the requirements for local historic designation as a group. The front two-story Building 1 constructed in 1979, rear now-demolished Building 5, and other site improvements, are not considered as part of this listing.

Funding: N/A

Attachments:

1. Staff Report
2. Florida Master Site Files
3. Application Documents
4. Letter of Support
5. Letter of Support 2
6. Applicant PowerPoint
7. Letter to Historic Preservation Board



**PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD**

Local Historic Designation Case No. 26125, Millard Gamble, property owner

Meeting Date: September 10, 2026

Prepared By: Lynn Rosetti, Contract Planner, Planning Division

REQUEST	The property owner is requesting a Local Landmark Designation for 1 Pass a Grille Way known as Island's End Resort
SUBJECT PROPERTY	1 Pass a Grille Way, St. Pete Beach, FL 33706 Morey Beach, Block 1, Pg102 / Blk 12, Lots 1,4,5,8,9 Parcel ID 19-32-16-58932—012-0010
LAND USE / ZONING	RLM-2 / PAG Residential District
YEAR BUILT	Circa 1946 (Building 3 – Unit C) and 1950 (Building 4 – Unit B and Building 2 – Units D & E). Building 5, containing Units A & F, was demolished because of substantial damage from the 2024 hurricanes and is not included in this building complex designation request. Building 1 was constructed in 1979 and is not presently considered for local historic designation.
HISTORIC STATUS	Island's End Resort is located on the southeastern tip of Pass-a-Grille near the intersection of Pass-a-Grille Way and 1st Avenue. The Island's End Resort had its beginnings in 1946 when the first wood frame cottage was constructed. Over the years several other buildings were constructed on site. Please see the survey map where each building is identified and labeled. Please note that building #5, containing Units A & F, was demolished due to extensive on-site storm damage in 2024. A Florida Master Site File was prepared for the structures as one group in 1990, which now functions as the resource group master site file, with individual files prepared for each of the surviving structures. The only structure not contributing at this time is a two-story building that was built in 1979 and does not meet the 50-year age criteria.
SURROUNDING AREA	North – the Barracks by the Sea South – Water East – Water West - Condominiums

BACKGROUND and ANALYSIS

The island of Long Key historically housed the townships of Pass-a-Grille, Don CeSar Place, Belle Vista, and St. Petersburg Beach. In 1957 these townships voted to consolidate into the City of St. Petersburg Beach. Later the name was changed to St. Pete Beach to provide a distinction between the Beach community and the larger mainland City of St. Petersburg. Island's End Resort at 1 Pass-a-Grille Way is part of the historic Pass-a-Grille township and embodies the mid-century architectural styling and methods of construction within the Pass-a-Grille township. The only two-story building on site which was constructed in 1979 and does not meet the 50-year-old or greater criteria for designation; the surviving buildings are between 76 and 80 years old as of the preparation of this report. A one-story masonry building (Building 5, Units A & F) was located near the pool shown on the survey and was substantially damaged during the hurricanes of 2024 and was determined to be unsalvageable and thus demolished. The remaining three buildings are frame vernacular in style and have been determined to be contributing resources to the Island's End Resort property.

Sec. 28.20. - Designation report.

Prior to the designation of any historic resource, structure or historic area district or district extension pursuant to this division, a designation report shall be prepared by city staff. The designation report shall contain the following information:

(1) *Individual historic buildings or archaeological sites:*

a. A physical description of the building or site and its character-defining features accompanied by photographs.

The three buildings contemplated for designation are simple frame vernacular in style, of similar mass and scale. They contain horizontal and vertical asbestos or plank siding, overhanging eaves with exposed rafter tails, and gable vents. One building has an accessory gazebo adjacent.

b. A statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by this division.

Built in the mid-20th century, staff finds that the subject structures meet this requirement as identified below:

It embodies the distinctive visible characteristics of the Frame Vernacular style of architecture and method of construction in a manner typical of the architectural style, period, and method of construction.

c. A description of the existing condition of the building or site including any potential threats or other circumstances that may affect the integrity of the building or site.

Building 4, containing Unit B, sustained damage along its southern face from the 2024 storms, losing a portion of wall below its window and asbestos vertical siding elsewhere on the building. The applicant has an accompanying certificate of appropriateness request under review to restore this building. The other buildings are in good exterior condition but require interior renovation prior to occupancy.

d. A statement of rehabilitation or adaptive use proposals, if applicable.

The applicants are not proposing to alter the historical use of the buildings as a small cluster of resort rentals, nor are any alterations or adaptive use proposals being proposed at this time.

e. A location map, showing relevant zoning and land use information.

1 Pass-a-Grille Way is located within the RLM-2/PAG Zoning District, with an RLM land use category. A zoning map is included in this staff report.

f. A recommendation concerning the eligibility of the building or site for designation pursuant to this division and a listing of those features of the building or site which require specific historic preservation treatments.

Staff recommend that these contributing cottages be recognized as locally designated historic landmark buildings because Island's Inn cottages are contributory, supporting a significant and well-maintained property that retains its architectural integrity and is a good representative of Pass-a-Grille's early architecture. Restorative work is proposed to Building 4 (Unit B) due to damage along its southern face, and interior renovations are proposed to all three buildings.

g. A photographic record of the property. Such record should include a comprehensive photographic representation of the interior and/or exterior appearance of all structures associated with the designation request.

The photographic record is included in this application and staff report. Additionally, the PowerPoint presentation by staff will provide a photographic record as well.

Sec. 28.22 – Designation criteria established.

The criteria to be applied by the historic preservation board in the designation of a building, district area or site as historically or archaeologically significant shall be as follows:

(1) Historic buildings. A building is of historic significance if it possesses integrity of location, design, setting and materials, and if it:

- a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- b. Is associated with events which have made a significant contribution to the broad patterns of our local, state or national history; or
- c. Is associated with the life of a person who has played a significant role in our local, state or national history; or

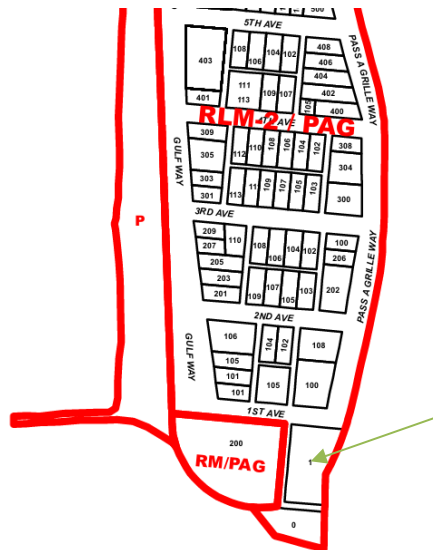
Staff analysis: Staff support this application to designate the three present contributing buildings at 1 Pass-a-Grille Way, which is located within the Pass-a-Grille National Register Historic District as historic buildings as one building group property. Staff finds that the buildings are significant in the following areas:

- a. They reflect the broad economic history of the Pass-a-Grille residential and tourist components of Pass-a-Grille and the city of St. Pete Beach; and
- b. They embody the distinctive visible characteristics of the Frame Vernacular architectural style, period, and method of construction.

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of the building complex resource group comprised of Buildings 2, 3, and 4, located at 1 Pass-a-Grille Way because it:

- a. It reflects the broad cultural history of the Pass-a-Grille economic component of the City of St. Pete Beach; and
- b. It embodies the distinctive visible characteristics of the Frame Vernacular architectural style, period, and method of construction.

Zoning Map



Aerial Photograph



☐ Original
☒ Update



RESOURCE GROUP FORM FLORIDA MASTER SITE FILE Version 5.0 3/19

Consult the *Guide to the Resource Group Form* for additional instructions

Site # PI01716
 Field Date 1-9-2026
 Form Date 1-22-2026
 Recorder# _____

NOTE: Use this form to document districts, landscapes, building complexes and linear resources as described in the box below. Cultural resources contributing to the Resource Group should also be documented individually at the Site File. **Do not use this form for National Register multiple property submissions (MPSs).** National Register MPSs are treated as Site File manuscripts and are associated with the individual resources included under the MPS cover using the Site File manuscript number.

Check ONE box that best describes the Resource Group:

- ☐ **Historic district** (NR category "district"): buildings and NR structures only: NO archaeological sites
- ☐ **Archaeological district** (NR category "district"): archaeological sites only: NO buildings or NR structures
- ☐ **Mixed district** (NR category "district"): includes more than one type of cultural resource (example: archaeological sites and buildings)
- ☒ **Building complex** (NR category usually "building(s)"): multiple buildings in close spatial and functional association
- ☐ **Designed historic landscape** (NR category usually "district" or "site"): can include multiple resources (see *National Register Bulletin #18*, page 2 for more detailed definition and examples: e.g. parks, golf courses, campuses, resorts, etc.)
- ☐ **Rural historic landscape** (NR category usually "district" or "site"): can include multiple resources and resources not formally designed (see *National Register Bulletin #30, Guidelines for Evaluating and Documenting Rural Historic Landscapes* for more detailed definition and examples: e.g. farmsteads, fish camps, lumber camps, traditional ceremonial sites, etc.)
- ☐ **Linear resource** (NR category usually "structure"): Linear resources are a special type of structure or historic landscape and can include canals, railways, roads, etc.

Resource Group Name Island's End Resort Multiple Listing [DHR only] _____
 Project Name Historical Designation Island's End, Pinellas Co FMSF Survey # _____
 National Register Category (please check one): ☐ building(s) ☐ structure ☒ district ☐ site ☐ object
 Linear Resource Type (if applicable): ☐ canal ☐ railway ☐ road ☐ other (describe): _____
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 1 Pass A Grille Way
 City/Town (within 3 miles) St Pete Beach In Current City Limits? ☒ yes ☐ no ☐ unknown
 County or Counties (do not abbreviate) Pinellas
 Name of Public Tract (e.g., park) _____
 1) Township 32S Range 16E Section 19 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 2) Township _____ Range _____ Section _____ ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE
 3) Township _____ Range _____ Section _____ ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE
 4) Township _____ Range _____ Section _____ ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE
 USGS 7.5' Map(s) 1) Name PASS-A-GRILLE BEACH USGS Date 1943
 2) Name _____ USGS Date _____
 Plat, Aerial, or Other Map (map's name, originating office with location) Morey Beach, Bk 1, Pg 102/ Blk 12, Lots 1,4,5,8,9
 Landgrant _____
 Verbal Description of Boundaries (description does not replace required map)

The resort complex is located a 1 Pass A Grille Way near the intersection of Pass A Grille Way and 1st Ave. It is located on the east side of the southernmost point of the island and encompasses approximately 0.56 acres.

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info	Date		Init.	
☐ Owner Objection	KEEPER – Determined eligible: ☐ yes ☐ no	Date			
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)				

HISTORY & DESCRIPTIONConstruction Year: 1955 ☒approximately ☐year listed or earlier ☐year listed or later

Architect/Designer: _____ Builder: _____

Total number of individual resources included in this Resource Group: # of contributing 4 # of non-contributing 2

Time period(s) of significance (choose a period from the list or type in date range(s), e.g. 1895-1925)

1. Modern (Post 1950)

3. _____

2. _____ 4. _____

Narrative Description (*National Register Bulletin 16A* pp. 33-34; attach supplementary sheets if needed)

See Continuation Sheet

RESEARCH METHODS (check all that apply)☒FMSF record search (sites/surveys)☐library research☒building permits☒Sanborn maps☒FL State Archives/photo collection☒city directory☒occupant/owner interview☒plat maps☒property appraiser / tax records☒newspaper files☐neighbor interview☐Public Lands Survey (DEP)☒cultural resource survey☒historic photos☒interior inspection☐HABS/HAER record search☒other methods (specify) USDA historic aerial photographs (PALMM) and FDOT APLUS aerial photographs

Bibliographic References (give FMSF Manuscript # if relevant)

Publication of Archival Library and Museum Materials (PALMM at: <http://palmm.fcla.edu/>)APLUS aerials online at: <https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem/>**OPINION OF RESOURCE SIGNIFICANCE**

Potentially eligible individually for National Register of Historic Places?

☒yes☐no☐insufficient information

Potentially eligible as contributor to a National Register district?

☐yes☒no☐insufficient informationExplanation of Evaluation (required, see *National Register Bulletin 16A* p. 48-49. Attach longer statement, if needed, on separate sheet.)

See Continuation Sheet

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)1. Tourism

3. _____

☒

5. _____

2. Entertainment/recreation ☒

4. _____

6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

Document type All materials at one locationMaintaining organization Archaeological Consultants Inc1) Document description Files, photos, research, documents File or accession #'s P25201

2) Document type _____

Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATIONRecorder Name Kyle GaylorAffiliation Archaeological Consultants IncRecorder Contact Information 8110 Blaikie Court, Ste. A / Sarasota, FL/ 34240 / aciflorida@comcast.net

(address / phone / fax / e-mail)

Required Attachments**① PHOTOCOPY OF USGS 7.5' MAP WITH DISTRICT BOUNDARY CLEARLY MARKED****② LARGE SCALE STREET, PLAT OR PARCEL MAP WITH RESOURCES MAPPED & LABELED****③ TABULATION OF ALL INCLUDED RESOURCES** - Include name, FMSF #, contributing? Y/N, resource category, street address or other location information if no address.**④ PHOTOS OF GENERAL STREETSCAPE OR VIEWS** (Optional: aerial photos, views of typical resources)

When submitting images, they must be included in digital AND hard copy format (plain paper grayscale acceptable).

Digital images must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

CONTINUATION SHEET

Overview: Island's End Resort is a building complex resource group located at 1 Pass A Grille Way on approximately 0.56 acres at the southern tip of Pass-A-Grille in St. Pete Beach, Pinellas County. This building complex resource group is roughly bounded by 1st Avenue in the north, the Point Pass-A-Grille Condominiums to the west, the Pass-A-Grille North Channel to the south, and the Pass-A-Grille Dog Beach to the east. Island's End Resort is a hotel resort complex established circa (ca.) 1955 and contains four buildings made up of six rental units A-F, an office building, and a gazebo. The four buildings with rental units (8PI21662 - 8PI21665) were constructed between ca. 1946 and ca. 1957 as private residences and are contributing resources to the building complex (Table 1); the remaining two structures, the Frame Vernacular style office building and a gazebo, are non-contributing to the building complex resource group.

Table 1. Contributing resources to the Island's End Resort Building Complex Resource Group (8PI01716).

FMSF No.	Style	Build Date	Unit(s)
8PI21662	Frame Vernacular	ca. 1950	D & E
8PI21663	Frame Vernacular	ca. 1946	C
8PI21664	Frame Vernacular	ca. 1950	B
8PI21665	Masonry Vernacular	ca. 1957	A & F

Historic Context: The area in which the Island's End Resort is located was first platted in 1895 as the Morey Beach Subdivision (Figure 1). The Island's End Resort is within Block 12 and contains Lots 1, 4, 5, 8, and 9. Prior to becoming the Island's End Resort, the southern tip of Pass-A-Grille was used by the United States military to aid in Florida's coastal defense from 1942 through 1945. Aerial photographs from 1945 show a watch tower and various small support buildings in the location of what would become Island's End Resort and military barracks on the north side of 1st Avenue across from the future location of the resort (National Archives 1945a, 1945b) (Figures 2 and 3). With the conclusion of World War II, the military withdrew its presence on Pass-A-Grille, and private citizens soon began developing and building in this area.

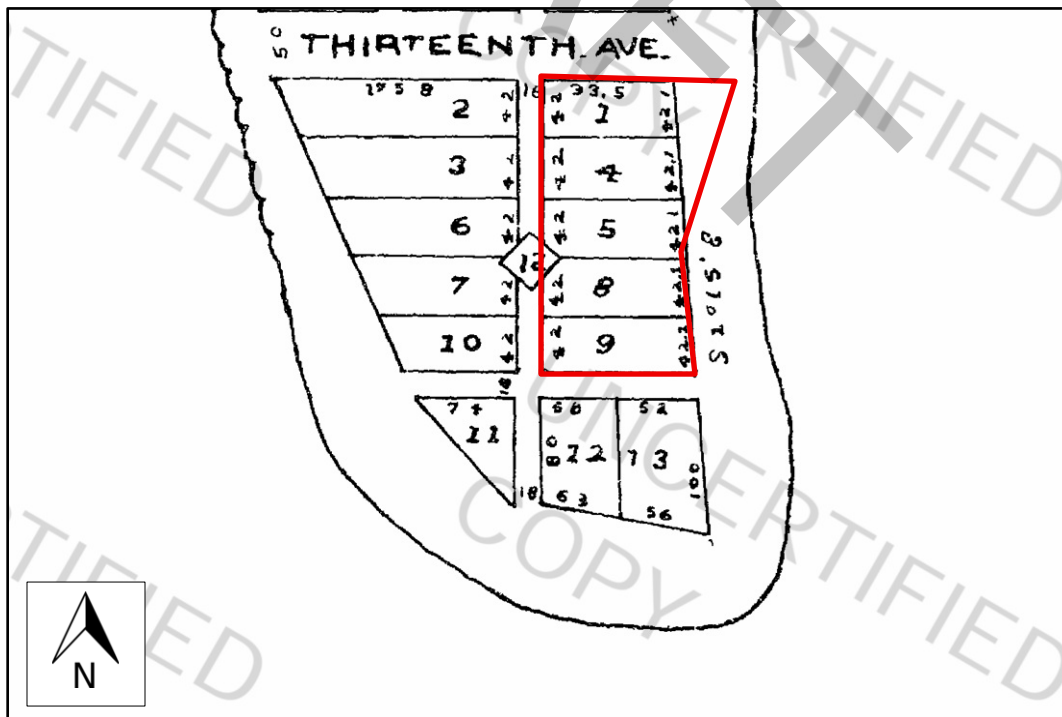


Figure 1: View of Block 12 of the 1895 Morey Beach plat map. Island's End Resort is located within Lots 1, 4, 5, 8, and 9 in addition to some small pieces of land to the east of the blocks (Crist 2026). The boundaries of Island's End Resort are outlined in red.

CONTINUATION SHEET



Figure 2: Aerial photograph from 1945 showing the military facilities on the southern tip of Pass-A-Grille where Island's End Resort would later be located (National Archives 1945a).

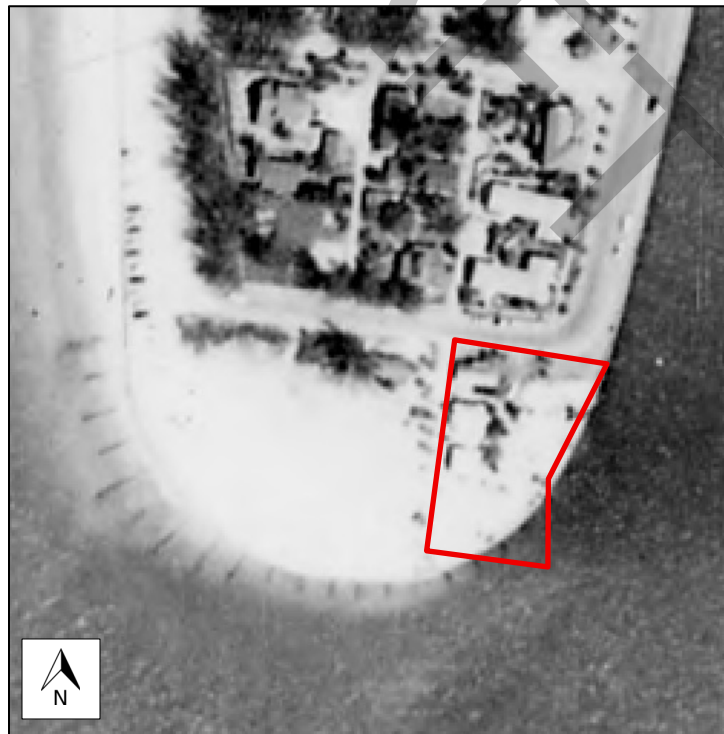


Figure 3: Aerial photograph from March 1957 showing the southern tip of Pass-A-Grille and Island's End Resort. Three of the contributing buildings (8PI21662, 8PI21663, and 8PI21664) are visible, and the military structures have been removed (USDA 1957). The boundaries of Island's End Resort are outlined in red.

CONTINUATION SHEET

Pinellas County's population exploded with the conclusion of World War II. The population was 91,852 in 1940 and by 1970 it had reached 522,329 (Florida Center for Instructional Technology [FCIT] 2005). Tourism also boomed during this period, and motels and hotels were created throughout the state to house the growing number of tourists. Many of these were situated near busy roads or popular attractions, such as beaches.

The oldest building located within the Island's End Resort is of the Frame Vernacular style that was constructed in ca. 1946. The building was constructed as a private residence and cottage and currently serves as Unit C of the resort. The building is located between Units D & E and Unit B, south of 1st Avenue. Two other Frame Vernacular style buildings, Units D & E and Unit B, were constructed in ca. 1950 or earlier. The most recently constructed contributing resource within the resort complex is the ca. 1957 Masonry Vernacular style building which contains Units A & F. The building containing Units A & F was initially constructed as private residence for the Radio Evangelist Grady Tyree Cantrell and his wife Eleanor Burch Cantrell who owned Island's End Resort. They began purchasing the lots that make up the resort in 1952, and Cantrell's 1959 purchase created the final boundaries of Island's End Resort (**Table 2**).

Table 2. Timeline of property acquisitions by the Cantrells that developed the Island's End Resort.

Year Acquired by Cantrells	Lot	Unit & FMSF No.
1952	Lot 4	Unit C (8PI21663)
1953	Lot 5	Unit B (8PI21664)
1953	Lot 8	Units A and F
1957	Lot 9	Units A and F (8PI21665)
1959	Lot 1	Units D and E (8PI21662)

Island's End appears to have initially started as a private residence for the Cantrells and a rental cottage for short-term and/or long-term rentals. As the Cantrells purchased more land and buildings, they expanded their operations. By 1959, they lived on the property in what is now Units A and F (8PI21665), while renting the other buildings as apartments. Units A and F (8PI21665) were later converted from a single-family residence into two rental units.

A 1954 newspaper report discusses Grady Cantrell speaking at a meeting of the Holiday Isles Association, a group of various motel and hotel and apartment owners, proposing a promotional insurance plan for vacationers (Mitchell 1954). However, the author does not state whether or not Cantrell was a motel, hotel, or apartment owner himself. An undated postcard, from the late 1950s or early 1960s, shows the southern tip of Pass-A-Grille and lists the address and phone number for Island's End, called Island's End Rental Units (**Figure 4**) (Gandy nd.). The phone number from the postcard appears as early as 1955 in a classified advertisement for a gulf front cottage for either monthly or yearly rentals (St. Petersburg Times 1955). This shows that the property was used for rentals at least as early as 1955. This phone number would continue to appear in classified ads throughout the mid-1950s through the early 1960s advertising furnished cottages for rent or attempting to sell the whole property. A photo from ca. 1959 from Island's End Resort's personal archive shows the front of the resort with a sign calling the resort "Island's End," illustrating that the name was in use as early as 1959 (**Photo 1**). The earliest known reference to "Island's End" in print is in 1961 in an article stating that Grady Cantrell of Island's End was on a committee for the Holiday Hosts Association, an organization for hotel, motel, and apartment owners in the Holiday Isles (St Petersburg Times 1961). The complex is referred to as the Island's End Apartments in a 1962 directory (Polk 1962). It is later referred to as the Island's End Motel in some sources and then Island's End Resort, which it is still named.

