

**City of Cedar Key
Historic Preservation Meeting
March 10, 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 (357 2nd Street)

6. COA 2026-03: Parcel Number 0853500400 (8010 E Street)

7.Adjourn Historic Preservation Meeting

PLEASE TAKE NOTICE AN 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 48hours 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. Rear 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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Fax (866) 674-2419

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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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Fax (866) 674-2419

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Cedar Key, FL 32625

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.

George Carrothers
357 second street
Cedar Key, Fl 32625
georgecarrothers@hotmail.com

2/10/26

Cedar Key Historical Review Board;

I have been requested to submit further information regarding the Quitman Hodges house prior to next weeks' scheduled meeting.

As the PDF shows, I am proposing a 500 sq. ft addition to the rear of the existing structure. There will be no alteration to the front facade of this building. This addition is to make additional living space, as we have created "Tails of Cedar Key" a commercial enterprise in the front section of the building. The property is zoned, commercial/residential/historical. Prior to my ownership it was used as commercial /residential. (golf cart business)

The building was constructed in 1951 and lived in by Quitman Hodges. Prior to that there was a boarding house and story be told, the site of the island hospital.

Adjunct to the Quitman House is the Island Hotel, 1858 and the Community Garden. Across the street is the Randolph Hodges house. 1903.

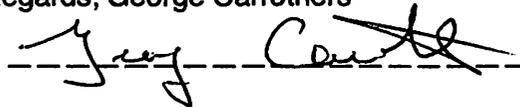
The Quitman house stylistically is referred to as a Gulf Shore Bungalow, a one story, low pitch roof line with columned entry porch. The existing house has a 4/12 pitch metal roof and 12"x24" siding prevalent from the 1920 to 1960's. The original window were likely wood two over two double hung but they have at some point been replaced with replacement vinyl windows. The foundation is cement block piers seemingly original to the house. The structure was framed with 3x4 southern yellow pine, 24"oc and 1x4 t&g southern yellow pine floors.

The specifications of the addition will replicate the original structure. Metal roof 4/12 pitch. Reproduction siding matching the existing siding. And more to "period" than the replacement windows, I will install Marvin wood cottage style 2/2 30"x 56". Additionally, I will install two wood 54" wood french doors. Visually narrow in a style keeping with Bungalow period architecture. The new foundation will be round 10" concrete piers. Though not what the original house has, the Sona piers are structurally and visually more to date with weather integrity.

I have intentionally designed the footprint to only remove one palm from the site. I also purchased lot 16/17/18 on Third St. to provide less encroachment on neighboring properties.

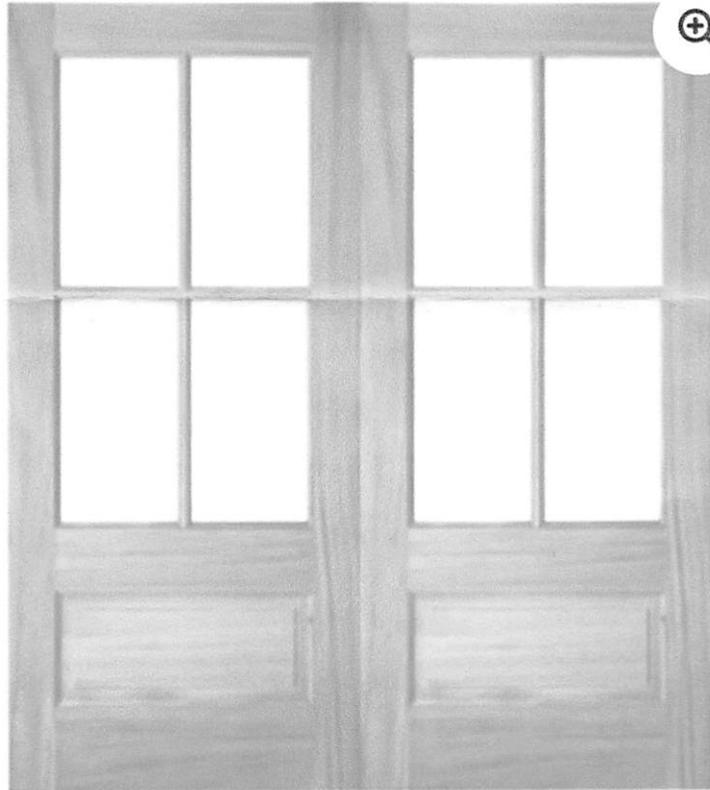
I will address any other questions you may have at the meeting. thank you for your consideration.

Regards; George Carrothers

A handwritten signature in black ink, appearing to read "George Carrothers", is written over a horizontal dashed line.



CARROTHERS
357. 2nd St



Disclaimer: Images may vary in finish or glass details from your chosen configuration.

PRODUCT #539865

80" 4-Lite 1-Panel Mahogany TDL Double Entry Door with Insulated, Beveled Glass

Signature Entries | Model: 7221-68-2

\$125 OFF

CARROLLERS
357. 2nd St



CARROTHERS
357 2nd ST

THIS SIDE UP

R-34-1740519 JB MA #210 JBHZ
WILLIAMS LUMBER & HOME - RHINE
8760 SPRINGBROOK AVE RTE 9
RHINEBECK, NY 12572-3724

RAY04176 1



QBPO63

LDH 1/4 TWTH

SC 1/4 x 56 3/4

CURT R-25487

Deal-er
Name
No.
JOB
Mark

Supark

Mark

MARVIN®

SHIP FROM IC BIN
34 H1L
STOP 5 of 6

SHIP FROM IC BIN
34 H1L
STOP 5 of 6

5

Staff Recommendation

Based on review of the Certificate of Appropriateness application submitted by the applicant for the property located at 357 2nd Street, including the stated scope of work and acknowledged visual compatibility criteria, staff finds that the proposed project meets the requirements of the City of Cedar Key Land Development Regulations and Historic Preservation standards.

