

**City of Cedar Key
Historic Preservation Meeting
February 09, 2026, at 11:00am
809 6th Street
Cedar Key, Florida 32625**

1. Call to Order

2. Roll Call

Vanessa Edmunds, Seat 5

Scott Sykes, Seat 1

Doug Lindhout, Seat 2

Greg Lang, Seat 3

Susan Rosenthal, Seat 4

3. Pledge of Allegiance

4. Public Comment

5. COA 2026-01: Parcel Number 08587-00-000-00 (600 square feet addition with enclosure of existing porch to rear of structure)

6. Addendum: Staff Recommendation

7. Set Next Tentative Meeting

8. Adjourn Historic Preservation Meeting

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Cedar Key Historic Board, with respect to any matter considered at this meeting, such interested person will need a record of the proceeding, and for such purpose, 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. Persons with disabilities requiring accommodation to participate in the meeting should contact the City Clerk at 352-543-5132 at least 48 hours in advance to request accommodation.



Phone (352) 543-5132
Fax (866) 674-2419

PO Box 339
Cedar Key, FL 32625

City of Cedar Key Certificate of Appropriateness Application

Date: Dec. 11th 2025 Circle One: COMMERCIAL RESIDENTIAL

Applicant Name: George Camothers Phone Number: 845-399-1065

Physical Address: 357 2nd St

Owner Name: Same Phone Number: _____

Parcel Number: 08587-00 - 000 - 00 Historic Site Number: _____

Requested Historic Board Presentation Date: _____

Scope of Work: 600 sq. ft addition - enclose existing porch, add living + master bed. One story, piers. Rem of existing structure.

1-1.8 The City hereby adopts as a Historic District the area depicted on Map 8-1, which is that area bordered by 1st Street, 3rd Street and F Street, inclusive of both sides of the street but excluding the area known as Dock Street and the proposed site of the expanded sewer treatment plant at 3rd and C Streets.

Please fill out each section with as much detail as possible.

3.01.04. Certificates of Appropriateness Required (Please check one.)

Regulated Work Items must be certified as appropriate sites listed individually on the Local Register of Historic Places and all properties within the Historic District.

____ A. *Administrative Approval.* The Administrator may approve work which constitutes "ordinary maintenance" or work which will result in the "original appearance" as defined in this code.

____ B. *Historic Preservation Board Approval.* If the work is not "ordinary maintenance" and will not result in the "original appearance", certification of appropriateness must be obtained from the Historic Preservation Board.

OFFICE USE ONLY:		
Date Received:	Next Applicable Board Meeting Date:	Application #: <u>2026-01</u>



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3.01.05. Regulated Work Items (Please check all applicable requests for a COA.)

- A. Installation or removal of metal awnings or canopies.
- B. Installation or removal of all decks above the first-floor level on the front of the structure.
- C. Installation of an exterior door or door frame, or the infill of an existing exterior door opening.
- D. Installation or removal of any exterior wall, including the enclosure of any porch or other outdoor area with any material other than insect screening.
- E. The installation or relocation of wood, chain-link, masonry, or wrought iron fencing.
- F. The installation or removal of all fire escapes, exterior stairs or ramps for the handicapped.
- G. The painting of previously unpainted masonry including brick, stone, terra cotta and concrete.
- H. Installation or removal of railings or other wood, wrought iron or masonry detailing.
- I. Abrasive cleaning of exterior walls.
- J. Installation of new roofing materials, or removal of existing roofing materials.
- K. Installation or removal of security grilles, except that in no case shall permission to install such grilles be completely denied.
- L. Installation of new exterior siding materials, or removal of existing exterior siding materials.
- M. Installation or removal of exterior skylights.
- N. Installation of exterior screen window or door.
- O. Installation of an exterior window or window frame or the infill of an existing exterior window opening.
- P. Erection of a new building or a parking lot.
- Q. Demolition of a structure or building.
- R. Relocation of a building or structure.