CONTINUATION SHEET

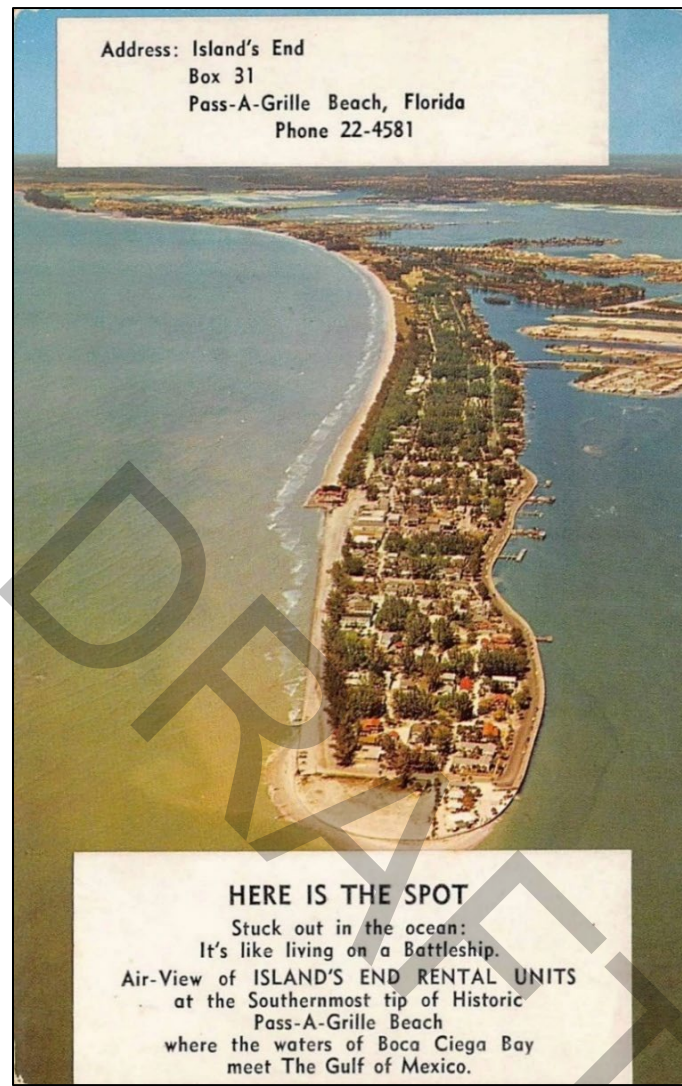


Figure 4: An undated postcard from the late 1950s or early 1960s advertising Island's End (Gandy nd.).



Photo 1: A ca. 1959 photo depicting two guests at the resort with the Island's End sign in the background, facing northwest (Island's End Resort 1959).

CONTINUATION SHEET

Grady Cantrell continued to own Island's End with Eleanor Burch Cantrell until their deaths in 1965 and 1966, respectively. Ownership of Island's End Resort then passed to their daughter and son-in-law, Sandra Jo and Dean Dusenberry. The Dusenberrys then sold the property to Kenneth T. and Enid Swanson in 1977. In ca. 1979, a two-story Frame Vernacular building was constructed on the property which would serve as the resort's office and home for the Swansons. The Swansons then sold the property to Millard G. Gamble in 1986 who still owns the property.

Island's End has been a popular destination for years. In 1988, the property was featured in the Frommer's Dollarwise Guide to Florida where the authors call it "the most scenic spot on the Suncoast," (Springer and Schultz 1988). Island's End was also featured as a recommended hotel in a 1998 edition of Newsday focusing on small hotels, motels, and bed-and-breakfasts in Florida (Shea 1998). The resort was even featured in the top 25 destinations on the west coast of Florida in a 2006 article in the Palm Beach Post (Palm Beach Post 2006).

Property Description: Island's End Resort building complex resource group was established in ca. 1955 and contains four buildings made up of six rental units A-F, an office building, and a gazebo. The four buildings with rental units (8PI21662 - 8PI21665) were constructed between ca. 1946 and ca. 1957 as private residences and are contributing resources to the building complex. The remaining two structures, the Frame Vernacular style office building was constructed ca. 1979 and a gazebo was constructed ca. 1990, are non-contributing to the building complex resource group. Alterations to the property include the addition of boardwalks throughout the property and the addition of decks and fencing. The original sign seen in **Photo 1** no longer exists, and a non-historic sign stands in the northeast corner of the property in front of a decorative waterfall that is also non-historic. The remnants of two non-historic piers are also located in the east of the property. Other non-historic additions including other gazebos and a doghouse were destroyed as a result of hurricane damage.

Island's End was first recorded in November 1990 by Historic Preservation Consultants, Inc. and was assigned FMSF No. 8PI01716. The original form recorded all four historic buildings on a single Standing Structure Inventory Form, and the buildings were not recorded individually. The original number (8PI01716) is being reused for the resource group, and new numbers were assigned to individually record the four contributing buildings within the Island's End Resort building complex resource group. These four contributing resources include:

- **8PI21662** (Units D & E) is a ca. 1950 Frame Vernacular building with vinyl siding and has gable and shed roofs covered with composition shingles. The building is divided into two separate units. The building has a wood frame structural system and has overhanging eaves, rectangular gable vents, and stove flues on the east and west elevations. The building has replacement roofing, doors, windows, and siding. There are two additions on the south elevation. The building had recently incurred hurricane damage, but the exterior damage is relatively minimal.
- **8PI21663** (Unit C) is a ca 1946 Frame Vernacular building with vertical wood plank siding and aluminum panel siding with hip and gable roofs covered with composition shingles. The building has a wood frame structural system, and its distinguishing architectural features include overhanging eaves, exposed rafter tails, and a gable vent on the north elevation. Alterations include replacement roofing, siding, doors, and windows. There are additions on the north and east elevations. The building had recently incurred hurricane damage, but the exterior damage is relatively minimal.
- **8PI21664** (Unit B) is a ca 1950 Frame Vernacular building with vinyl siding and has gable and shed roofs covered with composition shingles. The building has a wood frame structural system, and its distinguishing architectural figures include overhanging eaves, exposed rafter tails, and shallow gable brackets. Alterations include replacement roofing, siding, doors, and windows. There

CONTINUATION SHEET

are additions on the north and east elevations. The building had recently incurred hurricane damage, but the exterior damage is relatively minimal.

- **8PI21665** (Units A & F) is a ca 1957 Masonry Vernacular building with concrete block, vertical wood planks, and vinyl siding. The gable, flat, and shed roofs are covered in composition shingles. The building has a concrete block structural system with wood frame additions on the east, south, and northwest elevations. Alterations include replacement roofing, siding, doors, and windows along with the enclosure of a porch on the northwest elevation and the enclosure of screened patio on the east elevation. Distinguishing architectural features include overhanging eaves, metal coverings over some of the windows, and a pergola on the northeast elevation. The building also has a swimming pool to the south. Units A & F were initially a single-family private residence and were later converted into two separate rental units. The building had recently incurred hurricane damage and parts of the exterior were heavily damaged including a partial collapse on the south elevation.

Evaluation: The resort's unique location on the gulf at the southernmost point of the island and its close proximity to the beach made it a popular vacation destination for tourists and a landmark for locals. Island's End Resort is a unique example of a hotel established during the tourism boom following World War II, characterized by its location on the southern tip of the island and its make-up consisting of multiple individual buildings. Despite the resort's comparatively small size, featuring only six rental units, it has been a notable destination. The statewide and national attention the resort has garnered over the years reflects the popularity and importance of the resort to St. Pete Beach. Despite the various alterations and additions to the buildings which make up the resort, including recent storm damage, they continue to retain historic integrity through their location, overall design, setting, workmanship feeling, and association. The overall integrity of the resource successfully conveys the feeling of an earlier era and aesthetic, especially as it relates to beach tourism in Florida in the 1950s and 1960s.

The Island's End Resort (8PI01716) appears to be eligible for listing in the National Register of Historic Places (NRHP) at the local level under Criterion A in the area of Entertainment/Recreation for its association with the boom in tourism and development in St. Pete Beach following World War II. Island's End Resort relates to St. Pete Beach's growth and development following World War II and the explosion of tourism in Florida throughout the 1950s and 1960s, and reflects the broad cultural, political, economic, and social history of the city. It also represents a geographically defined area which contains buildings linked historically through location, design, setting, materials, workmanship, feeling, and association. The period of significance for Island's End Resort is from ca. 1955 to 1976. The period of significance was determined by the first year that the Cantrells began renting part of the property and 1976 is the current cut off for the "fifty-year rule" under the National Historic Preservation Act. Island's End Resort is still functioning as a resort today.

CONTINUATION SHEET

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United States Geological Survey (USGS)

1943 Pass-A-Grille, Fla.

DRAFT



PHOTOGRAPHS









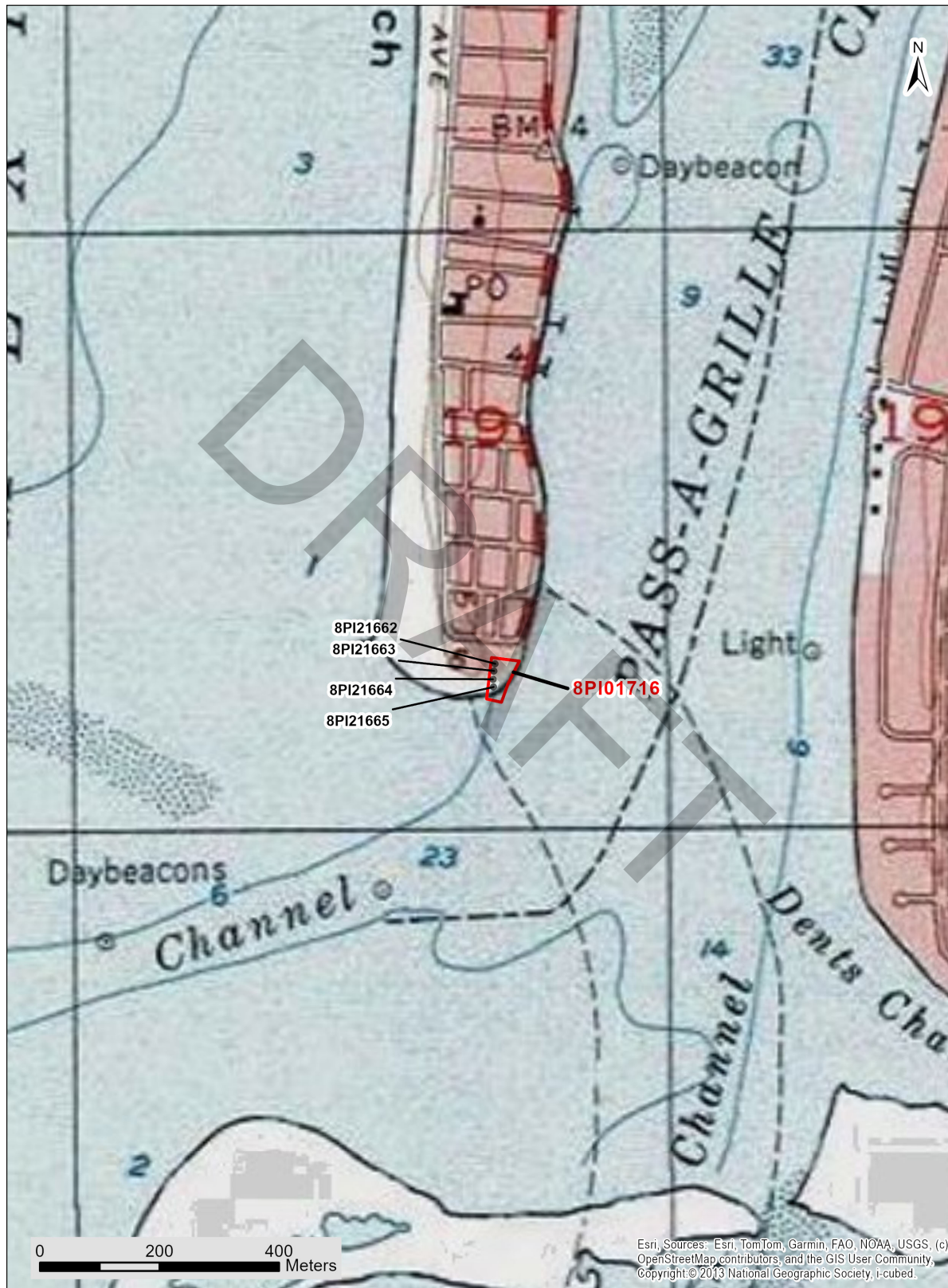


AERIAL MAP





USGS Pass-A-Grille Beach
Township 32 South, Range 16 East, Section 19



☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **PI21662**
 Field Date 1-9-2026
 Form Date 1-21-2026
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Units D and E, Island's End Resort Multiple Listing (DHR only) _____
 Survey Project Name Historical Designation Island's End, Pinellas Co Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 1 Pass A Grille Way
 Street Number Direction Street Name Street Type Suffix Direction
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1943 Plat or Other Map Bk 1, Pg 102
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 19 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 19-32-16-58932-012-0010 Landgrant _____
 Subdivision Name Morey Beach Block 12 Lot 1
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 328721 Northing 3063305
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1950 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Residence, private From (year): 1950 To (year): 1959
 Current Use Hotel From (year): 1959 To (year): CURR
 Other Use Apartment From (year): 1959 To (year): UNKN
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Roof, siding, doors, windows
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature S ELEV
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)
Millard G Gamble Trust (2023-CUR); Millard G Gamble (1986-2023); Kenneth T/Enid Swanson (1977-1986); Dean/ Sandra Jo Dusenberry

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe _____

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 1
 Exterior Fabric(s) 1. Vinyl ☒ 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. Flat 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.)
SHS, vinyl, single, paired, 1/1

Distinguishing Architectural Features (exterior or interior ornaments)
Overhanging eaves, rectangular gable vents, 2 stove flutes

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Contributing to Island's End Resort (8PI01716); Unit C (8PI21663), Unit B (8PI21664), Units A, F (8PI21665), non-historic gazebo, dock, & building

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info	Date	_____	Init.	_____
☐ Owner Objection	KEEPER – Determined eligible: ☐ yes ☐ no	Date	_____		
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)				

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Concrete 2. _____ 3. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete, Generic 2. _____

Main Entrance (stylistic details)

N ELEV: 2 individual entrances leading to 2 separate units. Unit D has a panel door (west side) and no door on E (east)

Porch Descriptions (types, locations, roof types, etc.)

N/ENTRANCE: open, partial width, supported by 4 rectangular columns

Condition (overall resource condition): ☐ excellent ☐ good ☐ fair ☒ deteriorated ☐ ruinous

Narrative Description of Resource

A one-story Frame Vernacular building divided into 2 separate units. There are concrete stove flues on the E and W elevs. There are additions on the S elev and the building is in a deteriorated state due to hurricane damage.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒ FMSF record search (sites/surveys) ☐ library research ☒ building permits ☒ Sanborn maps
☒ FL State Archives/photo collection ☒ city directory ☒ occupant/owner interview ☒ plat maps
☒ property appraiser / tax records ☒ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS) ☒ historic photos ☒ interior inspection ☐ HABS/HAER record search
☒ other methods (describe) USDA historic aerial photographs (PALMM) and FDOT APLUS aerial photographs

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

Publication of Archival Library and Museum Materials (PALMM at: <http://palmm.fcla.edu/>
 APLUS aerals online at: <https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem/>

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The building is not a significant embodiment of a type, period, or method of construction; and has no known significant historic individual associations, but is eligible as a contributing resource to Island's End Resort (8PI01716).

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. _____ 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

Document type All materials at one location Maintaining organization Archaeological Consultants Inc
 1) Document description Files, photos, research, documents File or accession #'s P25201
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Kyle Gaylor Affiliation Archaeological Consultants Inc
 Recorder Contact Information 8110 Blaikie Court, Ste. A / Sarasota, FL/ 34240 / aciflorida@comcast.net
 (address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



PHOTOGRAPHS

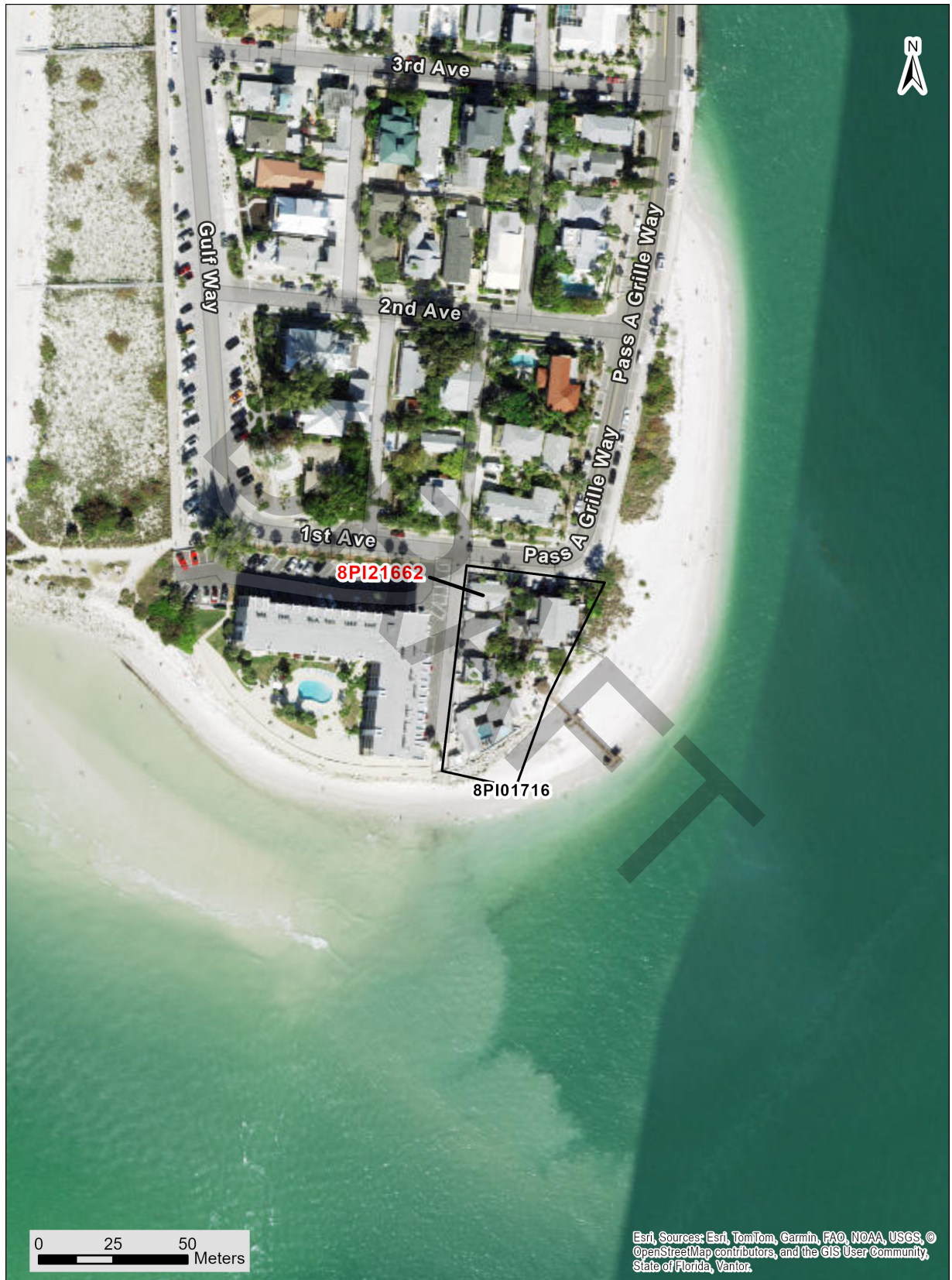






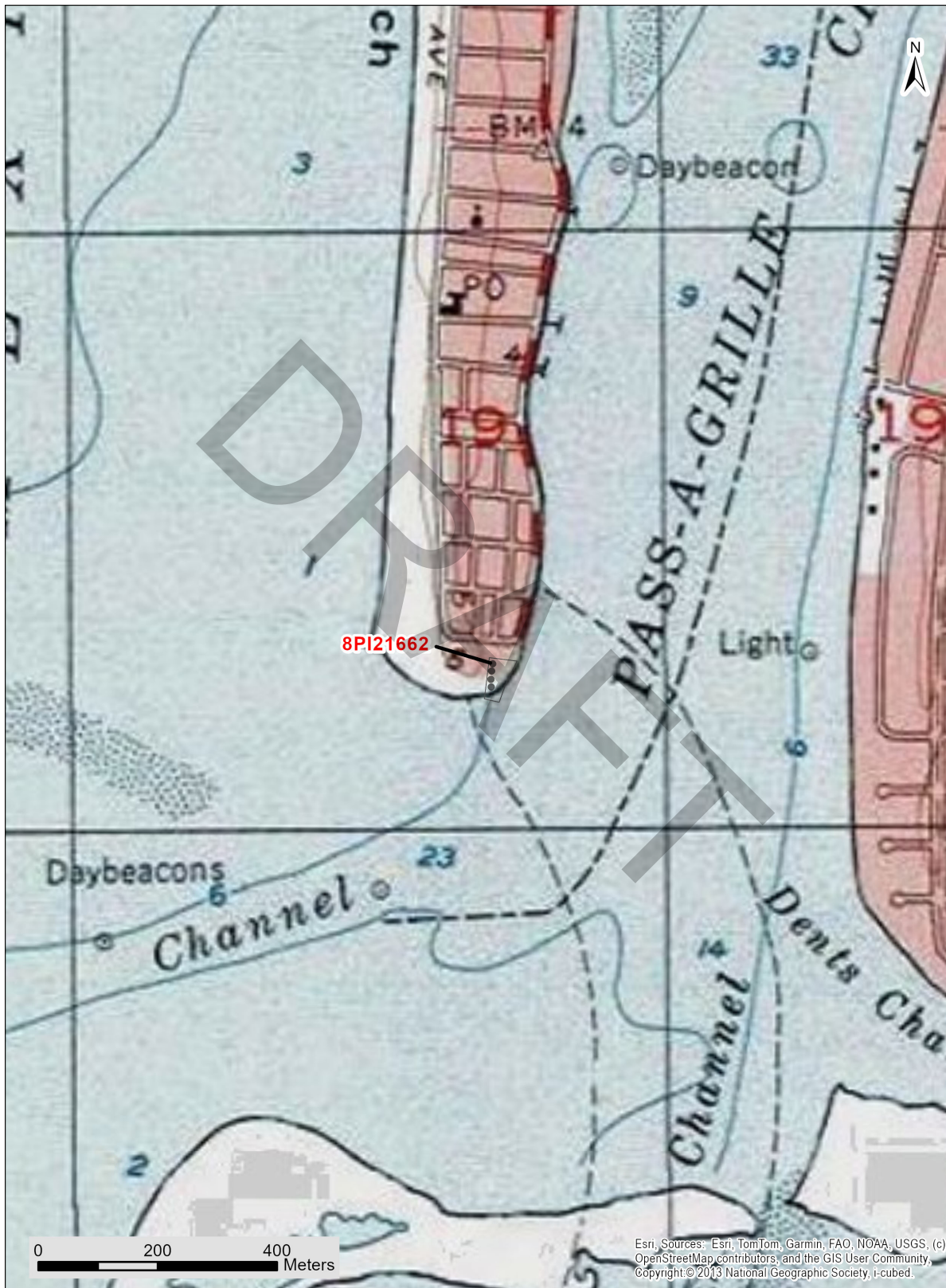


AERIAL MAP





USGS Pass-A-Grille Beach
Township 32 South, Range 16 East, Section 19



☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **PI21663**
 Field Date 1-9-2026
 Form Date 1-21-2026
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Unit C, Island's End Resort Multiple Listing (DHR only) _____
 Survey Project Name Historical Designation Island's End, Pinellas Co Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 1 Pass A Grille Way
 Street Number Direction Street Name Street Type Suffix Direction
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1943 Plat or Other Map Bk 1, Pg 102
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 19 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 19-32-16-58932-012-0010 Landgrant _____
 Subdivision Name Morey Beach Block 12 Lot 4
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 328718 Northing 3063292
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1946 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Residence, private From (year): 1950 To (year): 1955
 Current Use Hotel From (year): 1955 To (year): CURR
 Other Use Apartment From (year): 1955 To (year): UNKN
 Moves: ☐ yes ☐ no ☒ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Roof, siding, doors, windows
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature N and E elevs
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)
Millard G Gamble Trust (2023-CUR); Millard G Gamble (1986-2023); Kenneth T/Enid Swanson (1977-1986); Dean/ Sandra Jo Dusenberry

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe _____

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 1
 Exterior Fabric(s) 1. Vertical plank 2. Wood/Plywood 3. Aluminum
 Roof Type(s) 1. Hip 2. Gable 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)
SHS, vinyl, metal, 1/1; Clerestory, metal, grouped, 2 & 3-across; Fixed, metal, single, 1-pane

Distinguishing Architectural Features (exterior or interior ornaments)
Overhanging eaves, gable vent, exposed rafter tails

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Contributing to Island's End Resort (8PI01716); Units D, E (8PI21662), Unit B (8PI21664), Units A, F (8PI21665), non-historic gazebo, dock, & building

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐ yes ☐ no Date _____ NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)	

DESCRIPTION (continued)Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____Structural System(s): 1. Wood frame 2. _____ 3. _____Foundation Type(s): 1. Piers 2. SlabFoundation Material(s): 1. Concrete Block 2. Concrete, Generic**Main Entrance (stylistic details)**

E ELEV: individual panel door and storm door, accessed by 2 concrete steps

Porch Descriptions (types, locations, roof types, etc.)Condition (overall resource condition): ☐ excellent ☐ good ☐ fair ☒ deteriorated ☐ ruinous**Narrative Description of Resource**

A one-story Frame Vernacular building w/vertical drop siding and vertical plank siding and aluminum panels along the base. There are some rafter tails on the W elev and a gable vent on the N elev.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed**RESEARCH METHODS (select all that apply)**

- | | | | |
|--|---|--|--|
| ☒ FMSF record search (sites/surveys) | ☐ library research | ☒ building permits | ☒ Sanborn maps |
| ☒ FL State Archives/photo collection | ☒ city directory | ☒ occupant/owner interview | ☒ plat maps |
| ☒ property appraiser / tax records | ☒ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☒ cultural resource survey (CRAS) | ☒ historic photos | ☒ interior inspection | ☐ HABS/HAER record search |
| ☒ other methods (describe) <u>USDA historic aerial photographs (PALMM) and FDOT APLUS aerial photographs</u> | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)Publication of Archival Library and Museum Materials (PALMM at: <http://palmm.fcla.edu/>
APLUS aerials online at: <https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem/>**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☒ yes ☐ no ☐ insufficient information**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**

The building is not a significant embodiment of a type, period, or method of construction; and has no known significant historic individual associations, but is eligible as a contributing resource to Island's End Resort (8PI01716).