The applicant proposes a 600-square-foot, one-story residential addition consisting of the enclosure of an existing rear porch and the addition of living space and a master bedroom. The application confirms that the addition will be constructed at the rear of the existing structure, supported by piers, and not visible from 2nd Street or the public right-of-way.

The application further demonstrates acknowledgment of and consistency with the visual compatibility criteria outlined in Section 3.01.06 of the Land Development Regulations, including but not limited to height, scale, massing, roof shape, materials, and screening of elevated buildings. The proposed work maintains the existing street-facing façade and preserves the established character of the surrounding Historic District.

Staff recommends approval of the Certificate of Appropriateness, subject to the following conditions:

1. Construction shall be completed in substantial conformance with the application and plans reviewed by the Historic Preservation Board.
2. Any changes to the approved exterior design, materials, or scope of work shall require additional Historic Preservation Board review and approval.
3. All work shall comply with applicable building codes, floodplain management requirements, and other local, state, and federal regulations.

City of Cedar Key
Certificate of Appropriateness Application

Date: 1/20/26 Circle One: COMMERCIAL RESIDENTIAL
Applicant Name: J. Talley Rukle Phone Number: 610-349-4327
Physical Address: 8010 E. Street, Cedar Key, Fl. 32625
Owner Name: J. Talley Rukle Phone Number: "
Parcel Number: 0853500400 Historic Site Number:
Requested Historic Board Presentation Date:

Please provide a statement to describe the requested action along with necessary drawings, product approval codes, and necessary supplemental documentation (elevation certificate, survey, building plans, etc):
Home renovation + restoration. See plans attached

AFFIDAVIT
Owner(s) J Talley Rukle
Tax Parcel Number(s) or Attach Legal Description: 0853500400

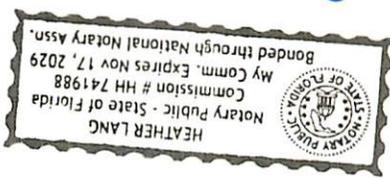
I (we), the property owner(s) of the subject property, being duly sworn, depose and say:
(initial applicable statements)
 That I am (we are) the owner(s) and record title holder(s) of the above-described property.
 That the above-described property is the property for which the attached application for land use change is being made.
____ That I (we) have appointed the following person as my (our) agent to execute any agreement, and other documents necessary to effectuate such agreement in the process of pursuing the attached variance/ conditional use/ hardship request: _____

I (we) do hereby swear or affirm that the above information contain hereto are true and accurate to the best of my (our) knowledge.

J. Talley Rukle _____
Signature (Owner/ Agent) Signature (Owner/ Agent)

STATE OF FLORIDA, COUNTY OF: Levy
I HEREBY CERTIFY that on this day before me an officer duly authorized in the State and County aforesaid to take acknowledgements personally appeared J Talley Rukle, who is personally known to me or produced Drivers License as identification and did not take an oath. Witness my hand and official seal this 20th day of January, 2026

Heather Lang
Notary Public



City of Cedar Key

Certificate of Appropriateness Application

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City of Cedar Key

Certificate of Appropriateness Application

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City of Cedar Key

Special Action

Permit # 2026-03

Project Address 8010 E ST

Project RESTORATION/REMODEL

Parcel # 0853600000

Project Value _____

Building Permit	\$ _____
Other	\$ _____
Other	\$ _____
Subtotal	\$ _____
BCAI Surcharge	\$ _____
DCA Surcharge	\$ _____
Administrative Fee	\$ _____
Sewer Impact Fee	\$ _____
Water Impact Fee	\$ _____
Other <u>COA APP FEE</u>	\$ <u>250.00</u>
Other	\$ _____
Other	\$ _____
Other	\$ _____
Total	\$ <u>250.00</u>

Commercial _____ Residential X
 Owner HAND HEWN HOMES
 Contractor _____
 Picked up by _____

.....
 Check 103 Cash

[Signature] 1/20/26
 Staff Signature Date

Cedar Key Building Department
 809 6th Street, P.O. Box 339
 Cedar Key, FL 32625

RESIDENTIAL REMODEL

RUHLE RESIDENCE

8010 E STREET
CEDAR KEY, FL 32625



Description of Package Historic Board COA Drawings

Site Key Plan - Location Plan
Date
2/6/2026

Project Number
2601

PROJECT DESCRIPTION

Rebuild and enlarge existing porch and balcony. Reconfigure springs. Rebuild and enlarge porch roof and balcony roof. Rebuild handrails with historically accurate balusters.

