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**Historic Architectural Review Commission  
Staff Report for Item 2**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** March 27, 2018

**Applicant:** David Knoll, Architect

**Application Number:** H17-03-0052

**Address:** #1009 Watson Street

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**Description of Work:**

New two-story accessory structure, wood fencing, wood deck, and swimming pool.

**Site Facts:**

The main house located in the site is a contributing resource to the historic district. The one-story frame vernacular structure was build circa 1918. The house was altered in the 1990's with a second story addition. Other additions include a rear wood covered deck with a pergola and a second floor rear balcony. A non-historic shed used to be in the rear of the lot. Most of the surrounding accessory structures are single-story; towards the south side of the lot, there is a principal two-story structure. Towards the rear and north, adjacent lots there are one-story structures.

Hurricane Irma caused severe damages to an existing shed and rear pergola. Staff approved a request for demolition of both structures, as well as the second story rear porch.

**Guidelines Cited on Review:**

- Guidelines for new construction (pages 38a-38q), specifically guidelines 1, 2, 3, first paragraph page 38e, 11, 13, 14, 23 and 25.

- Guidelines for Decks, patios, hot tubs and pools (pages 39-40), specifically guidelines 1, 3 and 4.
- Guidelines for outbuildings (pages 40-41), specifically guidelines 1, 3, and 9.
- Guidelines for fences (pages 41-42), specifically guidelines 4 and 6.

### **Staff Analysis**

The Certificate of Appropriateness in review is a revision of a postponed item. The new design proposes a new one-story frame accessory structure, different from the original proposal of a two-story structure. The accessory structure will be located on the rear yard. The new structure will have concrete piers; will have hardie board and batten, true divided 6 over 6 windows, solid wood shutters, wood door with half-glazed upper portion, and metal v-crimp roofing system. Overall, the proposed structure will be 14'-10" height.

The plan also proposes the construction of a wood deck and a small pool. These elements will be located between the new proposed accessory structure and behind the main house. Side and rear 6' tall wood picket fences damaged during hurricane Irma are to be replaced with similar ones. The new structure and pool shall be accessory to the principal house.

### **Consistency with Guidelines**

It is staff's opinion that the proposed revised design has an appropriate scale and mass that is similar and compatible to surrounding accessory structures. The one-story design will not overshadow its proposed urban context and will be harmonious in design, textures, and proportions. Staff also finds that the proposed pool, decks and fences, all comply with cited guidelines. The pool and decks will be located behind the main house and will not be visible from the street.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA # 17-0300052	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

**A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL**

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

1009 WATSON ST. KEY WEST, FL	
CLEA ZOLOTOW / DAVID COULTER	PHONE NUMBER (914) 613-3321
118 BAGGOT COURT / DUBLIN 2, D02 WD32, IRELAND	EMAIL david.coulter.golden@gmail.com
DAVID KNOLL	PHONE NUMBER (305) 745 - 8617
19581 MAYAN ST. / SUGARLOAF KEY, FL 33042	EMAIL david@davidknollarch.com
<i>David Knoll</i>	
DATE 11/17/17	

26580/15995

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS \_\_\_\_ RELOCATION OF A STRUCTURE \_\_\_\_ ELEVATION OF A STRUCTURE \_\_\_\_

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☒ NO \_\_\_\_ INVOLVES A HISTORIC STRUCTURE: YES ☒ NO \_\_\_\_

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES \_\_\_\_ NO ☒ \_\_\_\_

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: ADDITION OF A TWO STORY ACCESSORY STRUCTURE; WOOD FENCING; WOOD DECKS; AND POOL.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): PREVIOUSLY APPROVED BY STAFF

APPROVED: [Signature] DATE: 11/20/17  
[Stamp: CITY OF KEY WEST, FLORIDA]

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV



ACCESSORY STRUCTURE: TWO STORY ACCESSORY STRUCTURE AT THE REAR YARD; EXTERIOR FINISH: CEMENTITIOUS BOARD AND BATTEN; WINDOWS: WOOD TRUE DIVIDED LIGHT WITH WOOD HURRICANE SHUTTERS; ROOFING: METAL V-GROOVE; HEIGHT: 21' - 4" ABOVE GRADE; PLAN FOOTPRINT DIMENSION: 14'-0" X 16'-0"; PLAN FOOTPRINT SQUARE FOOTAGE: 224.

PAVERS:	FENCES: 6'-0" HIGH X 16'-10" WOOD FENCE AT REAR YARD EASEMENT; 6'-0" HIGH X 23'-0" WOOD FENCE AT REAR YARD BETWEEN THE ACCESSORY AND THE MAIN BUILDING
DECKS: 107 S.F. GAPPED WOOD DECKS	PAINTING: EXTERIOR OF ACCESSORY STRUCTURE
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT): 61 S.F. POOL AND EQUIPMENT
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE: 12/19/2017	APPROVED _____ NOT APPROVED _____ DEFERRED FOR FUTURE CONSIDERATION <input checked="" type="checkbox"/>	INITIAL:		
MEETING DATE:	APPROVED _____ NOT APPROVED _____ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:		
MEETING DATE:	APPROVED _____ NOT APPROVED _____ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:		
REASONS OR CONDITIONS: Applicant wishes to re-submit as single story accessory structure				
STAFF REVIEW COMMENTS:				
FIRST READING FOR DEMO:				
SECOND READING FOR DEMO:				
HARC STAFF SIGNATURE AND DATE:				
HARC CHAIRPERSON SIGNATURE AND DATE:				

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

## Enid Torregrosa

---

**From:** David Coulter <david.coulter.golden@gmail.com>  
**Sent:** Tuesday, March 13, 2018 1:06 PM  
**To:** Enid Torregrosa  
**Cc:** David Knoll  
**Subject:** Authorization for David Zolotow to speak at HARC meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Enid,

I am authorizing David Zolotow of 708 William St Key West to speak if needed at the March HARC meeting on our behalf. He has not confirmed yet that he will attend. He has been heavily involved in managing the property for us since 2003 and can answer any historical questions you might have. David Knoll will present our updated request for an accessory structure.

Thank you,

David Coulter

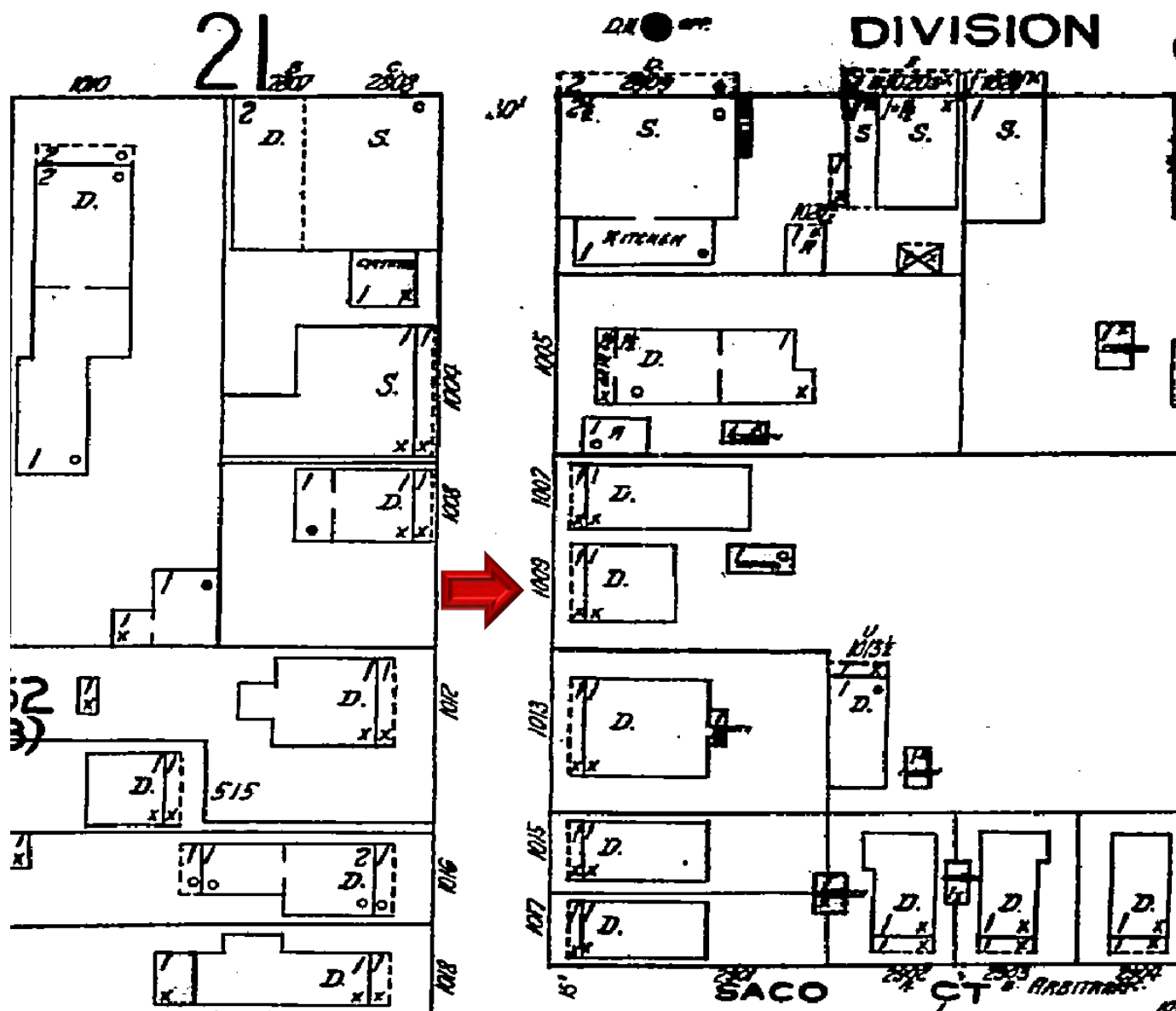
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David W. Coulter Ph.D.  
Consulting Geologist  
Exploration Remote Sensing  
118 Baggot Court  
Baggot St Lwr  
Dublin 2  
D02 WD32  
IRELAND  
Email: dwc@overhill-imaging.com  
Irish Mobile: +353 (0)85 270 1426  
US Forwarder: +1 914 613-3321 (Voice Only)

# SANBORN MAPS







1948 Sanborn Map

# PROJECT PHOTOS



**1009 Watson Street circa 1965. Monroe County Library.**





SUBJECT PROPERTY





RIGHT SIDE





LEFT SIDE





1005

NO  
PARKING  
DO NOT  
BLOCK  
GATE

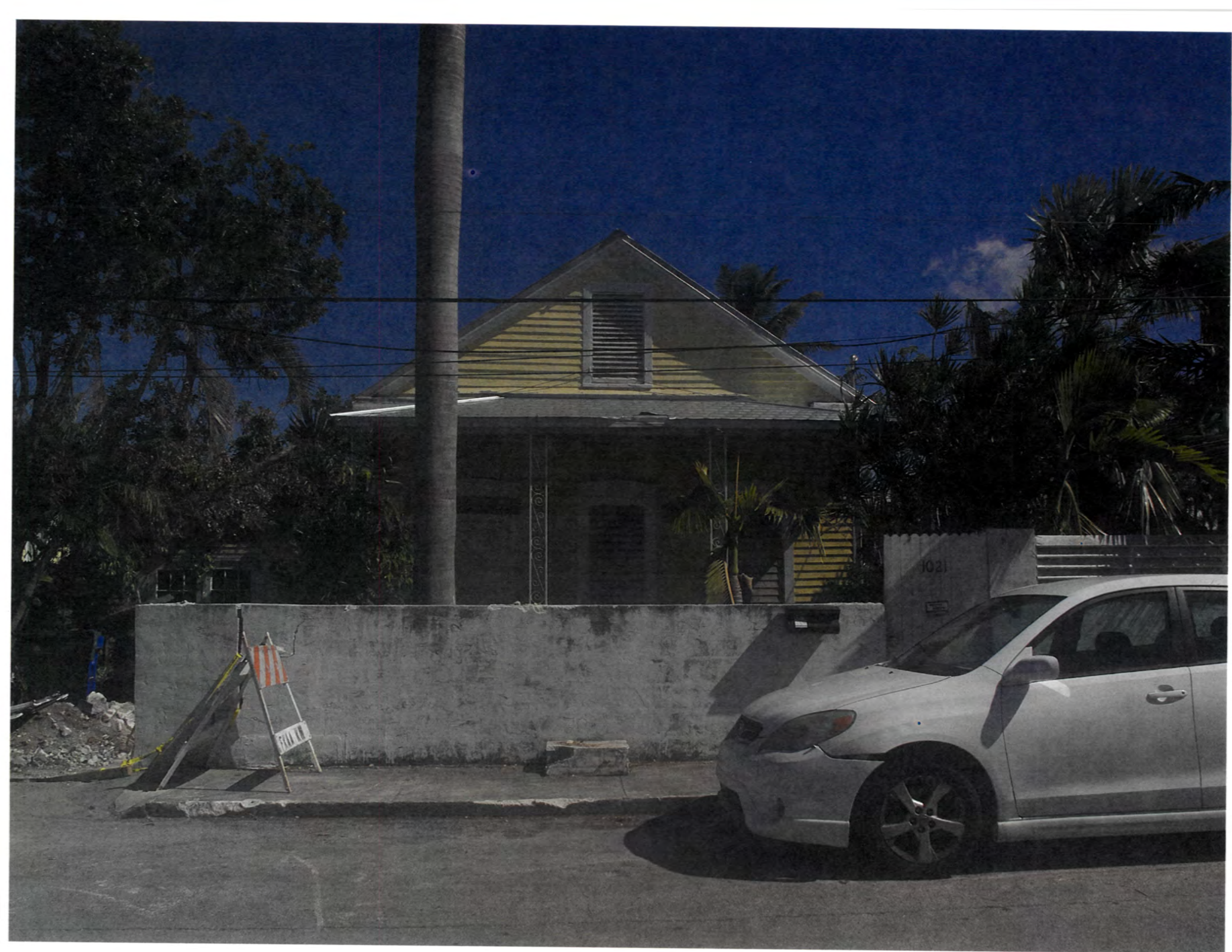
2

1



























































# SURVEY



MAP OF BOUNDARY SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON S49°21'58"E ASSUMED  
ALONG THE CENTERLINE OF  
WATSON STREET.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
1009 WATSON STREET  
KEY WEST, FL 33040

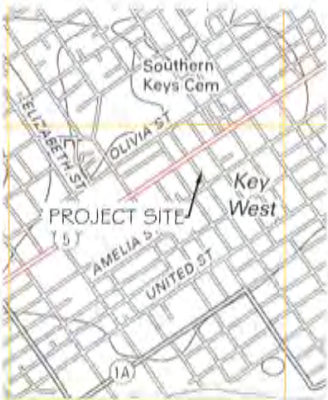
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MAP NO.: 12087C-1516K  
MAP DATE: 02-18-2005  
FLOOD ZONE: X-SHADED

LEGEND

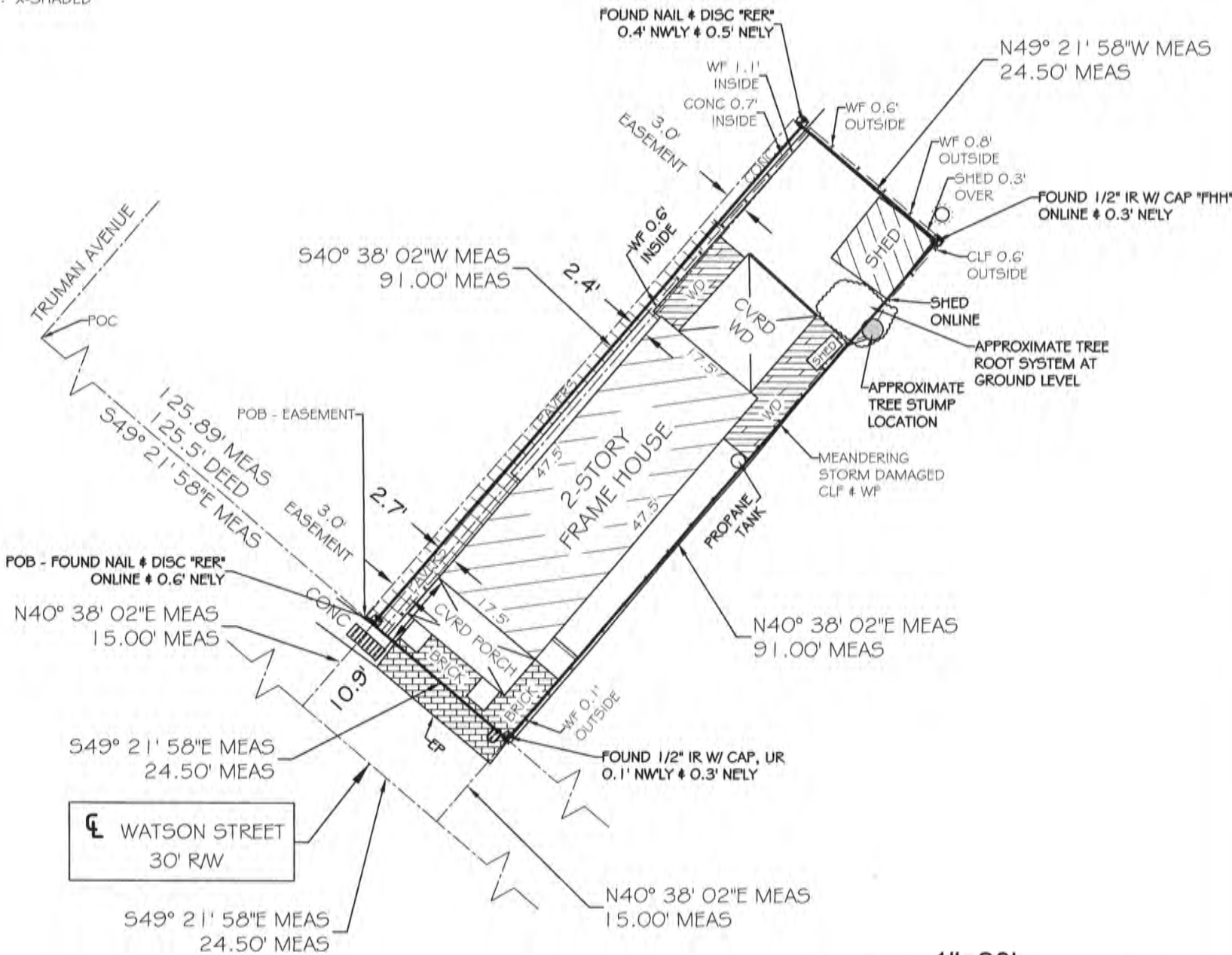
- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



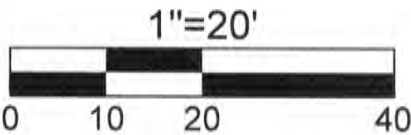
ASSUMED



LOCATION MAP - NTS  
SEC. 05-T685-R25E



TOTAL AREA = 2,229.50 SQFT±



THE SURVEY MAP (SHEET 1 OF 2 ) IS NOT COMPLETE AND VALID WITHOUT THE ATTACHED SURVEY REPORT (SHEET 2 OF 2)

CERTIFIED TO -  
Clea Anne Zolotow Living Trust;  
David William Coulter Living Trust;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- |                                   |  |                                      |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER         | GUY = GUY WIRE                                 | POC = POINT OF COMMENCEMENT          |
| BO = BLOW OUT                     | HB = HOSE BIB                                  | PRC = POINT OF REVERSE CURVE         |
| C & G = 2' CONCRETE CURB & GUTTER | IP = IRON PIPE                                 | PRM = PERMANENT REFERENCE MONUMENT   |
| CB = CONCRETE BLOCK               | IR = IRON ROD                                  | PT = POINT OF TANGENT                |
| CBW = CONCRETE BLOCK WALL         | L = ARC LENGTH                                 | R = RADIUS                           |
| CL = CENTERLINE                   | LS = LANDSCAPING                               | RAW = RIGHT OF WAY LINE              |
| CLF = CHAINLINK FENCE             | MB = MAILBOX                                   | SSCO = SANITARY SEWER CLEAN-OUT      |
| CM = CONCRETE MONUMENT            | MEAS = MEASURED                                | SW = SIDE WALK                       |
| CONC = CONCRETE                   | MF = METAL FENCE                               | TBM = TEMPORARY BENCHMARK            |
| CPP = CONCRETE POWER POLE         | MHWL = MEAN HIGH WATER LINE                    | TOB = TOP OF BANK                    |
| CVRD = COVERED                    | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOE OF SLOPE                   |
| DELT = CENTRAL ANGLE              | NTS = NOT TO SCALE                             | TS = TRAFFIC SIGN                    |
| DEASE = DRAINAGE EASEMENT         | OH = ROOF OVERHANG                             | TYP = TYPICAL                        |
| EL = ELEVATION                    | OHV = OVERHEAD WIRES                           | UR = UNREADABLE                      |
| ENCL = ENCLOSURE                  | PC = POINT OF CURVE                            | U/E = UTILITY EASEMENT               |
| EP = EDGE OF PAVEMENT             | PM = PARKING METER                             | WD = WOOD DECK                       |
| FF = FINISHED FLOOR ELEVATION     | PCG = POINT OF COMPOUND CURVE                  | WF = WOOD FENCE                      |
| FI = FIRE HYDRANT                 | PCP = PERMANENT CONTROL POINT                  | WL = WOOD LANDING                    |
| FI = FENCE INSIDE                 | PK = PARKER KALON NAIL                         | WM = WATER METER                     |
| FND = FOUND                       | POB = POINT OF BEGINNING                       | WPP = WOOD POWER POLE                |
| FO = FENCE OUTSIDE                | PI = POINT OF INTERSECTION                     | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FOL = FENCE ON LINE               |  | WV = WATER VALVE                     |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	10/05/2017
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 2
DRAWN BY:	MPB
CHECKED BY:	EAI
JOB NO.:	17-338

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

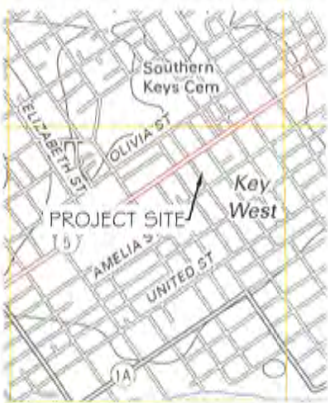


FLORIDA KEYS  
LAND SURVEYING

19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@Gmail.com



REPORT OF BOUNDARY SURVEY



LOCATION MAP - NTS  
SEC. 05-T685-R25E

LEGAL DESCRIPTION -

On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map or plan of said Island delineated in February A.D., 1829 as part of Tract 13 and being more particularly described as follows: COMMENCE at the intersection of the Southeasterly Right-of-Way line of Truman Avenue and the Northeasterly Right-of-Way line of Watson Street; thence in a Southeasterly direction along the said Northeasterly Right-of-Way line of Watson Street for 125.50 feet to the Point of Beginning; thence continue in a Southeasterly direction along the said Northeasterly Right-of-Way line of Watson Street for 24.50 feet; thence at a right angle and in a Northeasterly direction for 91.00 feet; thence at right angles and in a Northwesterly direction for 24.50 feet; thence at a right angle and in a Southwesterly direction for 91.00 feet to the said Northeasterly Right-of-Way line of Watson Street and the Point of Beginning.

SUBJECT TO THE FOLLOWING EASEMENT:

COMMENCING at the intersection of the Southeasterly Right-of-Way line of Truman Avenue and the Northeasterly Right-of-Way line of Watson Street; thence in a Southeasterly direction along the said Northeasterly Right-of-Way line of Watson Street for 124.00 feet to the Point of Beginning; thence continue in a Southeasterly direction along the said Northeasterly Right-of-Way line of Watson Street for 3.00 feet; thence at a right angle and in a Northeasterly direction for 91.00 feet; thence at a right angle and in a Northwesterly direction for 3.00 feet; thence at a right angle and in a Southwesterly direction for 91.00 feet to the said Northeasterly Right-of-Way line of Watson Street and the Point of Beginning.

THE SURVEY REPORT (SHEET 2 OF 2 ) IS NOT COMPLETE AND VALID WITHOUT THE ATTACHED SURVEY MAP (SHEET 1 OF 2)

CERTIFIED TO -

Clea Anne Zolotow Living Trust;  
David William Coulter Living Trust;

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SCALE:	1"=20'
FIELD WORK DATE	10/05/2017
REVISION DATE	XX/XX/XXXX
SHEET	2 OF 2
DRAWN BY:	MPB
CHECKED BY:	EAI
JOB NO.:	17-338

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



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19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKLSEmail@Gmail.com

# REVISED DESIGN

**DATE OF ISSUE:**  
**2 / 5 / 18**

**1009 WATSON ST.**

**KEY WEST, FLORIDA**  
**OWNERS: CLEA ZOLOTOW AND DAVID COULTER**

REF WFS T F L O R I D A : 3 0 5 : 7 4 5 . 8 6 1 ]

OF 4 SHEETS

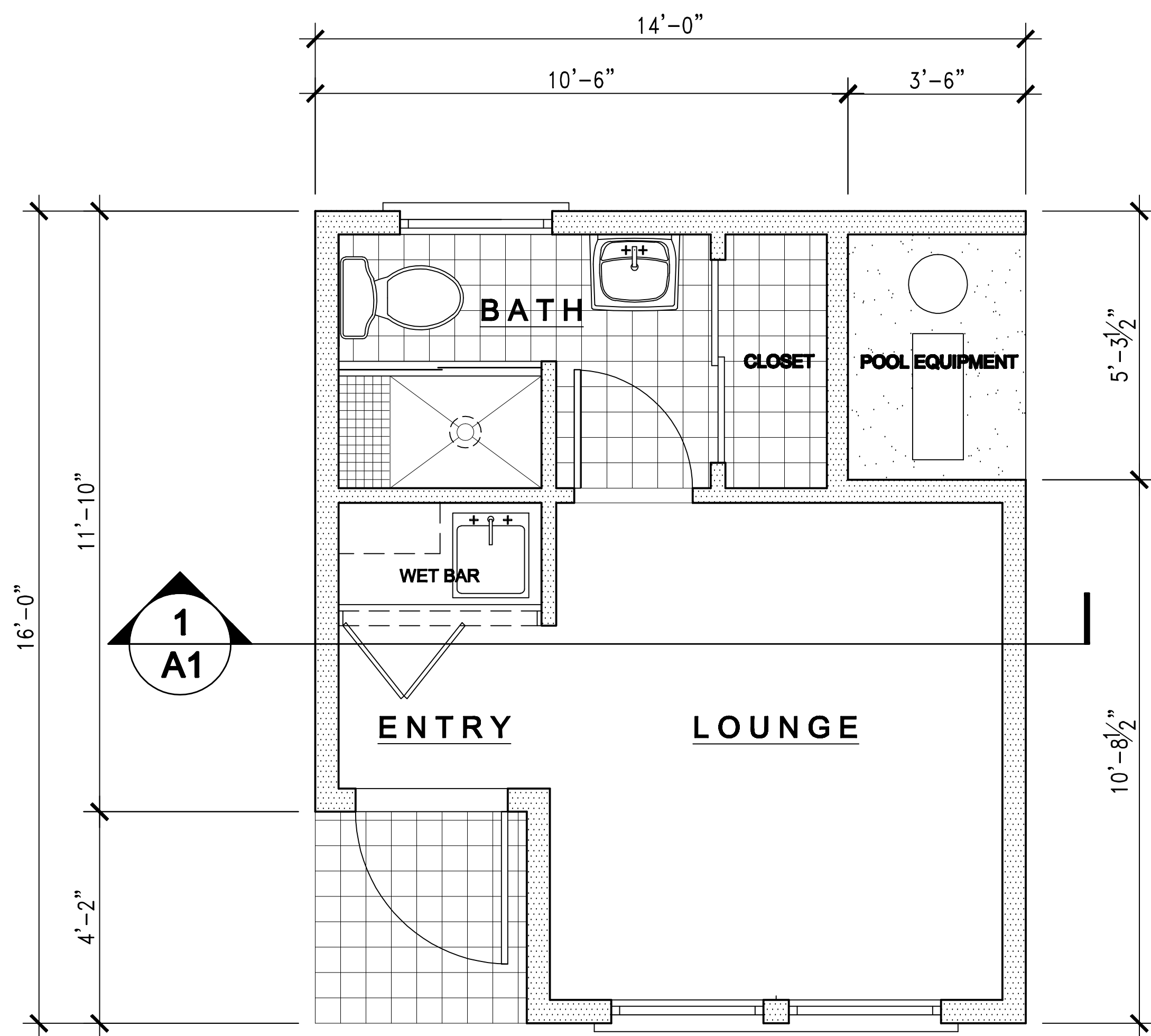
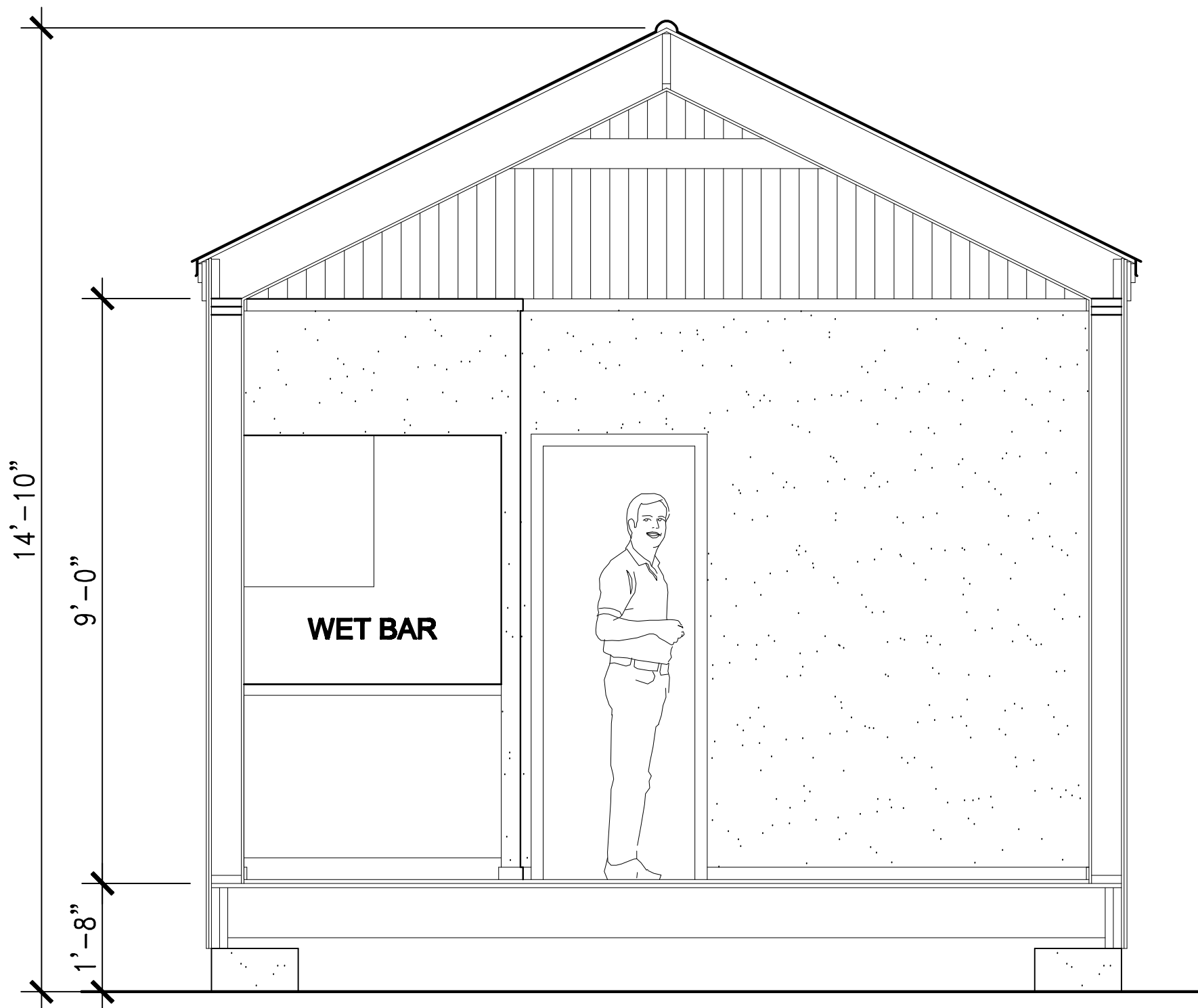
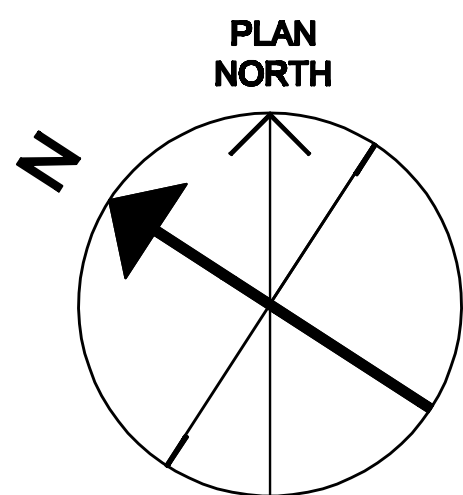
# SITE DEMOLITION PLAN

# PROPOSED SITE PLAN

# SITE DATA

1.	LAND USE DISTRICT: HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL			
2.	LOT AREA: 2,229.5 SQ. FT.			
3.	SETBACKS:	ALLOWED	EXISTING	PROPOSED
	FRONT	10.0'	4.3'	NO CHANGE
	SIDE	5.0'	2.8' + 4.3'	NO CHANGE
	REAR	15.0'	0.0'	5.25'
4.	LOT COVERAGE:	ALLOWED	EXISTING	PROPOSED
	BUILDING	40%	1238 S.F. (56%)	1170 S.F. (52%)
	IMP. SURFACE	60%	1527 S.F. (68%)	1449 S.F. (65%)
	OPEN SPACE	35%	703 S.F. (32%)	781 S.F. (35%)
5.	STORMWATER RETENTION:			
	THE WORK DEPICTED IN THESE DRAWINGS WILL DECREASE STORMWATER RUNOFF			





FLOOR PLAN AND SECTION  
1/2" = 1' - 0"

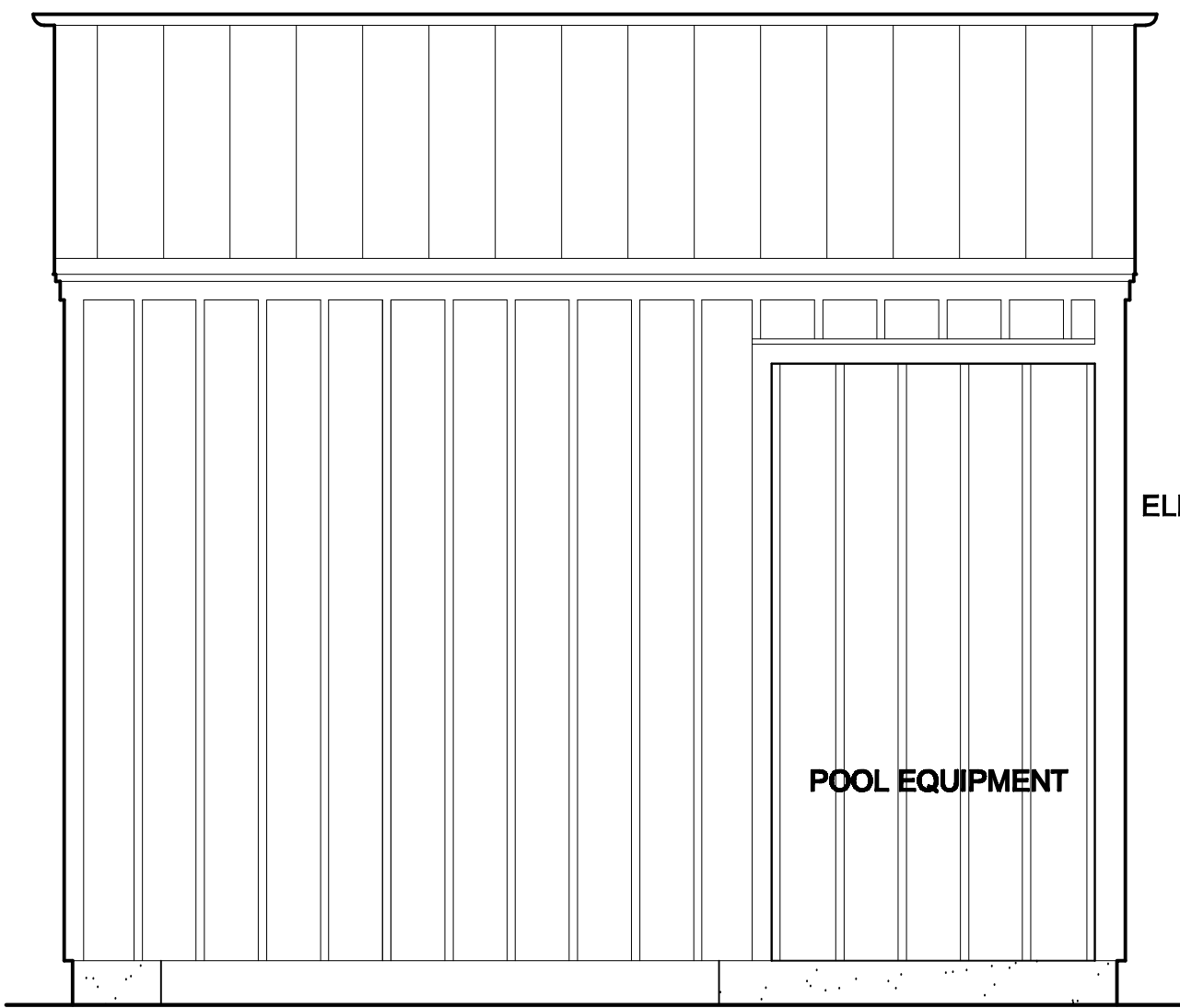
DATE OF ISSUE:  
2 / 5 / 18

REVISIONS	
NO.	DATE

DAVID KNOLL  
ARCHITECT  
KEY WEST, FLORIDA · 305.715.8617

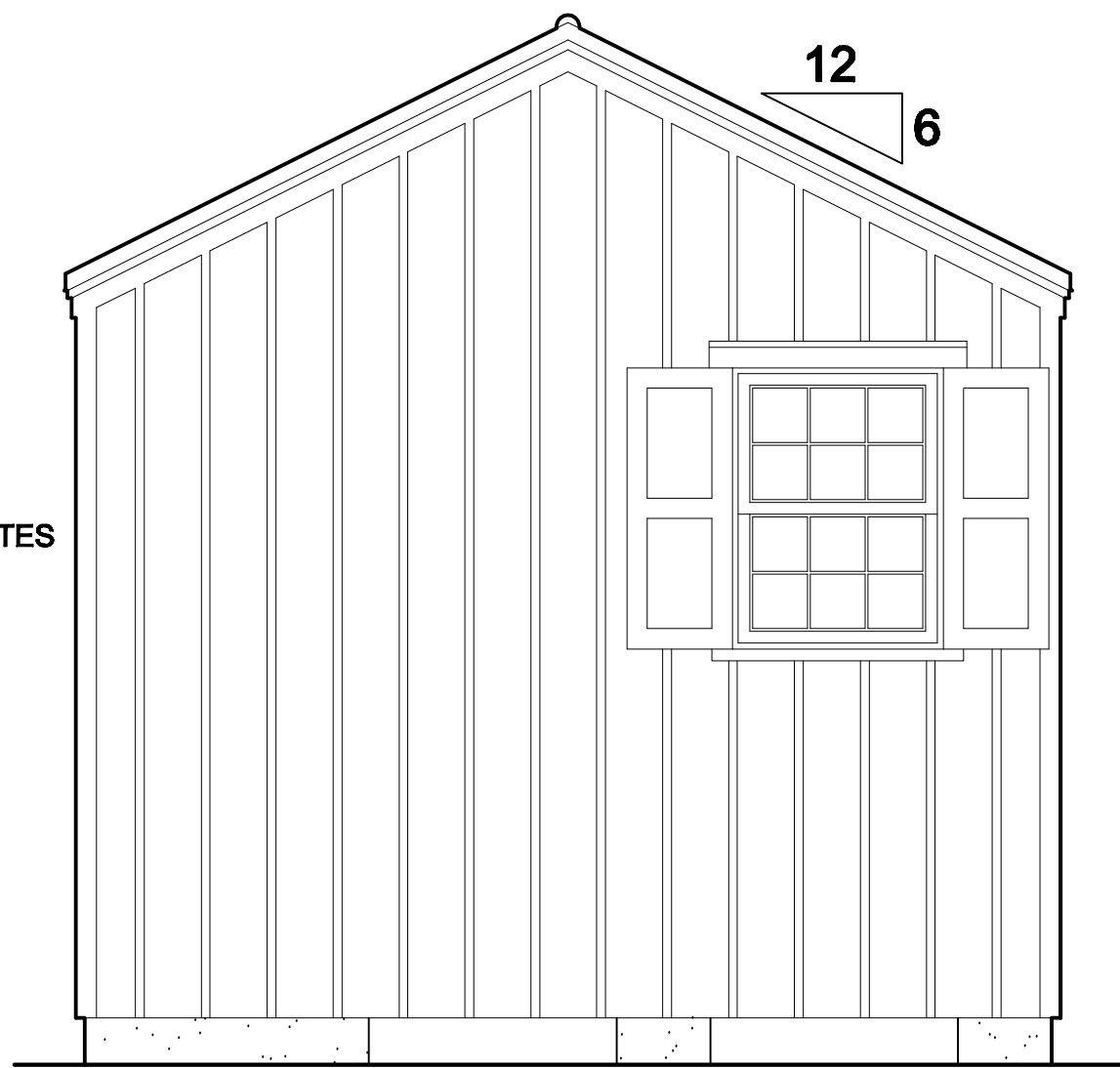
ACCESSORY STRUCTURE ADDITION TO :  
**1009 WATSON ST.**  
KEY WEST, FLORIDA  
OWNERS: CLEA ZOLOTOW AND DAVID COULTER

A1  
OF 4 SHEETS



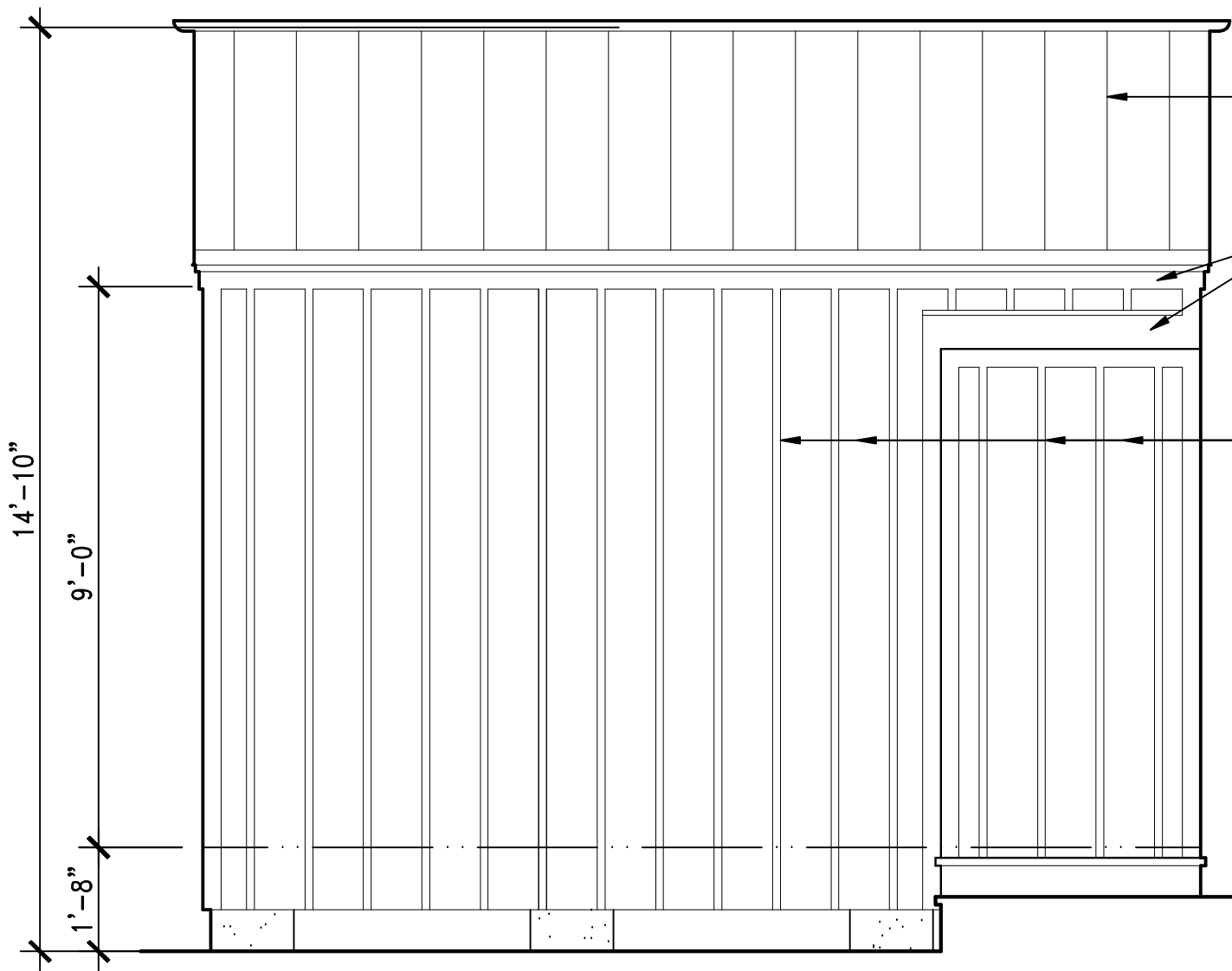
EAST ELEVATION

3/8" = 1' - 0"



NORTH ELEVATION

3/8" = 1' - 0"

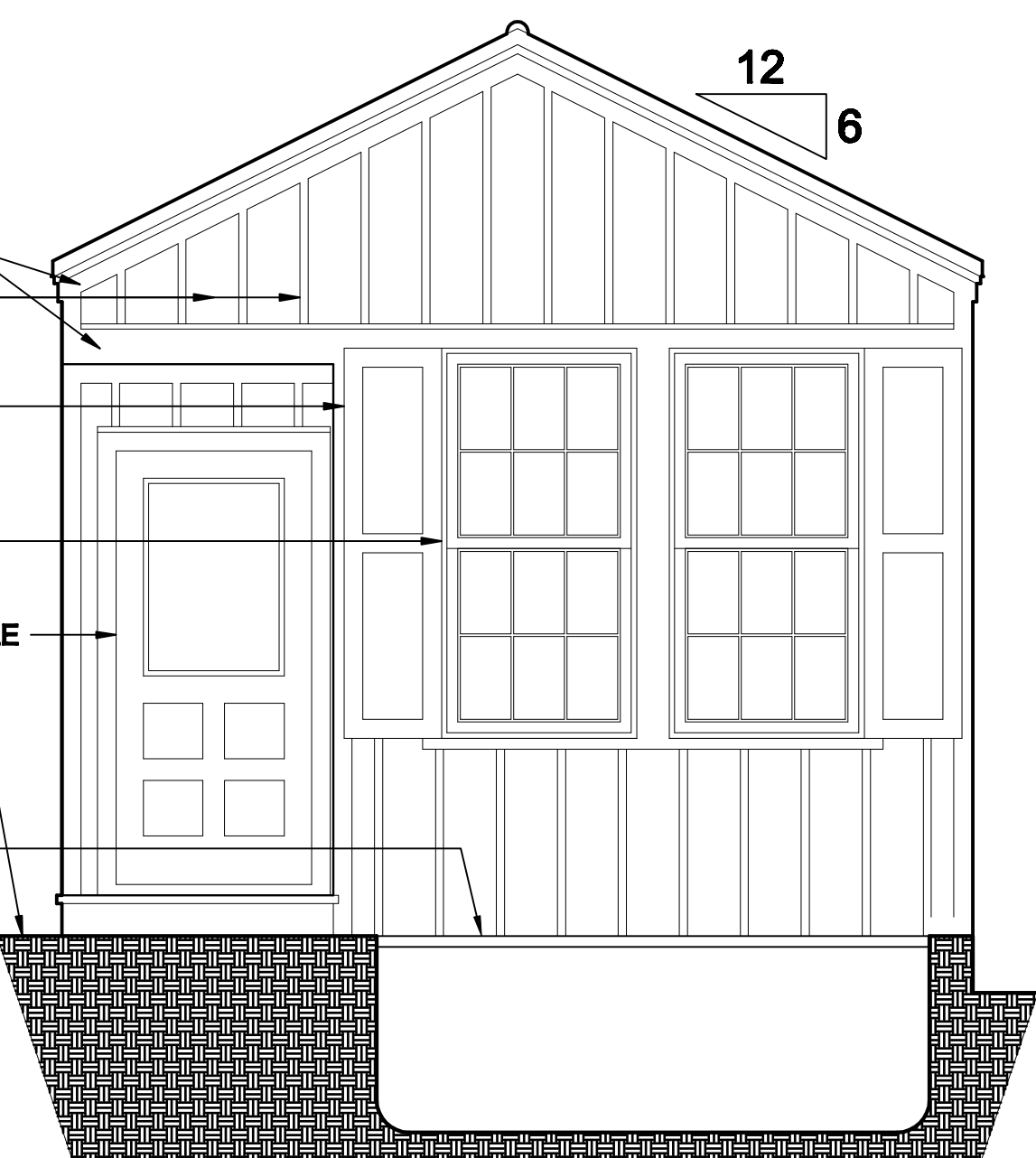


WEST ELEVATION

3/8" = 1' - 0"

- GALVANIZED V-CRIMP ROOFING, TYP.
- CEMENTITIOUS TRIM, TYP.
- CEMENTITIOUS BOARD AND BATTEN SIDING
- DECORATIVE WOOD SHUTTERS, TYP.
- CEMENTITIOUS BOARD AND BATTEN SIDING
- 6/6 METAL HURRICANE RESISTANT WINDOW, TYP.
- WOOD DOOR WITH UPPER GLASS PANEL AND REMOVABLE HURRICANE SHUTTER

GAPPED WOOD DECK  
IN-GROUND POOL



SOUTH ELEVATION

3/8" = 1' - 0"

REVISIONS	
NO.	DATE

DATE OF ISSUE:  
2 / 5 / 18

ACCESSORY STRUCTURE ADDITION TO :

1009 WATSON ST.

KEY WEST, FLORIDA

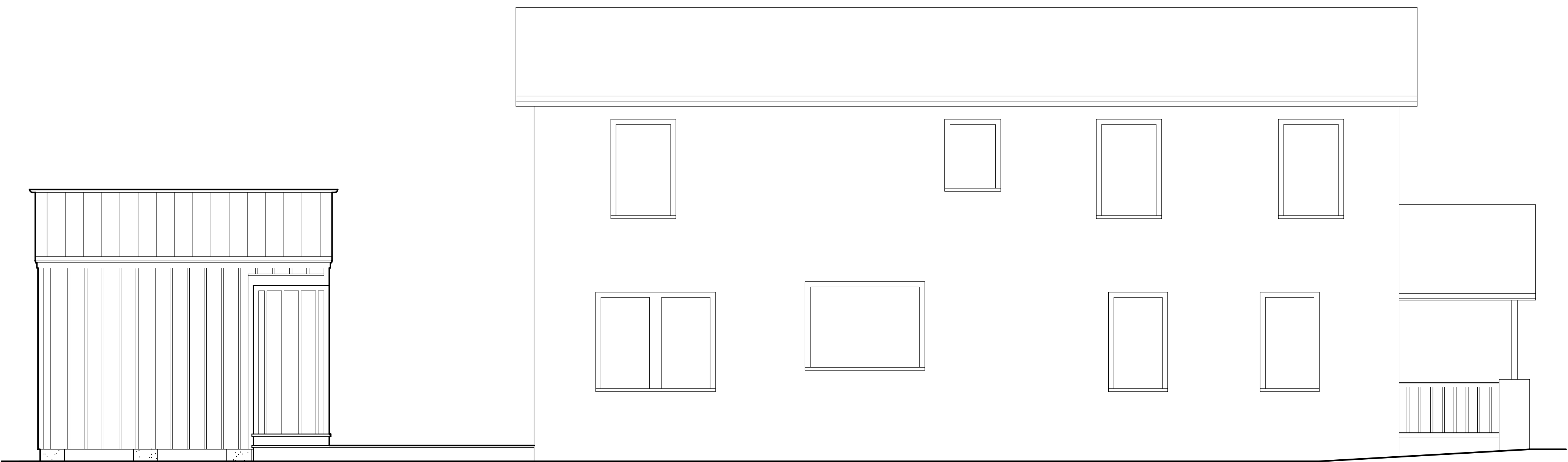
OWNERS: CLEA ZOLOTOW AND DAVID COULTER

DAVID KNOLL  
ARCHITECT

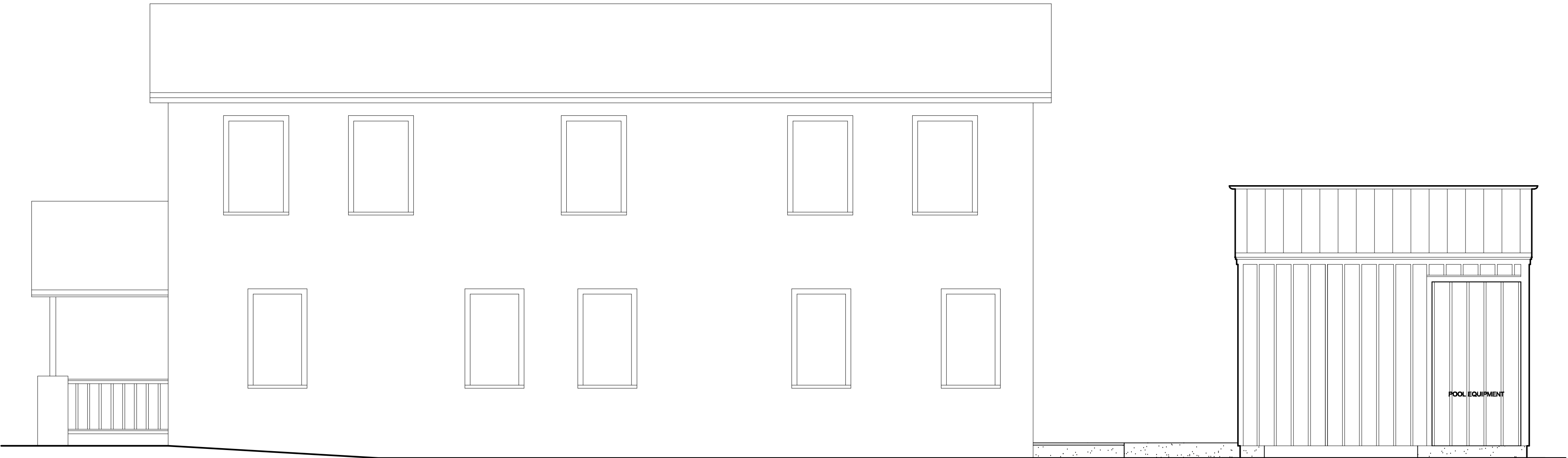
KEY WEST, FLORIDA · 305.715.8617

A2

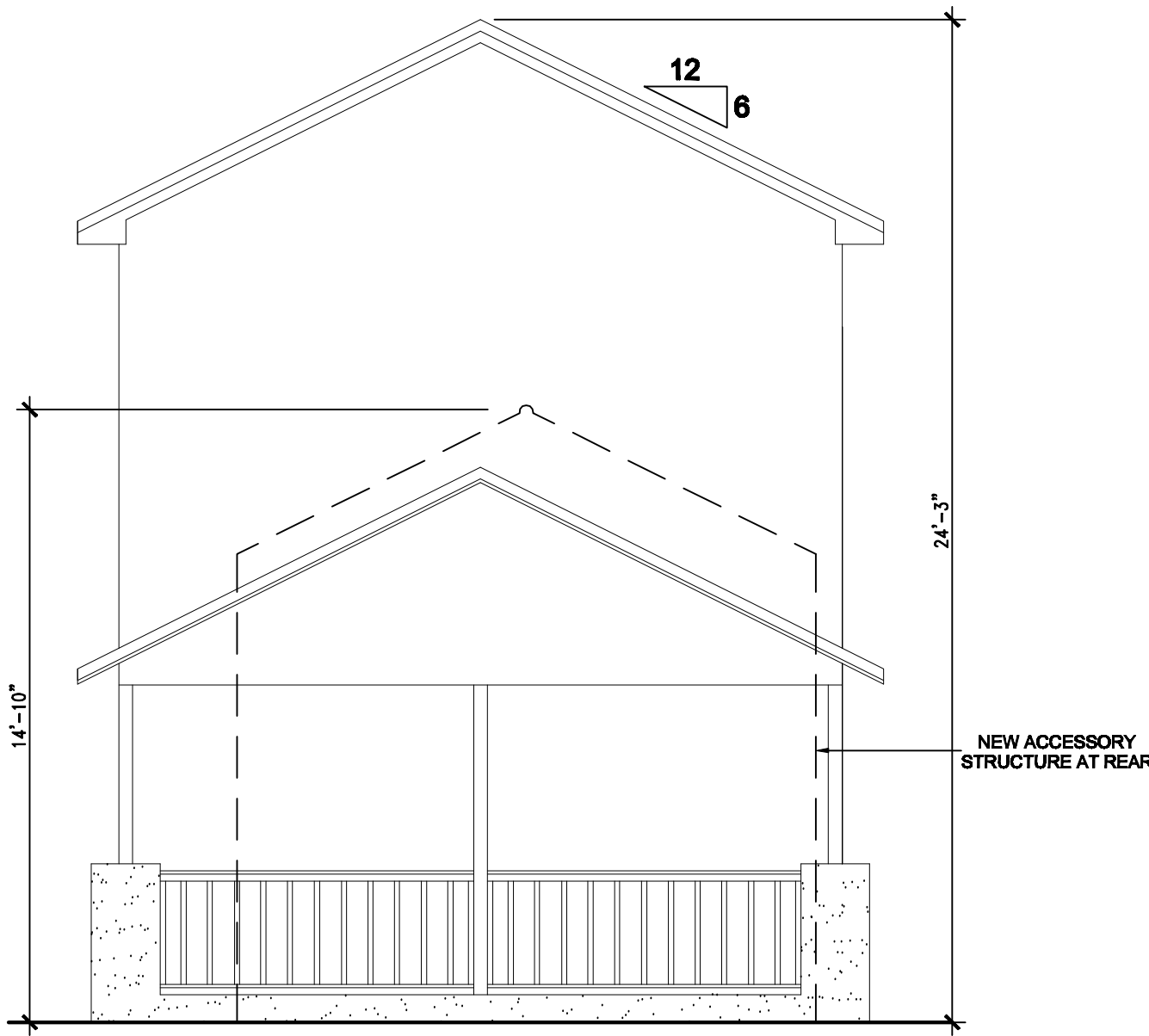
OF 4 SHEETS



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



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



FRONT ELEVATION  
1/4" = 1' - 0"

REVISIONS	
NO.	DATE

DATE OF ISSUE:  
2 / 5 / 18

DAVID KNOLL  
ARCHITECT  
KEY WEST, FLORIDA · 305.715.8617

ACCESSORY STRUCTURE ADDITION TO :

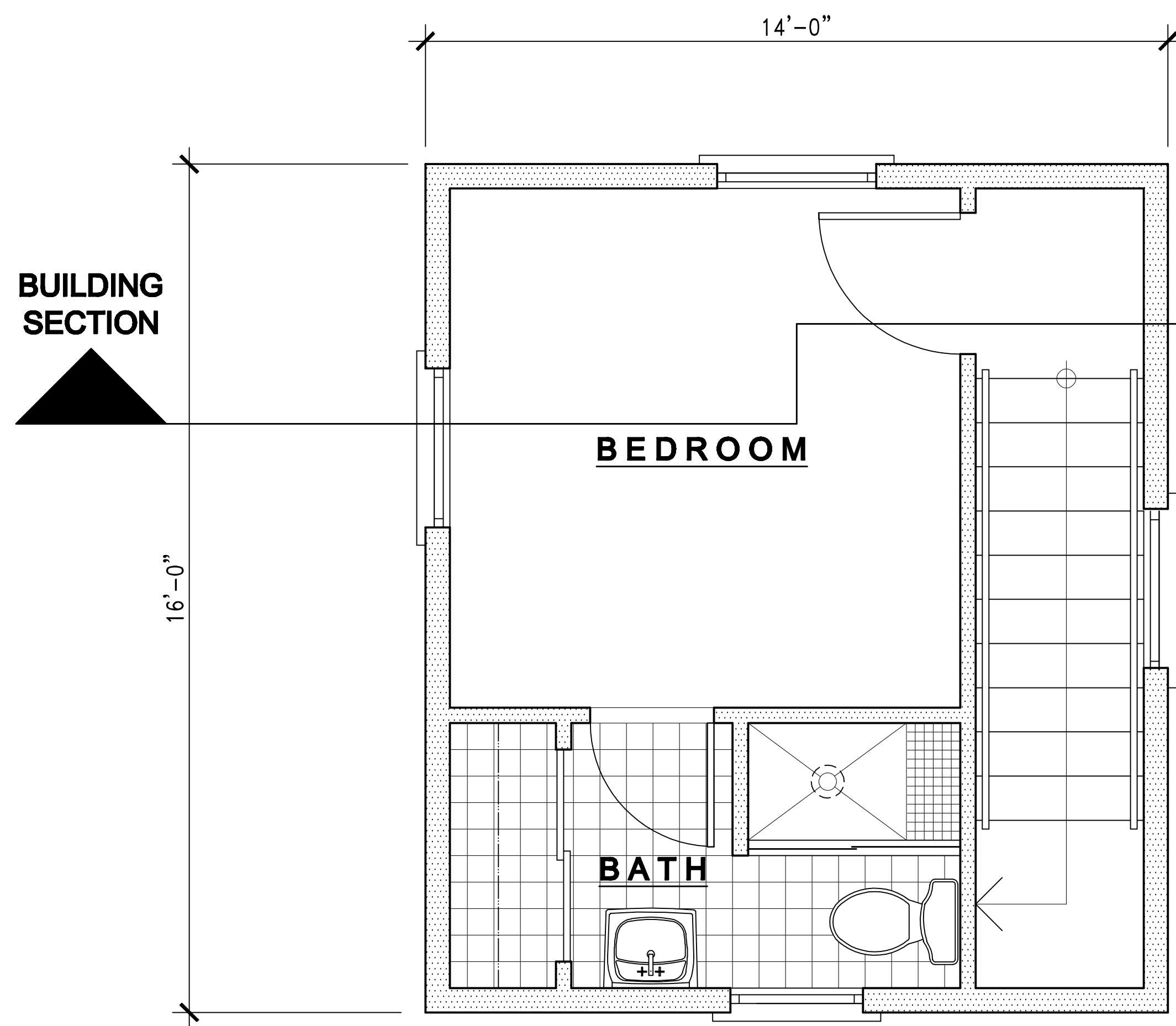
1009 WATSON ST.

A3  
OF 4 SHEETS

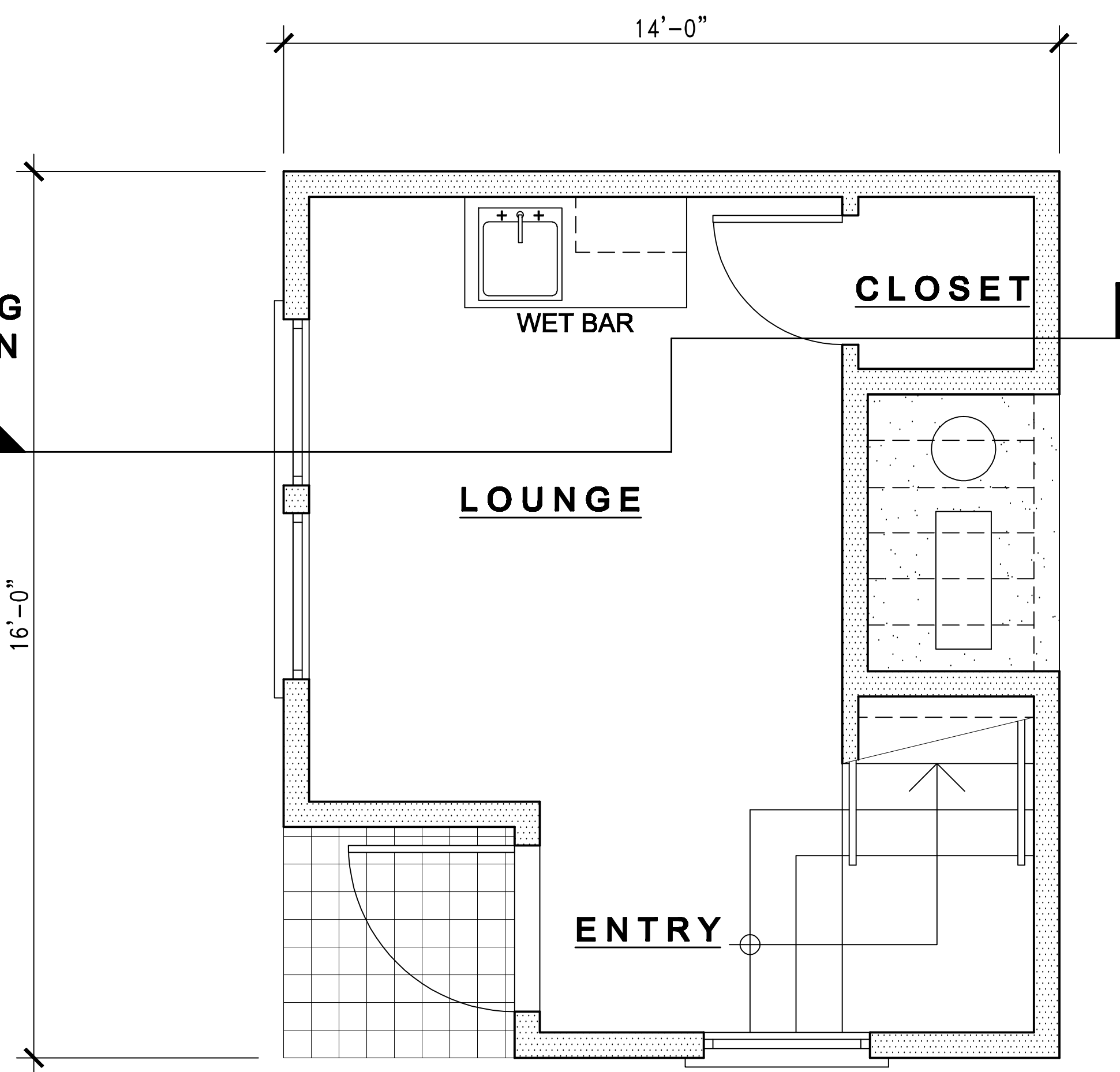
KEY WEST, FLORIDA  
OWNERS: CLEA ZOLOTOW AND DAVID COULTER

PREVIOUSLY SUBMITTED DESIGN

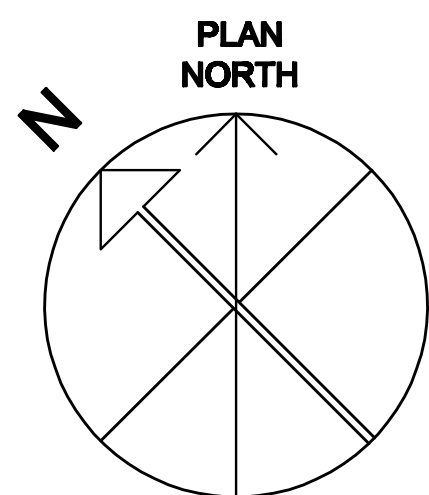




UPPER LEVEL PLAN



LOWER LEVEL PLAN



FLOOR PLANS

1/2" = 1'-0"

REVISIONS	
NO.	DATE

DATE OF ISSUE:  
11 / 17 / 17

ACCESSORY STRUCTURE ADDITION TO :

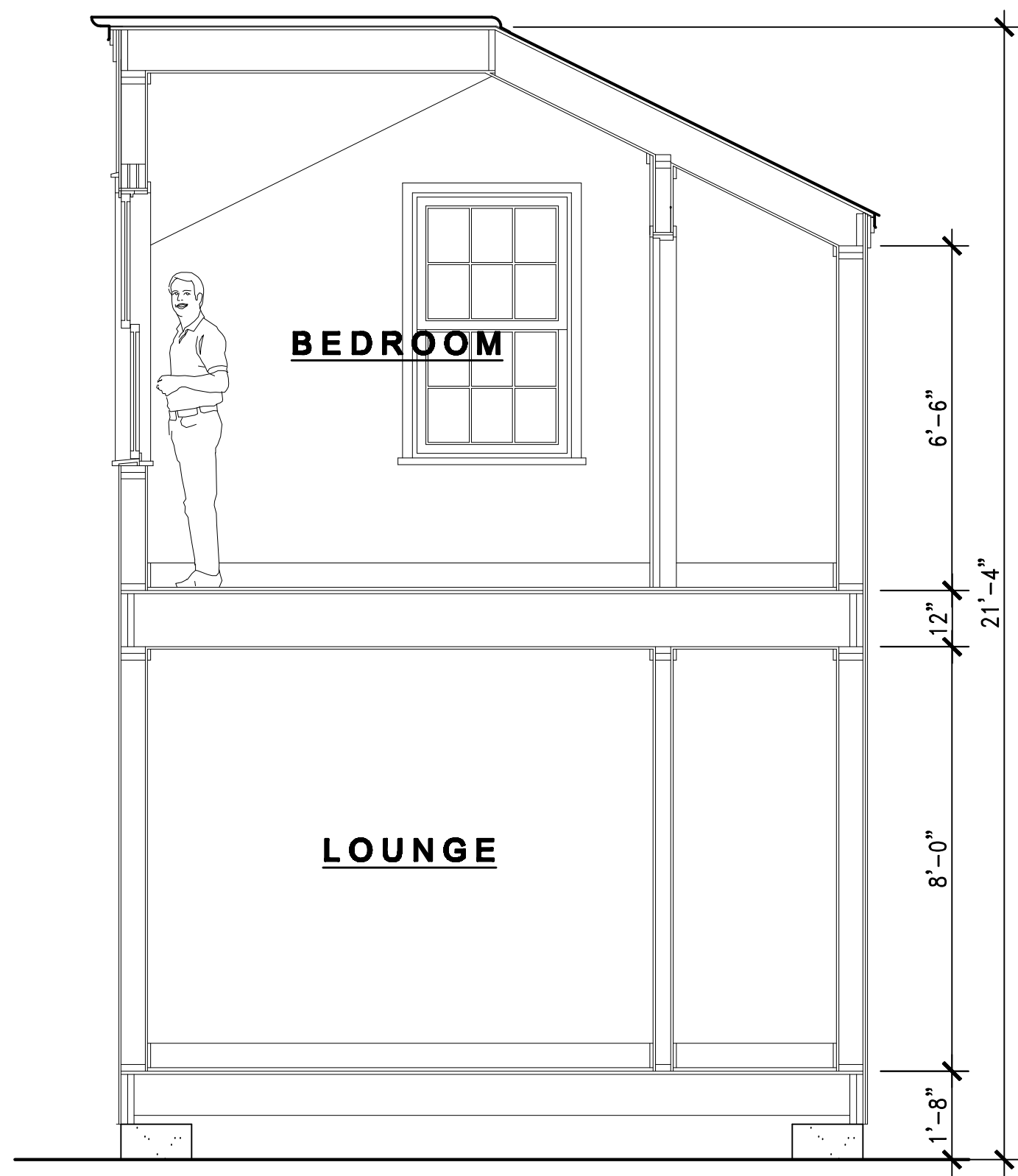
1009 WATSON ST.

KEY WEST, FLORIDA  
OWNERS: CLEA ZOLOTOW AND DAVID COULTER

DAVID KNOLL  
ARCHITECT  
KEY WEST, FLORIDA · 305.715.8617

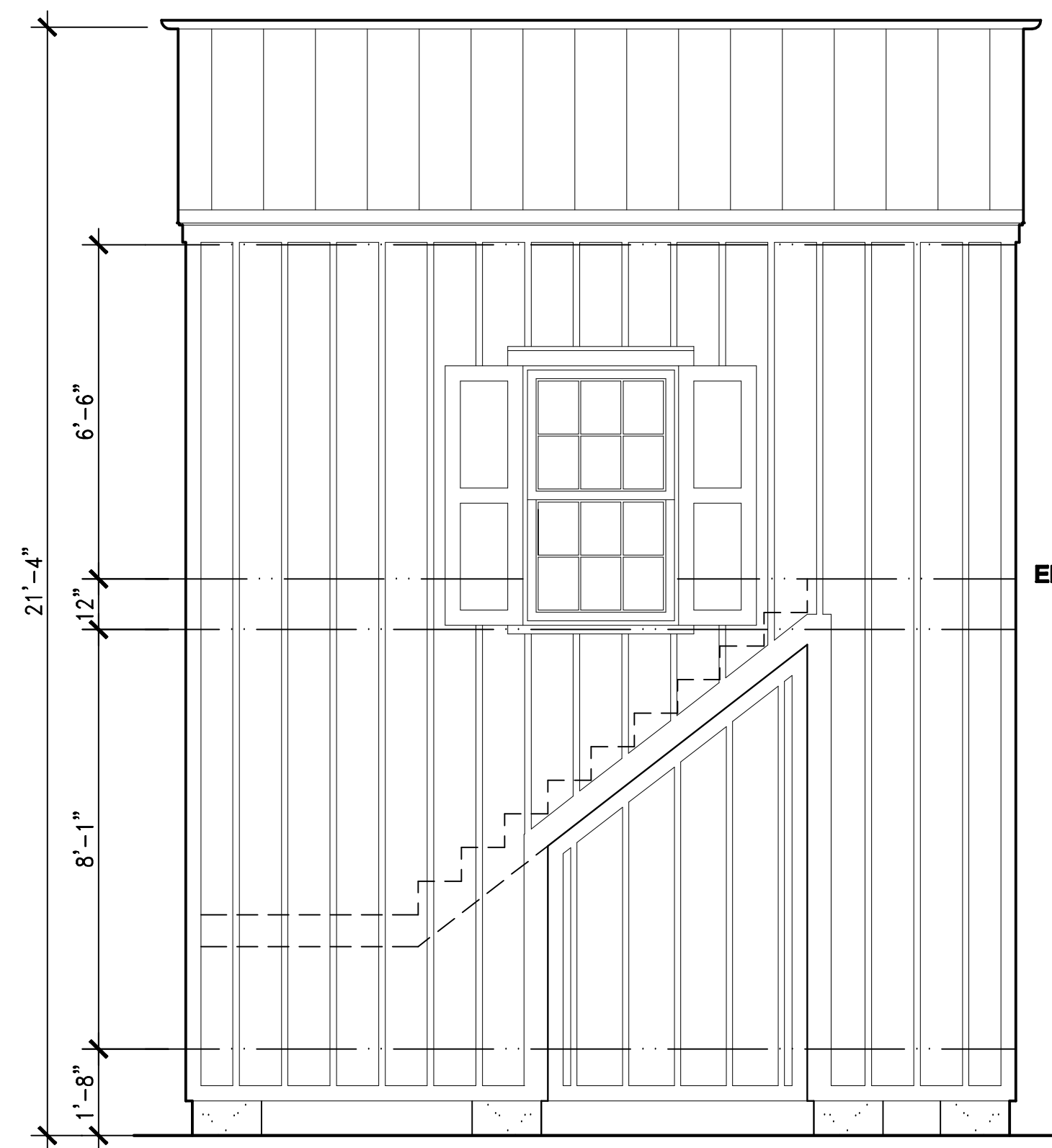
A1

OF 4 SHEETS



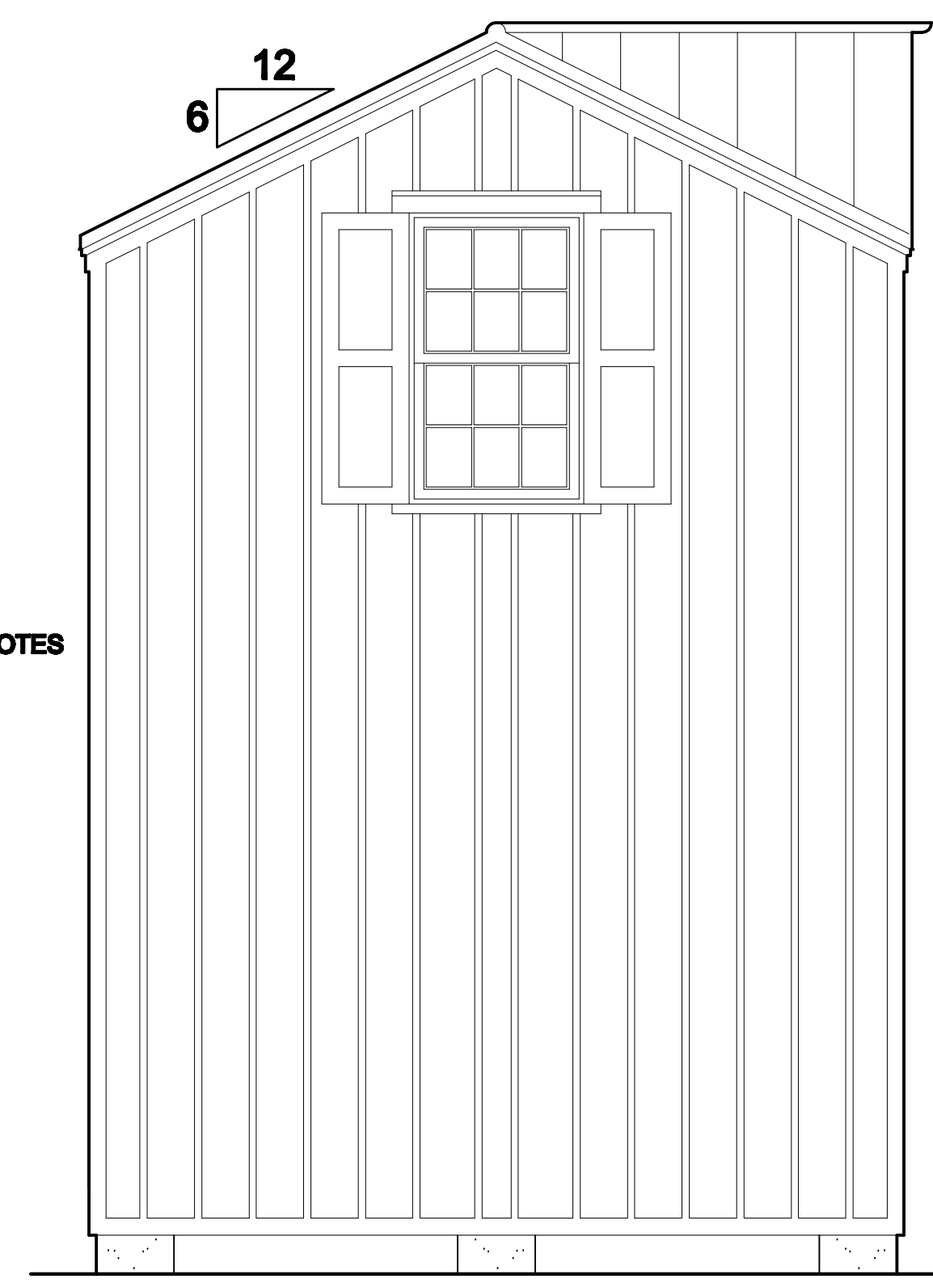
BUILDING SECTION

3/8" = 1' - 0"



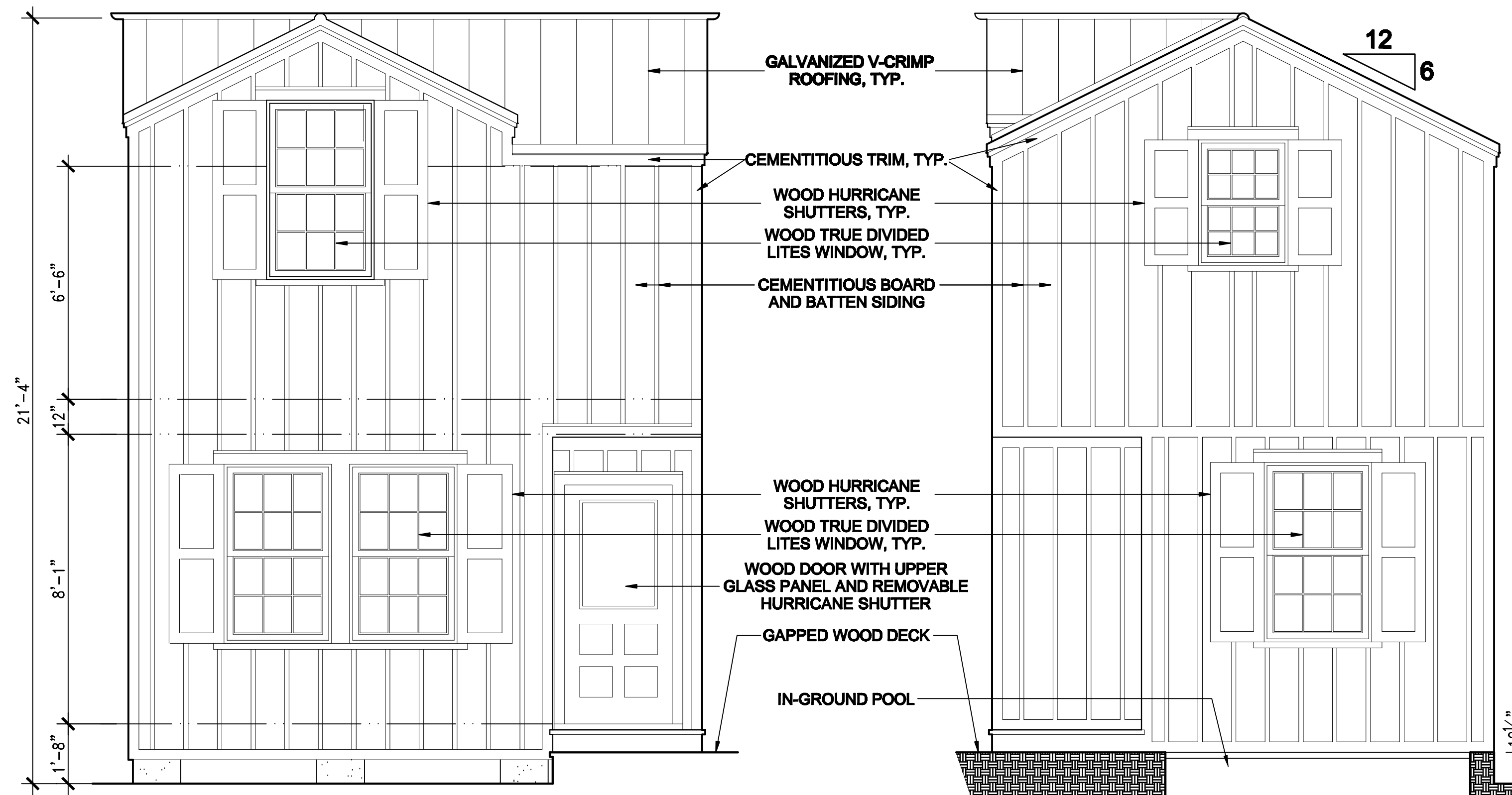
EAST ELEVATION

3/8" = 1' - 0"



NORTH ELEVATION

3/8" = 1' - 0"



WEST ELEVATION

3/8" = 1' - 0"

SOUTH ELEVATION

3/8" = 1' - 0"

REVISIONS	
NO.	DATE

DATE OF ISSUE:  
11 / 17 / 17

ACCESSORY STRUCTURE ADDITION TO :

1009 WATSON ST.

KEY WEST, FLORIDA

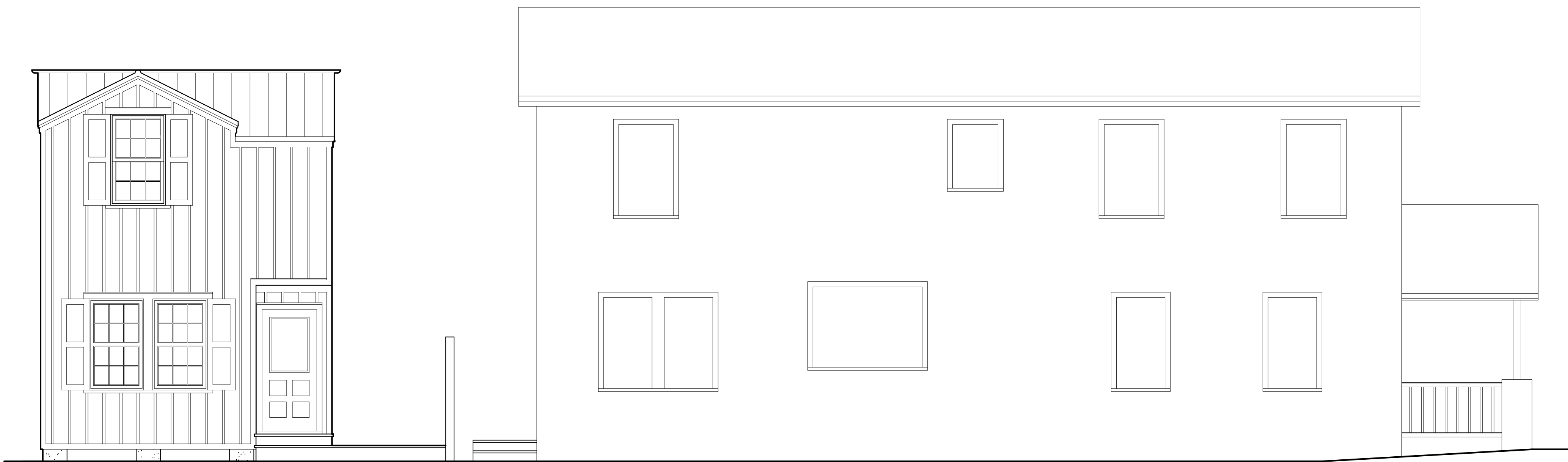
OWNERS: CLEA ZOLOTOW AND DAVID COULTER

DAVID KNOLL  
ARCHITECT

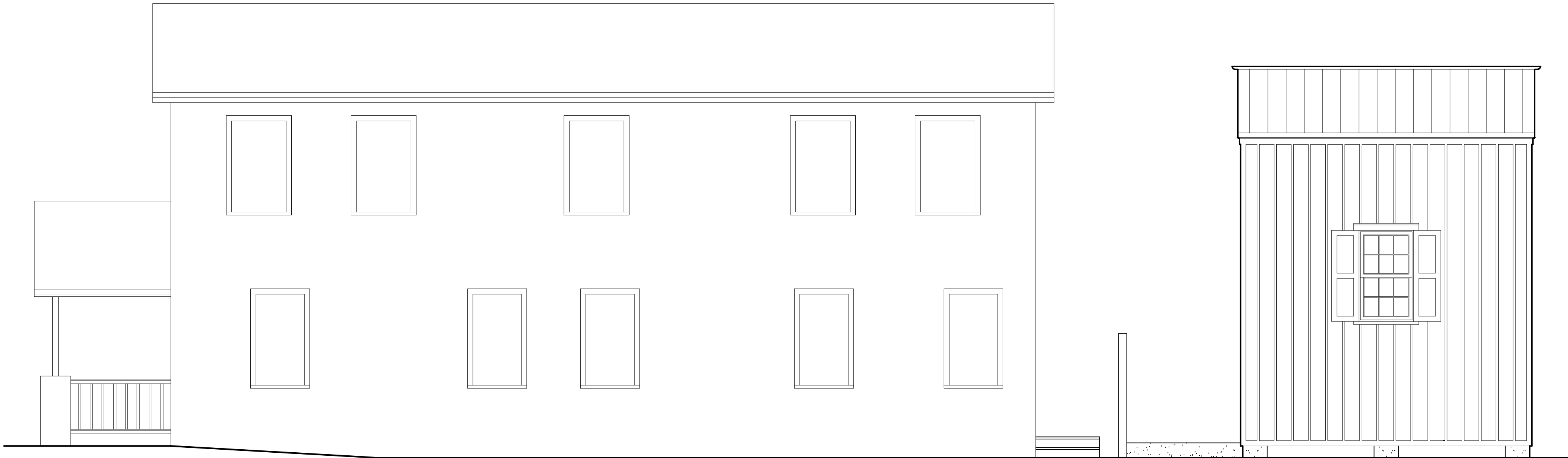
KEY WEST, FLORIDA · 305.775.8617

A2

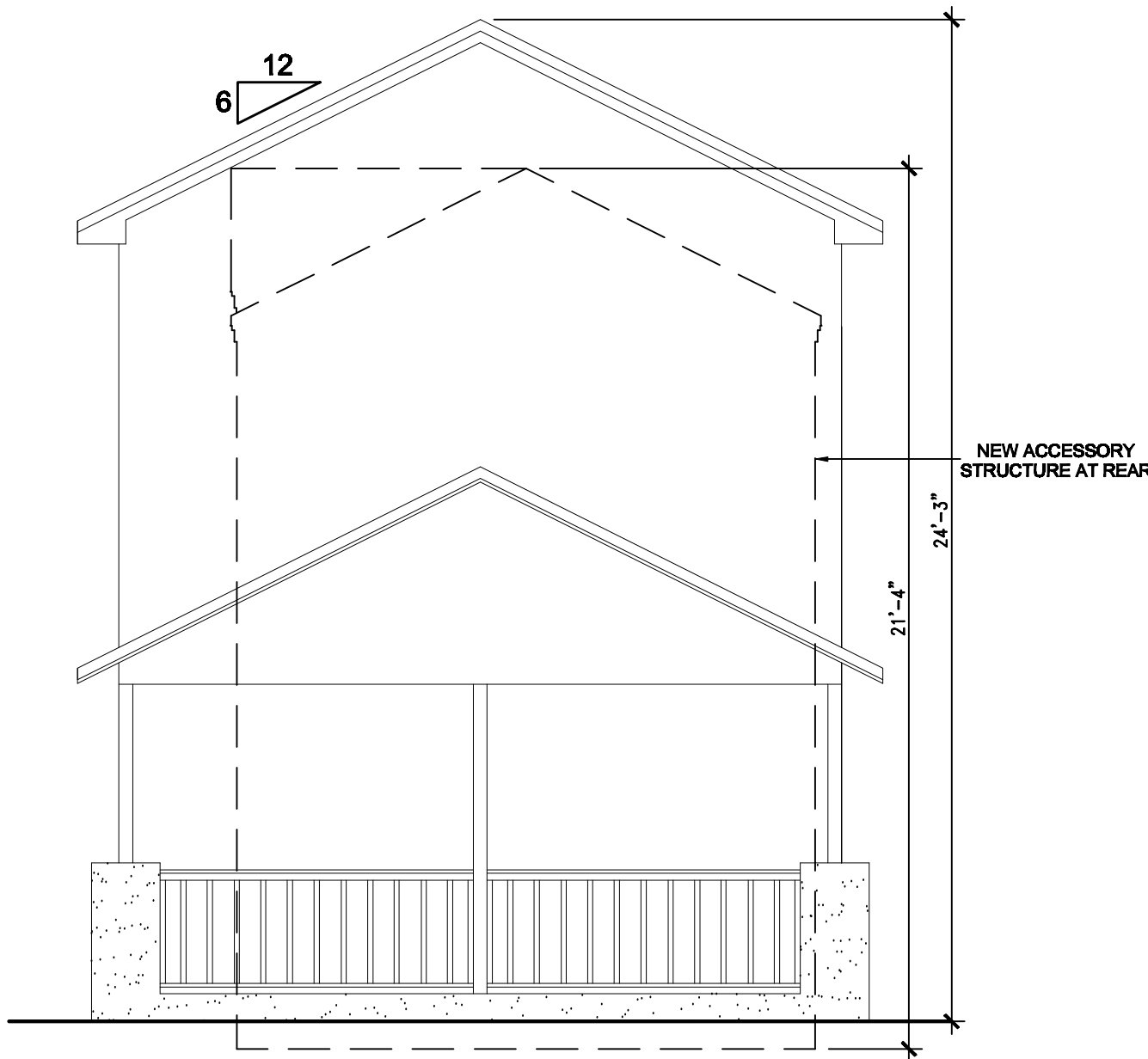
OF 4 SHEETS



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



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



EAST ELEVATION  
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ACCESSORY STRUCTURE ADDITION TO :

1009 WATSON ST.

KEY WEST, FLORIDA  
OWNERS: CLEA ZOLOTOW AND DAVID COULTER

DAVID KNOLL

ARCHITECT

KEY WEST, FLORIDA · 305.715.8617

A3

OF 4 SHEETS



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., December 19, 2017 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## NEW TWO-STORY ACCESSORY STRUCTURE, WOOD FENCING, WOOD DECK AND SWIMMING POOL.

#1009 WATSON STREET

**Applicant – David Knoll, Architect    Application #17-03-0052**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# PROPERTY APPRAISER INFORMATION





### Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

### Summary

**Parcel ID** 00033300-000000  
**Account #** 1034088  
**Property ID** 1034088  
**Millage Group** 10KW  
**Location** 1009 WATSON ST, KEY WEST  
**Address**  
**Legal** KW PT OF TR 13 QQ-74 RR-360 OR807-2153/54 OR1034-1290/91  
**Description** OR1131-2002/3 OR1406- 1496/97R/S OR1543-1481/82 OR1695-1276/84E OR1708-2153/56 OR2378-2062/64 OR2378-2065/07 OR2802-691/94 OR2802-714/16  
 (Note: Not to be used on legal documents)  
**Neighborhood** 6096  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 05/68/25  
**Affordable** No  
**Housing**



### Owner

COULTER DAVID WILLIAM LIVING TRUST  
 02/12/2008  
 708 WILLIAM ST  
 KEY WEST FL 33040

ZOLOTOW CLEA ANNE LIVING TRUST  
 02/12/2008 T/C

### Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$230,676	\$200,797	\$201,085	\$210,084
+ Market Misc Value	\$817	\$817	\$711	\$647
+ Market Land Value	\$338,463	\$363,656	\$322,826	\$224,162
= Just Market Value	\$569,956	\$565,270	\$524,622	\$434,893
= Total Assessed Value	\$569,956	\$526,220	\$478,382	\$434,893
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$569,956	\$565,270	\$524,622	\$434,893

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,229.00	Square Foot	26	91

**Buildings**

<b>Building ID</b>	2627	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD	
<b>Style</b>		<b>Year Built</b>	1918	
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	1997	
<b>Gross Sq Ft</b>	2233	<b>Foundation</b>	WD CONC PADS	
<b>Finished Sq Ft</b>	1632	<b>Roof Type</b>	GABLE/HIP	
<b>Stories</b>	2 Floor	<b>Roof Coverage</b>	METAL	
<b>Condition</b>	GOOD	<b>Flooring Type</b>	CONC S/B GRND	
<b>Perimeter</b>	260	<b>Heating Type</b>	FCD/AIR DUCTED with 0% NONE	
<b>Functional Obs</b>	0	<b>Bedrooms</b>	3	
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	3	
<b>Depreciation %</b>	28	<b>Half Bathrooms</b>	0	
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Grade</b>	550	
		<b>Number of Fire Pl</b>	0	
<b>Code</b>	<b>Description</b>	<b>Sketch Area</b>	<b>Finished Area</b>	<b>Perimeter</b>
FLA	FLOOR LIV AREA	1,632	1,632	0
OUU	OP PR UNFIN UL	130	0	0
OPF	OP PRCH FIN LL	471	0	0
<b>TOTAL</b>		<b>2,233</b>	<b>1,632</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1987	1988	1	462 SF	2

**Sales**

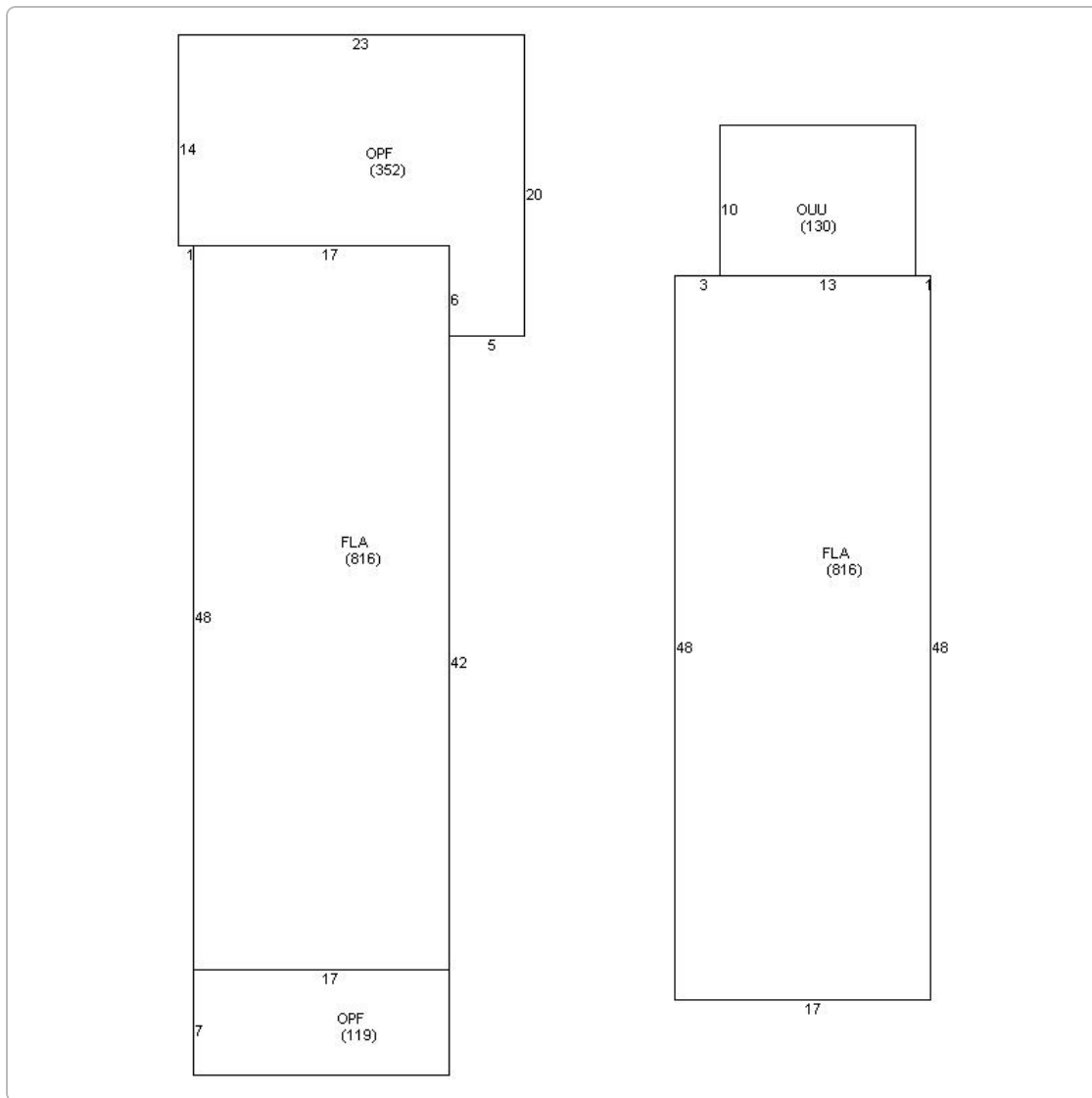
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/11/2016	\$100	Warranty Deed		2802	691	11 - Unqualified	Improved
3/11/2016	\$100	Warranty Deed		2802	714	11 - Unqualified	Improved
7/2/2001	\$325,000	Warranty Deed		1708	2153	Q - Qualified	Improved
5/1/1996	\$200,000	Warranty Deed		1406	1496	Q - Qualified	Improved
12/1/1987	\$123,000	Warranty Deed		1034	1290	U - Unqualified	Improved

**Permits**

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
06-4583	8/1/2006	9/20/2006	\$9,600	Residential	REPLACE V-CRIMP ROOFING
04-1317	4/26/2004	11/17/2004	\$2,400	Residential	SEWER LATERAL
98-2712	9/9/1998	12/27/1999	\$2,000	Residential	RENOVATIONS
98-1806	6/10/1998	12/27/1999	\$800	Residential	REPAIR SIDING
E952510	8/1/1995	12/1/1995	\$1,000	Residential	REPLACE 150AMP SERVICE

**Sketches (click to enlarge)**





### Photos



## Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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