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____**DOCUMENTATION**

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- Document type All materials at one location Maintaining organization Archaeological Consultants Inc
- 1) Document description Files, photos, research, documents File or accession #'s P25201
- 2) Document type _____ Maintaining organization _____
- Document description _____ File or accession #'s _____

RECORDER INFORMATIONRecorder Name Kyle GaylorAffiliation Archaeological Consultants IncRecorder Contact Information 8110 Blaikie Court, Ste. A / Sarasota, FL/ 34240 / aciflorida@comcast.net
(address / phone / fax / e-mail)**Required Attachments****① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED****② LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)**③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**When submitting an image, it must be included in digital **AND** hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



PHOTOGRAPHS



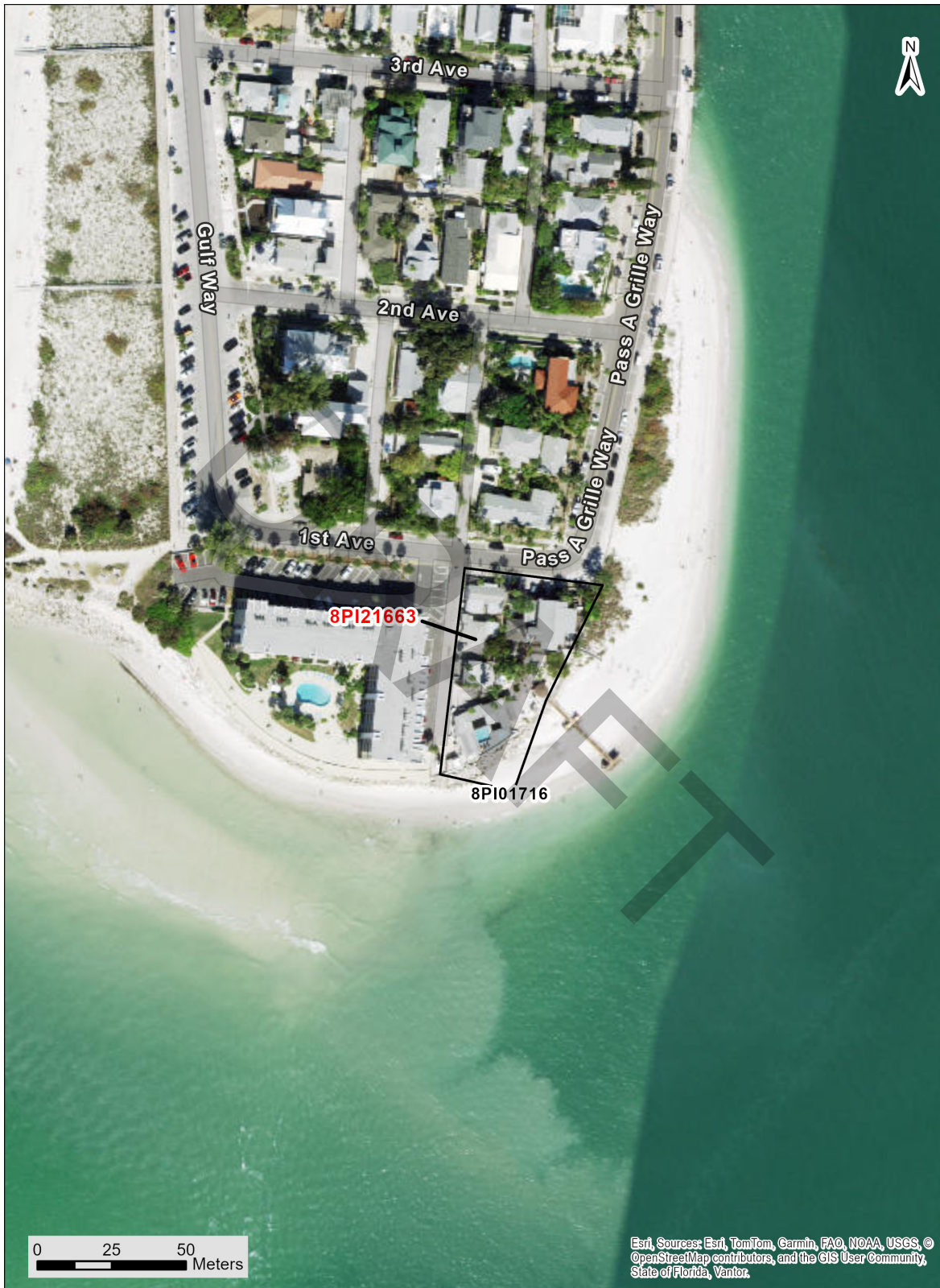






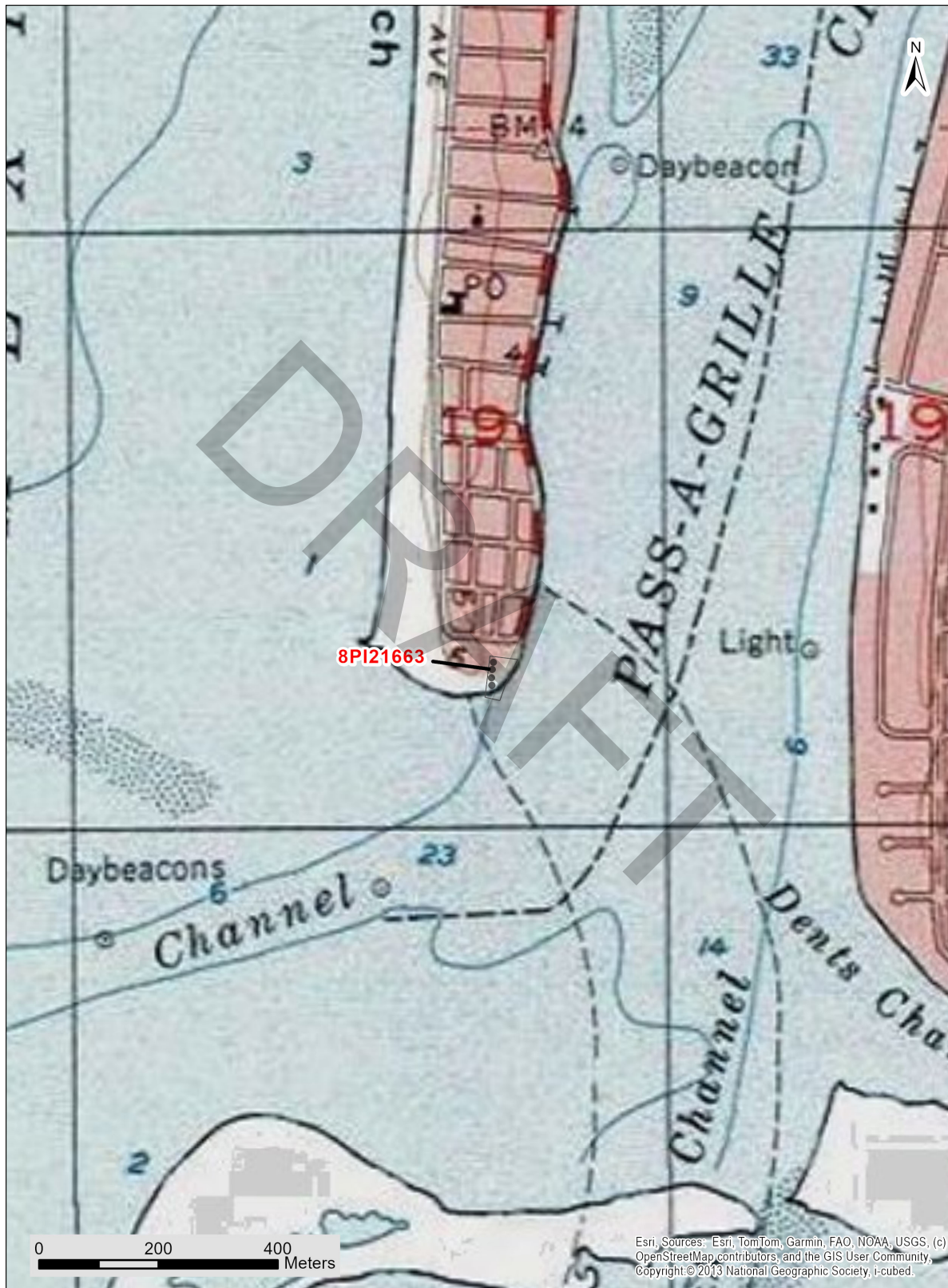


AERIAL MAP





USGS Pass-A-Grille Beach
Township 32 South, Range 16 East, Section 19



☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **PI21664**
 Field Date 1-9-2026
 Form Date 1-22-2026
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Unit B, Island's End Resort Multiple Listing (DHR only) _____
 Survey Project Name Historical Designation Island's End, Pinellas Co Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 1 Pass A Grille Way
 Street Number Direction Street Name Street Type Suffix Direction
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1943 Plat or Other Map Bk 1, Pg 102
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 19 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 19-32-16-58932-012-0010 Landgrant _____
 Subdivision Name Morey Beach Block 12 Lot 5
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 328717 Northing 3063278
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1950 ☐ approximately ☒ year listed or earlier ☐ year listed or later
 Original Use Residence, private From (year): 1950 To (year): 1955
 Current Use Hotel From (year): 1955 To (year): CURR
 Other Use Apartment From (year): 1955 To (year): UNKN
 Moves: ☐ yes ☐ no ☒ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Roof, siding, doors, windows
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature E and N ELEVs
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)
Millard G Gamble Trust (2023-CUR); Millard G Gamble (1986-2023); Kenneth T/Enid Swanson (1977-1986); Dean/ Sandra Jo Dusenberry

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe _____

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 1
 Exterior Fabric(s) 1. Vinyl ☒ 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. Shed 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.)
SHS, vinyl, single, paired, 1/1

Distinguishing Architectural Features (exterior or interior ornaments)
Overhanging eaves, exposed rafter tails, gable bracket, pergola on E elev

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Contributing to Island's End Resort (8PI01716); Units D, E (8PI21662), Unit C (8PI21663), Units A, F (8PI21665), non-historic gazebo, dock, & building

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info	Date		Init.	
☐ Owner Objection	KEEPER – Determined eligible: ☐ yes ☐ no	Date			
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)				

DESCRIPTION (continued)Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____Structural System(s): 1. Wood frame 2. _____ 3. _____Foundation Type(s): 1. Continuous 2. _____Foundation Material(s): 1. Concrete, Generic 2. _____**Main Entrance (stylistic details)**

N ELEV: individual panel door with screen storm door, beneath principal roof

Porch Descriptions (types, locations, roof types, etc.)Condition (overall resource condition): ☐ excellent ☐ good ☐ fair ☒ deteriorated ☐ ruinous**Narrative Description of Resource**

A one-story Frame Vernacular building with vinyl siding and additions on the E and N elevs. There is a gable bracket on the N elev and partially exposed rafter tails on the N elev.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed**RESEARCH METHODS (select all that apply)**

- | | | | |
|--|---|--|--|
| ☒ FMSF record search (sites/surveys) | ☐ library research | ☒ building permits | ☒ Sanborn maps |
| ☒ FL State Archives/photo collection | ☒ city directory | ☒ occupant/owner interview | ☒ plat maps |
| ☒ property appraiser / tax records | ☒ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☒ cultural resource survey (CRAS) | ☒ historic photos | ☒ interior inspection | ☐ HABS/HAER record search |
| ☒ other methods (describe) <u>USDA historic aerial photographs (PALMM) and FDOT APLUS aerial photographs</u> | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)Publication of Archival Library and Museum Materials (PALMM at: <http://palmm.fcla.edu/>
APLUS aerials online at: <https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem/>**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☒ yes ☐ no ☐ insufficient information**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**

The building is not a significant embodiment of a type, period, or method of construction; and has no known significant historic individual associations, but is eligible as a contributing resource to Island's End Resort (8PI01716).

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____**DOCUMENTATION**

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- Document type All materials at one location Maintaining organization Archaeological Consultants Inc
- 1) Document description Files, photos, research, documents File or accession #'s P25201
- 2) Document type _____ Maintaining organization _____
- Document description _____ File or accession #'s _____

RECORDER INFORMATIONRecorder Name Kyle GaylorAffiliation Archaeological Consultants IncRecorder Contact Information 8110 Blaikie Court, Ste. A / Sarasota, FL/ 34240 / aciflorida@comcast.net
(address / phone / fax / e-mail)**Required Attachments****① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED****② LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)**③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**When submitting an image, it must be included in digital **AND** hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



PHOTOGRAPHS

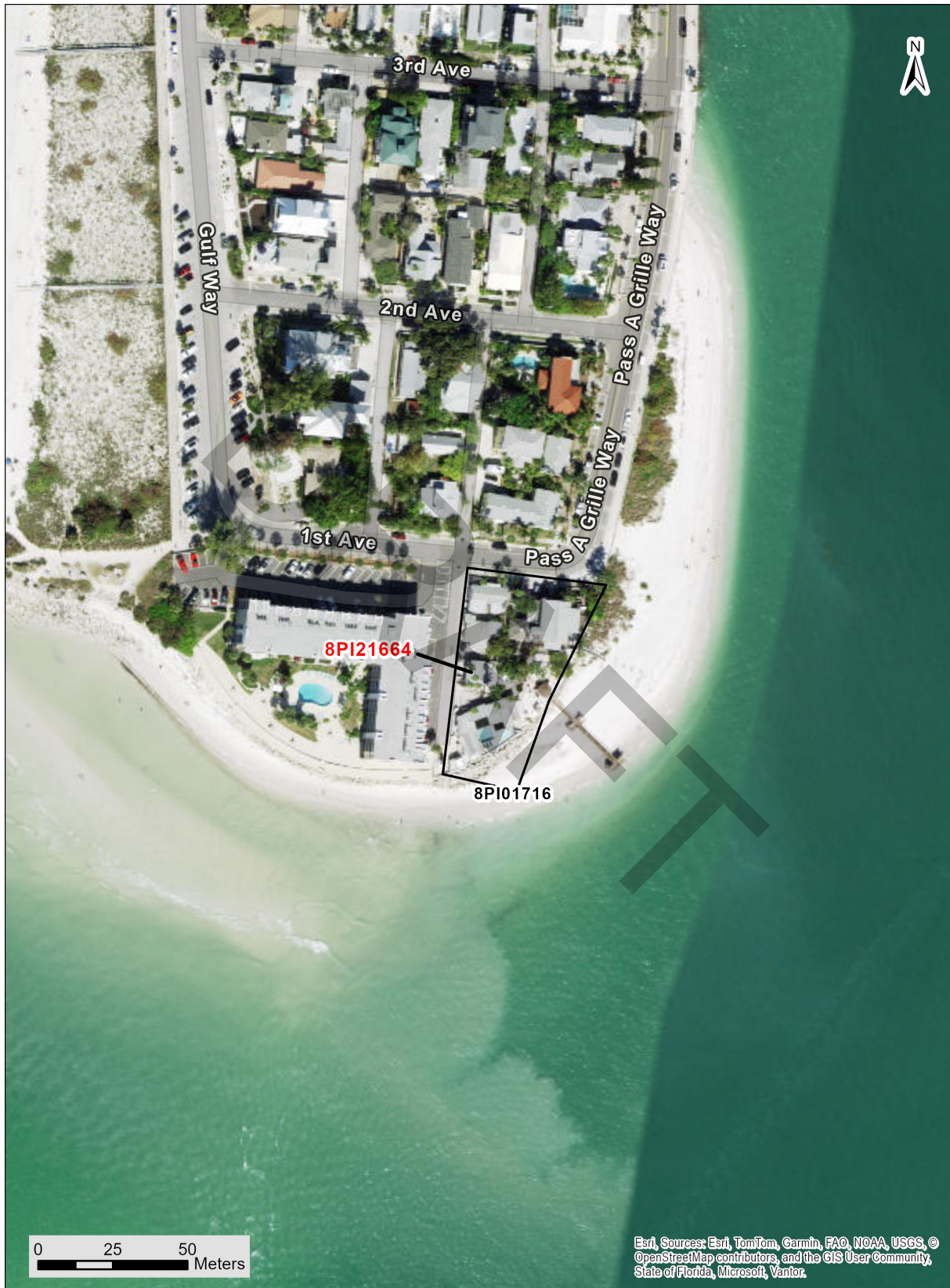






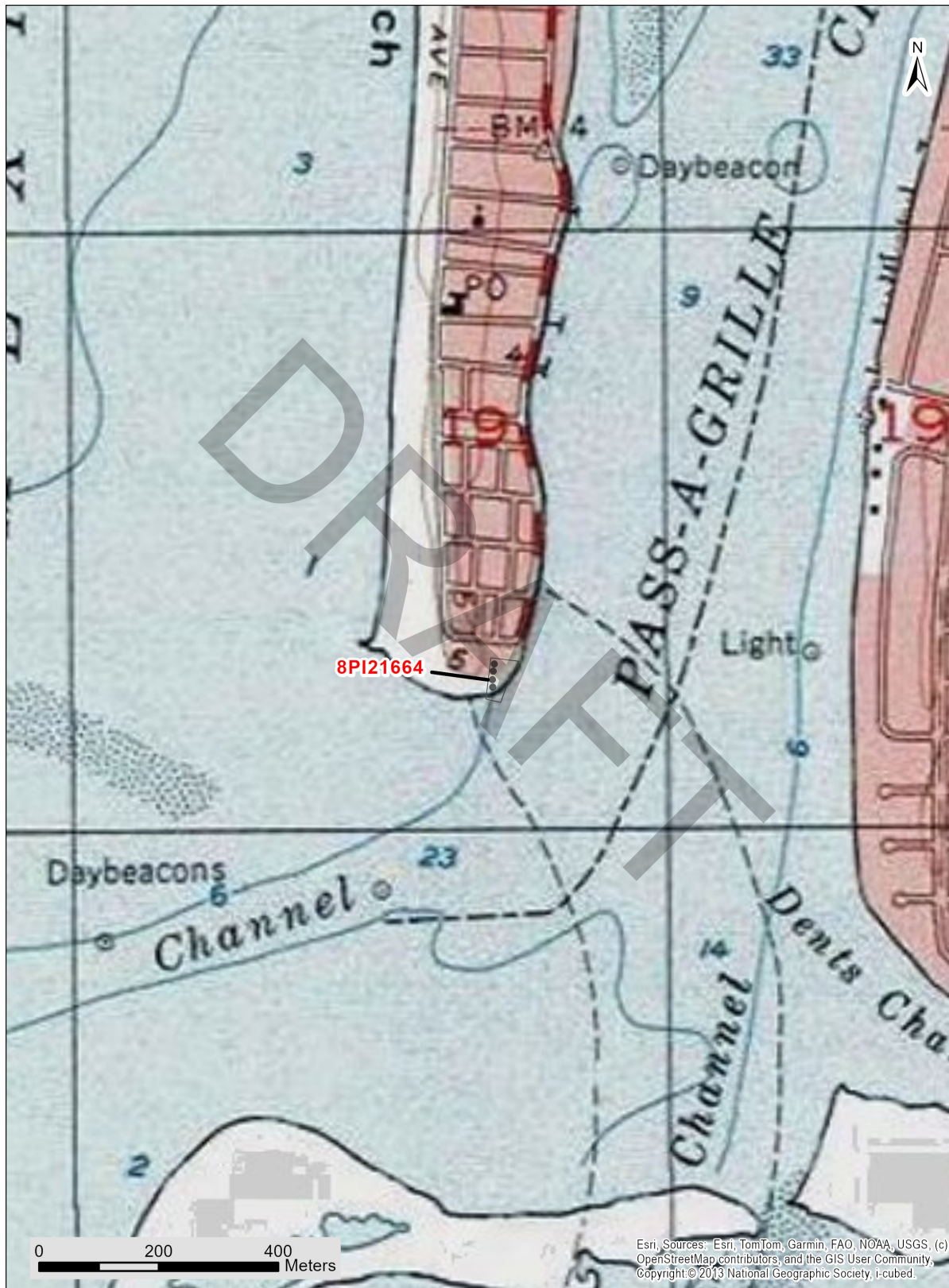


AERIAL MAP





USGS Pass-A-Grille Beach
Township 32 South, Range 16 East, Section 19



☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **PI21665**
 Field Date 1-9-2026
 Form Date 1-22-2026
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Units A, F, Island's End Resort Multiple Listing (DHR only) _____
 Survey Project Name Historical Designation Island's End, Pinellas Co Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 1 Direction _____ Street Name Pass A Grille Street Type Way Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1943 Plat or Other Map Bk 1, Pg 102
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 19 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 19-32-16-58932-012-0010 Landgrant _____
 Subdivision Name Morey Beach Block 12 Lot 8
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 328717 Northing 3063265
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1957 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Residence, private From (year): 1957 To (year): UNKN
 Current Use Hotel From (year): UNKN To (year): CURR
 Other Use Apartment From (year): UNKN To (year): UNKN
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Roof, siding, doors, windows, encl. porch
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature NW, S, and E ELEVs
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)
Millard G Gamble Trust (2023-CUR); Millard G Gamble (1986-2023); Kenneth T/Enid Swanson (1977-1986); Dean/ Sandra Jo Dusenberry

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe _____

DESCRIPTION

Style Masonry Vernacular Exterior Plan Irregular Number of Stories 1
 Exterior Fabric(s) 1. Concrete block 2. Vertical plank 3. Vinyl
 Roof Type(s) 1. Gable 2. Flat 3. Shed
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)
SHS, vinyl, single, 1/1; Picture, vinyl, single, 1-pane; other windows obscured w/ metal covers

Distinguishing Architectural Features (exterior or interior ornaments)
Overhanging eaves, metal coverings over windows, pergola on E elev

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Contributing to Island's End Resort (8PI01716); Units D, E (8PI21662), Unit C (8PI21663), Unit B (8PI21664), pool, non-historic gazebo, dock, & building

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐ yes ☐ no Date _____ NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)	

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____Structural System(s): 1. Concrete block 2. Wood frame 3. _____Foundation Type(s): 1. Slab 2. _____Foundation Material(s): 1. Concrete, Generic 2. _____

Main Entrance (stylistic details)

Unit A: NW ELEV: individual panel door, accessed under porch

Unit F: SW ELEV: opening for individual door, door is gone

Porch Descriptions (types, locations, roof types, etc.)