APPLICABLE CODES AND STANDARDS

FLORIDA BUILDING CODE, 2023
FLORIDA RESIDENTIAL BUILDING CODE, 8TH EDITION 2023

Civil Engineer

Structural Engineer

Volume Index

- A-000 COVER SHEET
- A-120 EXISTING SITE PLAN
- A-121 PROPOSED SITE PLAN
- A-131 ROOF PLAN
- A-132 PORCH/BALCONY PLAN
- A-200 EXISTING ELEVATIONS
- A-201 EXISTING ELEVATIONS
- A-202 PROPOSED ELEVATIONS
- A-203 PROPOSED ELEVATIONS
- A-204 PROPOSED EXTERIOR 3D
- A-205 PROPOSED EXTERIOR 3D
- A-206 PROPOSED EXTERIOR 3D

Optional Project Info

Architect

Mechanical Engineer

Electrical Engineer



Stamps & Approvals





1 EXISTING SITE PLAN
1" = 20'-0"

2/16/2026 1:17:35 PM



Yankopoulos Architecture & Design
Studio, L.L.C.
2134 NW 15TH AVE
GAINESVILLE, FL 32605
352.358.1287
lyankopula@yankopos.com
LICENSE # AR101291



Stamps & Logos



Project Key

Rev	Date	Description

Project Title
RESIDENTIAL REMODEL

RUHLE RESIDENCE

8010 E STREET
CEDAR KEY, FL 32625

Project
Historic Board COA Drawings

Date 2/16/2026	Drawn Author
-------------------	-----------------

Project 2601	Checked Checker
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Sheet Title
SITE PLAN

Sheet Number A-120	Rev. No.
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1 PROPOSED SITE PLAN
 1" = 20'-0"

2/16/2026 11:17:17 PM



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 2134 NW 15TH AVE
 GAINESVILLE, FL 32605
 352.258.1287
 yankopoulos@yandstudio.com
 LICENSE # AR101291

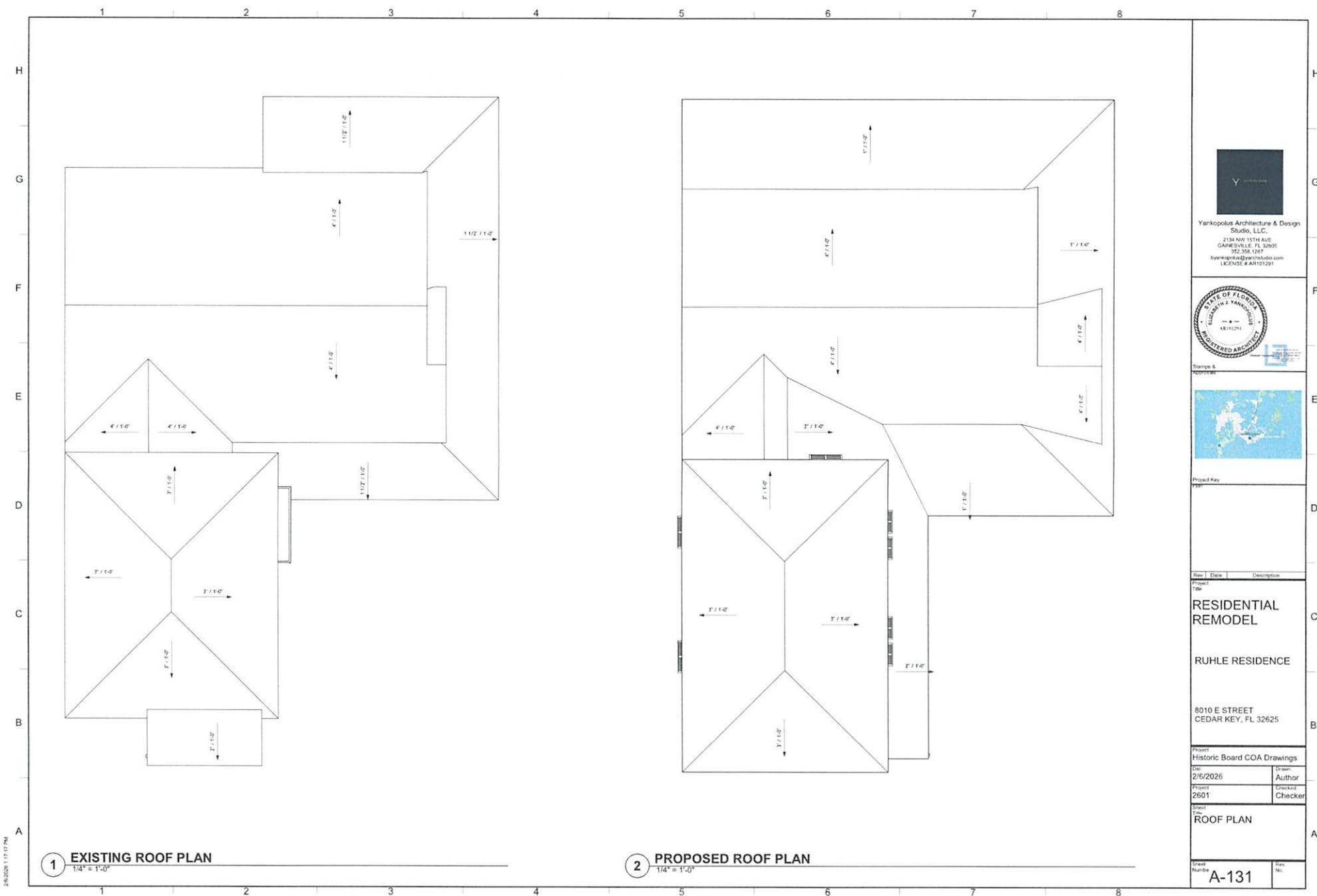


STATE OF FLORIDA
 REGISTERED ARCHITECT
 AR101291



Project Key

Rev	Date	Description
Project Title		
RESIDENTIAL REMODEL		
RUHLE RESIDENCE		
8010 E STREET CEDAR KEY, FL 32625		
Project		
Historic Board COA Drawings		
Date	Drawn	Author
2/16/2026		
Project	Checked	Checker
2601		
Sheet		
PROPOSED SITE PLAN		
Sheet Number	Rev. No.	
A-121		