COMMENTS: New construction. Rear of building,
not visible from 2nd st.



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3.01.06. Criteria for Certification as Appropriate: The decision to issue Certificates of Appropriateness, except those for demolition and relocation, shall be guided by:

A. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; and (*Initial Confirmation for the use of this Guideline*) _____

B. The following visual compatibility standards: (*Please initial all applicable items and acknowledge that it will be up to the applicant to provide the necessary details to ensure compliance.*)

MC 1. *Height.* Height shall be visually compatible with adjacent buildings.

NA 2. *Proportion of Building, Structure or Object's Front Facade.* The width to the height of the front elevation shall be visually compatible to buildings and places to which it is visually related.

MC 3. *Proportion of Openings Within the Facility.* The relationship of the width of the windows in a building, structure, or object shall be visually compatible with buildings and places to which it relates.

MC 4. *Rhythm of Solids to Voids in Front Facades.* The relationship of solids to voids shall be visually compatible with buildings and places to which it is visually related.

MC 5. *Rhythm of Buildings, Structures, or Objects on Streets.* The relationship to open spaces between adjoining buildings and places shall be visually compatible to the buildings and places to which it is visually related.

NA 6. *Rhythm of Entrance and/or Porch Projections.* The relationship of entrances and projections to sidewalks shall be visually compatible to the buildings and places to which it is visually related.

MC 7. *Relationship of Materials, Texture and Color.* The relationship of materials, texture and color of the facade shall be visually compatible with the predominant materials used in the buildings to which it is visually related.

MC 8. *Roof Shapes.* The roof shape shall be visually compatible with the buildings to which it is visually related.

NA 9. *Walls of Continuity.* Appurtenances such as walls, fences and landscape masses shall, if necessary, form cohesive walls of enclosure along a street to insure visual compatibility to the surrounding area.

MC 10. *Scale of a Building.* Size and building mass in relation to open space, windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is visually related.

MC 11. *Directional Expression of Front Elevation.* A building, structure, or object shall be visually compatible with the buildings and places to which it is visually related in its directional character.

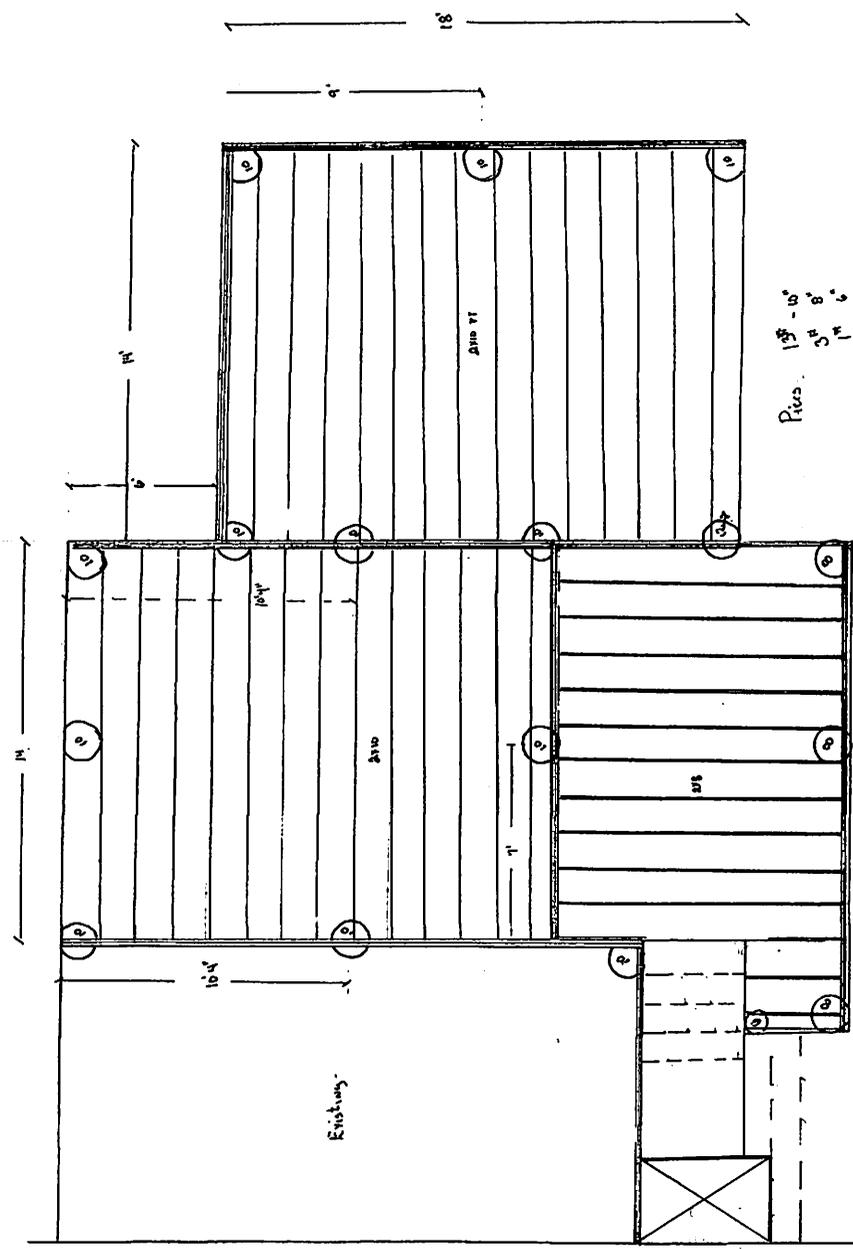
MC 12. *Screening of Elevated Buildings.* A building required by Section 6.07.00 of this Chapter to be elevated more than three feet above grade shall mask the fact that it is elevated through the use of appropriate architectural screening so that the building, when viewed from public rights-of-way, appears to have been constructed at, or near, natural grade.

C. *Considerations of Scale.* (*Please initial acknowledgement of this standards.*)

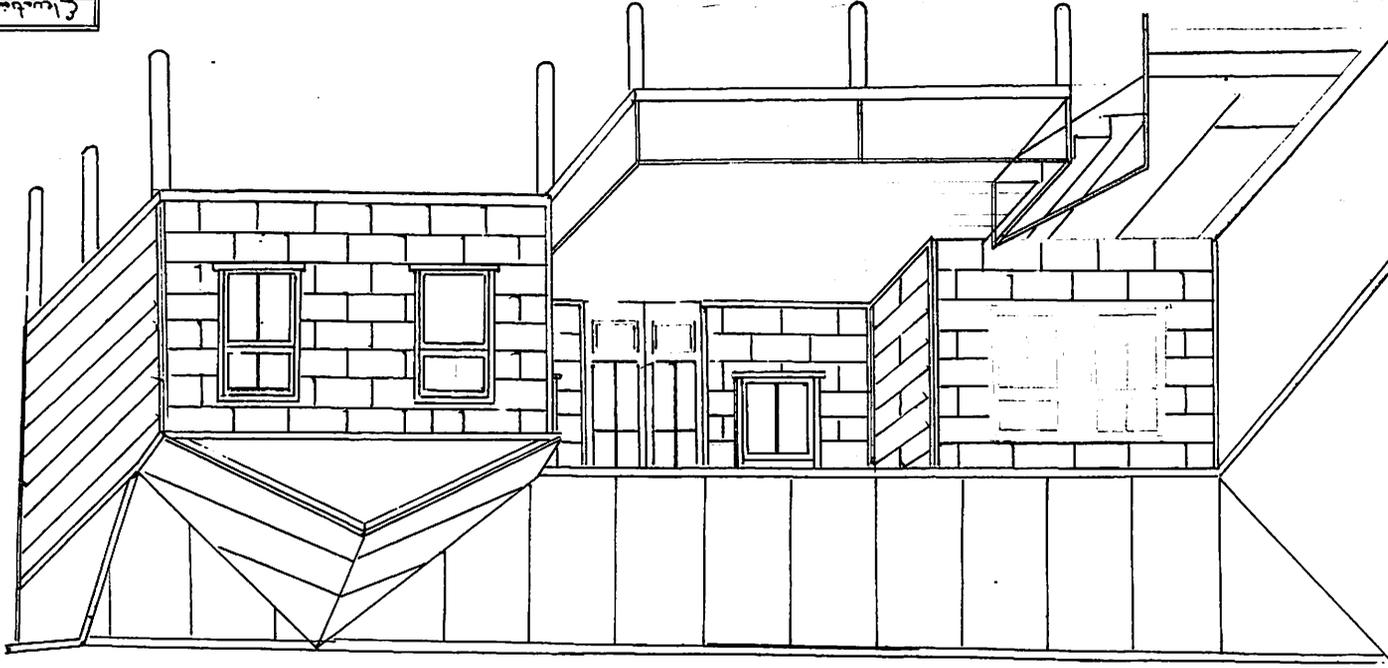
MC 1. Buildings shall be of appropriate scale to avoid adverse impacts to the surrounding uses and properties.

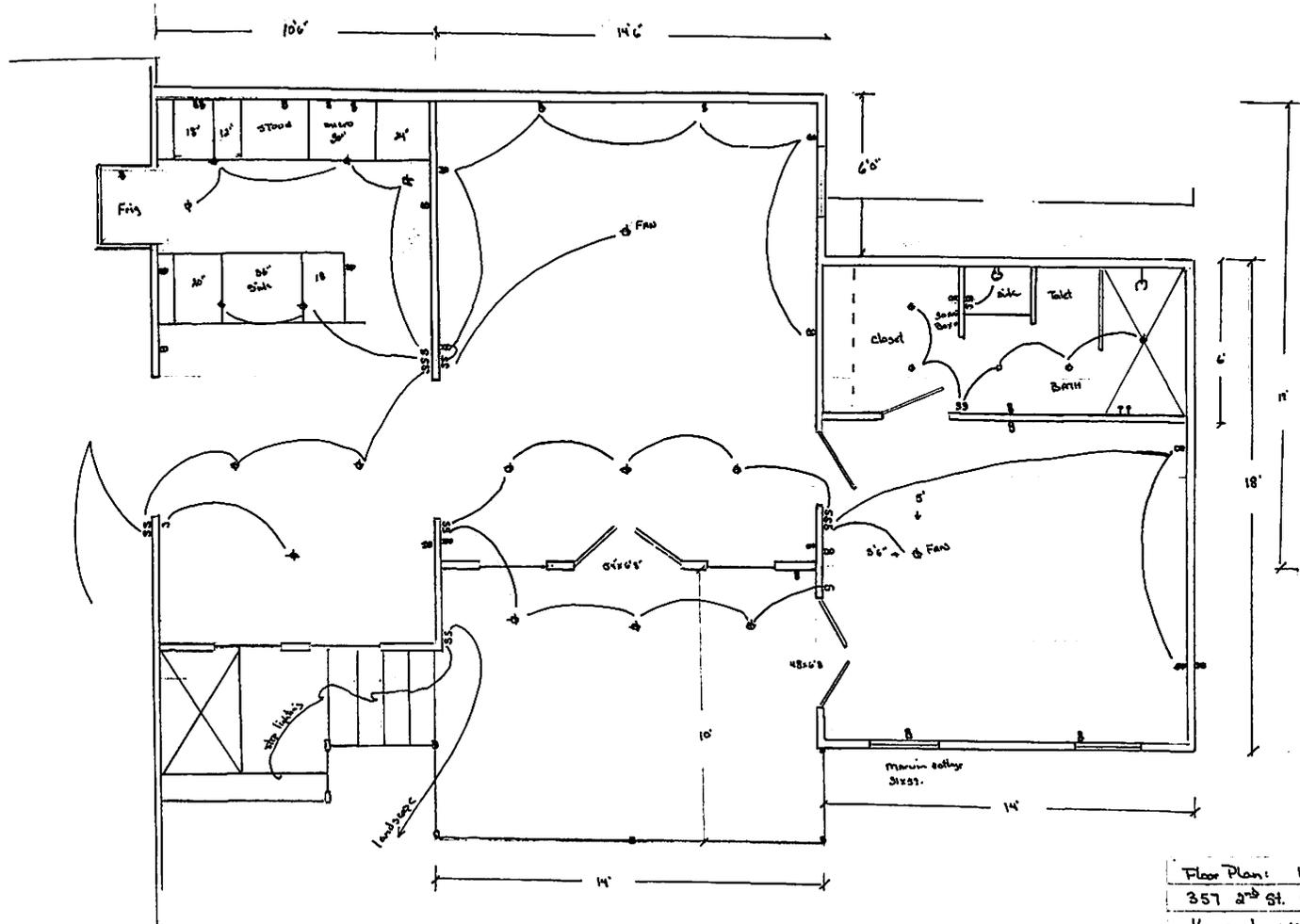
MC 2. Buildings shall not be out of scale with documented historic development patterns and surrounding contributing structures.

D. *Elevation Considerations.* Where Base Flood Elevation (BFE) is less than three feet above grade, buildings shall not be elevated more than one foot above BFE. Where BFE is more than three feet and less than nine feet above grade, buildings may be elevated to nine feet above grade.

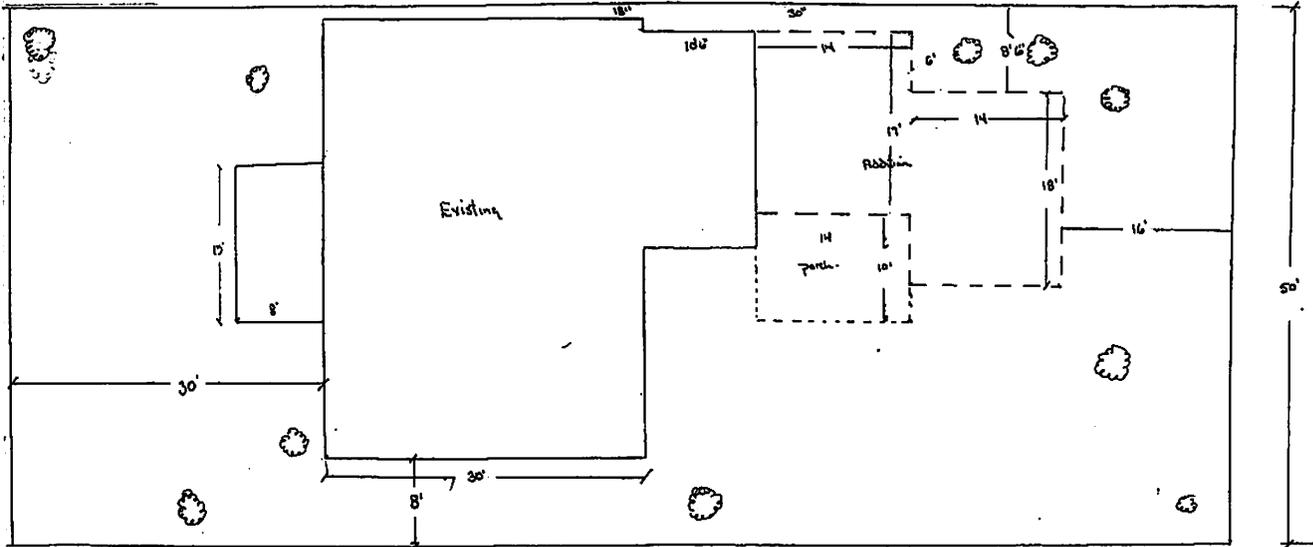


Clubhouse - 11/12/00
857 2nd St Cedar Key
1/2 scale:
George Carothers
Lot 4-8 - 085870000





Floor Plan: 1/1/2006
357 2nd St. Cedar Key.
1/8 scale: add'n 490 sq. ft. porch 140 sq. ft.
George Conners -
Lot 7+8 - 0858700000



Site Plan - 1/1/2026
 357 2nd St. Cedar Key
 3/16 scale: --- addition
 George Carothers.
 Lot 718 - 0868700000 -

COA Application #: 20226-01 (George Carrothers) Residential

I. REQUEST

The applicant is requesting a **Certificate of Appropriateness (COA)** for a proposed **600-square-foot, one-story residential addition**, including:

- Enclosure of an existing rear porch
 - Addition of a living area and master bedroom
 - Construction on piers
 - Location at the rear of the existing structure
 - No visibility from the public right-of-way
-

II. PROPERTY LOCATION & HISTORIC STATUS

The subject property is located **within the Cedar Key Historic District**, as established under **Chapter Four of the City of Cedar Key Land Development Regulations**. Properties located within the Historic District are subject to Historic Preservation Board review for exterior alterations, regardless of individual listing on the Local Register of Historic Places.

III. APPLICABLE CODE SECTIONS

Chapter Four – Land Development Regulations

- **Section 3.01.02 – Historic District**
- **Section 3.01.03 – Local Register of Historic Places**
- **Section D – Improvements Requiring Review**
- **Definitions (Page 242) – Original Appearance; Site**

Per Section D, the following activities require Historic Preservation review:

- Enclosure of an existing porch with materials other than insect screening
- Installation or removal of exterior walls
- Installation or removal of exterior architectural features
- Erection of a building addition

The proposed project meets multiple review thresholds and therefore requires approval of a Certificate of Appropriateness.

IV. PROJECT DESCRIPTION

The applicant proposes a **rear-yard, one-story addition totaling approximately 600 square feet**. The scope of work includes:

- Enclosing an existing rear porch
- Constructing a living space and master bedroom
- Supporting the structure on piers
- Maintaining the existing building height and scale
- No modifications to the primary street-facing façade

The addition is designed to be **subordinate to the original structure** and located entirely at the rear of the building.

V. ANALYSIS & FINDINGS

A. Original Appearance

Per the Land Development Regulations, *Original Appearance* refers to the documented or reasonably inferred appearance of a structure at the time of construction or an appearance appropriate to the architectural style and materials of the building.

Finding:

The proposed addition does not alter or remove defining architectural features associated with the original appearance of the structure. All changes are confined to the rear of the building, and the primary façade and historic character remain intact.

B. Integrity of the Historic Resource

Section 3.01.03(C)(1) requires that historic properties retain integrity of:

- Location
- Design

- Setting
- Materials
- Workmanship
- Feeling
- Association

Analysis:

- The addition maintains the existing location, design, and setting
- Rear placement minimizes visual and contextual impacts
- One-story scale preserves historic massing
- Construction on piers reflects traditional coastal building patterns

Finding:

The proposed work does not diminish the integrity of the historic structure or the surrounding Historic District.

C. Compatibility with the Historic District

Compatibility considerations include scale, massing, location, and visibility from the public realm.

Analysis:

- The addition is subordinate in scale to the existing structure
- No changes to the street-facing elevation
- No disruption to the historic streetscape
- Minimal visual impact on adjacent properties

Finding:

The proposed addition is compatible with the Cedar Key Historic District and surrounding contributing properties.

D. Visibility & Public Impact

- The proposed addition is **not visible from the public right-of-way**
- No adverse effect on district character or public view corridors

Finding:

The project has minimal to no public visual impact.

VI. CONCLUSIONS

Based on the review of the applicable Land Development Regulations, staff finds that the proposed project:

- Complies with Chapter Four Historic Preservation requirements
- Preserves the original appearance and integrity of the structure
- Is compatible with the scale and character of the Historic District
- Appropriately locates new construction at the rear of the structure

VII. STAFF RECOMMENDATION

Approval of the Certificate of Appropriateness, subject to the following conditions:

1. Construction shall be consistent with the plans reviewed and approved by the Historic Preservation Board
2. Any material changes to exterior design, materials, or scope shall require additional HPB review
3. All work shall comply with applicable building codes, floodplain requirements, and coastal regulations

**BEFORE THE HISTORIC PRESERVATION BOARD
OF THE CITY OF CEDAR KEY, FLORIDA**

IN RE: CERTIFICATE OF APPROPRIATENESS

OWNER: George Carrothers

APPLICANT: George Carrothers

PETITION: Certificate of Appropriateness

CASE NO.: 2026-01

FINAL ORDER

George Carrothers appeared before the Historic Preservation Board of the City of Cedar Key, Florida, on February 09, 2026, requesting a Certificate of Appropriateness for a 600 square foot addition enclosing an existing porch at the rear of the structure, including the addition of living and master bedroom space, located at **357 2nd Street, Cedar Key, Florida**, more particularly described as follows:

Legal Description:

32-15-13 CEDAR KEY BLK 13 LOTS 7 & 8 OR BOOK 1789 PAGE 830

Parcel Identification Number:

08587-00-000-00

The Historic Preservation Board conducted an informal quasi-judicial hearing. City staff presented the Certificate of Appropriateness application and supporting materials.

Based upon the presentation of competent and substantial evidence demonstrating that the proposal meets the criteria for issuance of a Certificate of Appropriateness pursuant to the Laws of the City of Cedar Key, Chapter Four, Section 3.01.06, and the Secretary of the Interior's Standards for Rehabilitation, it is hereby:

ORDERED AND ADJUDGED:

That Application No. 2026-01, requesting a Certificate of Appropriateness, is APPROVED as presented, based upon the finding that the proposed work:

- Is located to the rear of the existing structure;
- Is not visible from 2nd Street;
- Is compatible with the existing structure in terms of scale, proportion, materials, roof form, and architectural character; and

- Meets the applicable visual compatibility and historic preservation criteria of the City's Land Development Code.

THIS APPROVAL IS LIMITED SOLELY TO THE HISTORIC APPROPRIATENESS of the specific proposal presented to the Board.

ALL OTHER APPLICABLE CODES, ORDINANCES, RULES, AND REGULATIONS MUST BE MET.

DONE AND ORDERED this ___ day of _____, 2026.

Ms. Vanessa Edmunds, Chairperson
Historic Preservation Board

Brooke Beck-Smith, City Clerk

**BEFORE THE HISTORIC PRESERVATION BOARD
OF THE CITY OF CEDAR KEY, FLORIDA**

GEORGE CARROTHERS

PETITION NO. 2026-01

NOTICE OF FINAL ORDER AFFECTING USE OF PROPERTY

This document is recorded in the Official Records of Levy County, Florida, as notice that the property described below is subject to a Final Order issued by the Historic Preservation Board of the City of Cedar Key. Interested parties should consult the reference Final Order for any conditions or limitations affecting use of the property. Public records of all Final Orders of the City of Cedar Key are maintained at City Hall, 490 Second Street, Cedar Key, Florida 32625.

SUBJECT PROPERTY INFORMATION

Property Address:

357 2nd Street, Cedar Key, Florida 32625

Levy County Parcel Identification Number:

08587-00-000-00

Owner / Applicant:

George Carrothers

Legal Description:

32-15-13 CEDAR KEY BLK 13 LOTS 7 & 8 OR BOOK 1789 PAGE 830

Final Order Number:

Petition 2026-01

Type of Approval (check applicable):

- Conditional Use Permit
- Subdivision
- Variance
- Certificate of Appropriateness
- Certificate of Appropriateness for Demolition
- Development Plan
- Minor Replat
- Other: _____

I hereby certify that the information stated herein is true and accurate.

Signed: _____

Date: _____

Brooke Beck-Smith, City Clerk