NW/ENTRANCE: open, partial width, under roof kick, supported by 2 concrete block columns

Condition (overall resource condition): ☐ excellent ☐ good ☐ fair ☒ deteriorated ☐ ruinous

Narrative Description of Resource

A one-story Masonry Vernacular building w/ wood frame additions. Porch on E elev converted into a room. There is a historic pool on the S elev. The building is in a partially ruinous state.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- | | | | |
|--|---|--|--|
| ☒ FMSF record search (sites/surveys) | ☐ library research | ☒ building permits | ☒ Sanborn maps |
| ☒ FL State Archives/photo collection | ☒ city directory | ☒ occupant/owner interview | ☒ plat maps |
| ☒ property appraiser / tax records | ☒ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☒ cultural resource survey (CRAS) | ☒ historic photos | ☒ interior inspection | ☐ HABS/HAER record search |
| ☒ other methods (describe) <u>USDA historic aerial photographs (PALMM) and FDOT APLUS aerial photographs</u> | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

Publication of Archival Library and Museum Materials (PALMM at: <http://palmm.fcla.edu/>
APLUS aerals online at: <https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem/>

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient informationAppears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The building is not a significant embodiment of a type, period, or method of construction; and has no known significant historic individual associations, but is eligible as a contributing resource to Island's End Resort (8PI01716).

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc
Document description Files, photos, research, documents File or accession #'s P25201
- 2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Kyle Gaylor Affiliation Archaeological Consultants Inc
Recorder Contact Information 8110 Blaikie Court, Ste. A / Sarasota, FL/ 34240 / aciflorida@comcast.net
(address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



PHOTOGRAPHS



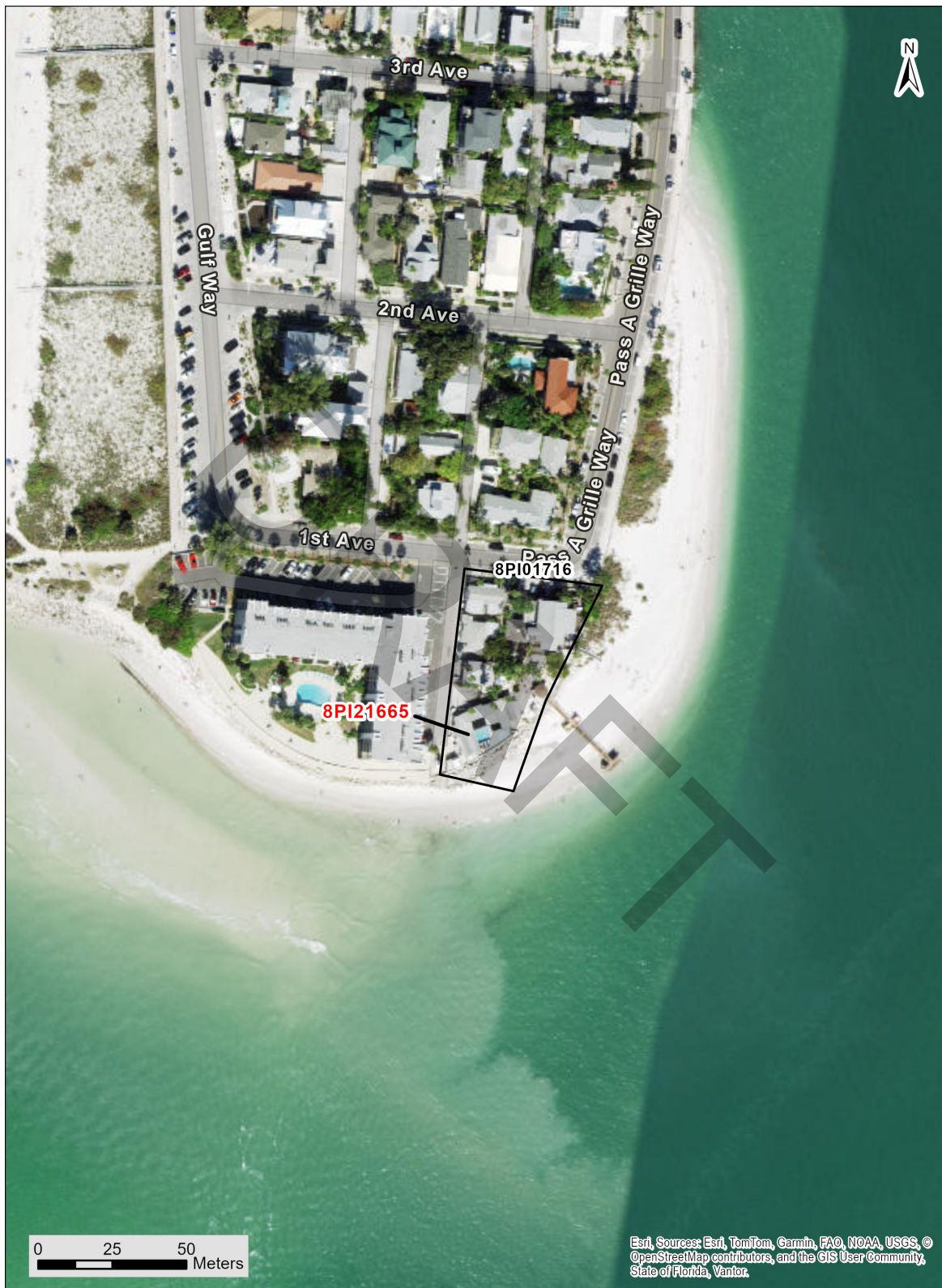






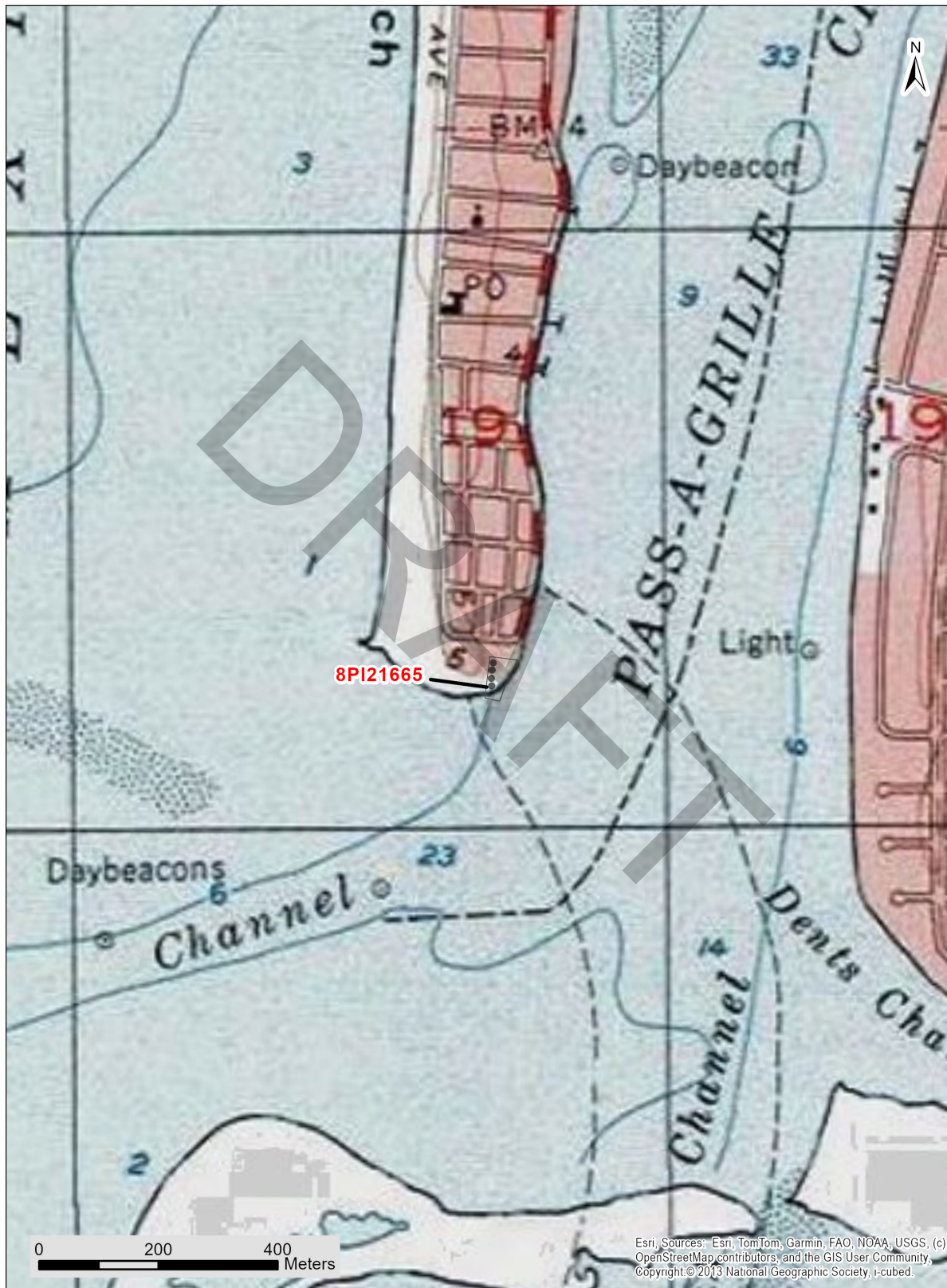


AERIAL MAP





USGS Pass-A-Grille Beach
Township 32 South, Range 16 East, Section 19





Owner's Authorization for Agent

I/WE Millard Gamble
(print name of property owner)

hereby authorize Melanie Vandegrift
(print name of agent)

to represent me/us in an application for Variance, historical designation
(type of application: variance, conditional use, zoning, etc.)
etc

Millard Gamble
Signature of Owner

Signature of Owner

Millard Gamble
Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 12 day of August 2026 by Millard Gamble who is personally known X or produced _____ as identification.



[Signature]
(Notary Signature)

8/12/2026
(Date)

My Commission Expires 4/9/27

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org



Application for Local Historic Designation

GENERAL INFORMATION

Case Number _____

Property Owner Name & Address

Agent or Representative Name & Address

Millard Gamble
1 PASS A GRILLE WAY
St Pete Beach FL 33706

Melanie Vandegrift
320 48th St S
St Pete FL 33706

Phone (727) 455-6555

Phone (727) 776-4279

Email Address MGGPAG@aol.com

Email Address INFO@ISLANDSEND.COM

Property Address, Legal Description, Parcel ID

1 PASS A GRILLE WAY, St Pete Beach FL 33706
Morey Beach Blk 12, Lots 1, 4, 5 & 8 & unplatted land adj
19-32-16-58 932-012-0010

Historic Name of Property (if applicable): Island's End Resort

Florida Master Site File Number (if applicable): _____

Florida Master Site File Recorder:

(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of Islands End Resort located at 1 PASS A GRILLE WAY and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: Millard Gamble Date: _____

TYPE OF REQUEST

- Individual historic building
- Individual archaeological site
- Historic or archaeological district
- Thematic grouping (not typically tied through same/similar associations but not tied through geographic boundaries) (Example: All works of the same architect, or all are early tourist related accommodations)

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

Describe boundary line encompassing all man-made and natural resources to be included in designation (general legal description or survey). Attach map delimiting the proposed boundary. (Use continuation sheet if necessary). Include acreage or land square footage of the subject property.

The commercial one story Cottages on the west side of the property. FMSF NOS 8PI21662 (units D&E), 8PI21663 (unit C) and 8PI21664 (unit B)

FUNCTION OR USE

Historic Functions

Small hotel
Since at least the
1970's

Current Functions

Small hotel

DESCRIPTION

Architectural Classification

Materials

STATEMENT OF SIGNIFICANCE

Designation Criteria Established (mark one or more boxes for the appropriate criteria)

The criteria to be applied by the historic preservation board and city commission in the designation of a building, district area or site as historically or archaeologically significant shall be as follows:

- (1) **Historic buildings.** A building is of historic significance if it possesses integrity of location, design, setting and materials, and if it:
 - ☐ Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
 - ☐ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or
 - ☐ Is associated with the life of a person who has played a significant role in our local, state, or national history; or
 - ☐ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration Is master plan, and when no other building or association has survived; and
 - ☐ Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.
- (2) **Historic districts.** A district is of historic significance if it:
 - ☐ Represents a significant entity whose components may lack individual distinction; or
 - ☐ Represents a geographically defined area which contains buildings, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling and association; or
 - ☐ Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.
- (3) **Archaeological sites and districts.** A site or district is of archaeological significance if it:
 - ☐ Has yielded or is likely to yield significant information relating to prehistory or history; or
 - ☐ Contains any subsurface remains of historical or archaeological importance or any unusual ground formations of archaeological significance.

Areas of Significance (please describe the following):

1. Period of Significance

2. Significant Dates (date constructed and altered, if applicable)

hotel since the 1950s at least

3. Significant Persons

4. Cultural Affiliation/Historic Period

5. Architect

6. Builder

Narrative Description

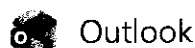
1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs.
2. Please provide a statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by the Land Development Code, Section 28-20.
3. Please provide a description of the existing condition of the building or site including any potential threats of other circumstances that may affect the integrity of the building or site.
4. Provide a statement of rehabilitation or adaptive use proposals, if applicable.
5. Provide a location map, showing relevant zoning and land use information.

Major Bibliographic References

Please cite the books, articles, and other sources used in preparing this form below or on one or more continuation sheets.

Island's End Resort has been the "cottages at the end of the island" for decades. It has been a hotel as far back as the 50's (hotel sign picture provided). In the 60's the owners lived on site in what is now Unit A while renting out the other cottages. When Ken and Enid Swanson bought it in the 70's, they had the 2-story home built for the owner and lived there while renting out the other cottages including the old owner's residence. Since then, the cottages have remained largely unchanged on the outside. The goal of the owner, Millard Gamble, is to keep that old Florida charm for all the hotel guests.

Most of our building look the same on the exterior as pre storm. One has significant damage and we are looking to revive it to its previous old Florida glory. We want to make it look the same (pictures attached).



(No subject)

From Ehrhart, Mindy <MEhrhart@vtaig.com>

Date Wed 11/26/2025 1:31 PM

To info@islandsend.com <info@islandsend.com>

I am writing to express my strong support for the rebuilding and historic designation of Islands End Resort in Pass-a-Grille, Florida. This place has a very special place in my heart, and its loss after Hurricane Helene in 2024 has been deeply felt not only by me, but by so many others.

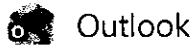
I have been visiting Islands End since 2012 and have stayed there more than 30 times over the years. Not being able to stay there for the last year and 2 months has been incredibly hard for me. I realize that may sound silly to some but it truly hurts my heart. It is my happy place! In fact, its coordinates are tattooed on my wrist, a permanent reminder of the comfort, joy, and happiness I found there.

I respectfully ask the city to approve the owners' efforts to rebuild and restore Islands End! Supporting this effort would ensure that its history and significance continue for future generations to experience—just as I have for more than a decade. When I say that there is no other place like it, I truly mean it! It is one of a kind and holds so many memories for myself and many others. I look forward to the day I get to stay there again.

Thank you for your consideration and for recognizing the importance this beloved place holds for so many of us.

Sincerely,
Mindy Ehrhart

Springfield, MO



Letter of Support for Island's End Historic Designation

From Scott Horberg <shorberg@gmail.com>

Date Wed 11/26/2025 3:06 PM

To Island's End <info@islandsend.com>

Cc Anna Baker <fiaryeyes@gmail.com>

To Island's End Team,

We wanted to share our support as you work toward the cultural significance historic designation. Our family stayed at Island's End once, but that single stay left a lasting impression that has stayed with us ever since. There are many places to stay on St Pete Beach, but there is only one that genuinely feels like its own little world.

What made Island's End special wasn't just the location on the tip of Pass-a-Grille, though that view alone feels like stepping into another lifetime. It was the sense of calm, the slow pace, and the feeling that we had discovered a piece of Old Florida that had somehow survived modern development. We remember quiet mornings with nothing but the sound of the water, evenings watching the sun melt into the Gulf, and the kind of stillness that's almost impossible to find anymore. It was magical in a way you don't forget.

Places like Island's End don't get recreated. They're passed down. They hold memories from families, travelers, locals, and generations before us. Losing it wouldn't just be losing a set of buildings; it would be losing a part of St Pete Beach's cultural identity.

The resort is woven into the community's history, its charm, and its character. Even from just one stay, we understood why people have been coming back for decades. It feels like part of Pass-a-Grille's soul, and it deserves to be protected and restored.

Please consider this my full support for your efforts to secure historic designation. Thank you for fighting to preserve a place that means so much to so many. We look forward to the day we can return and see Island's End continue its story.

With appreciation,



Scott Horberg

417.234.5055 | shorberg@gmail.com



Create your own email signature



Outlook

You Mean the World to my Family

From Sarah Rafa <srafa@dist126.org>

Date Wed 11/26/2025 5:22 PM

To info@islandsend.com <info@islandsend.com>

 8 attachments (7 MB)

IMG_8710.jpeg; IMG_8699.jpeg; IMG_6794.jpeg; IMG_6426.png; IMG_6424.png; IMG_6422.png; IMG_6425.png; IMG_6423.png;

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Mrs. Sarah Rafa

Island's End (708) 371-3080 Ext 3526





Outlook

Cultural Significance Historic Designation

From csentowski@new.rr.com <csentowski@new.rr.com>

Date Wed 12/3/2025 1:45 PM

To 'info@islandsend.com' <info@islandsend.com>

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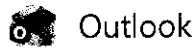
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Our first year there we met a couple that had been going there since the 1950's. Every year they would reminisce about what it was like back then when units F and A were the original motel. They passed away a few years ago but had become two of our closest friends. And that's one of the great things about Islands End - everyone is friendly and many you see there year after year. Some of our best memories are being able to fish off the dock or sit in one of the gazebos and visit with the other guests.

One thing I thought of when preparing this letter was the impact of not having this property available to the local businesses (owners and employees). People that stay here spend their money in the immediate area. We go out to eat almost every day and spend money in the shops. We did stay at another rental this past April but only for a week and don't plan on going back until Islands End is back up and running. It just the same. Every place we went and would explain how long we were going to Islands End, they said how sorry they were about the destruction there and they thanked us for still coming back and supporting them.

Thank you for your time and consideration in this matter.

Mike and Carol Sentowski
Green Bay, WI



Historic value of Islands End

From Heidi Perna <heidiperna62@gmail.com>

Date Mon 12/15/2025 7:22 AM

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Hello, As residents of Pass a Grille for the past 50 years we are writing to encourage you to try and make Islands End Historic. After the recent storms we ended up making our 100 year old cottage historic. It was always in the back of our minds to do it anyway so it was something we happily did. I wish others had followed suit but sadly many did not. As Christmas approached this year I thought of the disappointment this year and last that your reindeer sleigh wasn't displayed. I hope you know how many people hope you can get the historic designation you are seeking to save this important part of Pass a Grille. If it is lost, God only knows what will replace it. The charm of Pass a Grille is the old cottages and places like yours, where countless memories have been made by generations of families. Best of Luck, Heidi and Terry Perna
Sent from my iPhone



Outlook

Our stay

From Ron dungan <rdungan88@hotmail.com>**Date** Mon 12/15/2025 12:28 PM**To** info@islandsend.com <info@islandsend.com>

To Whom it May Concern,

It is with great sadness my wife Toni and I can not go to Islands Inn due to hurricane damage. We have stayed there from 12/2001 through 2/15/2024, except during covid. We enjoyed the quiet atmosphere and feeling of being away from home. We as a family have been going to SPB since 1980. This year my son and I went to a Tradewinds property and it was very noisy compared to Islands End. This property needs to be restored,

Ronald Dungan

12 Susanna Dr L-202

Durham, N. C. 27705

12/29/2025

To whom it may concern,

We are writing this letter to inform you of the **great times** we have had at The Island's End resort in Pass A Grille Florida.

Having been long time visitors to the St. Pete Beach area, we have long frequented Pass A Grille and always wanted to stay there, either in a rental house or Inn. Roughly 8 or 9 years ago we decided to make that happen.

The first criteria was to have a dog friendly place to stay. After a brief internet search, we found the Island's End to be the perfect place, having direct dog beach access, and the comfortable cabins and grounds.

After our first stay, we were sold! The Island's End is now our "go to" vacation place in the Tampa Bay area. When we need a getaway my wife and I always say "Time to visit Cabin C!"

Understandably, we were heartbroken after the 2024 hurricanes damaged the property and we were unable to come in 2025, both for our normal Spring visit and for our 30'th anniversary in October as we planned. We went to an alternate site in St. Pete Beach but it just wasn't the same!

We look forward to when the property will re-open and plan to visit there as soon as we can be accommodated.

Chuck and Della Schlichte

Clermont Florida



Historic designation

From Ron Forcey <rlforcey@gmail.com>

Date Mon 1/12/2026 3:08 PM

To info@islandsend.com <info@islandsend.com>

Islands End

I'm writing this letter on behalf of Islands End and the town of Pass-a-Grille. I first came to PSG in 1968, I was 6 years old. We came down to Fla. to visit my Grandmother after my Grandfather passed, he was lost at sea. My Grandmother took us to different beaches until she brought us to PSG beach. That was it for us, we didn't need to see any other beaches.

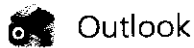
My dad would drive around the island passing Islands End and I would always ask to see it and stay but we never did. When I brought my wife to PSG beach she would also ask about Islands End and occasionally walk the grounds.

I surprised her on her 50th birthday and stayed at Islands End for the first time and 20 years later we still come back. I can't even tell you how many people we've met and formed lasting relationships with. Even talking to locals on the island, most have fond memories of the Islands End.

I would hope that you grant the cultural significance historic designation, not only for Islands End but for PSG as well. If something were to happen to Islands End it would become probably a big condo unit. Only a few years ago there were signs all over PSG to "to keep PSG historic", well this would be the way.