1 EXISTING ROOF PLAN
1/4" = 1'-0"

2 PROPOSED ROOF PLAN
1/4" = 1'-0"


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 tyankopoul@yankstudio.com
 LICENSE # AR101291



Project Key

101

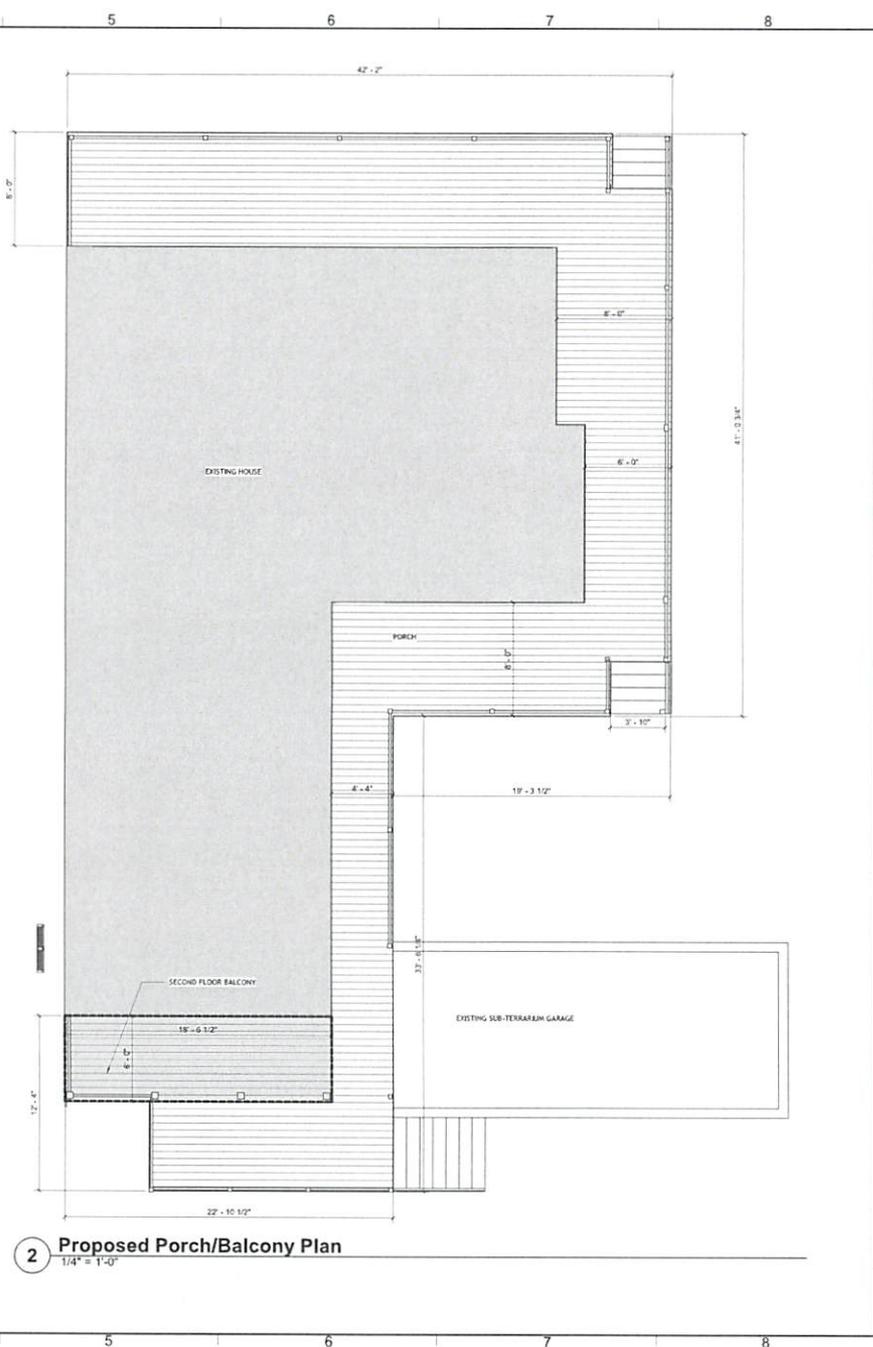
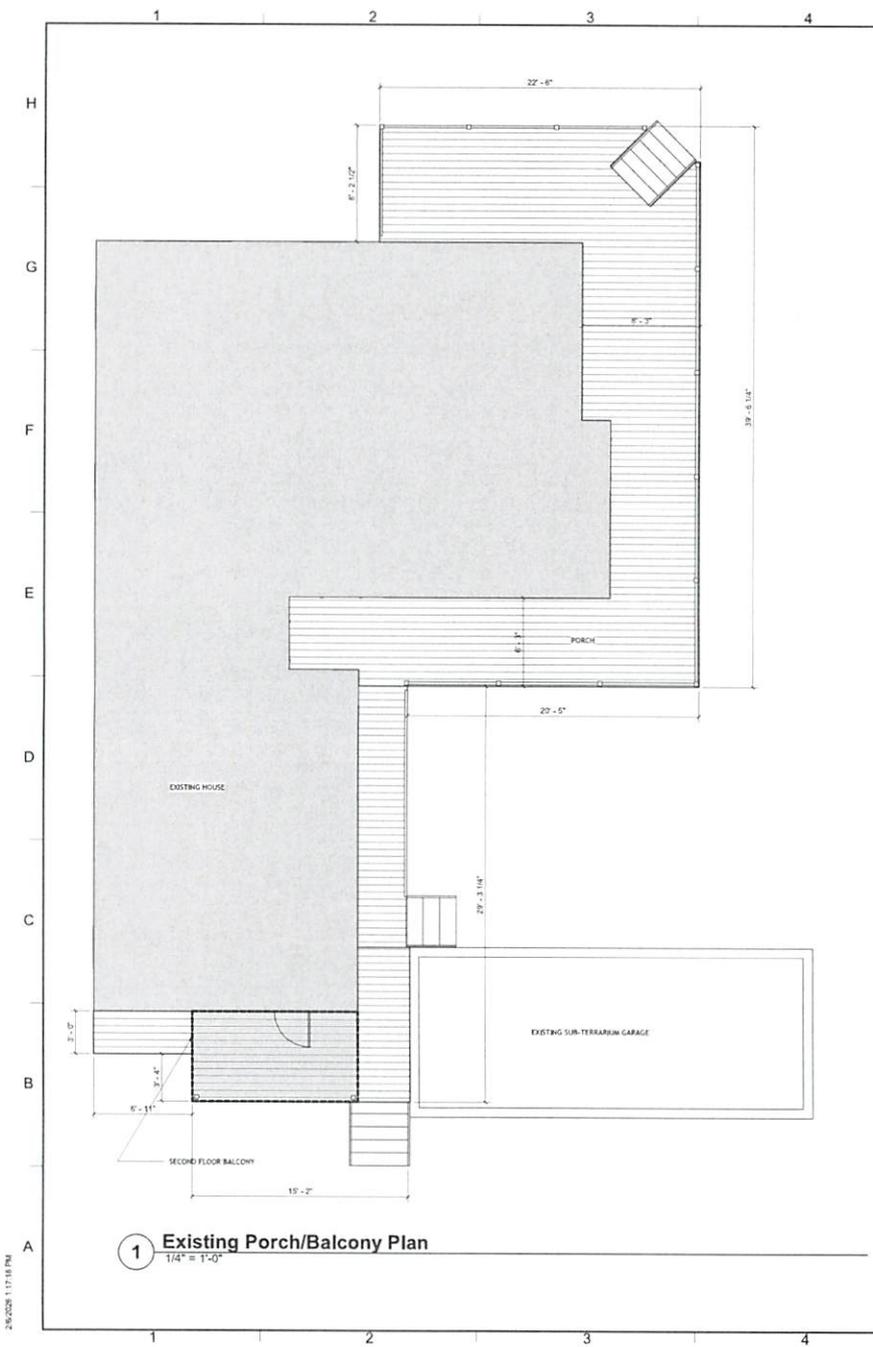
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Project Title		
RESIDENTIAL REMODEL		
RUHLE RESIDENCE		
8010 E STREET CEDAR KEY, FL 32625		