Thank you for your time and hopefully support

Ron and Linda Forcey



Missing Island's End and Praying for a Comeback

From Freeiam <freefam24@gmail.com>

Date Mon 3/2/2026 8:14 AM

To Island's End <info@islandsend.com>

Dear Melanie and the Island's End Team,

We hope you are all doing well.

We are writing to share how much we miss our time as part of the Island's End family. For nearly a decade, visiting your various units has been a treasured highlight of our trips to Pinellas County. Pass-a-Grille is truly a unique destination, and Island's End provides a rare experience where the rest of the world seems to disappear.

As we often tell friends, the magic of the resort isn't in typical luxury amenities, but in its unparalleled relaxation. We have such fond memories of our two-week stays—sitting in the swing, lounging under the palm trees, bay watching from the pier, and reconnecting with our "once a year" friends from across the country. We especially appreciate the efforts of the management and staff to maintain that "Old Floridian" vacation feel. Each cottage has a private outdoor space and access to common areas. The communal atmosphere, from morning coffee gatherings to the tradition of reserving the same week year after year, makes this place so special. It's no wonder that many of your guests and now their adult children have been returning for decades.

Given the rapid development and rising costs in the area, we sincerely hope that Island's End property can be preserved and protected from large-scale redevelopment. It would be a significant loss to see one of the few remaining vintage Florida resorts disappear especially in light of the historical significance of the point. With modern advancements in resilient building materials, such as RENCO USA, we hope there is a path forward that restores the resort's character while increasing its durability against the elements. We would love to see the County do everything possible to support you in sustaining this historic landmark.

Thank you for all you do to keep the spirit of Island's End alive. We look forward to returning soon.

Warm hugs and regards,

Willie & Judy Free
Clements, MD
301-904-1064



(No subject)

From Ehrhart, Mindy <MEhrhart@vtaig.com>

Date Wed 11/26/2025 1:31 PM

To info@islandsend.com <info@islandsend.com>

I am writing to express my strong support for the rebuilding and historic designation of Islands End Resort in Pass-a-Grille, Florida. This place has a very special place in my heart, and its loss after Hurricane Helene in 2024 has been deeply felt not only by me, but by so many others.

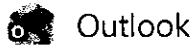
I have been visiting Islands End since 2012 and have stayed there more than 30 times over the years. Not being able to stay there for the last year and 2 months has been incredibly hard for me. I realize that may sound silly to some but it truly hurts my heart. It is my happy place! In fact, its coordinates are tattooed on my wrist, a permanent reminder of the comfort, joy, and happiness I found there.

I respectfully ask the city to approve the owners' efforts to rebuild and restore Islands End! Supporting this effort would ensure that its history and significance continue for future generations to experience—just as I have for more than a decade. When I say that there is no other place like it, I truly mean it! It is one of a kind and holds so many memories for myself and many others. I look forward to the day I get to stay there again.

Thank you for your consideration and for recognizing the importance this beloved place holds for so many of us.

Sincerely,
Mindy Ehrhart

Springfield, MO



Letter of Support for Island's End Historic Designation

From Scott Horberg <shorberg@gmail.com>

Date Wed 11/26/2025 3:06 PM

To Island's End <info@islandsend.com>

Cc Anna Baker <fiaryeyes@gmail.com>

To Island's End Team,

We wanted to share our support as you work toward the cultural significance historic designation. Our family stayed at Island's End once, but that single stay left a lasting impression that has stayed with us ever since. There are many places to stay on St Pete Beach, but there is only one that genuinely feels like its own little world.

What made Island's End special wasn't just the location on the tip of Pass-a-Grille, though that view alone feels like stepping into another lifetime. It was the sense of calm, the slow pace, and the feeling that we had discovered a piece of Old Florida that had somehow survived modern development. We remember quiet mornings with nothing but the sound of the water, evenings watching the sun melt into the Gulf, and the kind of stillness that's almost impossible to find anymore. It was magical in a way you don't forget.

Places like Island's End don't get recreated. They're passed down. They hold memories from families, travelers, locals, and generations before us. Losing it wouldn't just be losing a set of buildings; it would be losing a part of St Pete Beach's cultural identity.

The resort is woven into the community's history, its charm, and its character. Even from just one stay, we understood why people have been coming back for decades. It feels like part of Pass-a-Grille's soul, and it deserves to be protected and restored.

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Mrs. Sarah Rafa

Island's End (708) 371-3080 Ext 3526





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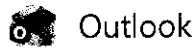
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Green Bay, WI



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Warm hugs and regards,

Willie & Judy Free
Clements, MD
301-904-1064

Island's End Resort

The gray cottages at the end of the island



1959



1962



1962



"B"

1966



"B"

1966





Address: ISLAND'S END Box 6531
Pass-A-Grille Beach, Florida
Phone: 360-6475



HERE IS THE SPOT
Stuck out in the ocean:
It's like living on a Battleship.
Air-View of ISLAND'S END RENTAL UNITS
at the Southernmost tip of Historic
Pass-A-Grille Beach
where the waters of Boca Ciega Bay
meet The Gulf of Mexico.





*"Island's End,
which gets my vote for the
most scenic spot on the Suncoast"*

Frommer's 1987-1988 Edition
Dollarwise Guide to Florida

Rates Effective: December 15, 1987

ADDITIONAL INFORMATION

- Cable T.V.
- Fully equipped kitchens
- Roll-a-way bed - \$3.00 per night
- Laundry facilities
- Linen delivery once a week
- Crib available for \$2.00 per night
- Telephones
- No pets

- Reservations subject to written confirmation upon receipt of two day rental deposit.
- \$15.00 Service Charge is applied on all deposit refunds.
- No refunds for early departures.

DISCOUNTS

15 to 30 nights	3%
31 thru 60 nights	7%
Over 61 nights	10%

Rentals payable in full at time of arrival.

- ★ Check out time 11 A.M. ★
- ★ Check in time 4 P.M. ★

- \$5. daily additional charge per person for more than two people per unit.
- Rentals — week or longer. (10% surcharge for stays under 7 days)
- Two week Notice for cancellation refund.

RATES



at this date - Cottage
"B" is free for the
date you wish.
(2-26-88)

Island's End

1 Pass-A-Grille Way
St. Petersburg Beach, Fla.
33706

Rates Effective: December 15, 1987

GUEST HOUSES

Weekly Schedule of Rates for Single or Double Occupancy

Guest House	Accommodates	Room Sizes — Approximate					Air Conditioned	Color TV	Sleeping Accommodations					All rates subject to 6% State Sales Tax and 2% Resort Tax		
		Living Room	Dining Room	Kitchen	Bed Room	Bath Room			Bed Room		Living Room		Space for extra Roll-a-way Single Bed	Dec. 15 to June 1 Weekly Rate	June 1 to Sept. 15 Weekly Rate	Sept. 15 to Dec. 15 Weekly Rate
									Double Bed	Twin Beds	Hide-A-Beds					
											Queen	Double				
B	4	11 x 13	8 x 9	6 x 10	12 x 15	10 x 7	Yes	Yes		X	X		X	\$360	\$323	\$301
C	4	15 x 15		9 x 10	12 x 13	5 x 10	Yes	Yes		X	X		X	\$402	\$345	\$323
D	4	18 x 10		10 x 6	10 x 17	6 x 6	Yes	Yes		X	X		X	\$325	\$301	\$286
E	4	15 x 15			11 x 12	6 x 7	Yes	Yes		X		X		\$325	\$301	\$286
F	4	14 x 9		13 x 7	13 x 11	7 x 5	Yes	Yes		X		X		\$330	\$308	\$294





Current



To the Historic Board Members:

My name is Millard Gamble, and I own the property at 1 Pass A Grille Way. I am reaching out to you today to implore you to approve our applications for historical designation.

This location was a dream of mine for many years before I was able to purchase it. Back when I used to sail my boat around the point, I saw Island's End from the water and fell in love at first sight. It then took me 3 tries before I was successful in purchasing this piece of paradise. That was 40 years ago, and it has been my primary residence since then.

When I purchased it from Ken Swanson in 1986, I was told it was a tear down. The idea of tearing down these historic buildings was appalling to me, so I renovated the inside of the 2 story building but left the cottages mostly untouched.

Throughout the years, the cottages were kept mostly as they were when I bought them. The interiors were updated to keep them nice, and repairs were made as needed but the heart of the property was kept relatively unchanged.

This property does not make me money. In reality, many years I have to supplement the hotel income. Now, the property will generate even less income since Hurricane Helene took out our two most popular rentals. This property is kept the way it is out of love for the property and the location. My plan is to live here until I no longer walk this Earth, enjoying the sunsets and beauty.

As our city loses so many historic properties, please help me keep this one by approving the applications.

Thank you,

Millard Gamble

**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: **Certificate of Appropriateness No. 26122: 1 Pass
A Grille Way**

Action Request: **Following applicant testimony: Motion to
approve Certificate of Appropriateness 26126
for siding replacement at 1 Pass A Grille Way.**

Strategic Objective:

Date: **September 10, 2026**

Prepared By: **Brandon Berry, Senior Planner**

Through: **Laura Canary, Community Development
Director**

Summary of Issue: The subject structure is the southernmost surviving building on the property, with the former southernmost building demolished following extensive destruction from the 2024 hurricanes. The owner is seeking to replace a section of wall clad with what appears to be asbestos fibercement siding beneath the existing windows on the southern facade of the structure with a more modern Hardieplank siding, which is a composite material. Asbestos fibercement siding is no longer viable to source.

Staff finds the request to meet the Secretary of the Interior's criteria for restoration of historic buildings. Staff makes the following comments on the three criteria pertaining to exterior maintenance and repair work:

1. **Distinctive external architectural features and materials shall be repaired whenever possible and shall be replaced only when repair is not possible due to severe deterioration.** The wall portion was destroyed in the 2024 hurricanes, and replacement true asbestos fibercement can effectively no longer be sourced. Modern, composite, fibercement is an

acceptable replacement when it can match the same color, width, sheen and texture, and other consistency considerations.

2. **The removal of historic materials or the alteration of features and spaces that characterize a property shall be avoided to retain the historic character of the structure.** The siding was removed by a natural disaster and not an elective decision of the owner. Staff finds a modern composite fibercement siding replacement to be acceptable in this context. National Park Service Brief 16 finds modern fibercement siding to be an acceptable substitute for asbestos siding, although considerations for color and texture must be considered.
3. **Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic structure shall be preserved.** The color will match. The owner will need to select a smooth variety of the product to match the existing product appearance. The planks should be of an equivalent width to the remaining asbestos panels, as the project is for restoration specifically and not an addition, where a narrower panel width could assist with differentiation. The applicant should explain how the panels will be attached to remaining asbestos panels to provide a contiguous appearance, and whether there will be any consideration to preservation of the bottom fastening appearance to compensate for an upper attachment method among modern fibercement products.

Staff asks the applicant to provide the following testimony:

1. Whether smooth panels will be used to match the appearance.
2. How and if the bottom-fastening method of the original boards will be replicated with modern materials.

Staff recommends the following conditions:

1. The horizontal siding replacement material shall match the remaining asbestos siding in texture, color, and shade.

2. The course lines of the replacement planks shall match those of the remaining asbestos panels. As viable, the bottom of the planks shall be nailed along the bottom of the face.

Funding: N/A

Attachments:

1. Siding detail
2. Restoration plans
3. Application

HardiePlank® Lap Siding Product Description

HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12 ft. lengths. Nominal widths from 5 1/4 in to 12 in. create a range of exposures from 4 in to 10 3/4 in

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we've added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.



Select Cedarmill®



Smooth



Beaded Cedarmill®



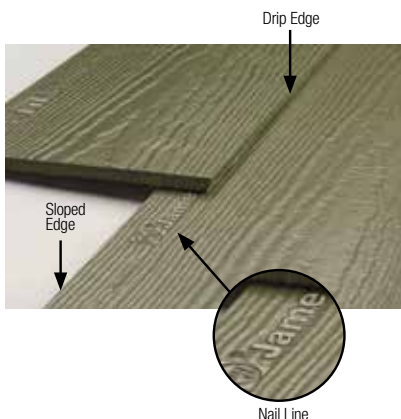
Beaded Smooth



Custom Colonial Roughsawn®



Custom Colonial Smooth®

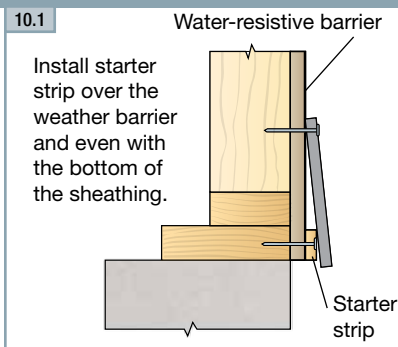


Installation of HardiePlank® Lap Siding

INSTALL A STARTER STRIP

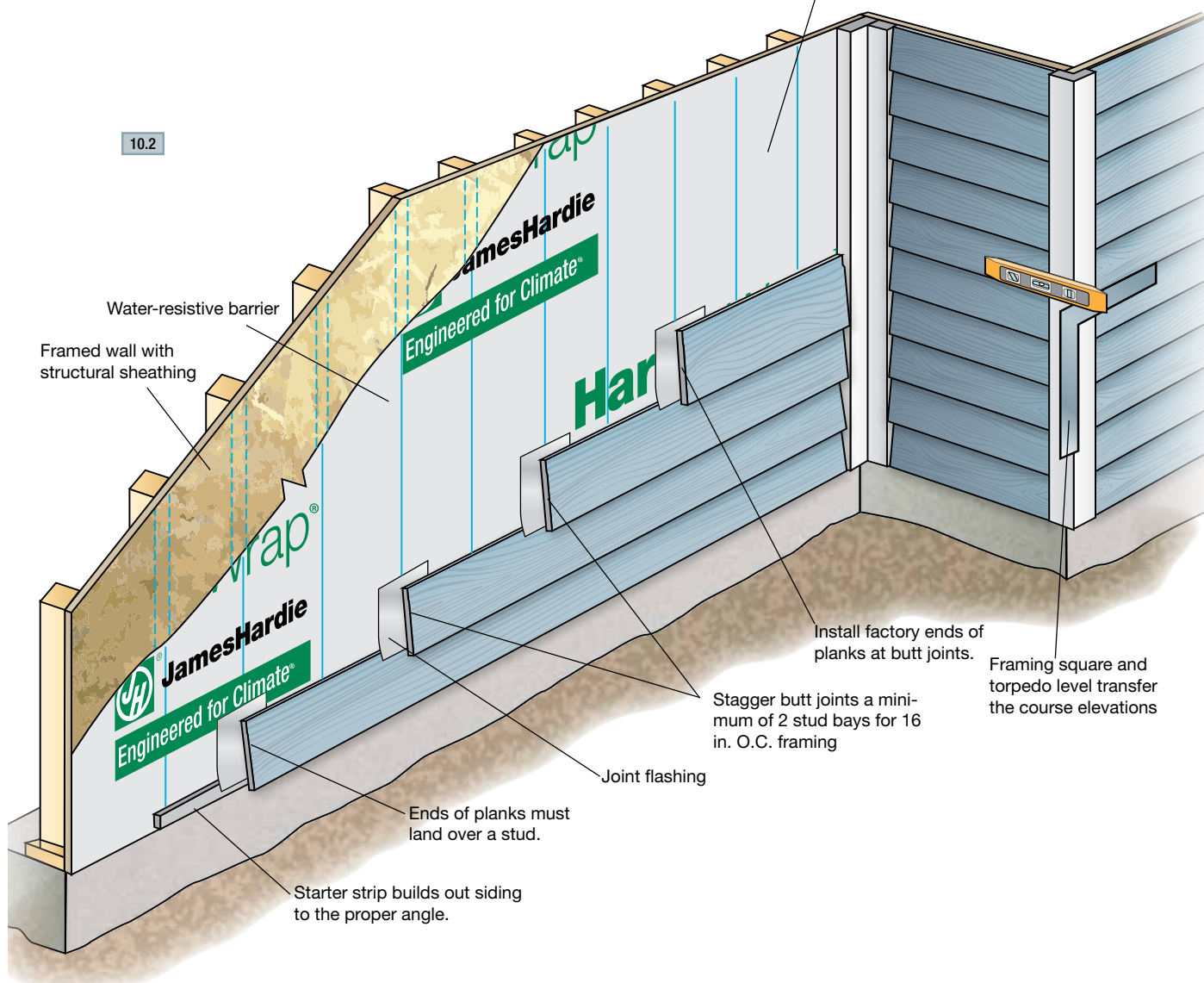
HardiePlank® lap siding requires a starter strip beneath the first course to set it on the proper angle and to create a proper drip edge at the bottom of the siding. Starter strips are easily made by ripping 1 ¼ in. pieces of HardiePlank siding from full or partial planks.

The bottom of the starter strip should be installed even with the bottom of the mudsill or the bottom edge of the sheathing. The strip must be installed over the water-resistive barrier, but occasional gaps should be left in the starter strip to allow any accumulated moisture behind the siding to drain away safely.



TIP: For accurate fastening, snap vertical chalk lines on the water-resistive barrier at the center of every stud location.

OVERVIEW OF HARDIEPLANK LAP SIDING



INSTALLING THE PLANKS

The first course of HardiePlank® siding is critical to the proper installation of the plank on the rest of the building. The first course should start at the lowest point of the house and within required clearances. Special attention should be made to ensure that it's straight and level. Attention should also be paid to staggering any butt joints in the planks so that the installation is attractive while making efficient use of material.

1. Use a level (4 ft. or longer) or chalked level line to be sure that the first course is level. As installation proceeds up the wall, periodically check the level and straightness of the courses. When correcting for flatness over products such as exterior insulation, use drywall shims. It is good practice to snap a chalk line every 3 to 5 courses to keep the planks straight and level.
2. Position the bottom edge of the first course of siding a minimum $\frac{1}{4}$ in below the edge of the starter strip (maintain required clearances) and secure.
3. Run the siding to the HardieTrim® board leaving a $\frac{1}{8}$ in. gap between the siding and trim.

The bottom of the siding should be kept even with the bottom of the trim, or if desired, the trim may extend below the bottom of the siding. But the siding should never hang below the trim. ***When installing the first course make sure ground clearances are in accordance with James Hardie requirements and those of local codes.**

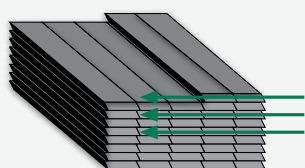
PLANK ALIGNMENT AT CORNERS

For the best looking installation, make sure that the heights of the plank courses match on both sides of a corner. Use a framing square, speed square or a level to match up the plank heights. Check every few courses to make sure proper heights are being maintained.

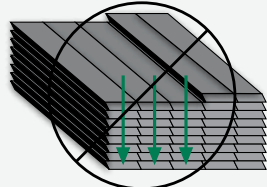
HANDLING

IMPORTANT: To prevent damage to the drip edge, extra care should be taken when removing planks from the pallet, while handling, and when installing with a lap gauge. Planks are interlocked together on the pallet, therefore they should be removed from the pallet horizontally (side to side) to allow planks to unlock themselves from one another.

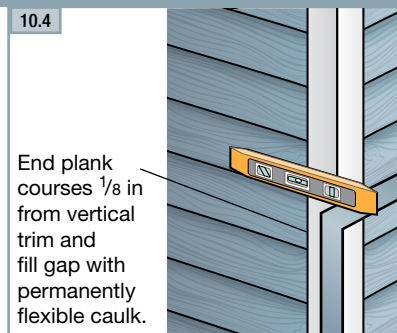
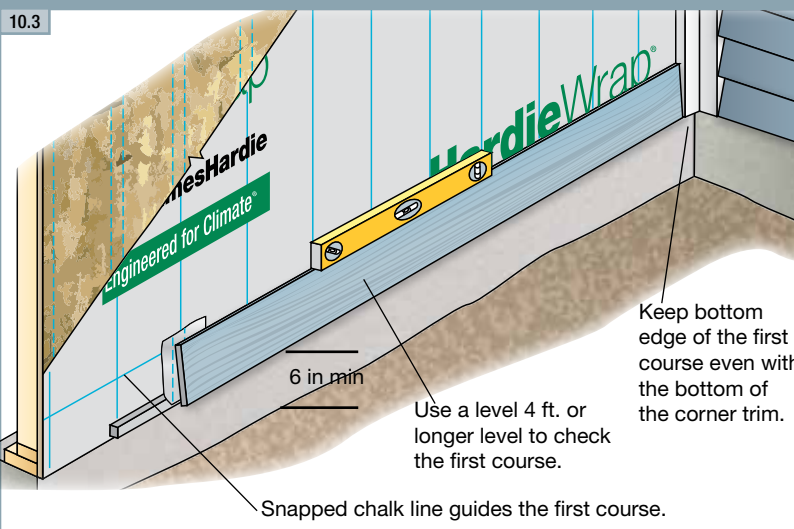
Pull from across the stack



Do not go down the stack



TIP: When taking planks from the pallet installation, avoid repeating the texture pattern by working across the pallet. Two to four planks can be removed from a stack at one time. But then material should be taken from adjacent stacks, again working across the pallet. Texture repeat is typically a concern on large walls with few breaks such as windows or doors.



Installation of HardiePlank® Lap Siding (cont.)

BLIND NAILING (nailing through top of plank)

Blind nailing is recommended for installing any type of HardiePlank® lap siding including ColorPlus® siding. With blind nailing, each course covers the fasteners on the course below, which provides a better looking installation.

For blind nailing HardiePlank lap siding, James Hardie recommends driving fasteners 1 in. from the top edge of the plank. Additionally fasteners should be

placed no closer than 3/8 in from the ends of the plank.

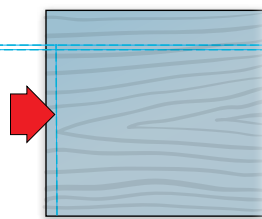
HardiePlank® HZ5® Lap Siding is manufactured with a nail line that should be used as a guide for proper nail placement when blind nailing. This nail line should not be used as a lap line.

Avoid placing fasteners near the top edge of the plank. This practice, called “high nailing”, may lead to loose planks, unwanted gaps or rattling. **Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1in. from plank ends & 3/4in. from plank edge into min. 3/8in. wood structural panel. Pin-backs are not a substitute for blind or face nailing**

10.5 Blind nailing measurements

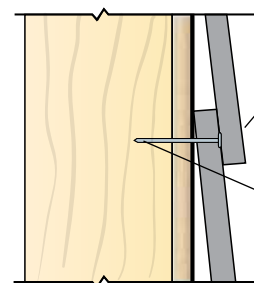
Nails for blind nailing shall be between 3/4 in and 1 in. from the top of the board.

Keep nails 3/8 in from ends of boards.



10.6 Blind nailing

Fasteners are hidden by the course above. Nails are driven through the sheathing into the studs.

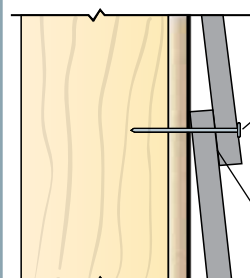


FACE NAILING (nailing through the overlap at the bottom of the plank)

Although blind nailing is recommended by James Hardie, face nailing may be required for certain installations including: installations in high wind areas, fastening into OSB or equivalent sheathing without penetrating a stud, or when dictated by specific building codes. Refer to Appendix D for related code matters.

10.7 Face nailing

Exposed fasteners are driven through the face of the boards. Drive fasteners only where planks overlap



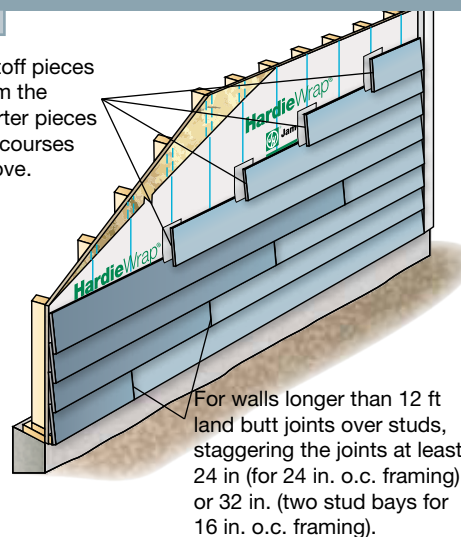
STAGGERING THE BUTT JOINTS

For walls longer than 12 ft, it is necessary to butt joint additional lengths of HardiePlank siding. These butt joints should be staggered to avoid noticeable patterns, which is determined by the placement of the first course. Butt joints between consecutive courses should be spaced apart by at least two stud bays for 16 in. o.c. framing or one bay for 24 in. o.c. framing.

While random placement of the planks is usually the most aesthetically pleasing, a progressive stagger pattern can make the job easier and faster without the pattern becoming too noticeable. With this strategy, the cut off piece for one course becomes the starter piece for a course above, making efficient use of materials and ensuring that all butt joints land on studs. The pattern can be modified for different stud placement.

10.8

Cutoff pieces form the starter pieces for courses above.



For walls longer than 12 ft land butt joints over studs, staggering the joints at least 24 in (for 24 in. o.c. framing) or 32 in. (two stud bays for 16 in. o.c. framing).

JOINT FLASHING

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

- A. Joint Flashing (James Hardie recommended)
- B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)
- C. "H" jointer cover

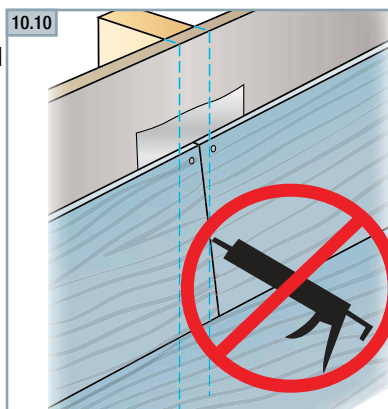
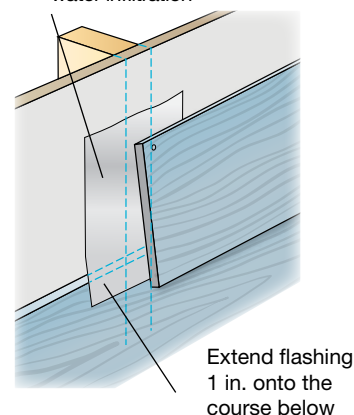
Flashing behind butt joints provides an extra level of protection against the entry of water at the joint. James Hardie recommends 6 in. wide flashing that overlaps the course below by 1 in. Some local building codes may require different size flashing.

Joint-flashing material must be durable, waterproof materials that do not react with cement products. Examples of suitable material include finished coil stock and code compliant water-resistive barriers. Other products may also be suitable.

TIP: Joint flashing can be quickly and easily made by cutting a 6 in. wide section off a roll of housewrap. Tape the roll tightly at the cut mark and cut the section off using a miter saw with a carbide blade. Individual sheets then can be cut to length with a utility knife.

TIP: Use light-colored joint flashing when using light-colored ColorPlus lap siding or other siding with a light-colored finish. Dark-color joint flashings should be used on siding with dark finishes.

10.9 Flashing behind to add an additional layer of protection from water infiltration

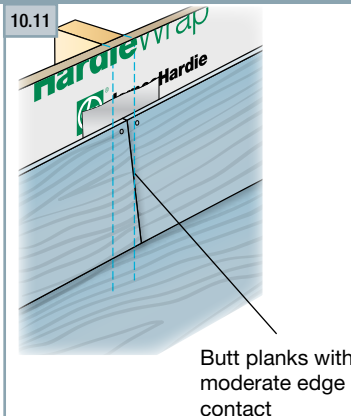


Caulking at HardiePlank lap siding butt joints is not recommended for ColorPlus for aesthetic reasons as the caulking and ColorPlus will weather differently. For the same reason, do not caulk exposed nail heads. Refer to the ColorPlus touch-up section for details

JOINT PLACEMENT AND TREATMENT

Butt joints in HardiePlank lap siding should always land on a stud. Butt joints between studs are not recommended and should be avoided. Whenever possible, factory-finished ends should be used at butt joints.

Place cut ends where the siding meets a corner, door, window trim, or other break in the wall where the joint is to be caulked. If cut ends are used in a butt joint between planks, James Hardie requires sealing cut ends for all products. For ColorPlus products, use the color-matched edge coater to seal the cut end.



COLORPLUS® TIP: When installing HardiePlank lap siding with ColorPlus Technology, position the plank in the immediate area where the plank is to be fastened. Do not place the plank on the course below and slide into position. Doing so may scuff or scratch the ColorPlus finish on the installed piece.

Installation of HardiePlank® Lap Siding (cont.)

CONTINUING THE INSTALLATION

Once the initial course of HardiePlank® siding is fastened to the wall, continue installing successive courses with full 12 ft. pieces (follow the stagger pattern for longer walls), or until a window, door or other opening interrupts the course (fig 10.12). Notch planks as needed to fit around windows and doors. Again, be sure to seal all cut edges. Avoid placing butt joints directly above or below windows or above doors. Separate the joint from the opening by at least one course of siding.

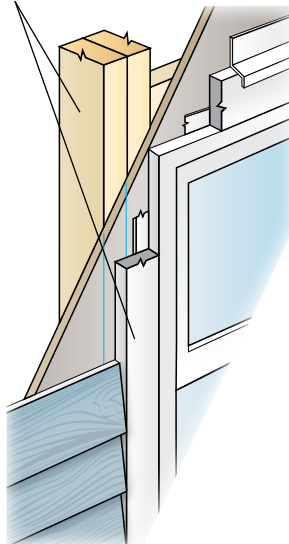
Where butt joints land on a stud, make sure there is enough stud space for plank on both sides of the joint to land properly. Optimally both sides of a butt joint should land in the middle of a stud with 3/4 in landing space for each side. The minimum stud space for a plank to land is 3/8 in

Pay special attention to window, doors, and corners that have been trimmed before the siding goes on. Vertical trim boards may cover the king studs beside windows or doors, or they may cover up corner studs leaving no room for nailing the siding. In these places add extra studs as needed.

If corners are trimmed with HardieTrim® 5/4, 4/4 boards, it may be necessary to measure and cut the first pieces of siding to make sure the butt joints land on studs.

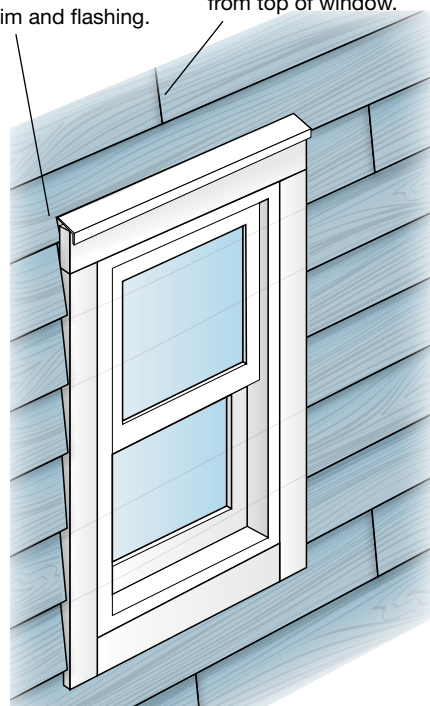
10.12 Planking around windows

Add an extra stud if necessary for nailing the ends of the planks.



Notch plank around window trim and flashing.

Keep butt joints more than one course away from top of window.



COLORPLUS TIP: HardiePlank lap siding with ColorPlus Technology is shipped with a protective laminate slip sheet, which should be left in place during cutting and fastening to reduce marring and scratching. The sheet should be removed immediately after each plank is installed.



INSTALLING HARDIEPLANK® SIDING ON GABLE WALLS

Siding gable walls can be challenging, and some of the keys to siding gable walls efficiently are determining the angle or pitch of the roof, properly staging materials, and ensuring that the plank lengths are measured accurately.

To estimate the amount of siding needed to complete a gable end, use the estimating tools located in Appendix C.

Stage enough material on the pump jacks or scaffolding to complete the gable end, but take care not to overload the staging. When possible, a cut table should be located on the pump jacks or scaffolding, which frees up crew members to work on other walls.

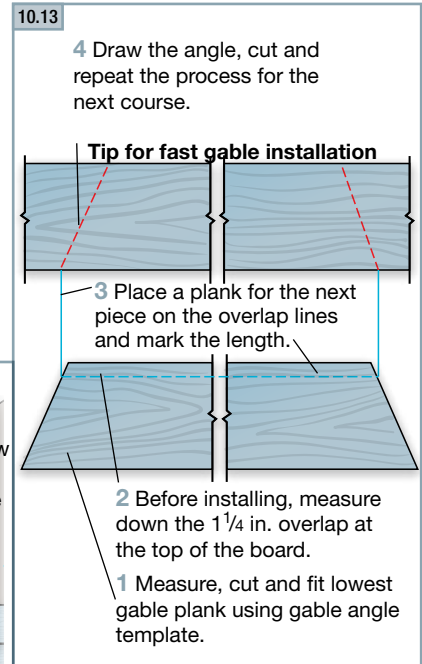
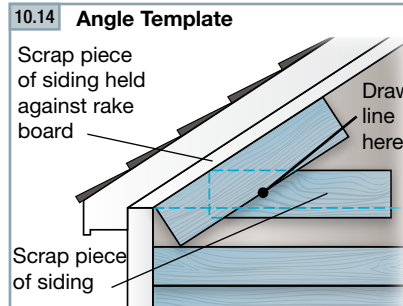
To cut planks for the gable:

1. Tack up a small scrap piece of siding where the first gable course is going.
2. Hold a second small piece of siding against the eave or rake board.
3. Trace the angle onto the scrap.
4. Cut that line and label the scrap as the template for the gable angle. The template can then be used to transfer the angle onto the larger pieces for cutting and installation.
5. Periodically check the angle as you progress up the wall.

The quickest way to measure and cut consecutive courses of siding for a gable is to work off the previous piece.

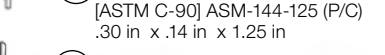
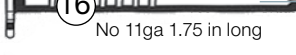
1. Cut and fit the lowest course of siding.
2. Before installing, lay it flat and measure down 1 1/4 in. from the top edge of the plank for the course overlap. Make a mark on both ends.
3. Set a piece of uncut siding on top of the first piece, aligning the bottom edge with the overlap marks. Transfer the length directly to the uncut piece.
4. Draw the gable angle with the template, cut the angle and then repeat the process for the next course.

TIP: Stainless steel fasteners are recommended when installing James Hardie® products.



HARDIEPLANK® SIDING FASTENER SPECIFICATIONS

The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load design criteria.

Fastener Substrate			Approved Fastener	Fastener Type
wood studs	blind nail	16 in o.c.		 ② .113 in x .267 in x 2 in — 6D common
		24 in o.c.	③ ⑨ ⑬	 ③ .093 in x .222 in. x 2 in — 6D siding nail
	face nail	16 in o.c.	② ⑤	 ⑨ No 11ga 1.25 in long — roofing nail
		24 in o.c.	② ⑤	 ⑦ Ribbed Bugle-Head No. 8 .323 in x 1.625 in — screws
steel studs*	blind nail	16 in o.c.		 ⑧ Ribbed Wafer-Head No. 8 (.375 in x 1.25 in) — screws
		24 in o.c.	⑧ ⑬	 ⑫ [AKN-100] .100 in x .25 in x 1.5 in — ET&F
	face nail	16 in o.c.		 ⑬ [AGS-100] .100 in x .313 in x 1.5 in — ET&F
		24 in o.c.	⑦ ⑫	 ⑭ [ASTM C-90] ASM-144-125 (P/C) .30 in x .14 in x 1.25 in — masonry nail
		Direct to Masonry	⑭	 ⑤ .113 in x .260 in x 2.375 in — 8D common
7/16 in OSB or equivalent (face nailed)		④	 ⑯ No 11ga 1.75 in long — roofing nail	
			 ④ .091 in. x .221 in. x 1.5 in — 4D siding nail	

*When blind fastening 9.5 in or wider product onto steel studs, use screws.

● indicates recommended fasteners



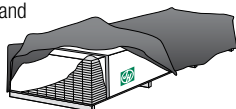
HardiePlank® Lap Siding

EFFECTIVE SEPTEMBER 2019

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



CUTTING INSTRUCTIONS

OUTDOORS

1. Position cutting station so that airflow blows dust away from the user and others near the cutting area.
2. Cut using one of the following methods:
 - a. Best: Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
 - b. Better: Circular saw equipped with a dust collection feature (e.g. Roan® saw) and a HardieBlade saw blade.
 - c. Good: Circular saw equipped with a HardieBlade saw blade.

INDOORS

DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.

- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
- For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
- For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
- Go to jameshardiepros.com for additional cutting and dust control recommendations.

IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

IMPORTANT: To prevent damage to the drip edge, extra care should be taken when removing planks from the pallet, while handling, and when installing with a lap gauge. Please see additional handling requirements on page 4.

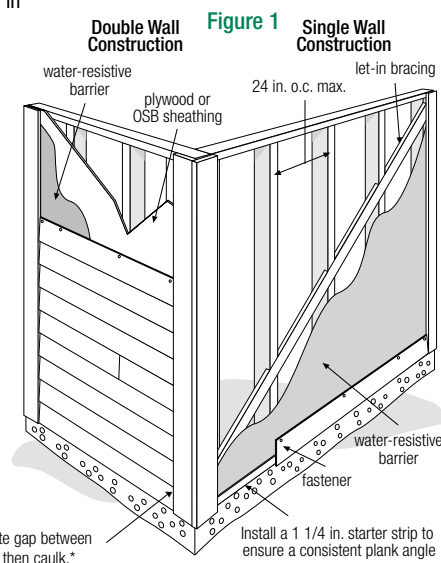
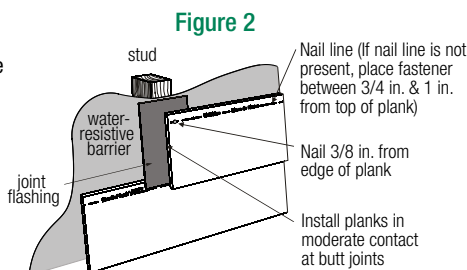
GENERAL REQUIREMENTS:

- HardiePlank® lap siding can be installed over braced wood or steel studs, 20 gauge (33 mils) minimum to 16 gauge (54 mils) maximum, spaced a maximum of 24 in o.c. or directly to minimum 7/16 in thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- Information on installing James Hardie products over non-nailable substrates (ex: gypsum, foam, etc.) can be located in JH Tech Bulletin 19 at www.jamehardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap¹, which complies with building code requirements.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6 in. in the first 10 ft..
- Do not use HardiePlank lap siding in Fascia or Trim applications.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePlank lap siding may be installed on flat vertical wall applications only.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at www.jameshardie.com.
- James Hardie Building Products provides installation /wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.

INSTALLATION: JOINT TREATMENT

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

- A. Joint Flashing (James Hardie recommended)
- B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)
- C. "H" jointer cover



Note: Field painting over caulking may produce a sheen difference when compared to the field painted PrimePlus. *Refer to Caulking section in these instructions.

¹For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com

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HS11117 P1/4 09/19

CLEARANCE AND FLASHING REQUIREMENTS

Figure 3
Roof to Wall

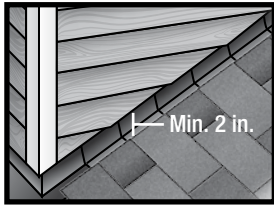


Figure 4
Horizontal Flashing

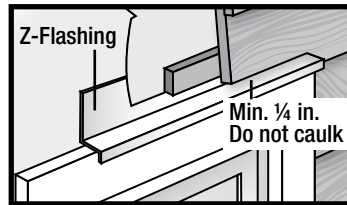


Figure 5
Kickout Flashing

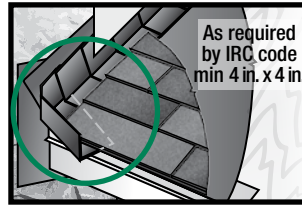


Figure 6
Slabs, Path, Steps to Siding

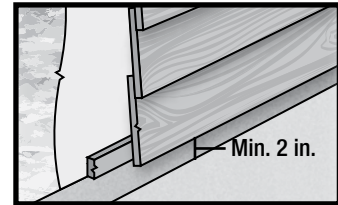


Figure 7
Deck to Wall

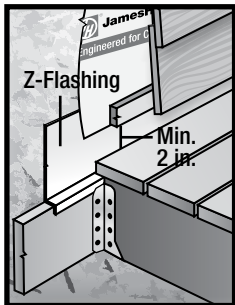


Figure 8
Ground to Siding

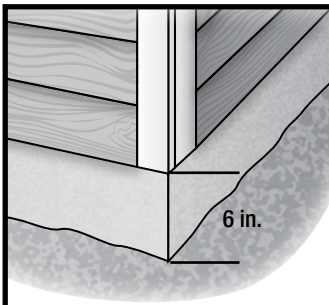


Figure 9
Gutter to Siding

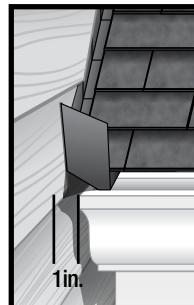


Figure 10
Sheltered Areas

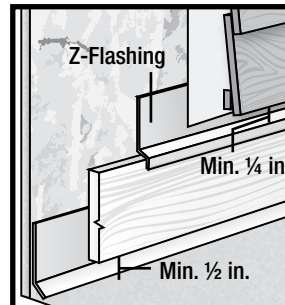


Figure 11
Mortar/Masonry

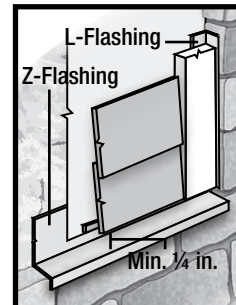


Figure 12
Drip Edge

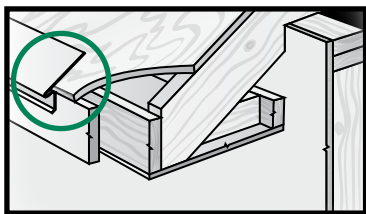


Figure 13
Block Penetration

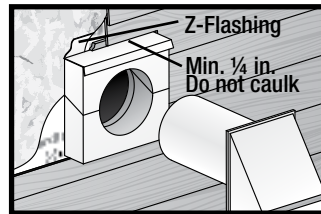
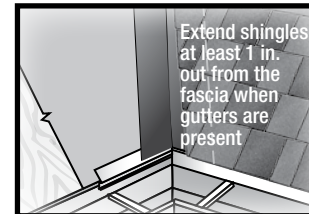


Figure 14
Valley/Shingle Extension



FASTENER REQUIREMENTS*

Refer to the applicable ESR report online to determine which fastener meets your wind load design criteria.

Blind Nailing is the preferred method of installation for HardiePlank® lap siding products. Face nailing should only be used where required by code for high wind areas and must not be used in conjunction with Blind nailing (Please see JH Tech bulletin 17 for exemption when doing a repair).

BLIND NAILING

Nails - Wood Framing

- Siding nail (0.09 in. shank x 0.221 in. HD x 2 in. long)
- 11ga. roofing nail (0.121 in. shank x 0.371 in. HD x 1.25 in. long)

Screws - Steel Framing

- Ribbed Wafer-head or equivalent (No. 8 x 1 1/4 in. long x 0.375 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing

- ET & F Panelfast® nails or equivalent (0.10 in. shank x 0.313 in. HD x 1-1/2 in. long) Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.

- Siding nail (0.09 in. shank x 0.215 in. HD x 1-1/2 in. long)
- Ribbed Wafer-head or equivalent (No. 8 x 1 5/8 in. long x 0.375 in. HD).

FACE NAILING

Nails - Wood Framing

- 6d (0.113 in. shank x 0.267 in. HD x 2 in. long)
- Siding nail (0.09" shank x 0.221" HD x 2" long)

Screws - Steel Framing

- Ribbed Bugle-head or equivalent (No. 8-18 x 1-5/8 in. long x 0.323 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing

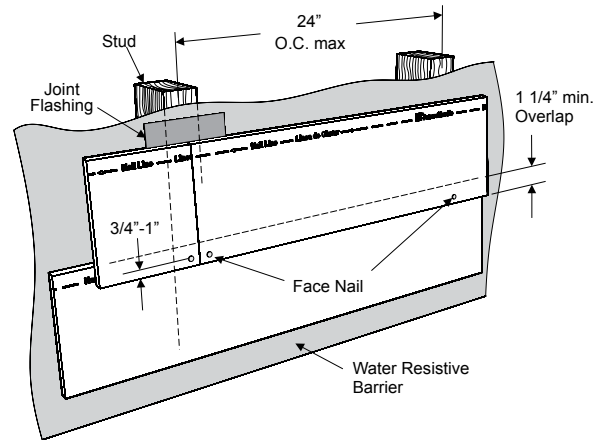
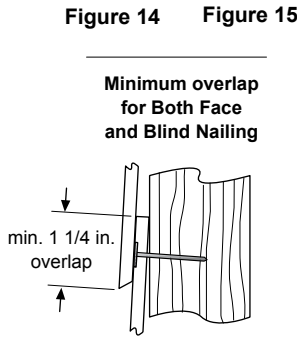
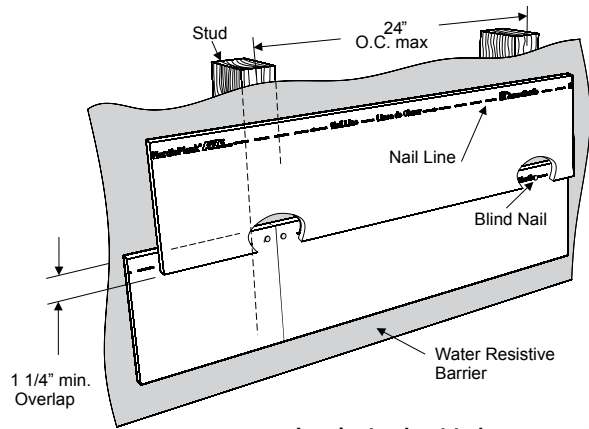
- ET & F pin or equivalent (0.10 in. shank x 0.25 in. HD x 1-1/2 in. long) Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.

- Siding nail (0.09 in. shank x 0.221 in. HD x 1-1/2 in. long)

*Also see General Fastening Requirements; and when considering alternative fastening options refer to James Hardie's Technical Bulletin USTB 5 - Fastening Tips for HardiePlank Lap Siding.

FASTENER REQUIREMENTS *continued*



Laminate sheet to be removed immediately after installation of each course for ColorPlus® products.

Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1 in. from plank ends and 3/4 in. from plank edge into min. 3/8 in. wood structural panel. Pin-backs are not a substitute for blind or face nailing.

GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.

CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions.

Note: some caulking manufacturers do not allow "tooling".

PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® products. Factory-primed James Hardie products must be painted within 180 days of installation. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).

SNUG		FLUSH	
DO NOT UNDER DRIVE		DO NOT OVER DRIVE	
IF, THEN WOOD FRAME HAMMER FLUSH		IF, THEN ADDITIONAL NAIL FACE NAIL COUNTERSINK & FILL	
DO NOT USE ALUMINUM FASTENERS		DO NOT USE CLIPPED HEAD NAILS	
DO NOT USE STAPLES			



COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus® Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coaters, available from your ColorPlus product dealer.

Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

COVERAGE CHART/ESTIMATING GUIDE

Number of 12 ft. planks, does not include waste

COVERAGE AREA
LESS
OPENINGS

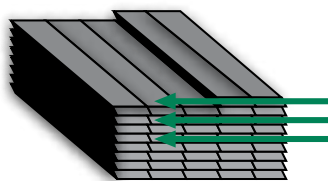
SQ (1 SQ = 100 sq.ft.)	HARDIEPLANK® LAP SIDING WIDTH									
	(exposure)	5 1/4 4	6 1/4 5	7 1/4 6	7 1/2 6 1/4	8 6 3/4	8 1/4 7	9 1/4 8	9 1/2 8 1/4	12 10 3/4
1		25	20	17	16	15	14	13	13	9
2		50	40	33	32	30	29	25	25	19
3		75	60	50	48	44	43	38	38	28
4		100	80	67	64	59	57	50	50	37
5		125	100	83	80	74	71	63	63	47
6		150	120	100	96	89	86	75	75	56
7		175	140	117	112	104	100	88	88	65
8		200	160	133	128	119	114	100	100	74
9		225	180	150	144	133	129	113	113	84
10		250	200	167	160	148	143	125	125	93
11		275	220	183	176	163	157	138	138	102
12		300	240	200	192	178	171	150	150	112
13		325	260	217	208	193	186	163	163	121
14		350	280	233	224	207	200	175	175	130
15		375	300	250	240	222	214	188	188	140
16		400	320	267	256	237	229	200	200	149
17		425	340	283	272	252	243	213	213	158
18		450	360	300	288	267	257	225	225	167
19		475	380	317	304	281	271	238	238	177
20		500	400	333	320	296	286	250	250	186

This coverage chart is meant as a guide. Actual usage is subject to variables such as building design. James Hardie does not assume responsibility for over or under ordering of product.

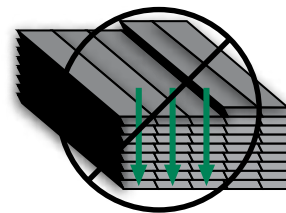
ADDITIONAL HANDLING REQUIREMENTS

IMPORTANT: To prevent damage to the drip edge, extra care should be taken when removing planks from the pallet, while handling, and when installing with a lap gauge. Planks are interlocked together on the pallet, therefore they should be removed from the pallet horizontally (side to side) to allow planks to unlock themselves from one another.

Pull from across the stack



Do not go down the stack



HS11117 P4/4 09/19

SILICA WARNING

DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov.

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-2290, HardiePlank® lap siding is recognized as a suitable alternate to that specified in the 2006, 2009, 2012 & 2015 International Residential Code for One and Two-Family Dwellings, and the 2006, 2009, 2012 & 2015 International Building Code. HardiePlank lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida Product Approval FL#13192, Miami-Dade County Florida NOA No. 17-0406.06, U.S. Dept. of HUD Materials Release 1263f, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

Hardie® Plank Lap Siding

Submittal Form
01
Submitted to:

☐ **HZ5® Product Zone** ☐ **HZ10® Product Zone**
Project Name:

Product Width: ☐ 5-1/4in ☐ 6-1/4in ☐ 7-1/4in ☐ 8in ☐ 8-1/4in ☐ 9-1/4in ☐ 12in

Submitted by:

Product Finish: ☐ **Primed** ☐ **ColorPlus® Technology**
Date:

Product Texture: ☐ **Smooth** ☐ **Select Cedarmill®** ☐ **Colonial Roughsawn®**
☐ **Colonial Smooth®** ☐ **Rustic Cedar**

Hardie® Plank Lap Siding

Specification Sheet
01
DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION
SECTION: 07 46 46 FIBER CEMENT SIDING

HARDIE® PLANK LAP SIDING

Manufacturer

James Hardie Building Products, Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

Hardie® fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description

Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

* HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.

Weight 2.31 lbs. per square foot

Texture & Finish

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
THERMAL	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
	Thermal Conductivity	ASTM C177	(BTU/(hr·ft²·F))/inch	As reported	2.07
DURABILITY	Actual Thermal Conductivity		(K _{eff})		6.62
	Thermal Resistance		R=1/ K _{eff}		0.48
	Actual Thermal Resistance		(R)		0.15
	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
FIRE CHARACTERISTICS			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
			Uniform Building Code Class	As reported	1
			International Building Code® class		A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install Hardie® Plank lap siding in accordance with:

- Hardie® Plank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

Warranty

Hardie® Plank lap siding: 30-year, Non-Prorated, Limited Warranty
ColorPlus® Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

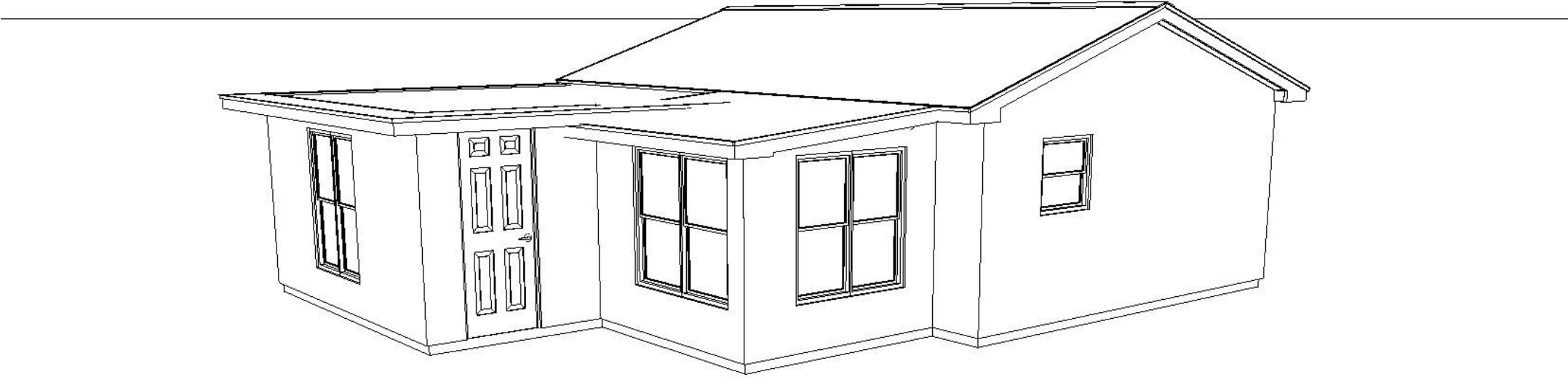
Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. **DESIGN ADVICE:** Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.



Passagrille Way Cabin B
3D Model - NOT TO SCALE

DRAWING SCHEDULE	
Cover_____	1
Floor Plan_____	2
Roof_____	3
ELEVATIONS_____	4
Electrical_____	5

Client:

Passagrille Way

Eng. Seal:

DRAWN BY: ASP

SCALE: As Noted

DATE: 8-3-26

PAGE:

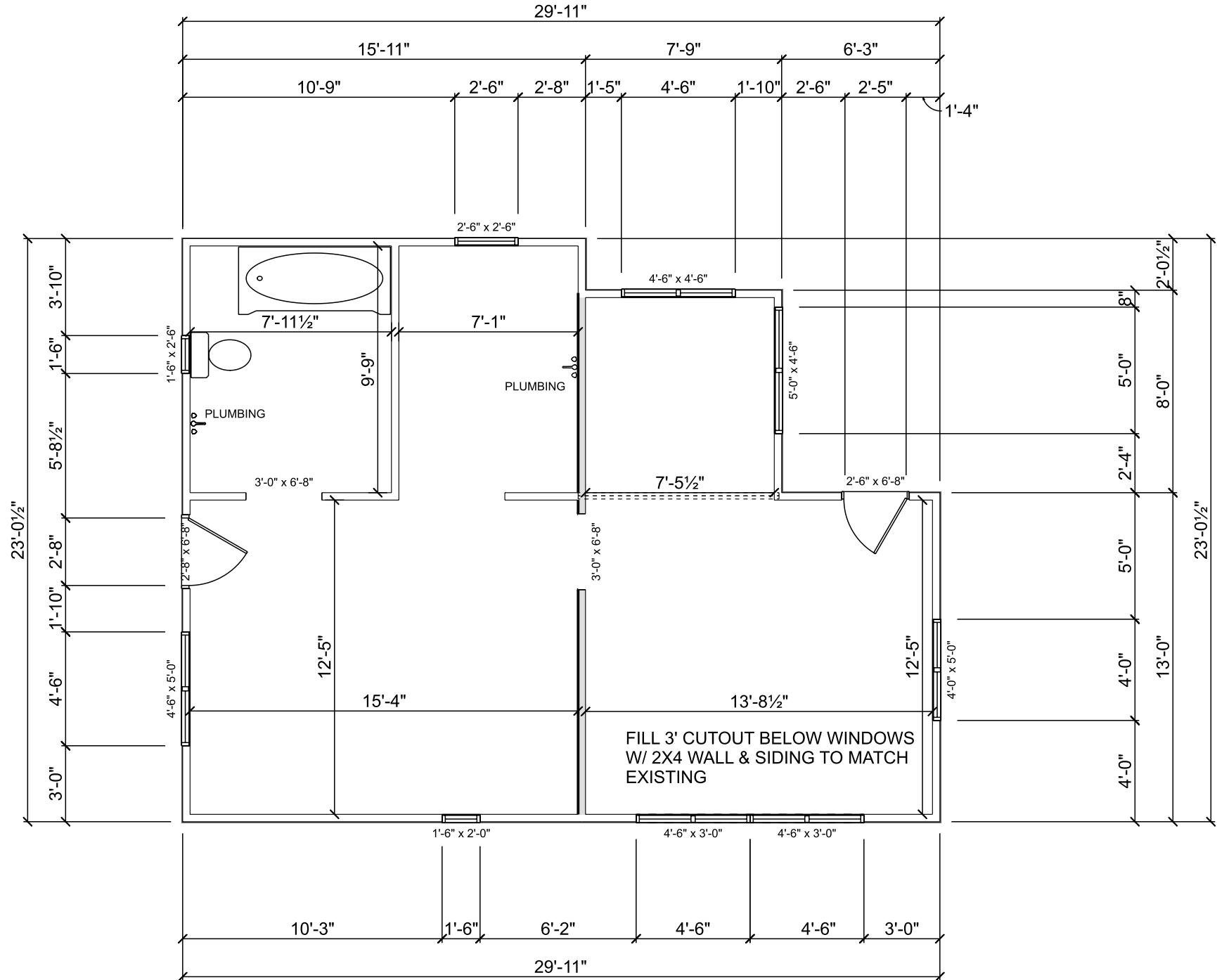
1/5

Cover

Hammer Scotts Inc.

P.O. Box 246
Hawthorne, FL 32640
(727) 709-6828

NOTES:
-NO STRUCTURAL CHANGES
-REPLACE OUTLETS & CABLE



MAIN FLOOR
SCALE: 3/16" = 1'-0"

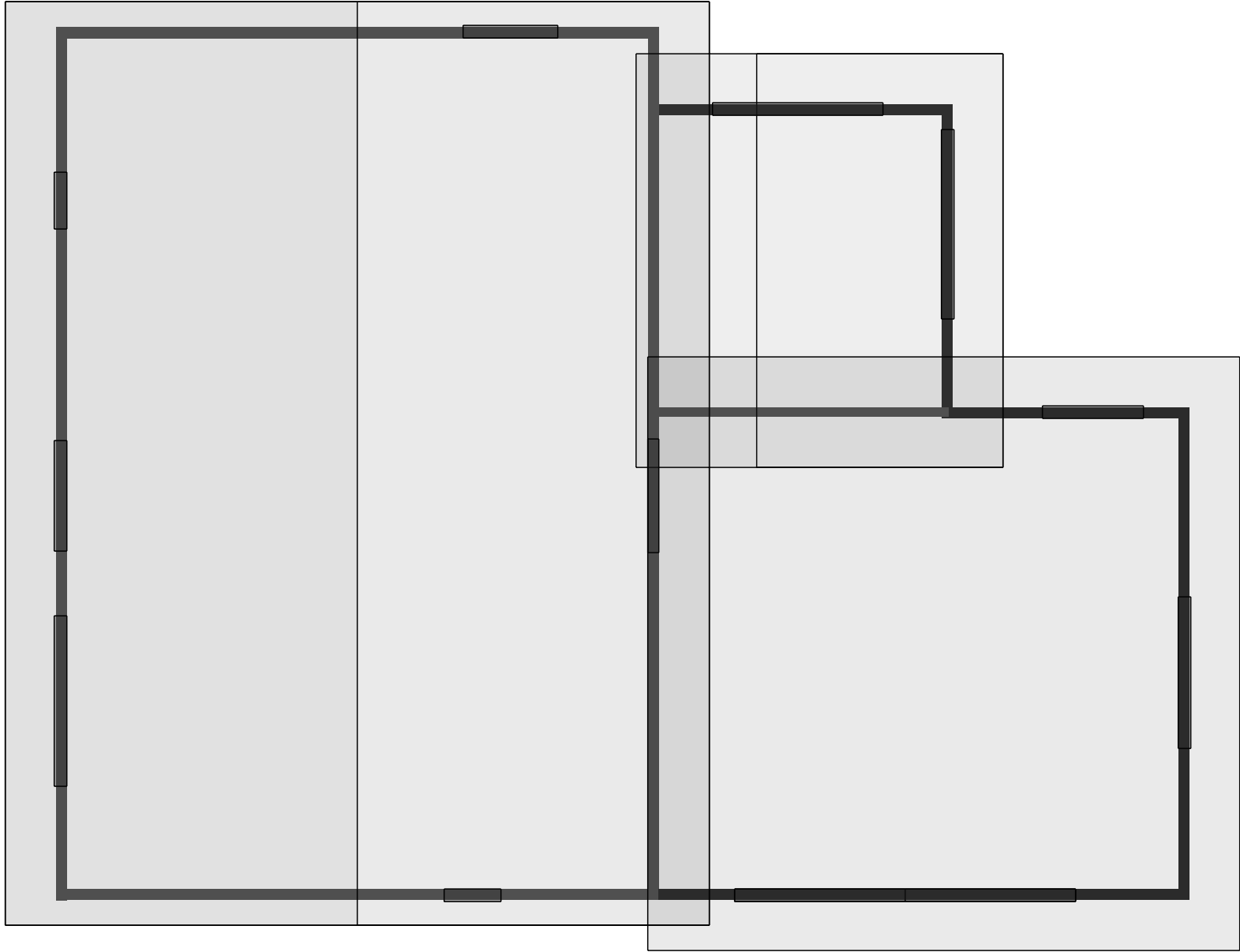
Client:

Eng. Seal:

Passagrille Way

Hammer Scotts Inc.

P.O. Box 246
Hawthorne, FL 32640
(727) 709-6828



MAIN FLOOR - ROOF
SCALE: 1/4" = 1'-0"

Hammer Scotts Inc.

P.O. Box 246
Hawthorne, FL 32640
(727) 709-6828

Eng. Seal:

Client:

Passagrille Way

DRAWN BY: ASP

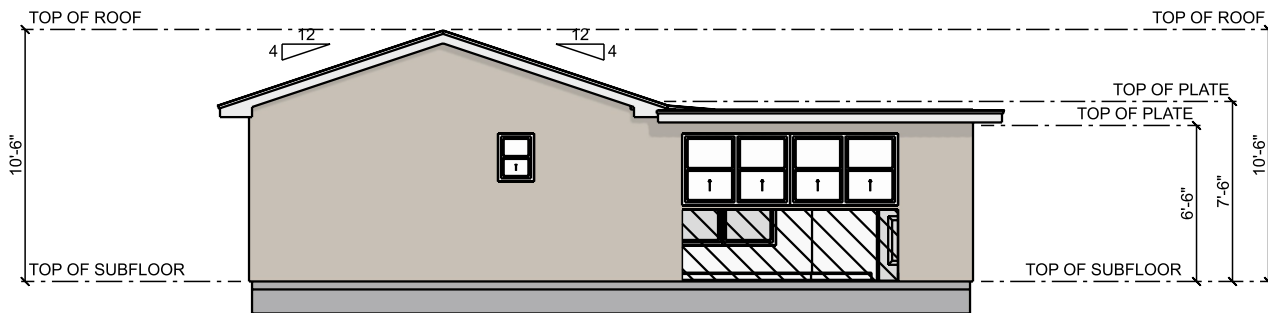
SCALE: 1/4" = 1'-0"

DATE: 8-3-26

PAGE:

3/5

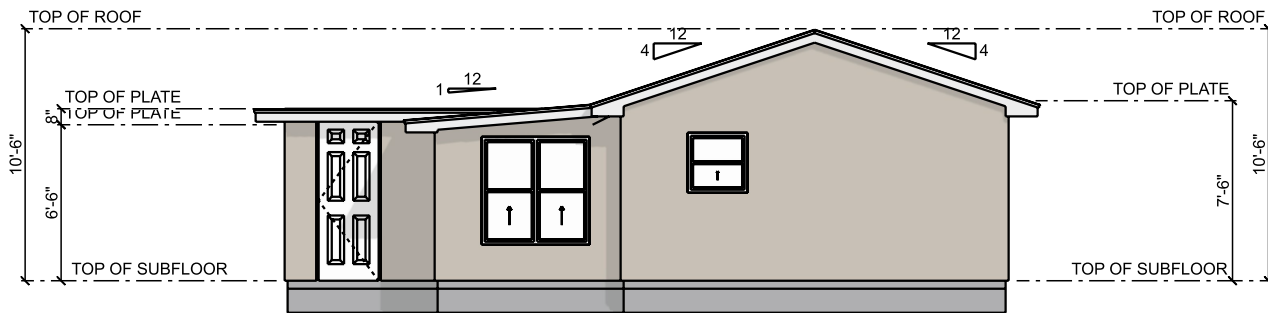
Roof



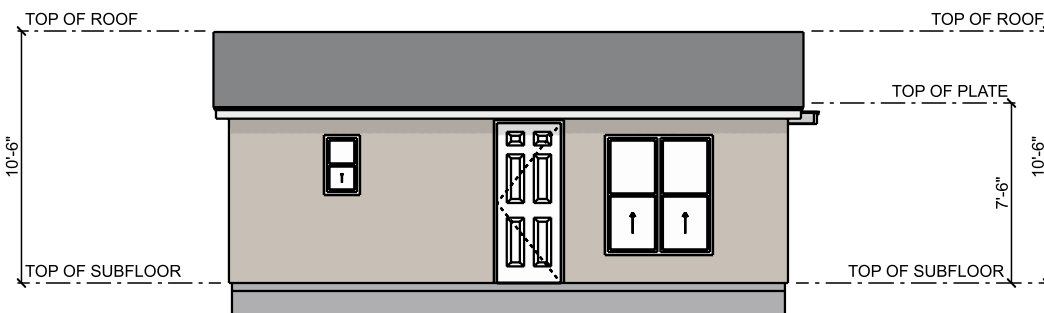
REAR ELEVATION 8-3-26
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION 8-3-26
SCALE: 1/8" = 1'-0"



FRONT ELEVATION 8-3-26
SCALE: 1/8" = 1'-0"



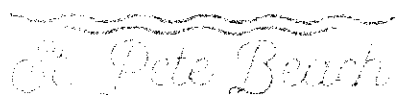
LEFT ELEVATION 8-3-26
SCALE: 1/8" = 1'-0"

Client:

Eng. Seal:

Hammer Scotts Inc.

P.O. Box 246
Hawthorne, FL 32640
(727) 709-6828



Certificate of Appropriateness

List of Required Submittals

The following are required for all request types, which can be found on Page 2:

- _____ Completed COA application form
- _____ Payment of application fee
- _____ Survey or site plan showing proposed work, unless no change to the footprint of the building or demolition is proposed.
 - Shall be drawn to scale on paper between the sizes of 8.5x11" and 24x36"
 - North arrow shall be provided
- _____ Photographs of the subject property and structures in question

The following are required for any alteration to any façade of the building, including additions to the structure:

- _____ Elevation drawings – all sides
- _____ Samples or a detailed brochure of new materials to be used, including colors

The following are optional but strongly suggested:

- _____ **Floor plans**
 - Shall be drawn to scale on paper between the sizes of 8.5x11" and 24x36".
 - North arrow shall be provided
 - Location of all doorways, windows, and walls (interior and exterior)

Please note that a Historic Preservation inspection is required as part of the Building Permit process for any work that alters the exterior and does not constitute a full site demolition. A final building inspection will not be conducted until after the Historic Preservation inspection is approved or waived by Historic Preservation staff.

2. Attach photos and a survey of the existing property.
3. Please describe proposed building materials and manufacturers of materials. Attach product brochure(s) if available.

hardie plank lap siding

St. Pete Beach

Application for Certificate of Appropriateness

Owner Name & Address

Representative Name & Address

Millard Gamble
1 Pass A Grille way
St Pete Beach FL 33706

Melanie Vandegrift
320 48th St S
St Pete FL 33711

Phone 727 455 6555

Phone 727 459 8102

Property Address and Legal Description

1 Pass A Grille way
morey Beach Blk 12, Lots 1, 4, 5, & 8 & unplatted
land adj to E of said lots, & Lot 9

Is the property part of a previously approved development proposal? ☐ Yes ☒ No

If yes, provide the case number _____

TYPE OF ACTIVITY

New Construction

Addition

Demolition

Rehabilitation

Relocation

repair

1. Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description. Include drawings of all four elevations.

missing wall will be replaced with like materials

Please address the specific criteria in Section 28 of the Land Development Code (LDC) with respect to the applicant's specific request. (Add additional sheets as necessary.)

LDC Section 28.8, Certificate of appropriateness required; criteria for issuance; application requirements, states that the criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation. Please describe your project with respect to the Secretary of Interior Standards which are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

It will remain short term rentals
as it has been used since the
1950s

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

We have^{been} and plan to remain the
gray cottages at the end of
the island.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

we do not plan any major
exterior changes

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

anything deemed historic
will remain as is

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

We are just restoring to
Pre storm conditions

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

repair is best. If replacement is
needed, we will try to get as
close as possible to original

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

only chemicals will be for
cleaning

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

no new additions

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

no new additions

LDC Section 28.18 - Additions and modern equipment, prescribe additional considerations for additions to locally-designated historic structures. Approvals granted in excess of these standards must be accompanied by a specific finding of fact which determines that such approval does not jeopardize the suitability of the sites and structures involved for continued designation as historic resources and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

1. **Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.**

n/a

2. **Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

NA/

3. **Additions shall be attached to the rear and/or to the side of the original structure.**

NA

4. **Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.**

NA

LDC Section 28.11 – Demolition permits, provide criteria for issuance of a building permit for demolition of a structure deemed contributing to a City historic district, or individually listed on the City's local historic registry. Requests for demolition cannot be denied but can be stayed up to 30 days for contributing properties or up to 90 days for locally-designated properties to consider alternatives. In addition to the criteria evaluated by the Historic Preservation Board in the consideration of these requests, the applicant should provide answers to the following:

1. Whether reasonable measures can be taken to save the building;

we have spent two years trying to save this building. That should show our dedication

2. Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.

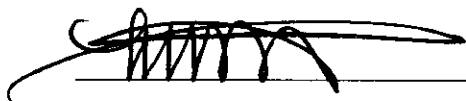
We've not turned a profit in a long time. We do this out of love for the property and PRG

Please give an overview of the proposed work on the following systems.