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Historic Board COA Drawings	
Date: 2/6/2026	Drawn: Author
Project: 2601	Checked: Checker

Sheet	
ROOF PLAN	

Sheet Number	Rev. No.
A-131	

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 2134 NW 15TH AVE
 GAINESVILLE, FL 32609
 352.388.1267
 tyankopoul@yankopoulstudio.com
 LICENSE # AR101291



Stamp &
 Signature



Project Key
 1/2"

Rev	Date	Description

Project
 Title
RESIDENTIAL REMODEL

RUHLE RESIDENCE

8010 E STREET
 CEDAR KEY, FL 32625

Project	
Historic Board COA Drawings	
Drawn 2/8/2026	Drawn Author
Project 2601	Checked Checker

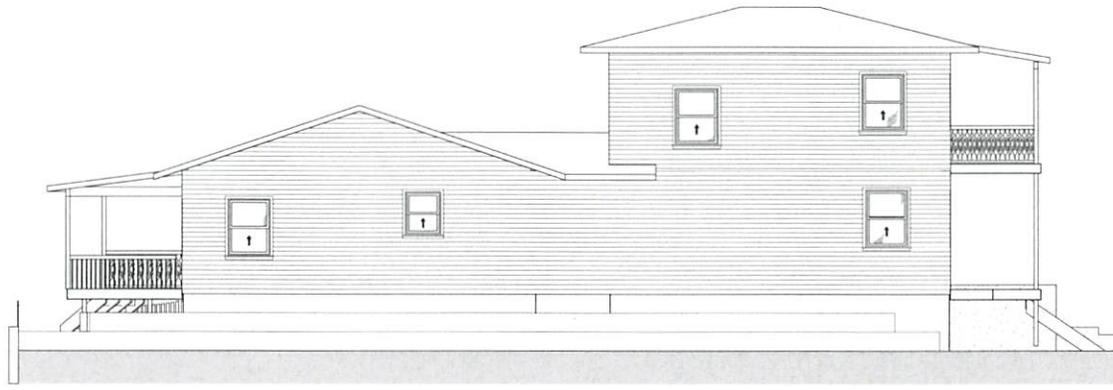
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Title	
PORCH/BALCONY PLAN	

Sheet Number	Rev. No.
A-132	

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1 2 3 4 5 6 7 8

H
G
F
E
D
C
B
A



1 EXISTING WEST ELEVATION
1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION
1/4" = 1'-0"

1 2 3 4 5 6 7 8

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Yankopoulos Architecture & Design Studio, LLC.
3134 NW 10TH AVE
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Scale & Percentage



Project Key

Rev.	Date	Description

Project Title

RESIDENTIAL REMODEL

RUHLE RESIDENCE

8010 E STREET
CEDAR KEY, FL 32625

Project

Historic Board COA Drawings

Date	2/6/2026	Drawn	Author
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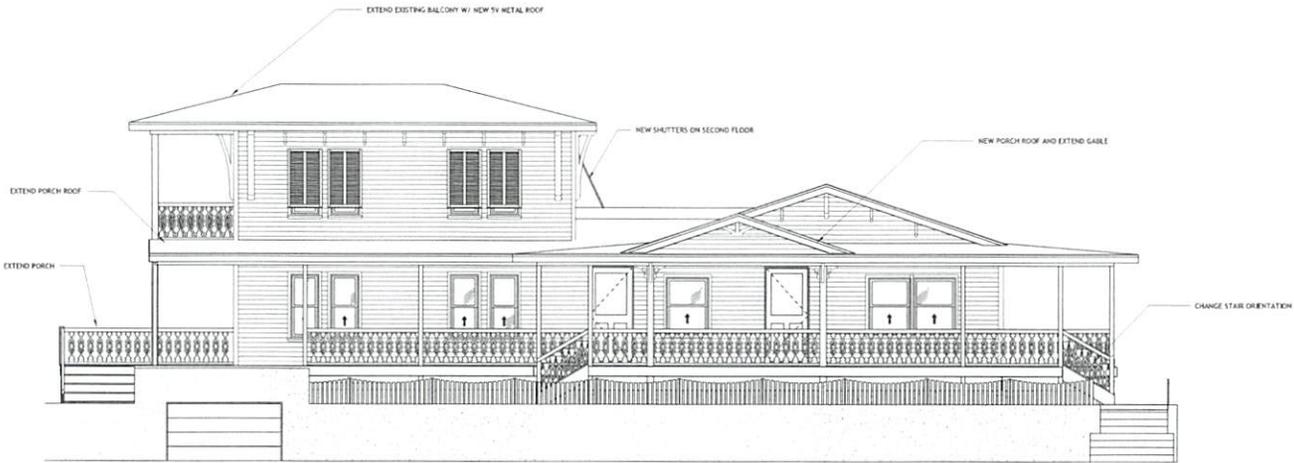
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Drawn	EXISTING EXTERIOR ELEVATIONS		
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Sheet Number

A-201

Rev. No.



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

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Seal No. & Approval



Project Key

1/21

Rev	Date	Description

Project Title

RESIDENTIAL REMODEL

RUHLE RESIDENCE

8010 E STREET
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Project
Historic Board COA Drawings

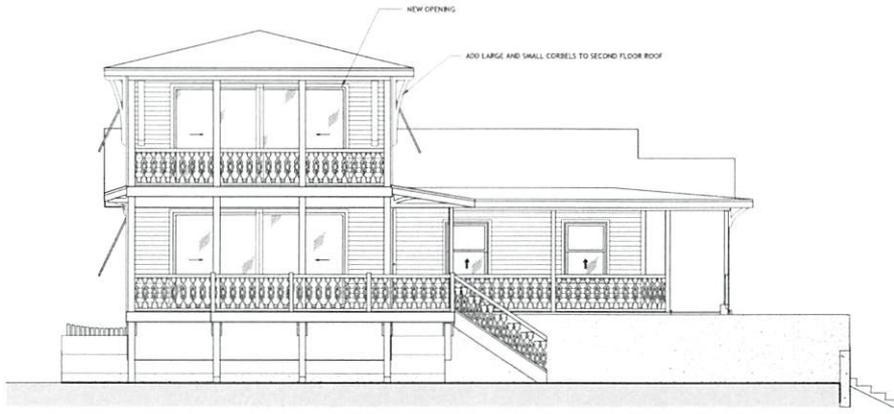
Day	Author
2/5/2026	

Project	Checker
2601	

Sheet	Rev.
EXTERIOR ELEVATIONS	

Sheet Number	Rev. No.
A-202	

A-202



1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
1/4" = 1'-0"



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Project Key

Rev	Date	Description

Project Title
RESIDENTIAL REMODEL

RUHLE RESIDENCE

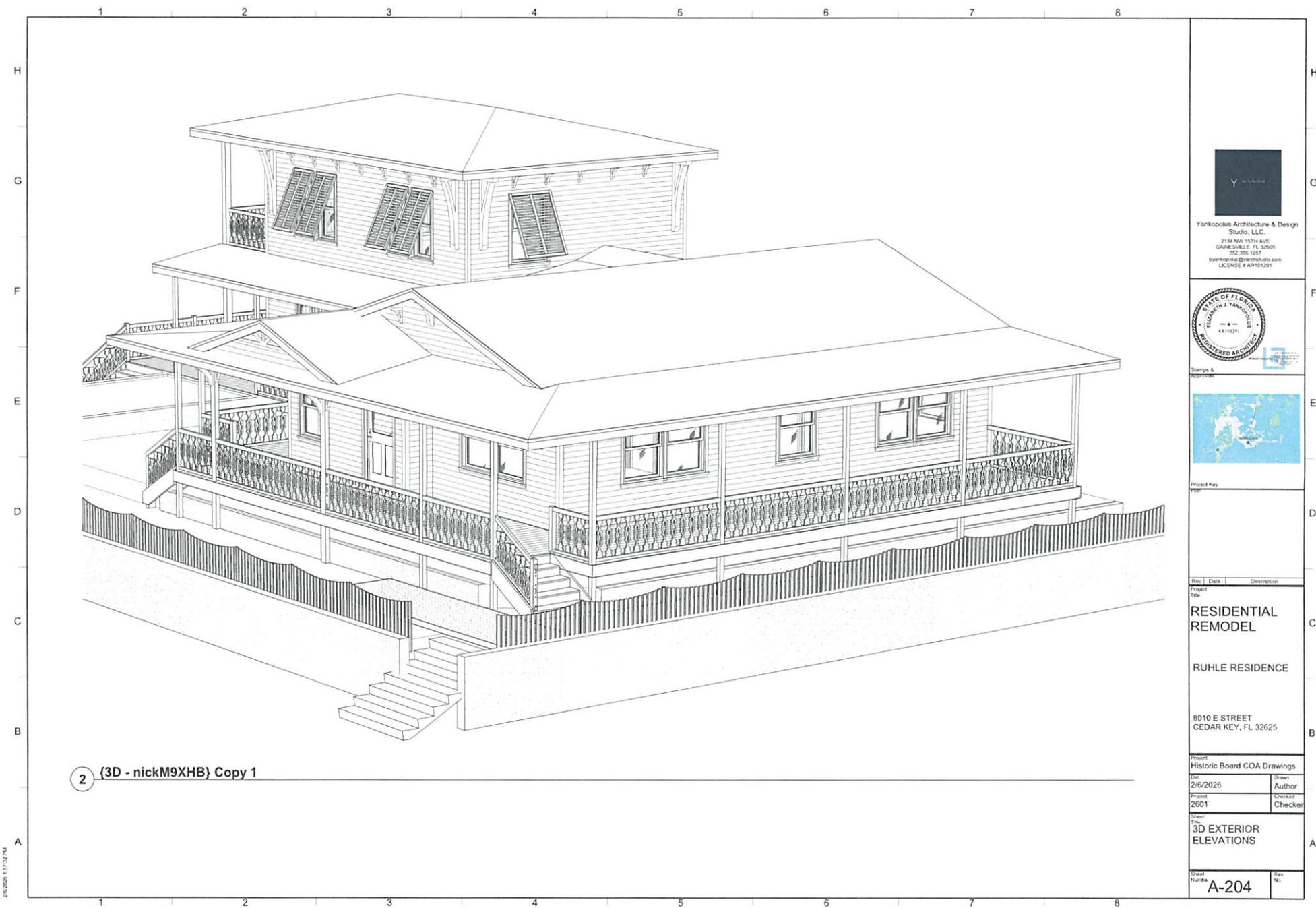
8010 E STREET
CEDAR KEY, FL 32625

Project	
Historic Board COA Drawings	
Date: 2/5/2026	Author
Project: 2601	Checker

Sheet Title
EXTERIOR ELEVATIONS

Sheet Number
A-203

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Project Key

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Project Title

**RESIDENTIAL
REMODEL**

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Project
Historic Board COA Drawings

Date	Author
2/6/2026	

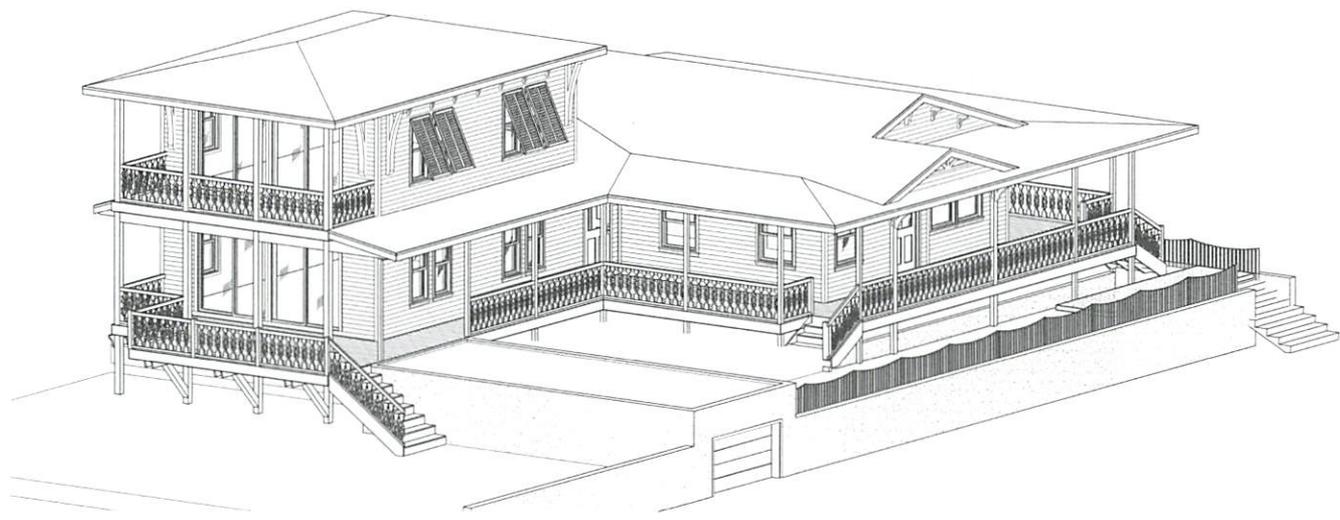
Project	Checked
2601	

Sheet Title
3D EXTERIOR ELEVATIONS

Sheet Number	Sheet No.
A-204	

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Stamp to
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Project Key
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Project
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8010 E STREET
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Project
Historic Board COA Drawings

Date
2/5/2026

Author

Project
2601

Checker

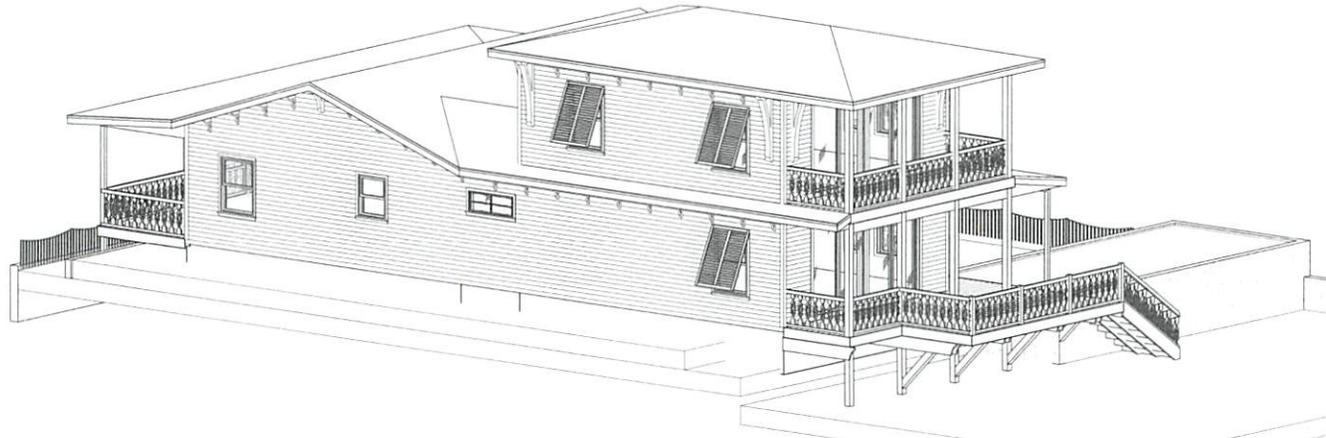
Sheet
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3D EXTERIOR

Sheet
Number

A-205

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No.



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Stamps & Approvals



Project Key

Rev.	Date	Description

Project Title

RESIDENTIAL REMODEL

RUHLE RESIDENCE

8010 E STREET
 CEDAR KEY, FL 32625

Project: Historic Board COA Drawings

Date: 2/5/2026	Drawn: Author
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Project: 2601	Checked: Checker
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Sheet Title: 3D EXTERIOR

Sheet Number: A-206	Rev. No.
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Staff Recommendation

Based on the review of the Certificate of Appropriateness application, applicable provisions of the City of Cedar Key Land Development Regulations, and consistency with the Cedar Key Historic Review Board Restoration Guidelines and the Secretary of the Interior's Standards for Rehabilitation, staff finds that the proposed project preserves the historic integrity of the structure and is compatible with the surrounding Historic District.

Staff recommends approval of the Certificate of Appropriateness, subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans reviewed and approved by the Historic Preservation Board.
2. Any proposed changes to exterior design, materials, scale, or scope of work shall require additional Historic Preservation Board review and approval prior to implementation.
3. All work shall comply with applicable building codes, floodplain management requirements, and any other local, state, or federal regulations.

Staff Recommendation

Based on staff review of the submitted Certificate of Appropriateness (COA) application materials, architectural drawings, and supporting documentation, and after evaluating the proposal for consistency with adopted and draft historic preservation guidance, staff recommends approval with conditions, as outlined below.

Findings

Staff find the proposed work:

1. Is consistent with the Secretary of the Interior's Standards for the treatment of historic properties, particularly the standards for rehabilitation, in that it:
 - o Retains and reinforces the historic character of the structure.
 - o Repairs and reconstructs deteriorated features in a manner that matches the historic design, materials, scale, and craftsmanship; and
 - o Avoids conjectural or incompatible architectural features.
2. Aligns with the Cedar Key Historic Review Board Restoration Guidelines (1st Draft) by:
 - o Maintaining period-appropriate porch, balcony, roof, and railing elements.
 - o Using historically compatible proportions, massing, and materials; and
 - o Preserving the visual relationship between the structure and the surrounding historic district.
3. Complies with Florida Division of Historical Resources best practices, including appropriate documentation, preservation of character-defining features, and avoidance of unnecessary removal of historic fabric.
4. Does not adversely impact the historic district, as the scope of work is limited to rehabilitation and reconstruction of existing architectural elements and does not introduce incompatible new construction.

Conditions of Approval

Staff recommend the following conditions be applied to the approval:

1. Final construction shall be consistent with the submitted plans, including elevations, roof forms, porch and balcony details, and historically accurate balusters and railings, as reviewed by the Board.

2. Any field changes to materials, dimensions, or architectural details that affect exterior appearance shall be reviewed and approved by staff prior to implementation and may require additional HPB review.
3. Materials and finishes (including wood profiles, railing spacing, and roofing materials) shall match those depicted in the approved plans and remain consistent with historic precedents outlined in the Cedar Key guidelines.
4. All required building permits shall be obtained prior to commencement of construction.

Recommendation

Staff recommends APPROVAL WITH CONDITIONS of the Certificate of Appropriateness, finding that the proposed project meets the intent of local historic preservation regulations and nationally recognized preservation standards, and will contribute positively to the continued preservation of Cedar Key's historic character.