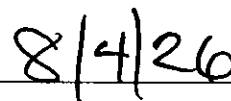
(Example: Windows-Jeldwen "Tradition Plus" wood clad, double hung, 2/2 divided lite)

Exterior Material/Siding	Hardie Siding
Windows	no change
Doors	fire door if necessary otherwise no change
Roofing	no Change
Entrances/Porches	no Change

Owner Attestation: The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Historic Preservation Board. The undersigned hereby certifies that the project described in this application, as detailed by plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that approval of this application by the Historic Preservation Board in no way constitutes approval of building permit or other required City permit approvals.



Owner/Applicant Signature



Date

**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Park and Corey Avenue signs

Action Request:

Strategic Objective:

Date: September 10, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development
Director

Summary of Issue:

Funding:

Attachments: 1. Member Young - COREY AVENUE
MEDIAN SIGN IDEAS

COREY AVENUE MEDIAN SIGN *REVAMP*
(Gulf Blvd and Corey Ave)

CURRENT SIGN as of 7/13/26



COREY AVENUE MEDIAN SIGN #1 – *Limited Budget*

(Gulf Blvd and Corey Ave)

Keep the existing brick structure and footprint—make minor updates and repairs to become a refreshed gateway rather than just a dated neglected sign.



- Clean and seal the existing red brick.
- Power wash, repair and paint the curb WHITE
- Paint column caps WHITE
- Power wash signage and lighten background color of sign OR replace sign with the new city logo
- Add a sign to the back with a farewell message (ie: See you soon!) instead of leaving it blank
- Secure side panels to wall that are bowed
- Replace lamps with frosted glass globes – 12”-14” globe / Warm 2700K LED
- Add uplighting for sign(s) and plants on both sides
- Plant Blue Glow Agave, Muhly Grass, Society Garlic and Lomandra Breeze, etc with River Rock
- All plants are Zone 9 - low maintenance, salt and draught tolerant and hurricane resistant

COREY AVENUE MEDIAN SIGN #2

(Gulf Blvd and Corey Ave)

Keep the existing brick structure and footprint—redesign it to become an iconic gateway rather than just a sign. As it stands, it looks like a traffic island with a sign. *It should feel like the entrance to a destination.*



Overall Style

Mid-Century Modern Coastal

- Power wash and repair curb and paint it White
- Existing red brick cleaned and sealed
- White caps on the columns
- Warm ivory textured sign panels
- Deep teal lettering
- Satin bronze or white accents
- Frosted white globe lighting (like the mockup), which references classic Florida beach towns

Front

- Larger "COREY AVENUE" lettering on a “monument panel”
- Smaller "St. Pete Beach" logo centered above
- "Shop • Dine • Unwind" in a clean sans-serif
- Subtle dimensional letters instead of routed painted lettering
- Hidden LED halo lighting around the sign for nighttime

Back

Install a matching monument panel with the same arch profile as the front so it feels intentional.

Side Columns

Instead of the raised dark letters, use brushed aluminum or bronze dimensional letters with more spacing for a cleaner appearance.

Lighting

Replace the lanterns with simple frosted globe fixtures like these:

- 12–14" white acrylic globe
- Marine-grade powder-coated aluminum base
- Warm 2700K LED
- Approximately 18–22" overall height

They fit both the beach character and the mid-century architecture already found along Corey Avenue.

Landscaping

Rather than random plants, use a limited palette.

Front corners:

Blue Glow Agave

Lomandra Breeze

Middle:

Muhly Grass

Edges:

Society Garlic

Ground:

Mexican Beach Pebbles

Accent:

One sculptural silver saw palmetto or coontie

ALL PLANTS ARE:

- Zone 9
- Salt tolerant
- Drought tolerant
- Hurricane resistant
- Low maintenance

Night Lighting

This is where the sign could really stand out.

- White globes glowing softly.
- Warm LED uplights washing the brick.
- Hidden LED strip behind the sign face.
- Small uplights on the agaves.

It would become recognizable at night without looking flashy.

Either updating results would feel less like an aging shopping center entrance and more like a distinctive gateway to a coastal main street—something visitors would immediately recognize as part of the Corey Avenue/St Pete Beach identity.

**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Design Review No. 26121: 108 13th Avenue

Action Request: None. The Historic Preservation Board may make recommendations that help to ensure the compatibility of the new design within the Pass A Grille Overlay District.

Strategic Objective:

Date: September 10, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The subject property formerly contained a one-and-a-half story frame residence with rear garage and carport. It is presently vacant.

Staff appreciates the applicant's willingness to relegate all access to the alleyways. and finds that the accommodation of a pool within the western alleyway side yard helps to limit form and massing concerns compared with the vicinity. Staff provides the following zoning and design comments:

Zoning Comments

1. The overall height of the structure is compliant with the height regulations applicable to the district. However, the roof deck railing appears it may slightly exceed the stricter interpretation of the regulations prohibiting all occupiable elements above 28 feet from required design flood elevation or eight feet above grade, even when accounting for the eight-inch difference the applicant is eligible for under the latter provision. The revised interpretation is currently pending before the City Commission and is not active at this time, but for consistency, staff requests the applicant evaluate if the railing will meet the applicable standard.

2. One additional under-story tree is required along the front yard of the property.

Design Comments

1. At time of permit submittal, the applicant must demonstrate that the entry feature meets the dimensional requirements of Land Development Code Sec. 20.15. for a porch, as the feature is at grade and will not meet the elevation requirements for a stoop. Staff also requests the applicant consider separate entryway treatment to better align with historic design treatments in the vicinity and provide a more effective appearance that the home was designed at grade.
2. Design consistency shall be provided between bottom floor facade treatment and the upper story. While this does not entail fully wrapping the bottom story in fibercement plank, treatment such as siding in the front-facing portion of the porch, or variation in stucco siding on the upper stories, can help to provide consistency without substantially altering the design.

Funding: N/A

Attachments:

Case #: _____ Submission Date: _____ Hearing Date: _____



Application for Pass-a-Grille Overlay District Residential Design Review

The information below provides a list of details that must be shown on all plans submitted for new development, redevelopment, or additions that utilize the residential Pass-a-Grille Building Types of Land Development Code (LDC) Sec. 20.15. Please read each section carefully. Applications may be rejected if information is not provided in full at time of submittal.

Staff may require review of any project subject to residential design review before the Historic Preservation Board.

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

BRIAN + CAROL MURPHY
4913 New Providence Ave
Tampa, FL 33629

Phone BRIAN 813 453 5766

Representative Name & Address

CAROL MURPHY
4913 New Providence Ave
Tampa, FL 33629

Phone CAROL 813 765 1681

Property Address and Legal Description

1028 13th Ave St. Pete Beach, FL 33706

Webster's Map, Warren Bl
Lot 87

Project Description

Construction of single family home

TYPE OF ACTIVITY

New Construction: ☒

Addition: ☐

Other (please explain): _____

Required Drawings

The following drawings, as applicable, are required at the time of this application submission. Please check that the document is included with your submission, or indicate that it is not applicable to the project. All drawings shall be sized between 11x17" and 24x36" unless otherwise approved by Staff.

Site plan showing the following improvements:		
	Provided	N/A
Building dimensions shown on plans, or drawn to scale on plans	✓	
Mass and scale proportions of on-site building(s)		
Location of service areas, such as solid waste storage areas, and mechanical equipment	✓	
Screening device locations	✓	
Parking locations	✓	
Site furnishings		✓
Lighting fixtures		✓
Freestanding signage		✓
Elevations (front, secondary front, side(s), rear) showing the following improvements:		
	Provided	N/A
Full color elevation(s) of any building elevation which fronts a public right-of-way		
Building materials referenced on elevations Note: Numbering the elevation with references to materials on a separate document is acceptable.	✓	
Mass and scale proportions	✓	
Location of service areas, such as solid waste storage areas, and mechanical equipment	✓	
Screening devices	✓	
Site furnishings		✓
Lighting fixtures		✓
Signage		✓
Landscaping plan showing the following:		
	Provided	N/A
One understory tree per 20 linear feet of the elevated building viewed from the public right-of-way(s) along primary frontage	✓	
A minimum three-foot-wide landscaping area along primary frontage	✓	
Ornamental grasses, and groundcovers	✓	
At least ten shrubs, minimum three gallons, along primary frontage	✓	
One canopy tree along primary frontage	✓	
An opaque hedge (maximum 3' height at maturity), or wood, shell or concrete fence or knee wall of 2-4' in height, along the property frontage (except crossing driveways and pathways)	✓	

Required Building Design Elements

A Florida-licensed architect must stamp and seal any façade elevation which fronts a public right-of-way, certifying that the design elements of LDC Sec. 20.22 are reflected in the design, prior to issuance of a building permit for the associated project. At the cost of the applicant, the City may request independent architectural review to ensure the design intent is met.

These elements should be reflected in the design documents that are submitted along with this application. However, at the discretion of the applicant, a licensed architect does not need to certify the design details until time of submission for the associated building permit. Note that significant modifications to plans following design review by the Historic Preservation Board shall require a second review.

LDC Sec. 20.22. - General building design (residential).

In addition to the required private frontages and the standards provided in each frontage, the following standards shall be applied to all residential building types (house and apartment building types) in order to maintain the overall mass and scale, of the PAG community's existing housing stock.

The following standards are included to provide a minimum criteria needed to review the overall design, mass and scale as outlined below while allowing an applicant flexibility in the design of the building. The design criteria are typical design elements used by architects to ensure a higher quality development.

Any single family or attached residential structure that follows the criteria outlined in section 20.15 must design the building with the following architectural elements:

- (a) The mass of a building must include:
 - (1) *Primary mass.* The building shall have a distinct primary mass.
 - (2) *Secondary mass.* A building should also include secondary mass (private frontage requirements) that form the façade of the building.
 - (3) Voids that allow for natural breaks in the mass.
- (b) Proportional design elements shall include:
 - (1) Windows in varying, yet similar arrangements.
 - (2) Appropriate vertical visual consistency at the centerline of the façade.
 - (3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom ½ clearly supports the top).
 - (4) Overall design shall be symmetrically or asymmetrically balanced.
- (c) Design must include the following rhythms:
 - (1) Proximity (objects close together complement each other).
 - (2) Similarity- common textures, colors or features.

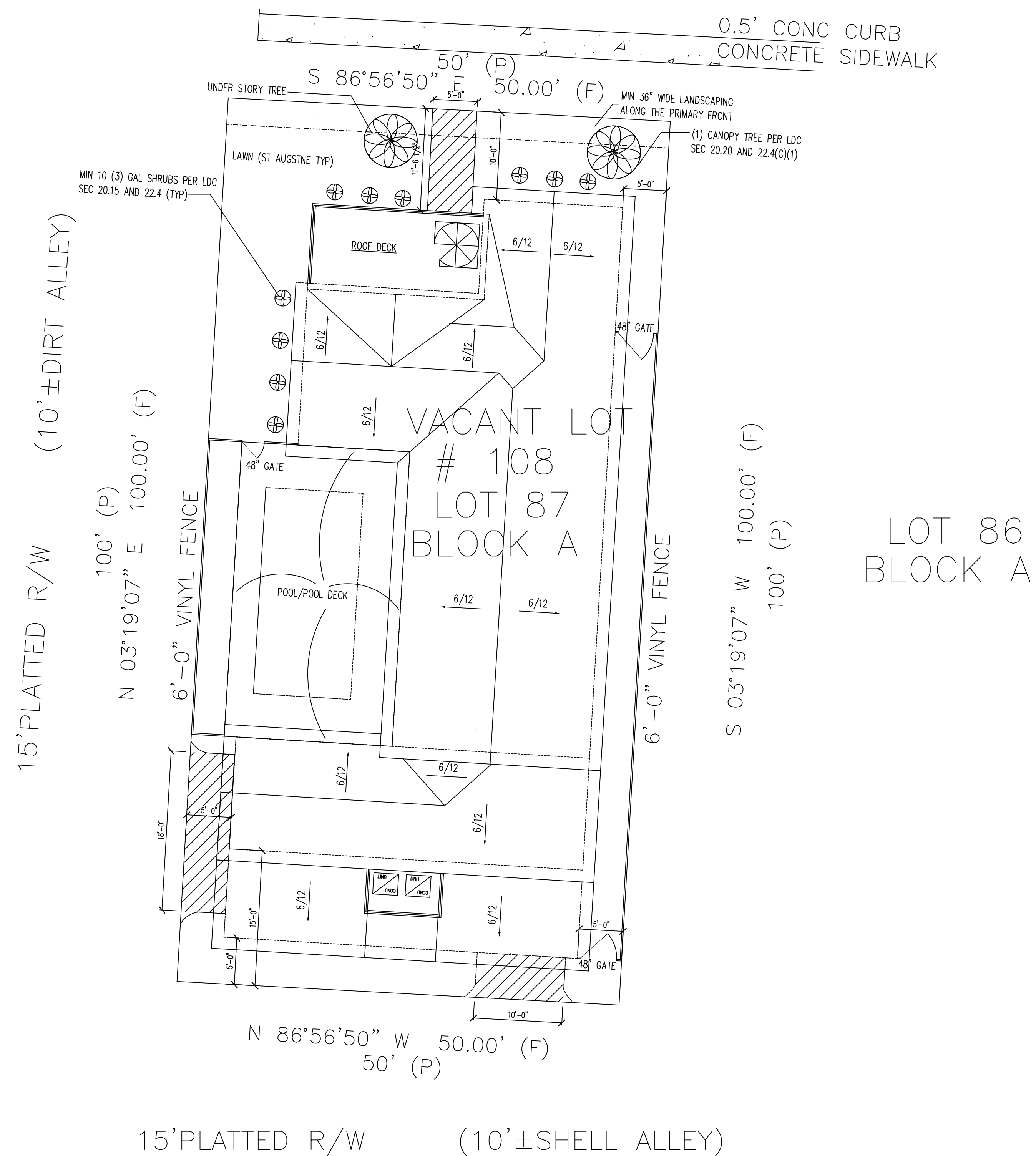
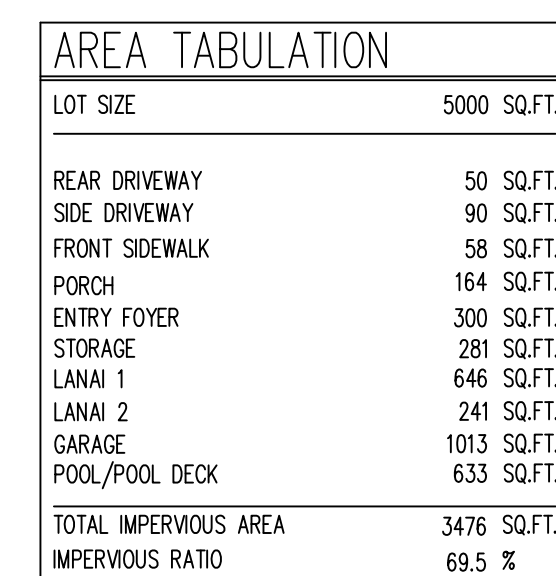
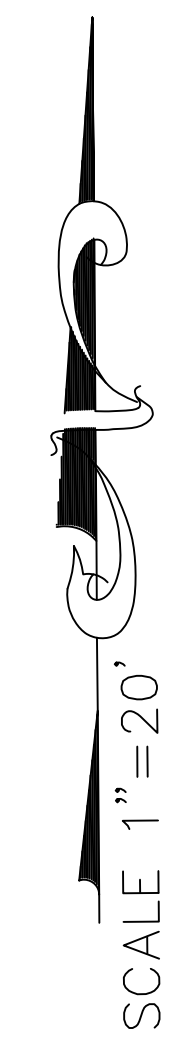
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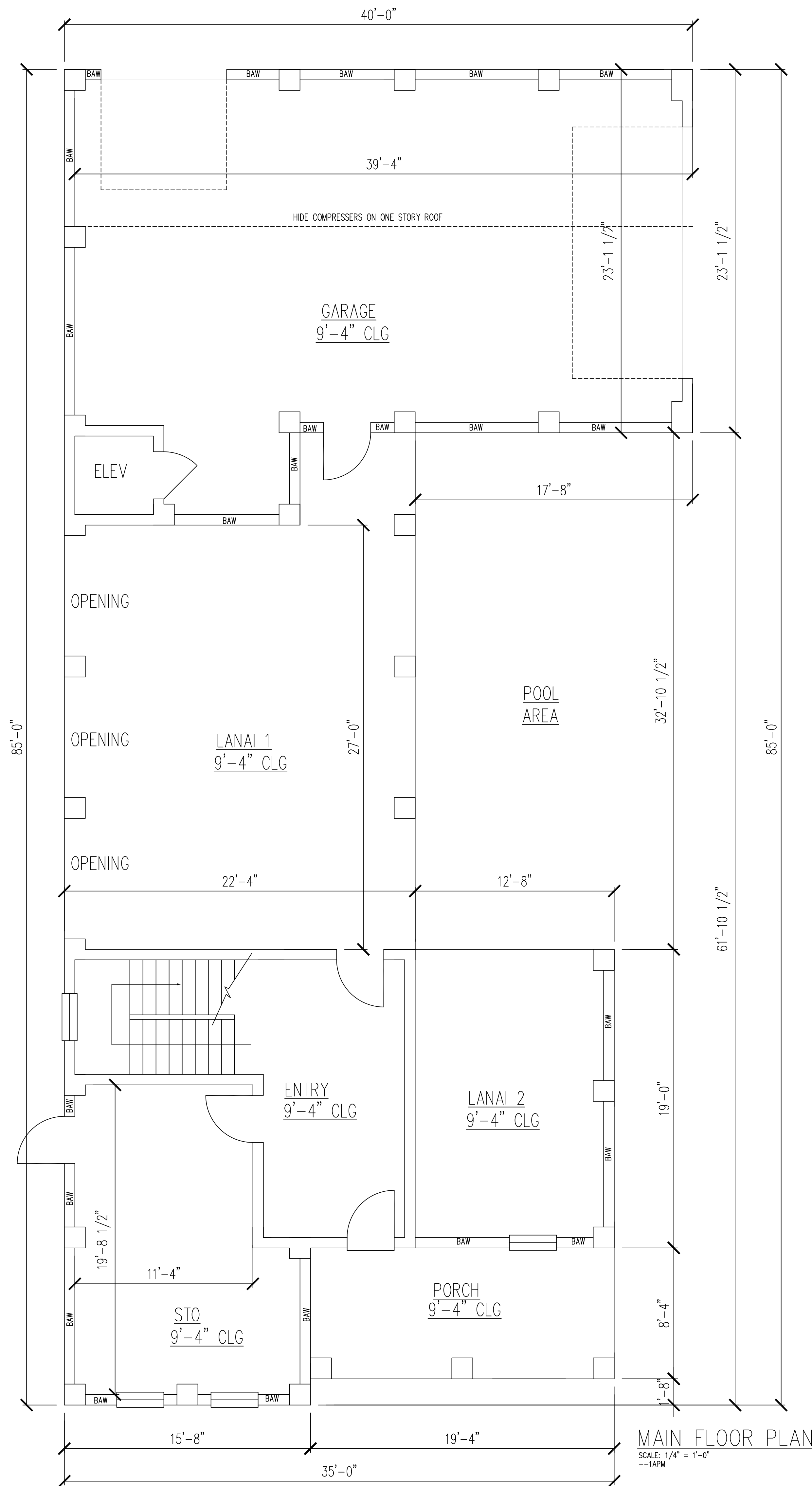
Applicant Signature

Date

8/3/26

LOT 87, BLOCK A, WARREN WEBSTER'S MAP,
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 5, PAGE 38, OF THE PUBLIC
RECORDS OF PINELLAS COUNTY, FLORIDA.



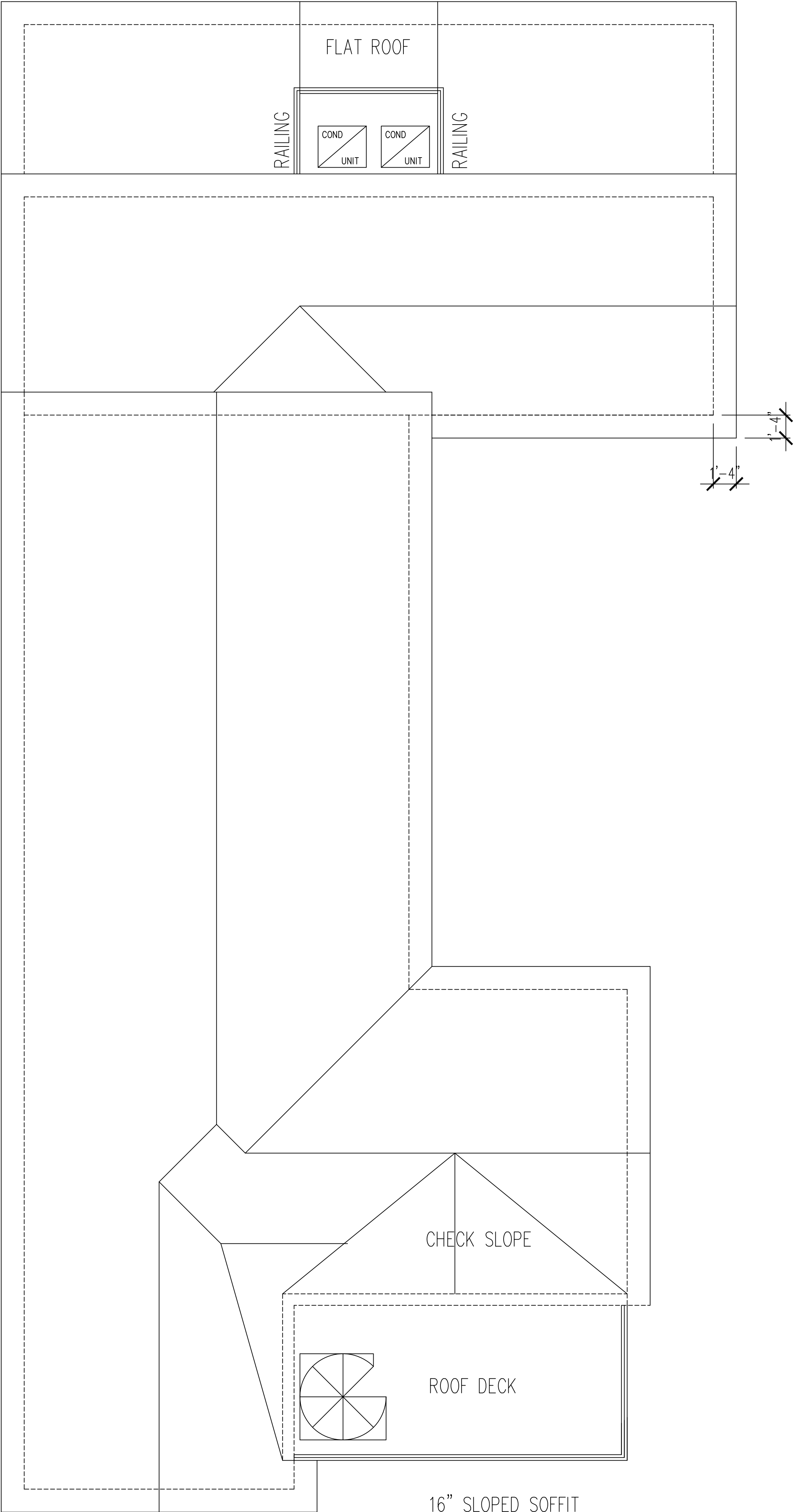


MAX HEIGHT 32' ABOVE DFE





RIGHT ELEVATION
SCALE: 1/4" = 1'-0"
---1AEP



FRONT ELEVATION
SCALE: 1/4" = 1'-0"
--1AEF

**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Annual historic preservation training: Types of historic resources

Action Request:

Strategic Objective:

Date: September 10, 2026

Prepared By: Lynn Rosetti, Consultant

Through: Laura Canary, Community Development Director

Summary of Issue:

Funding:

Attachments: