



**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

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: 1009 WATSON ST. KEY WEST, FL

NAME ON DEED: CLEA ZOLOTOW / DAVID COULTER PHONE NUMBER (914) 613-3321

OWNER'S MAILING ADDRESS: 118 BAGGOT COURT / DUBLIN 2, D02 WD32, IRELAND EMAIL david.coulter.golden@gmail.com

APPLICANT NAME: DAVID KNOLL PHONE NUMBER (305) 745 - 8617

APPLICANT'S ADDRESS: 19581 MAYAN ST. / SUGARLOAF KEY, FL 33042 EMAIL david@davidknollarch.com

APPLICANT'S SIGNATURE: *David Knoll* 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

(Faint stamps and handwritten notes)

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
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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
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ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
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OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE: <i>12/19/2017</i>	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS: <i>Applicant wishes to re-submit as single storey accessory structure!</i>		
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,

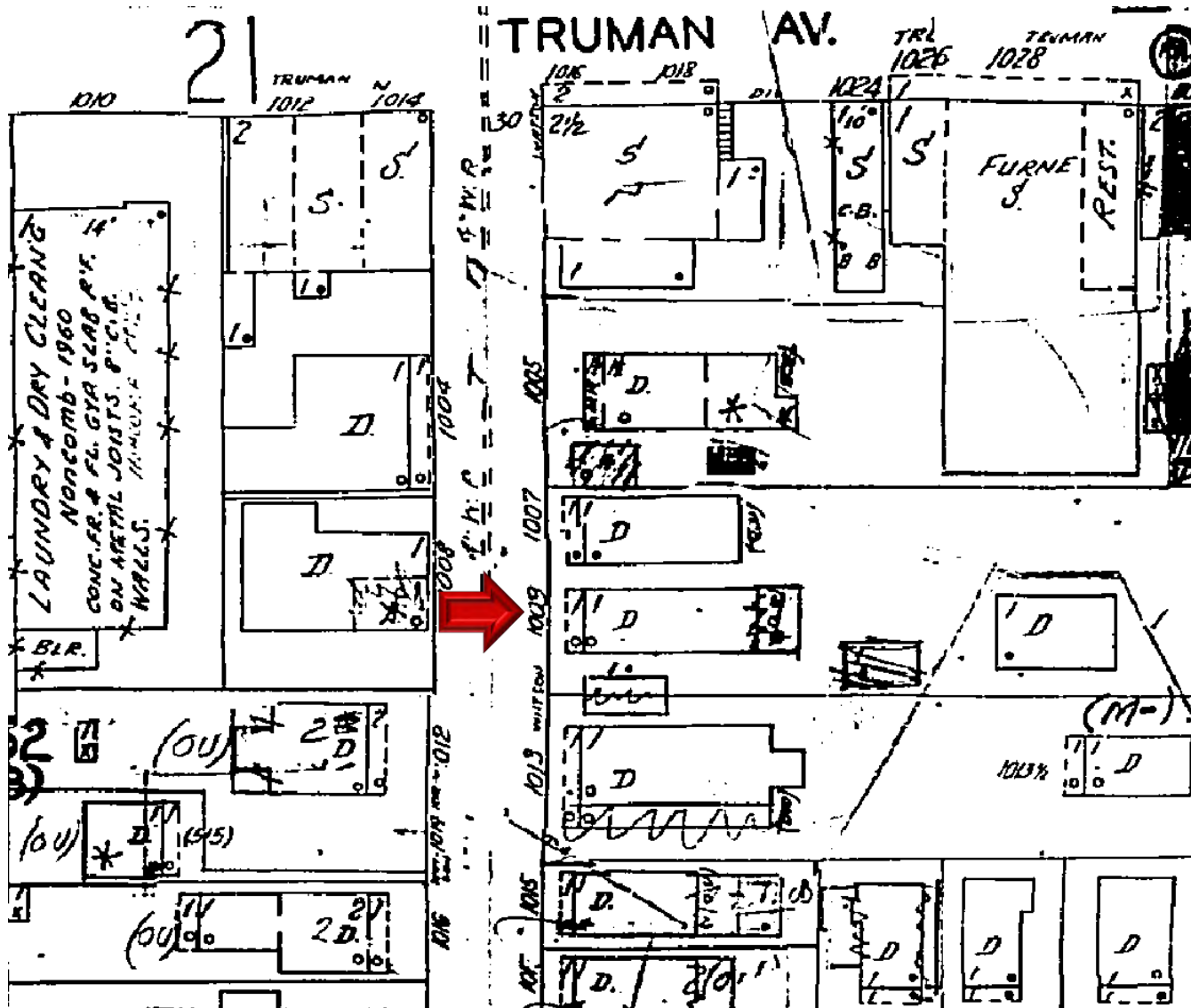
I am authorizing David Zolotow of 708 William St Key West to speak if needed at the March HARC meeting on our behalf. He has not confirmed yet that he will attend. He has been heavily involved in managing the property for us since 2003 and can answer any historical questions you might have. David Knoll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

Thank you,

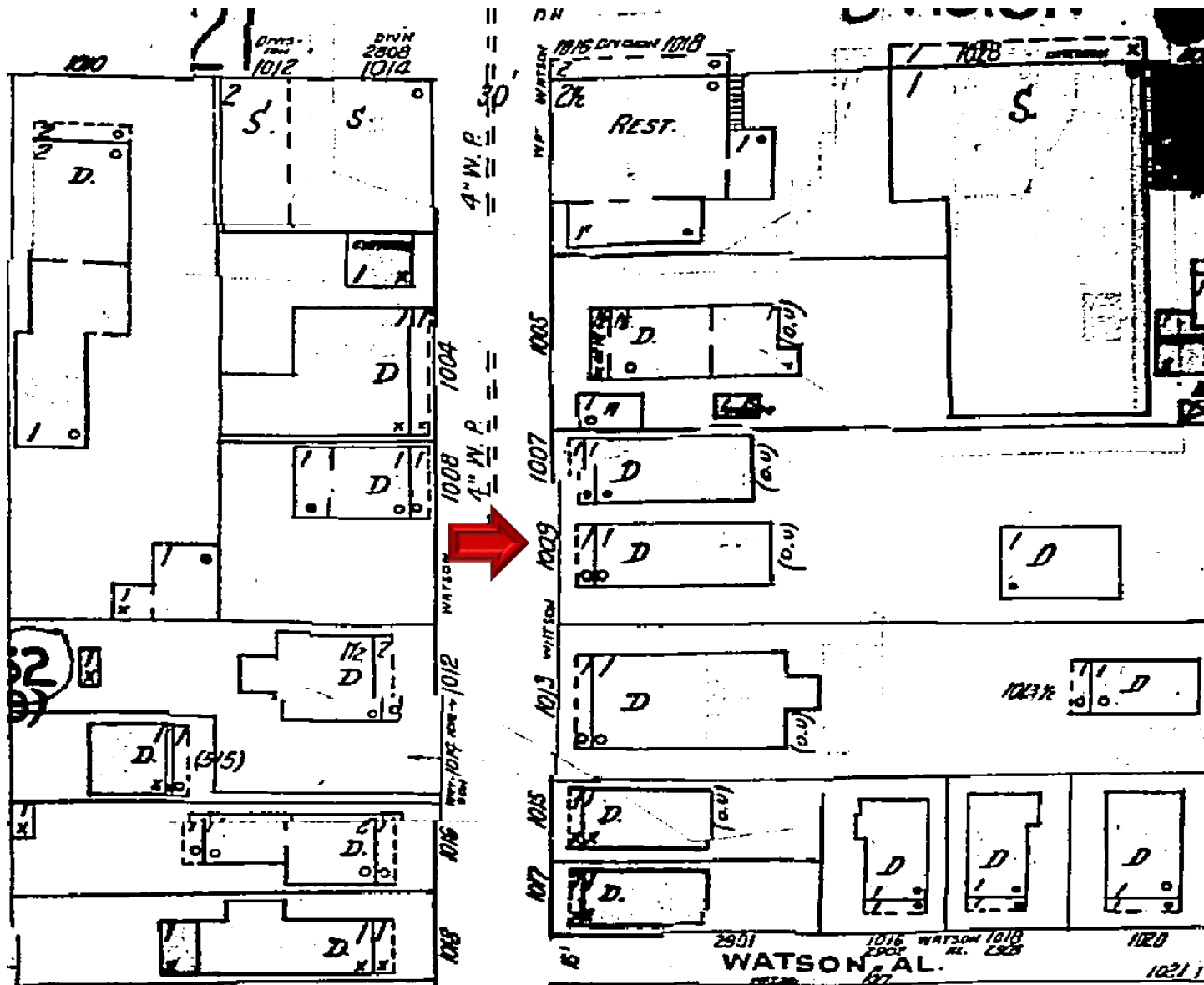
David Coulter

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)

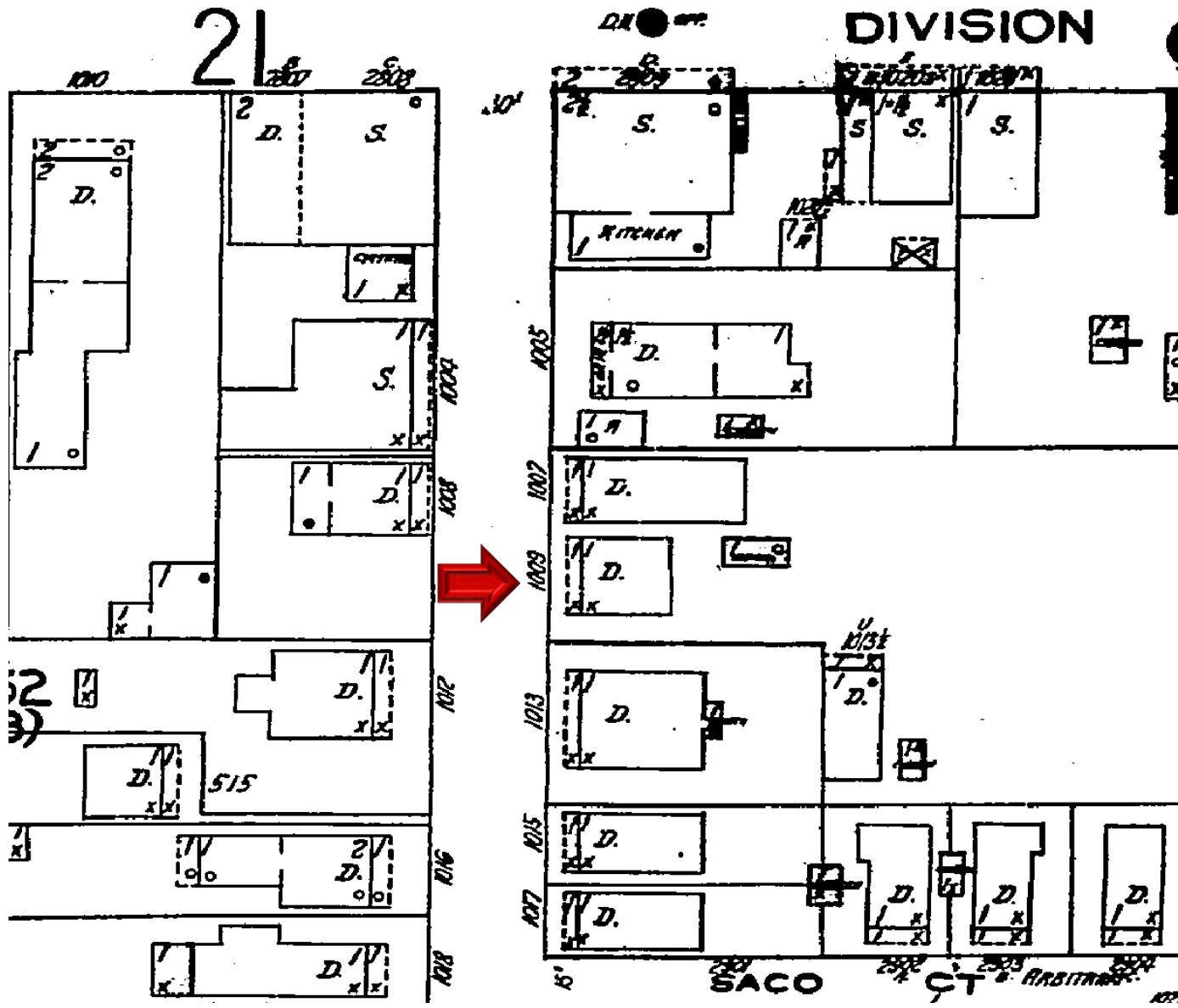
SANBORN MAPS



1962 Sanborn Map



1948 Sanborn Map



1948 Sanborn Map

PROJECT PHOTOS



1009 Watson Street circa 1965. Monroe County Library.



SUBJECT PROPERTY



RIGHT SIDE



LEFT SIDE



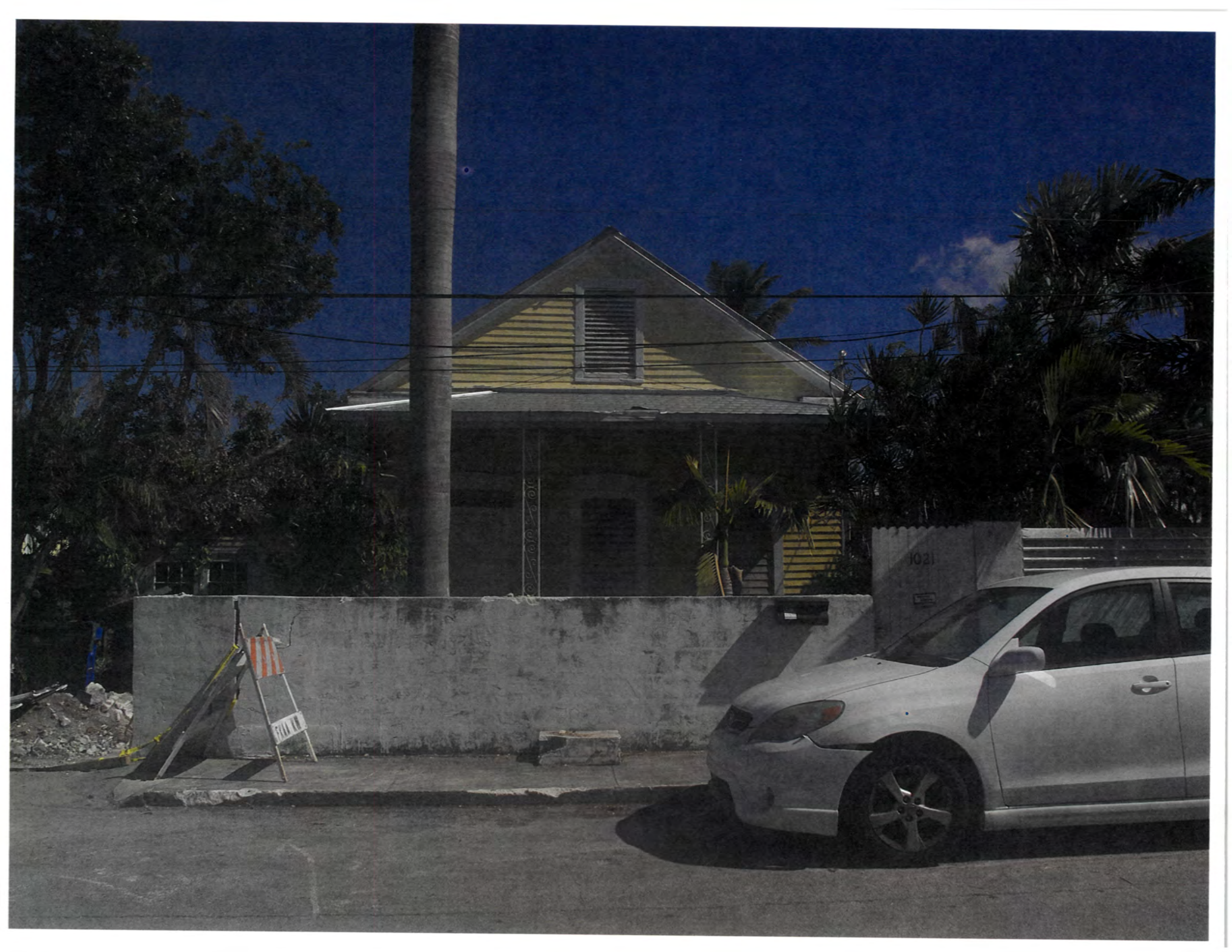
1005

NO
PARKING
DO NOT
BLOCK
GATE

2

1

























STOP

NO PARKING
DO NOT
BLOCK
SAFE



1012

3 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

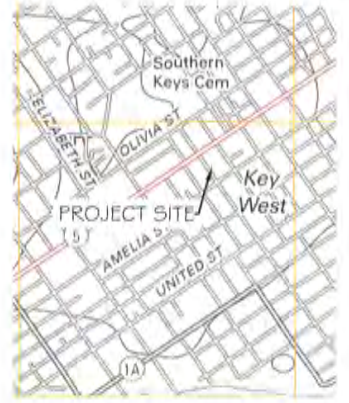
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X-SHADED

LEGEND

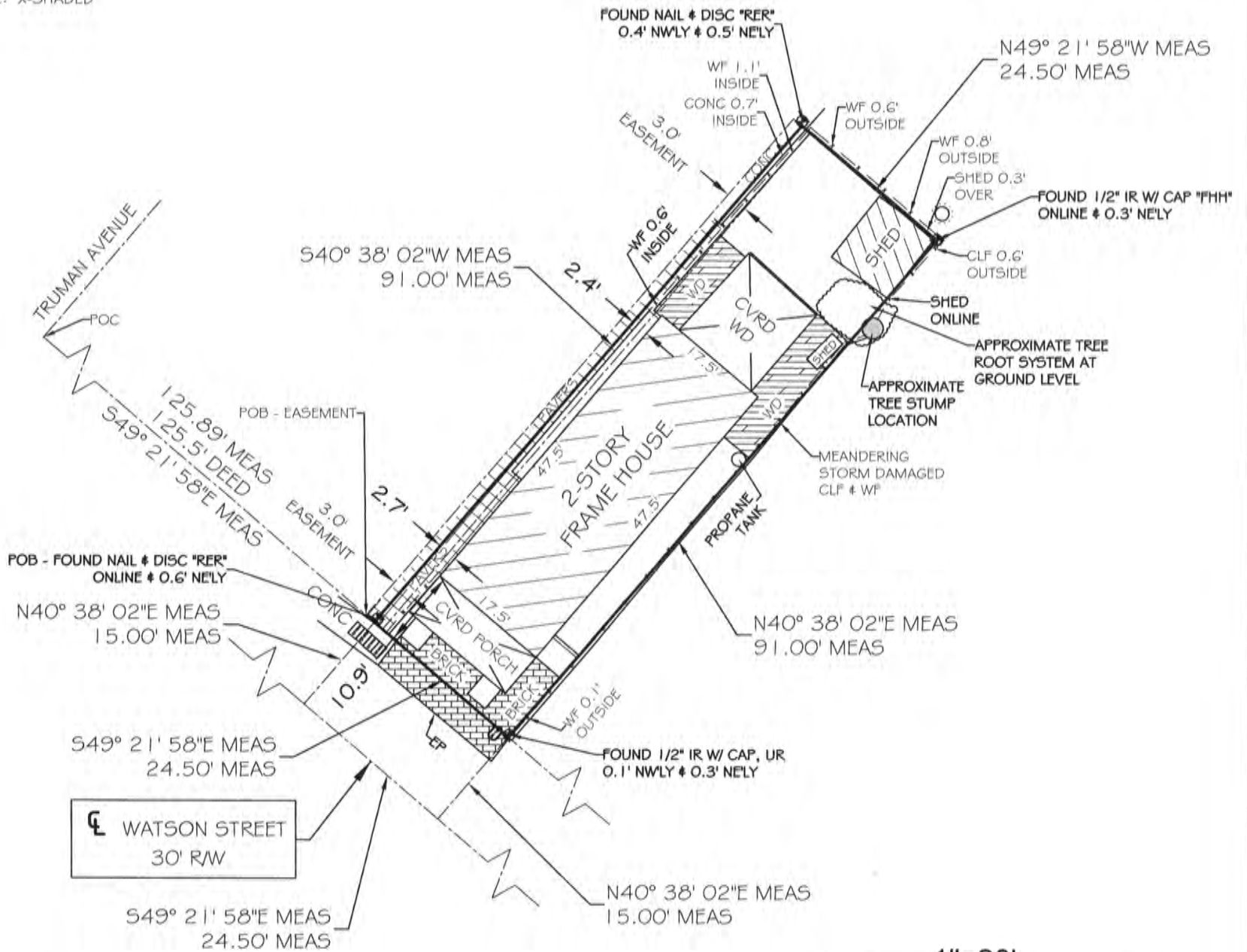
- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



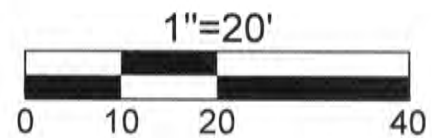
ASSUMED



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 |
| CVKD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TO5 = TOE OF SLOPE |
| DELA = CENTRAL ANGLE | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| DEASE = DRAINAGE EASEMENT | OH = ROOF OVERHANG | TYP = TYPICAL |
| EL = ELEVATION | OHW = OVERHEAD WIRES | UR = UNREFADABLE |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | UE = 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:	XXXX/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, FLSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

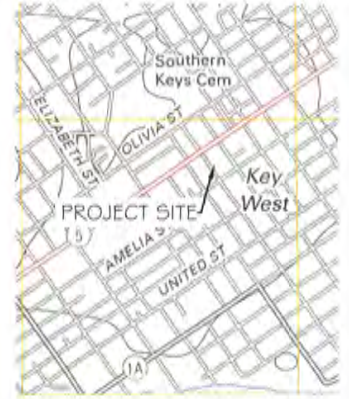
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.



**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)

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CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
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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

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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: FKLSEmail@Gmail.com

REVISED DESIGN

REVISIONS	
NO.	DATE

ACCESSORY STRUCTURE ADDITION TO :

1009 WATSON ST.

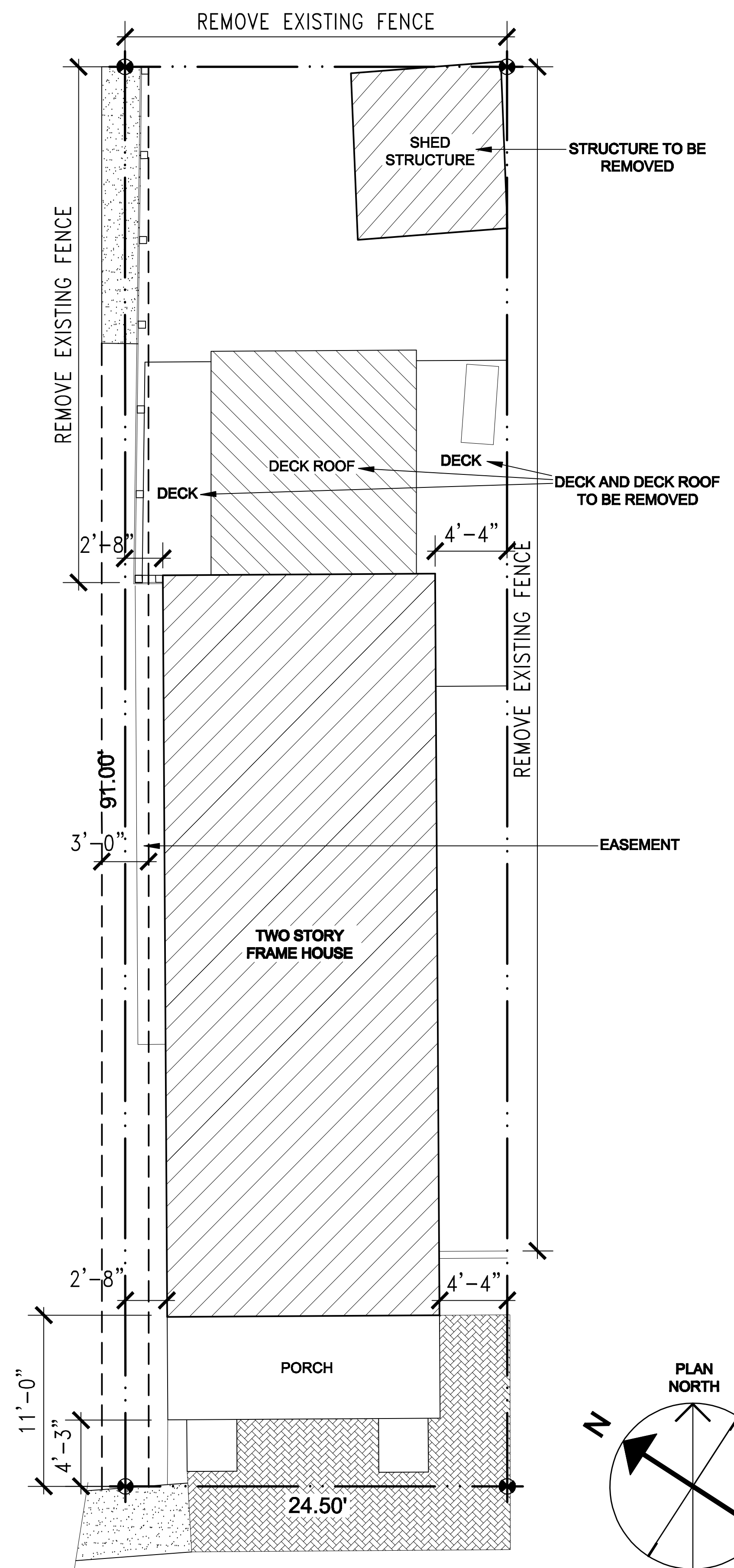
KEY WEST, FLORIDA
OWNERS: CLEA ZOLOTOW AND DAVID COULTER

DAVID KNOLL

ARCHITECT

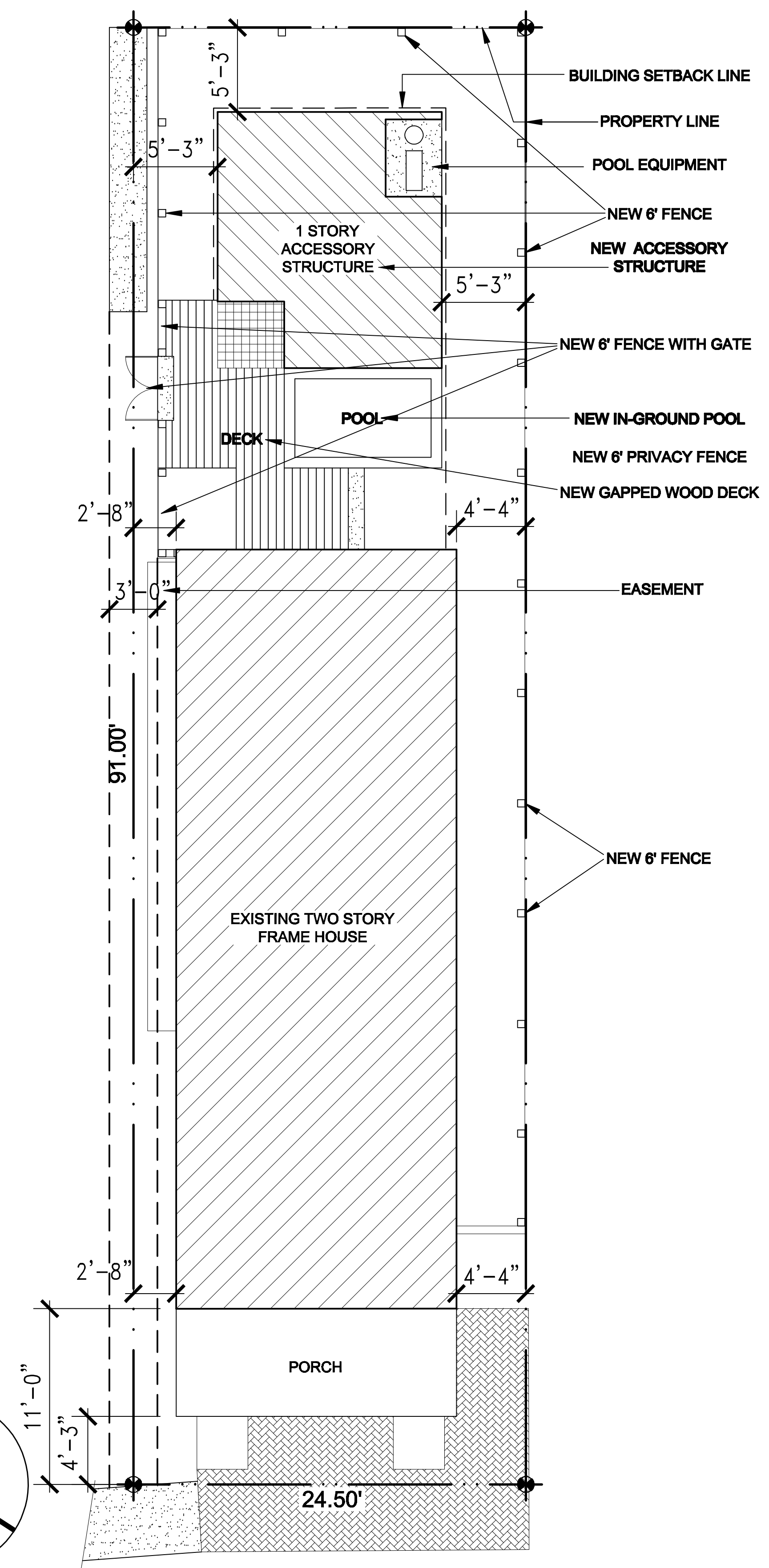
KEY WEST, FLORIDA · 305.775.8617

OF 4 SHEETS



WATSON STREET

SITE DEMOLITION PLAN
3/16" = 1' - 0"



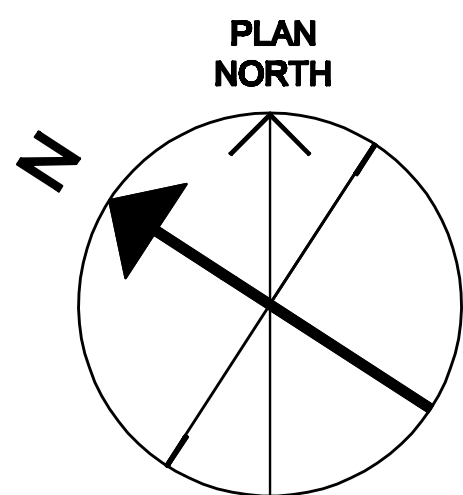
WATSON STREET

PROPOSED SITE PLAN
3/16" = 1' - 0"

SITE DATA			
1. LAND USE DISTRICT: HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL			
2. LOT AREA: 2,228.5 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. (55%)	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			

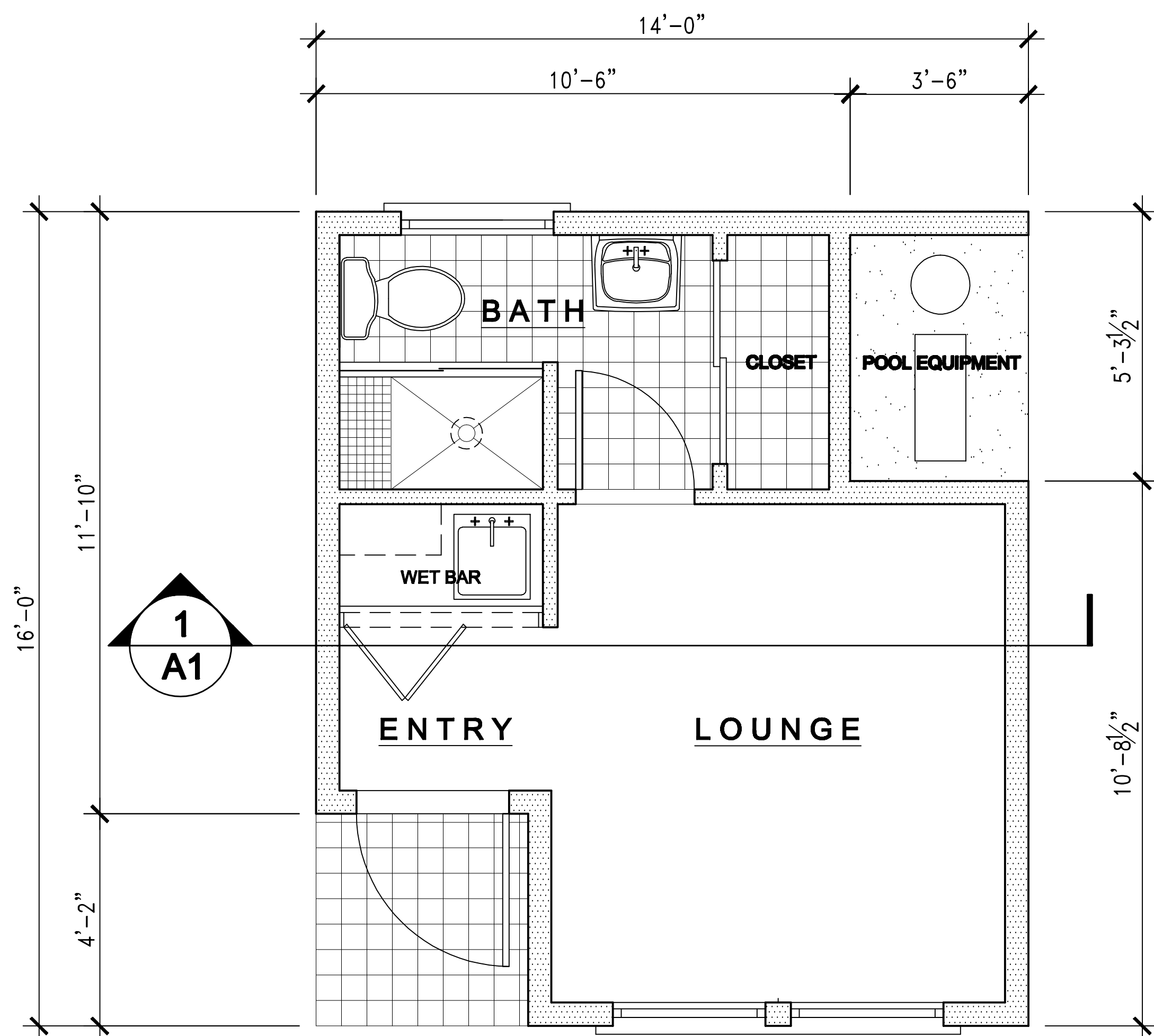
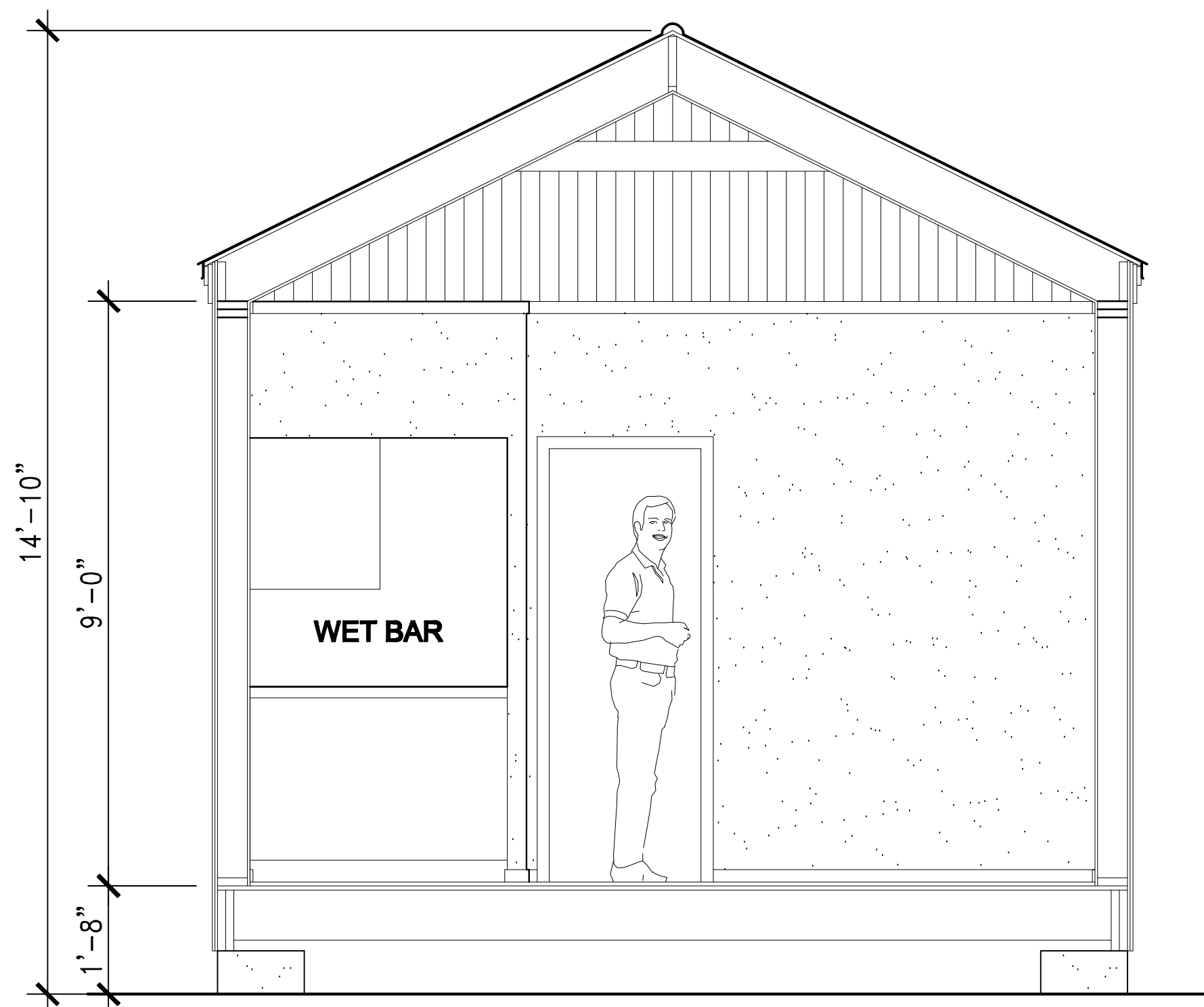
DATE OF ISSUE:
2 / 5 / 18

SP



FLOOR PLAN AND SECTION

1/2" = 1'-0"



REVISIONS	
NO.	DATE

DATE OF ISSUE:
2 / 5 / 18

DAVID KNOLL
ARCHITECT

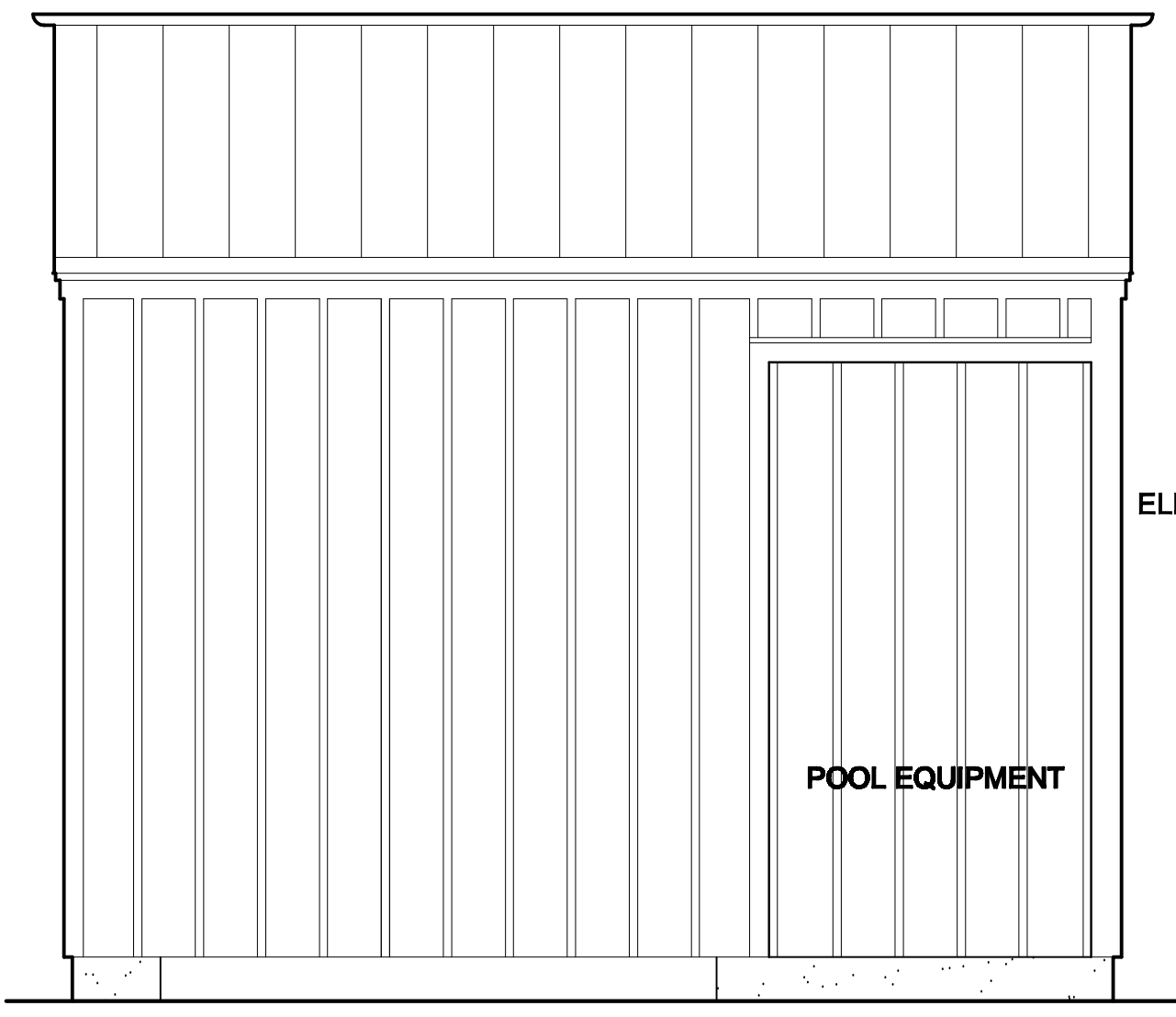
KEY WEST, FLORIDA · 305.775.8617

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

A1

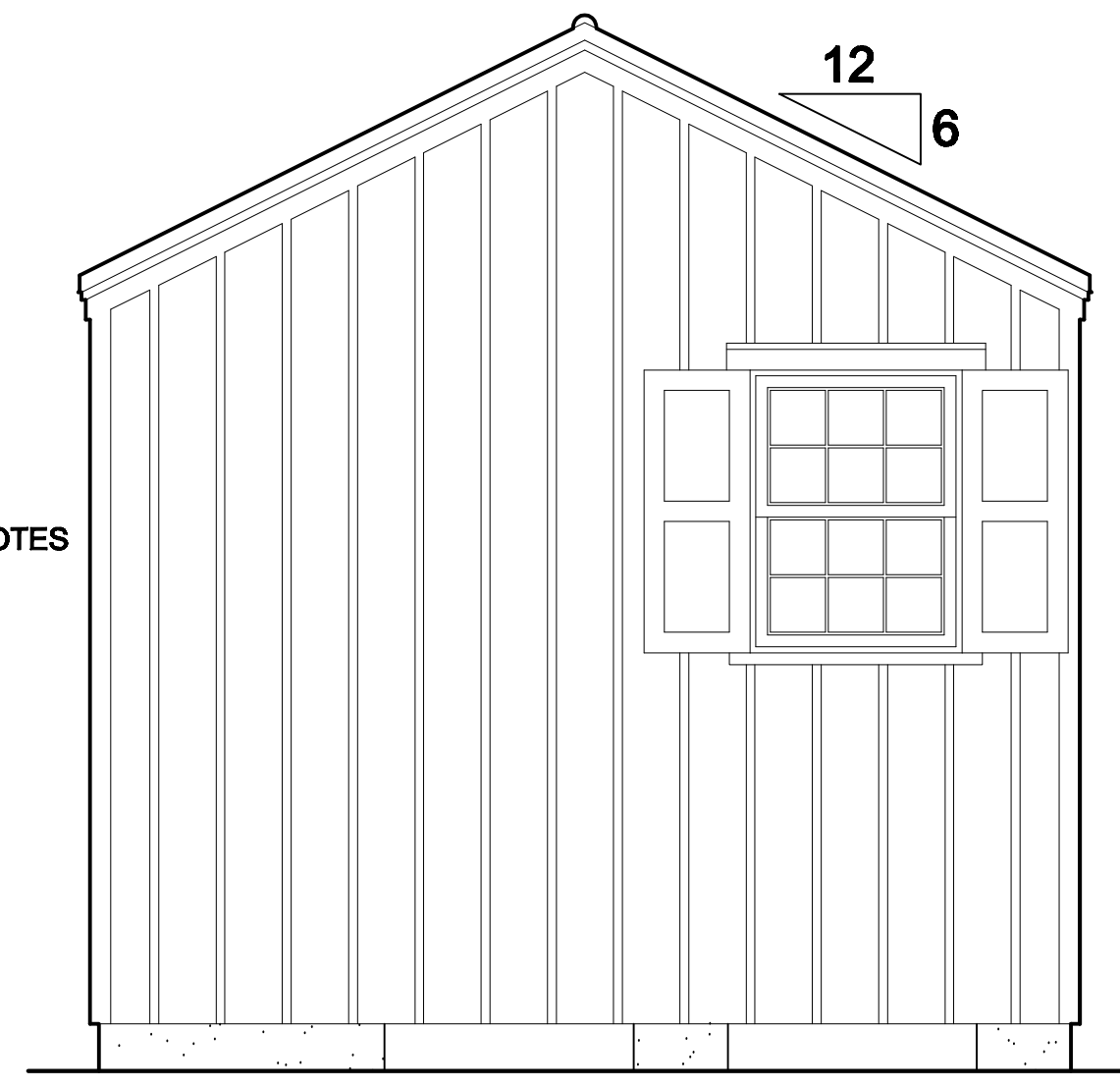
OF 4 SHEETS

REVISIONS	
NO.	DATE

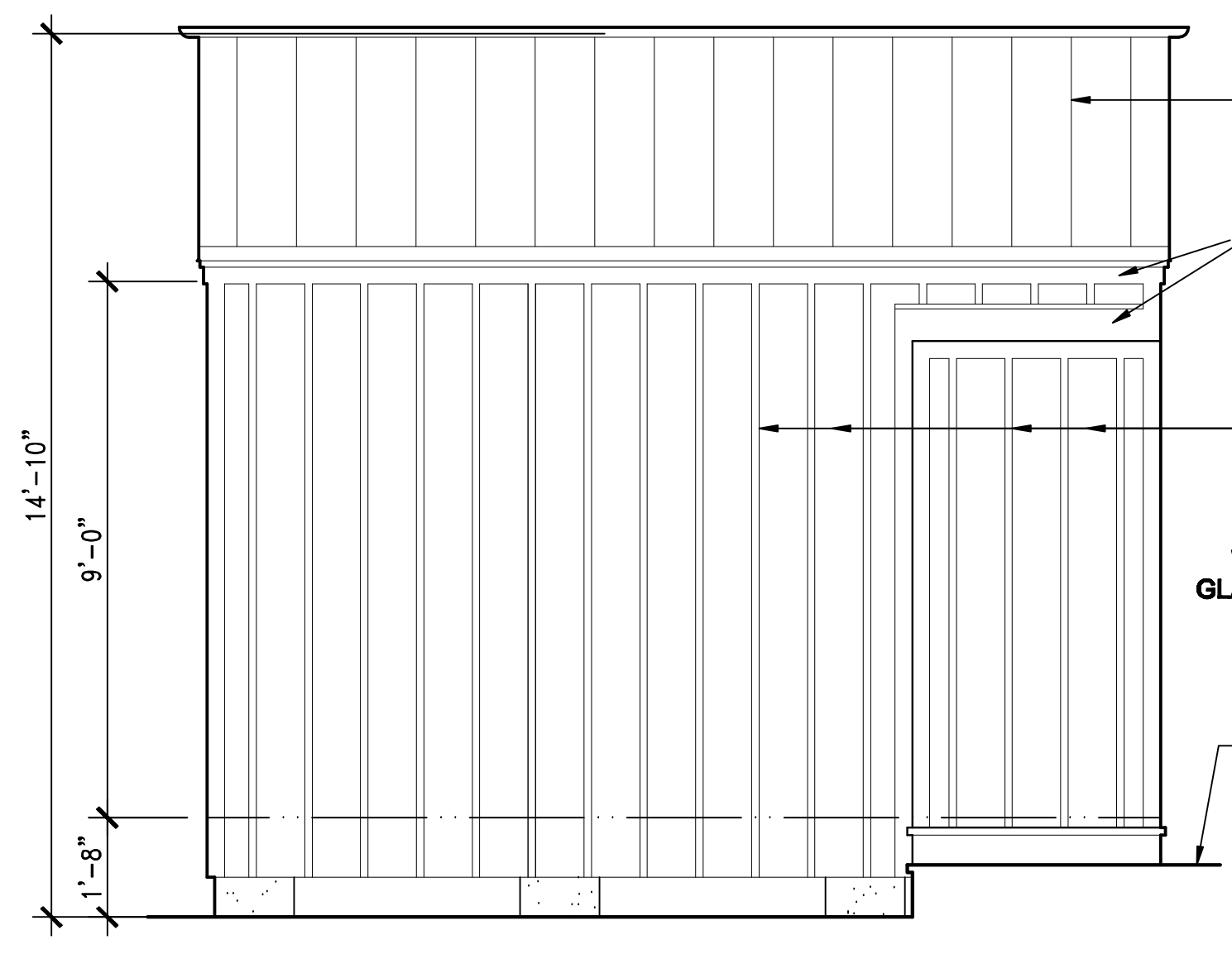


EAST ELEVATION
3/8" = 1'-0"

SEE WEST AND SOUTH ELEVATIONS FOR TYPICAL NOTES

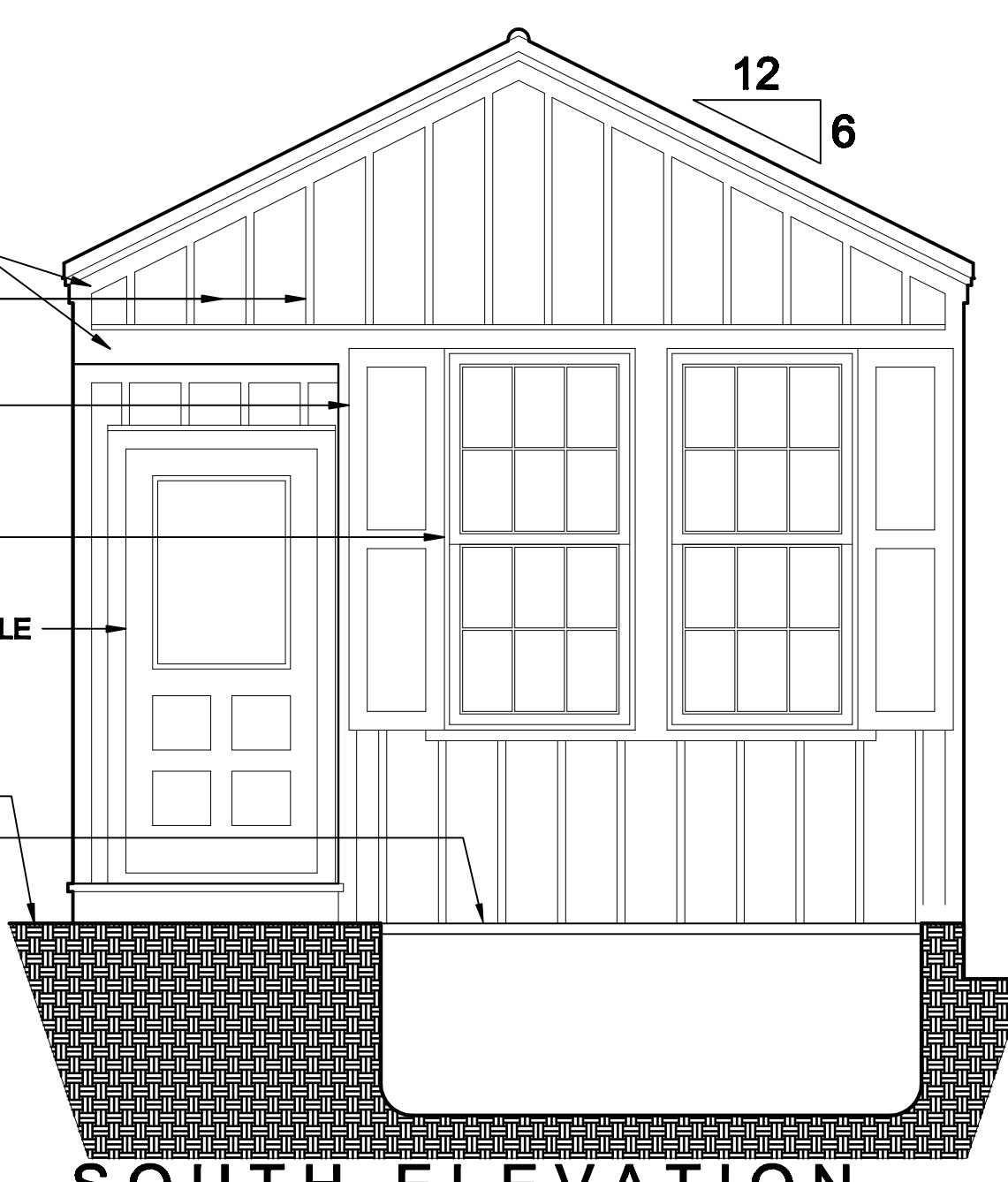


NORTH ELEVATION
3/8" = 1'-0"



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
- 6/8 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"

ACCESSORY STRUCTURE ADDITION TO :

1009 WATSON ST.

KEY WEST, FLORIDA
OWNERS: CLEA ZOLOTOW AND DAVID COULTER

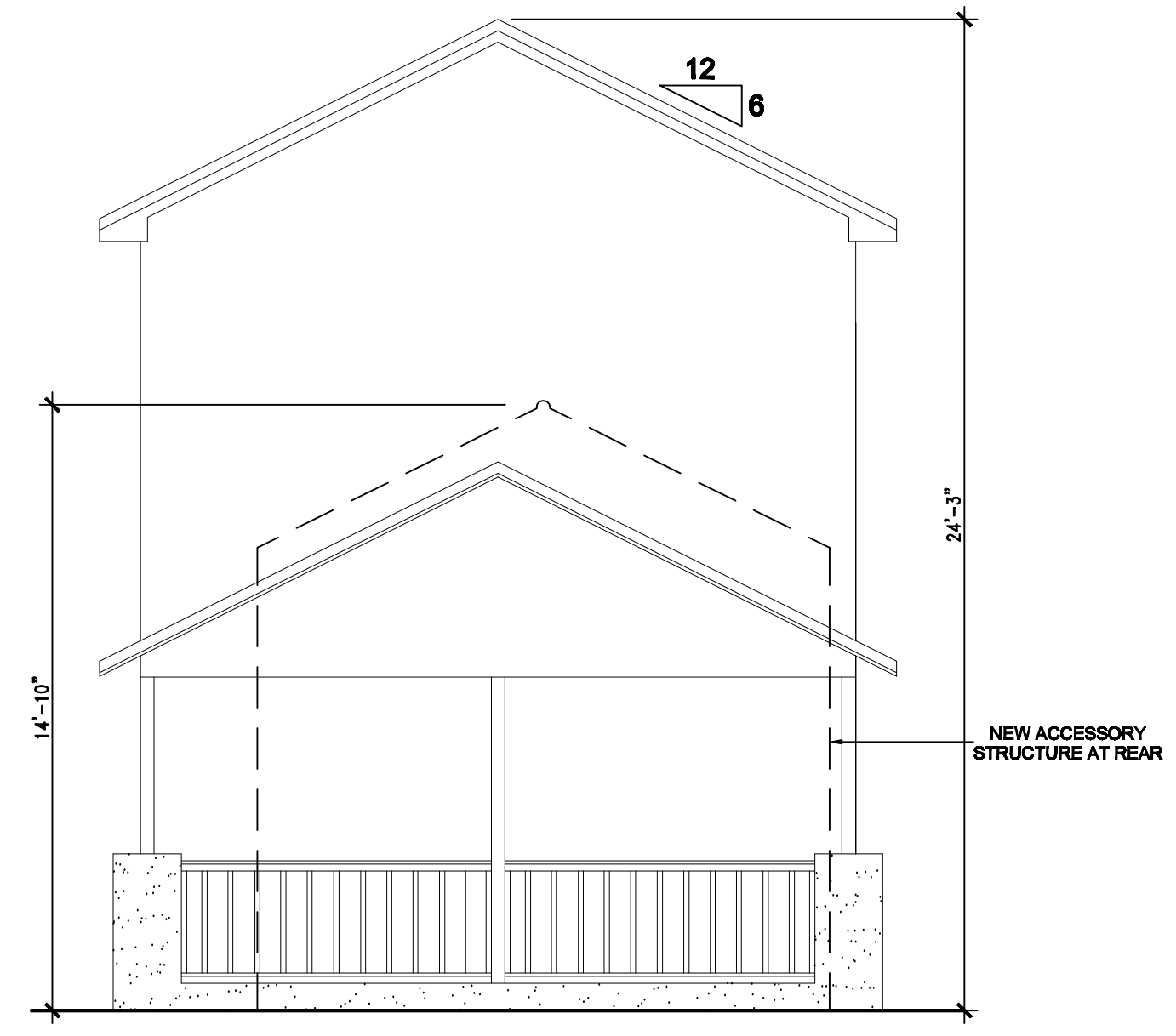
DAVID KNOLL
ARCHITECT

KEY WEST, FLORIDA · 305.775.6617

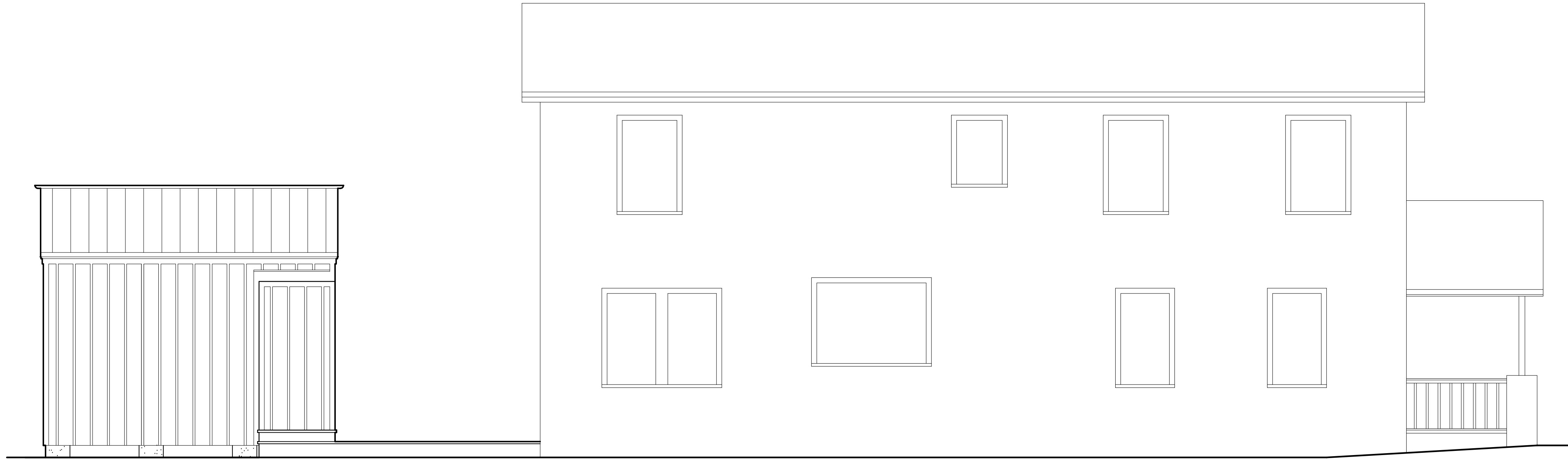
DATE OF ISSUE:
2 / 5 / 18

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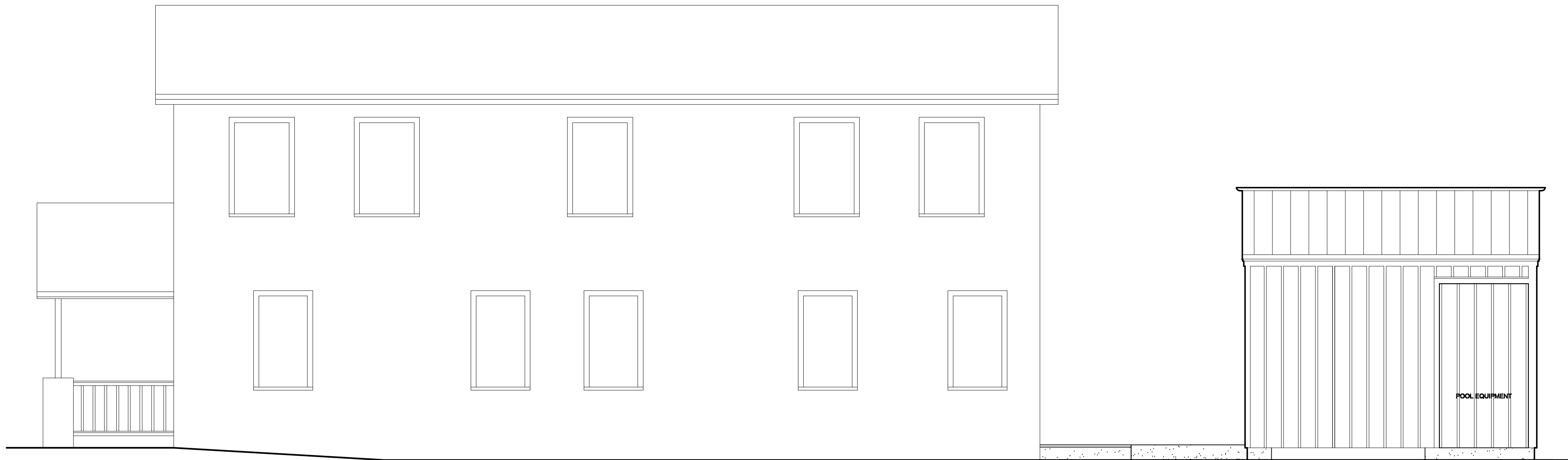
OF 4 SHEETS



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



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



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

REVISIONS	
NO.	DATE

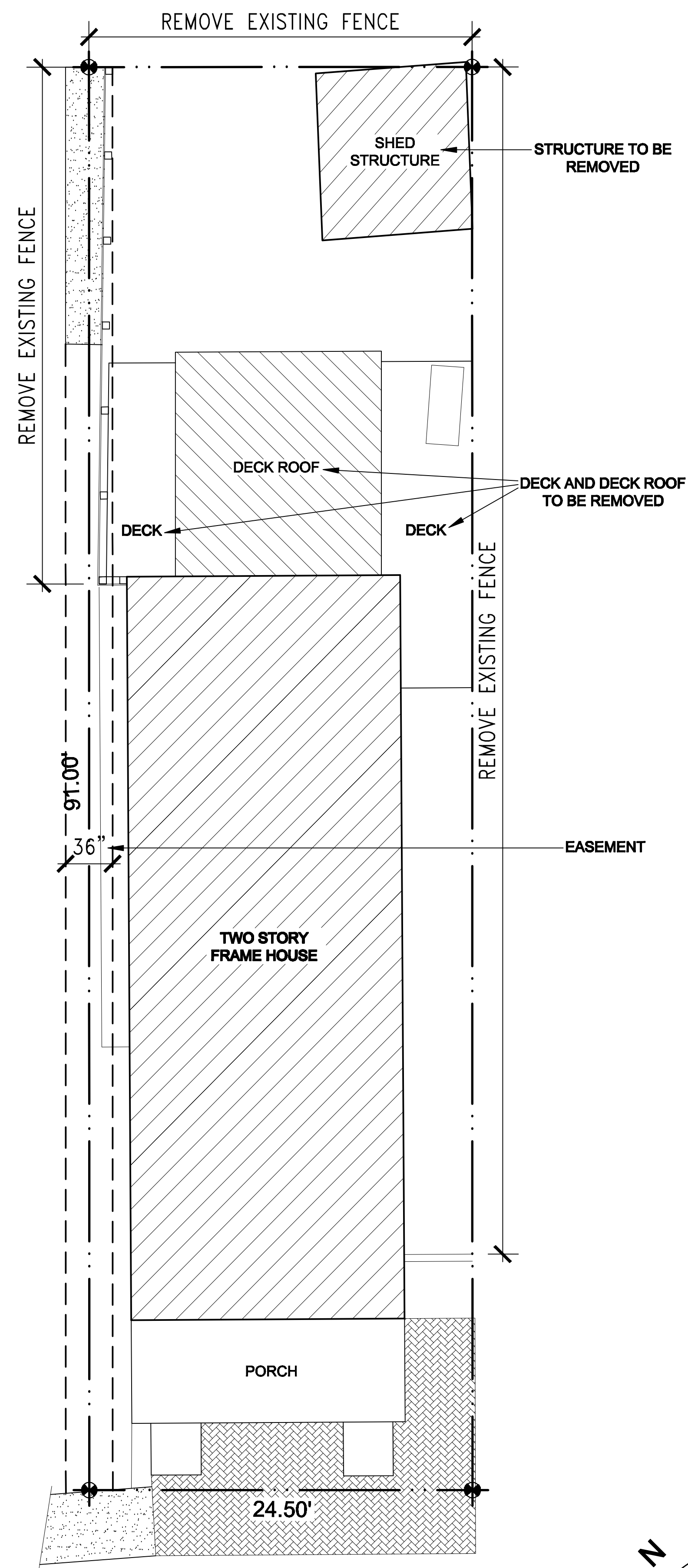
DATE OF ISSUE:
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ACCESSORY STRUCTURE ADDITION TO :
1009 WATSON ST.
 KEY WEST, FLORIDA
 OWNERS: CLEA ZOLOTOW AND DAVID COULTER

DAVID KNOLL
 ARCHITECT
 KEY WEST, FLORIDA · 305.775.8617

A3
 OF 4 SHEETS

PREVIOUSLY SUBMITTED DESIGN

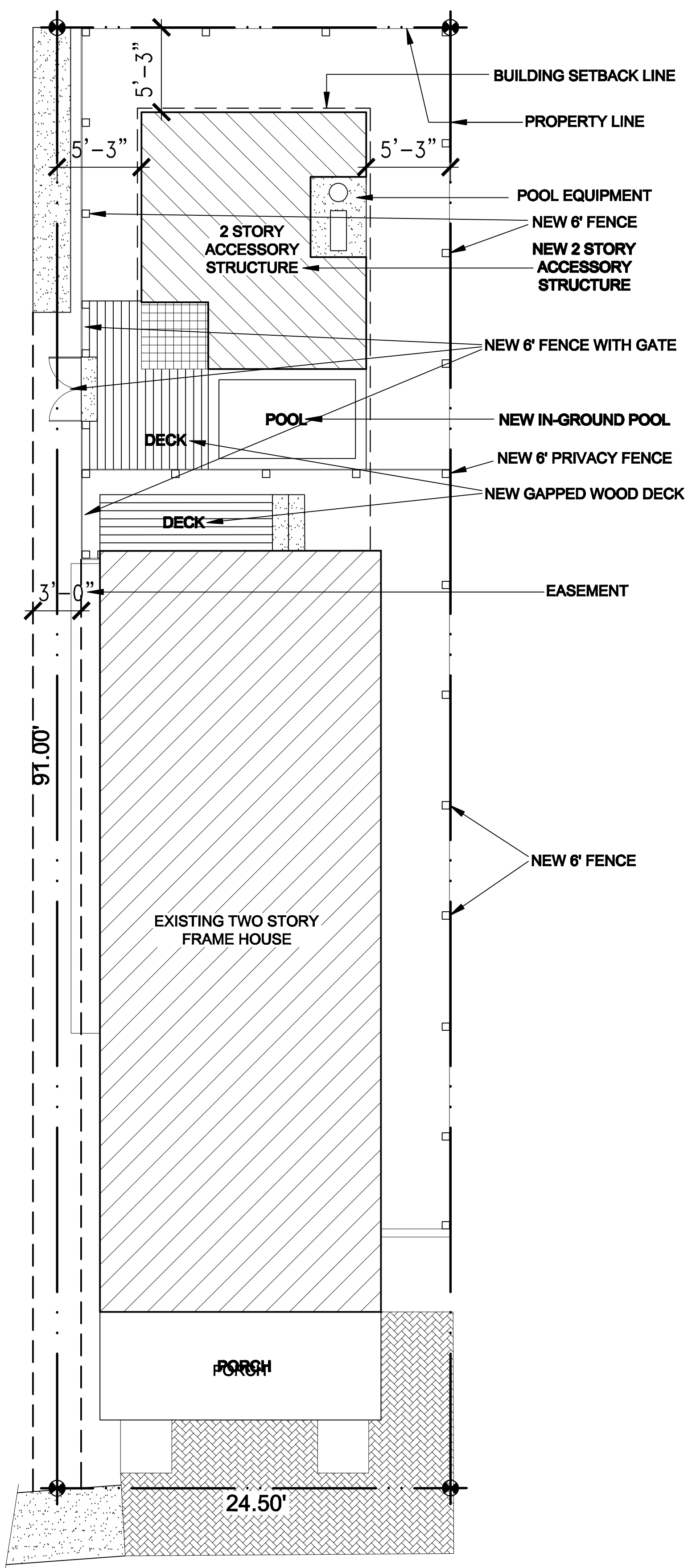


WATSON STREET

BLDG. COVERAGE = 1,238 S.F. (55%)
 IMPER. SUR. = 1,357 S.F. (61%)
 TOTAL COVERAGE = 1475 S.F. (66%)
 OPEN SPACE = 34%

SITE DEMOLITION PLAN

3/16" = 1' - 0"

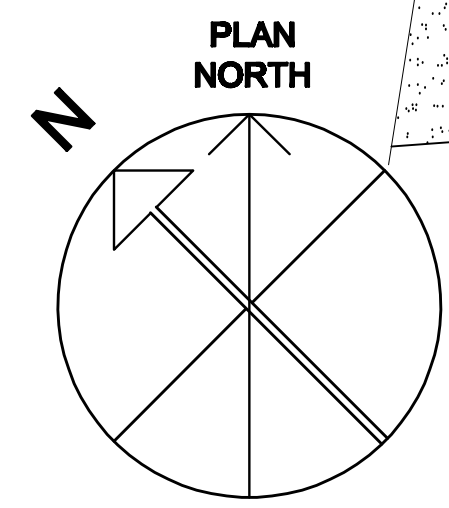


WATSON STREET

BLDG. COVERAGE = 1,170 S.F. (52%)
 IMP. SUR. = 1,349 S.F. (60%)
 TOTAL COVERAGE = 1454 S.F. (65%)
 OPEN SPACE = 35%

PROPOSED SITE PLAN

3/16" = 1' - 0"



REVISIONS	
NO.	DATE

DATE OF ISSUE:
11 / 17 / 17

ACCESSORY STRUCTURE ADDITION TO :

1009 WATSON ST.

OWNERS: GLEA ZOLOTOW AND DAVID COULTER

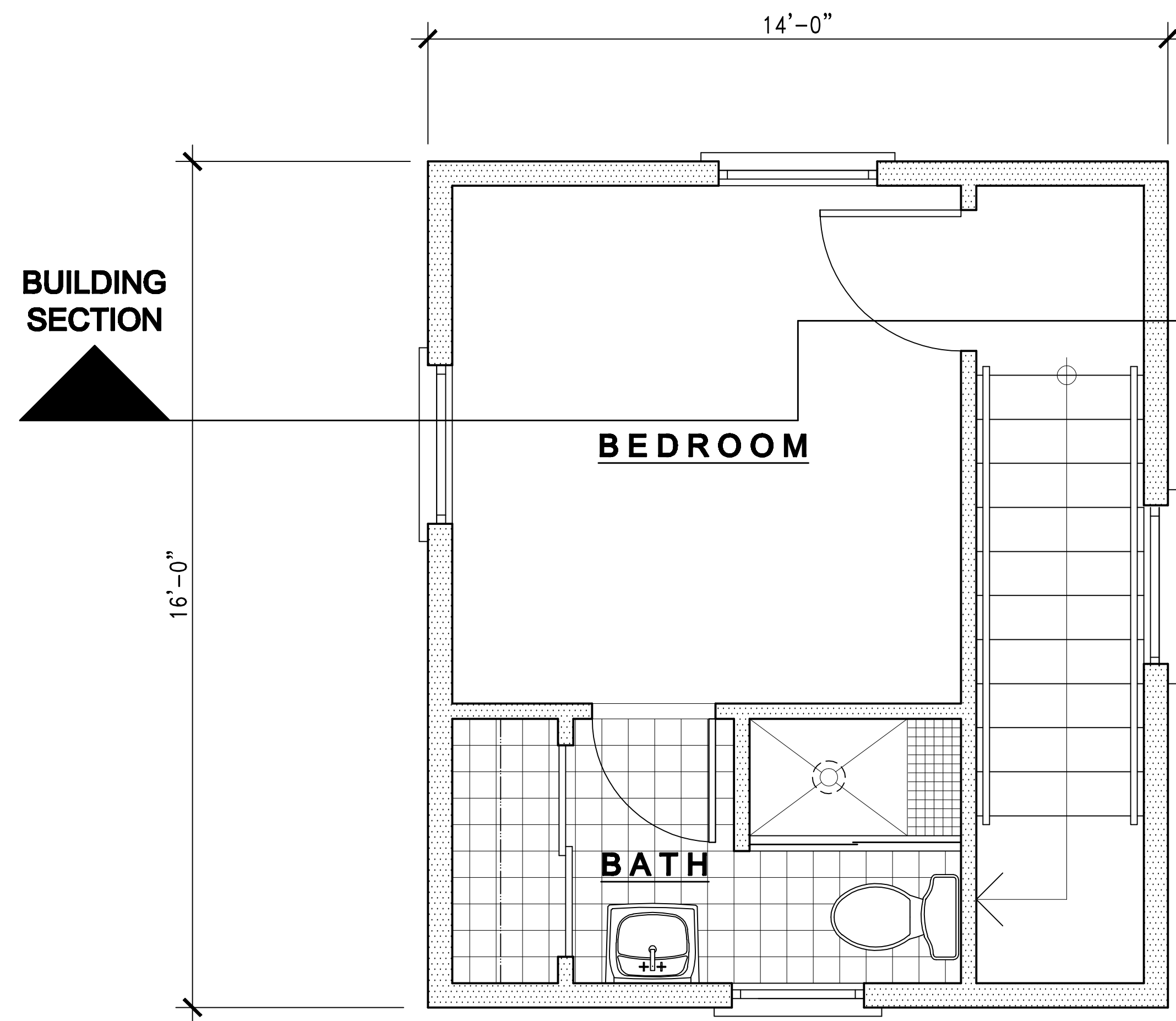
KEY WEST, FLORIDA

DAVID KNOLL
 ARCHITECT

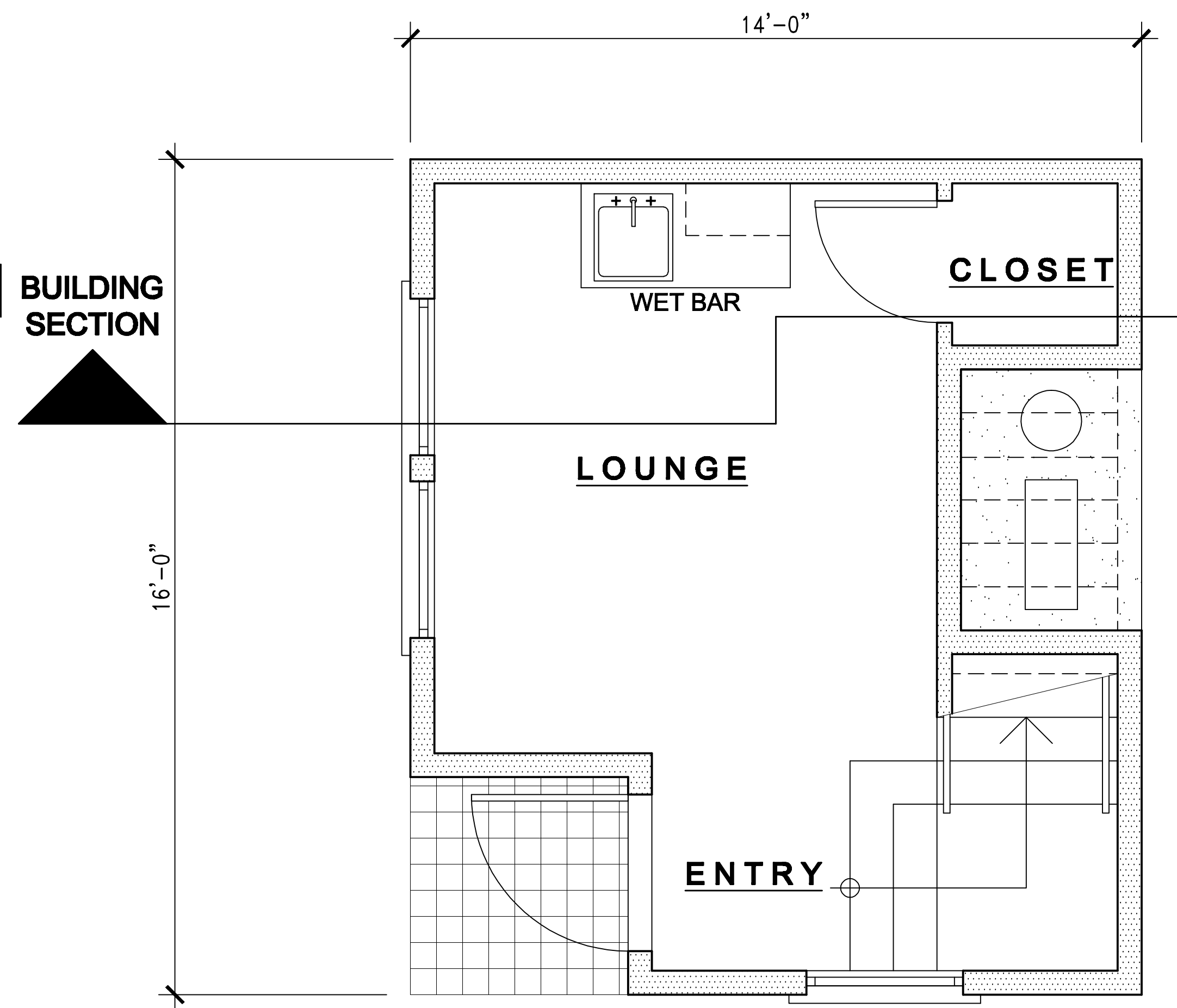
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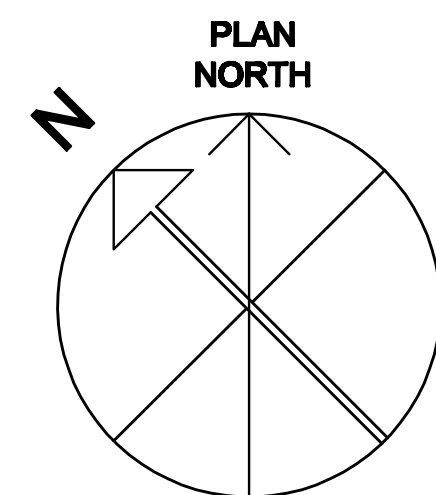
OF 4 SHEETS



UPPER LEVEL PLAN



LOWER LEVEL PLAN



FLOOR PLANS

1/2" = 1'-0"

REVISIONS	
NO.	DATE

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ACCESSORY STRUCTURE ADDITION TO :

1009 WATSON ST.

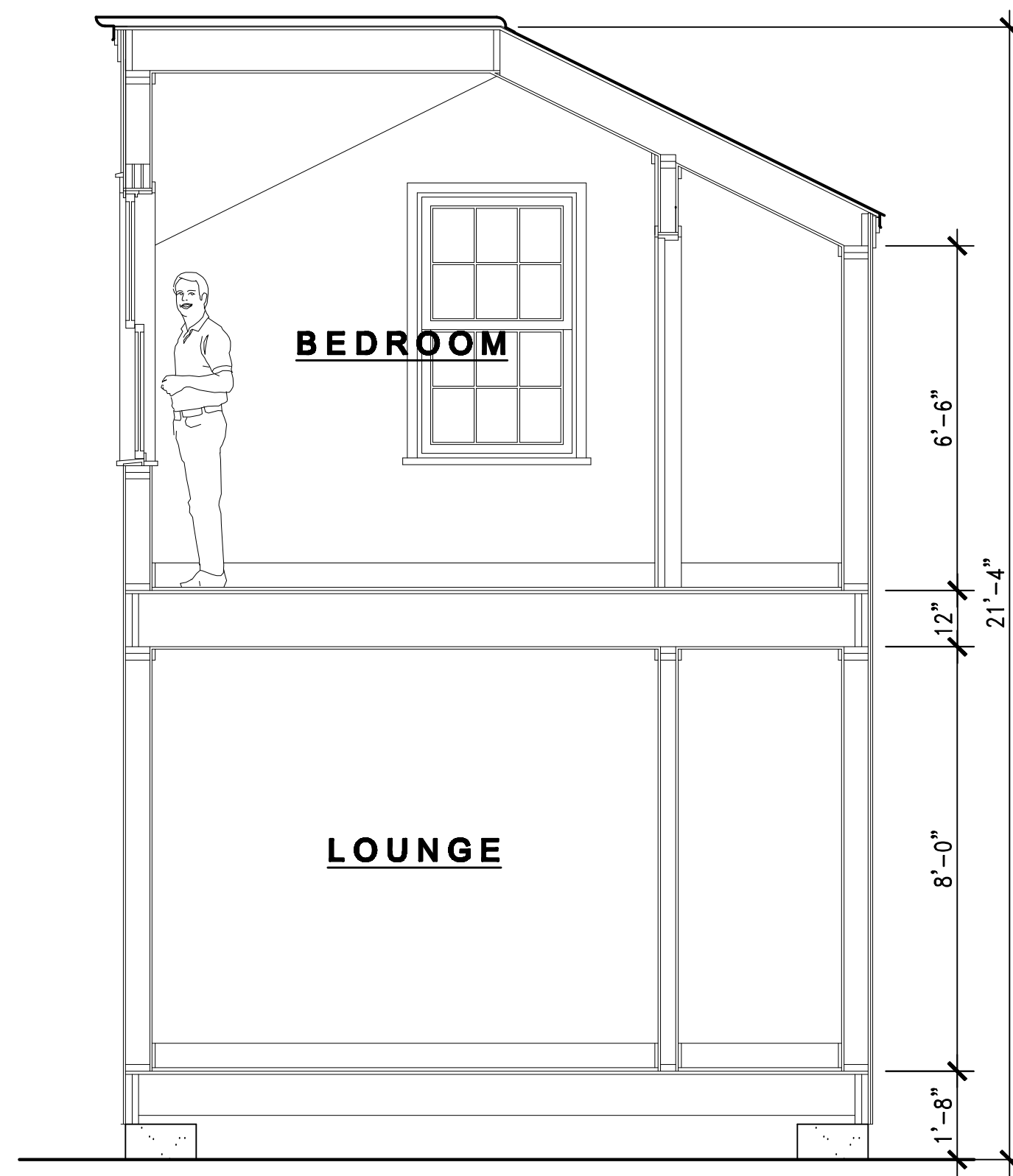
KEY WEST, FLORIDA
OWNERS: CLEA ZOLOTOW AND DAVID COULTER

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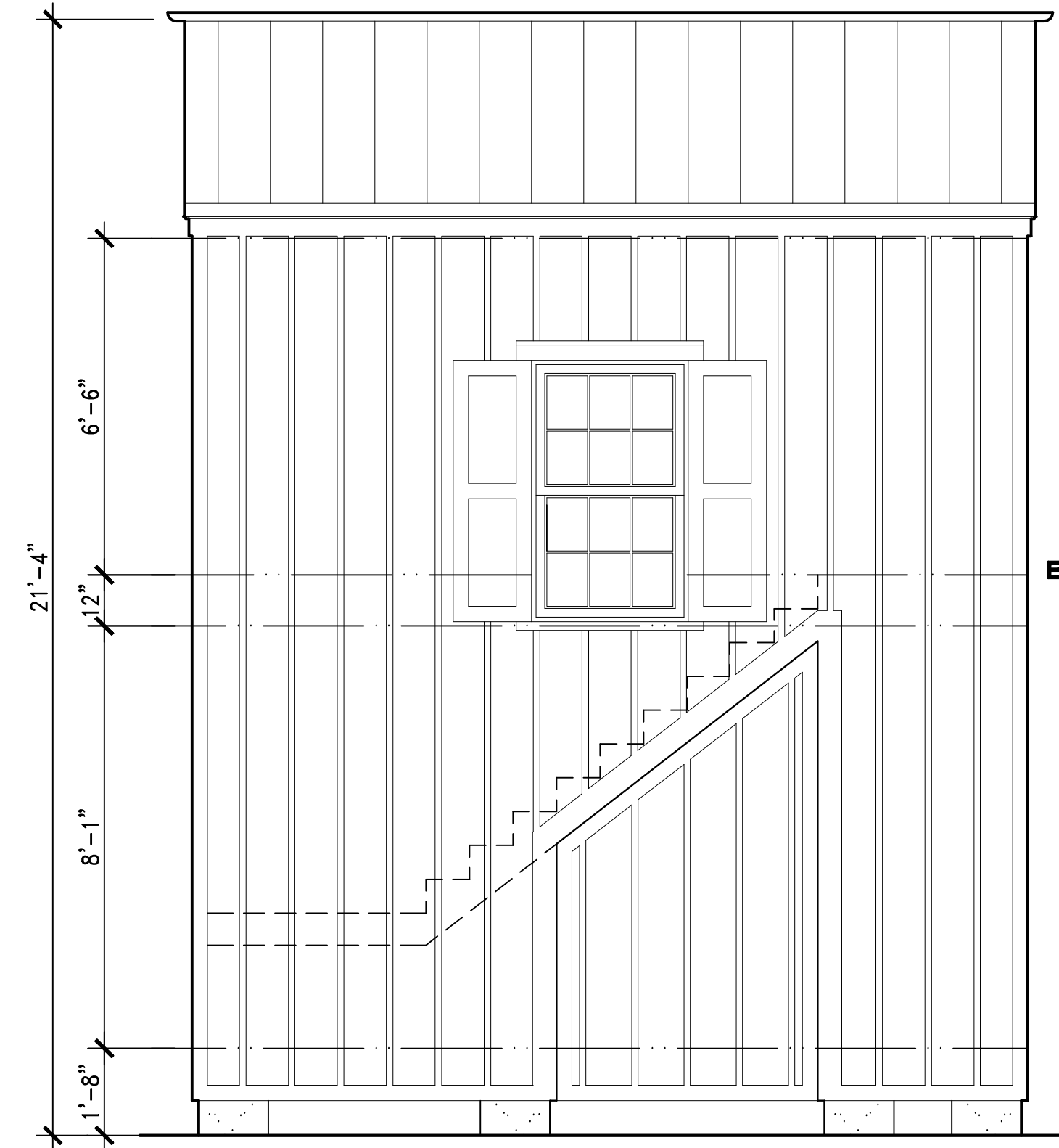
KEY WEST, FLORIDA · 305.775.6617

A1

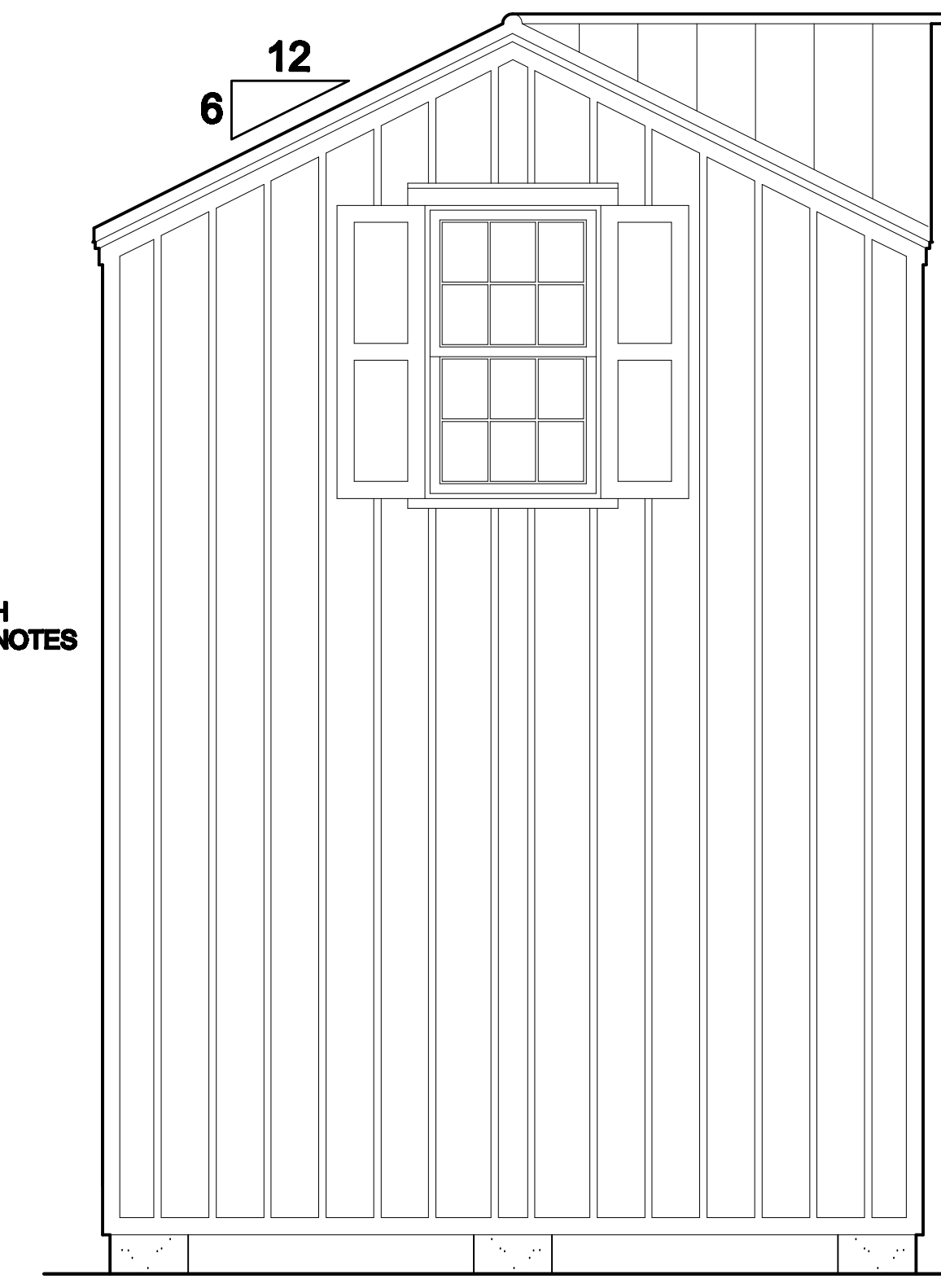
OF 4 SHEETS



BUILDING SECTION
3/8" = 1' - 0"

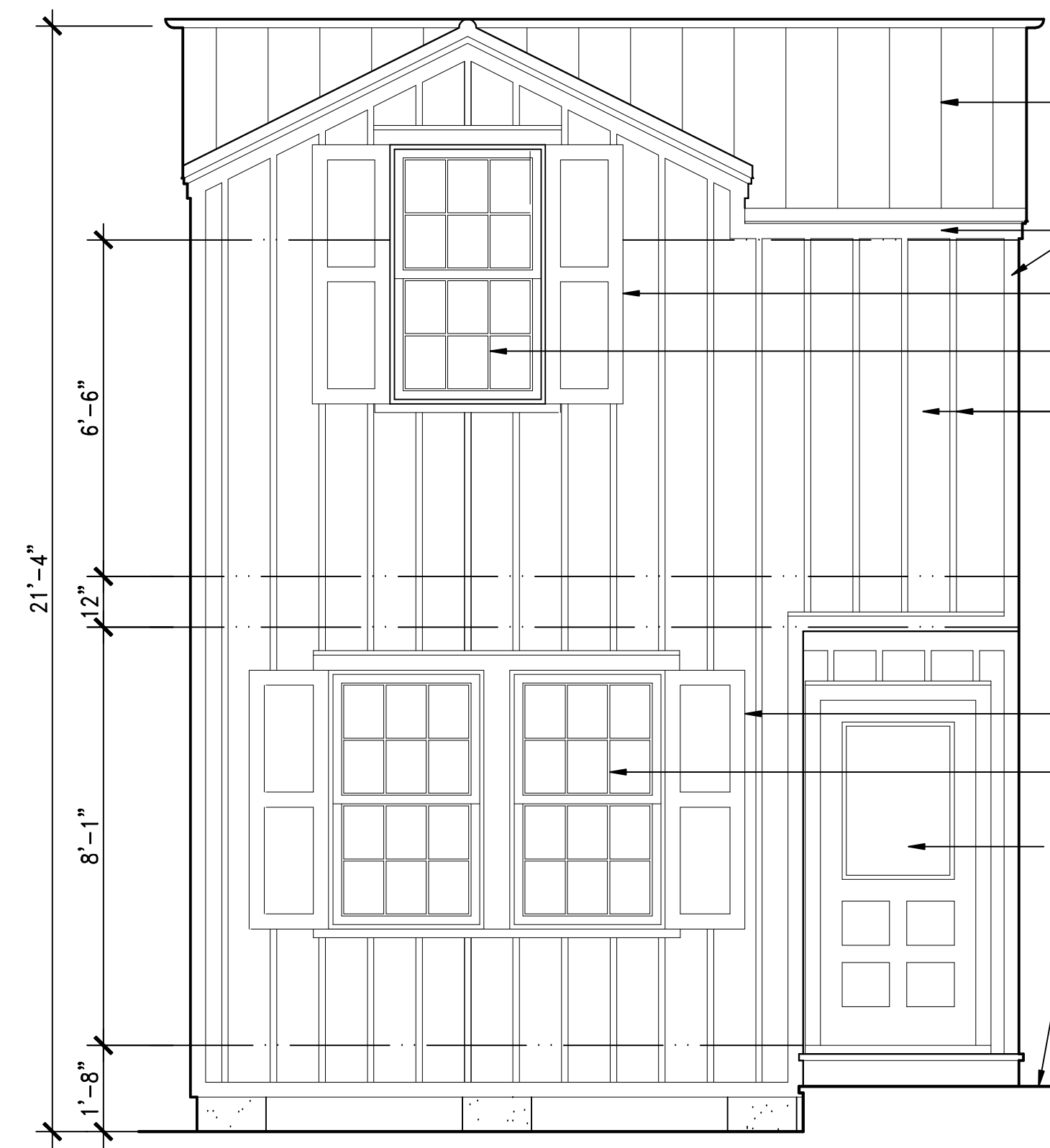


EAST ELEVATION
3/8" = 1' - 0"

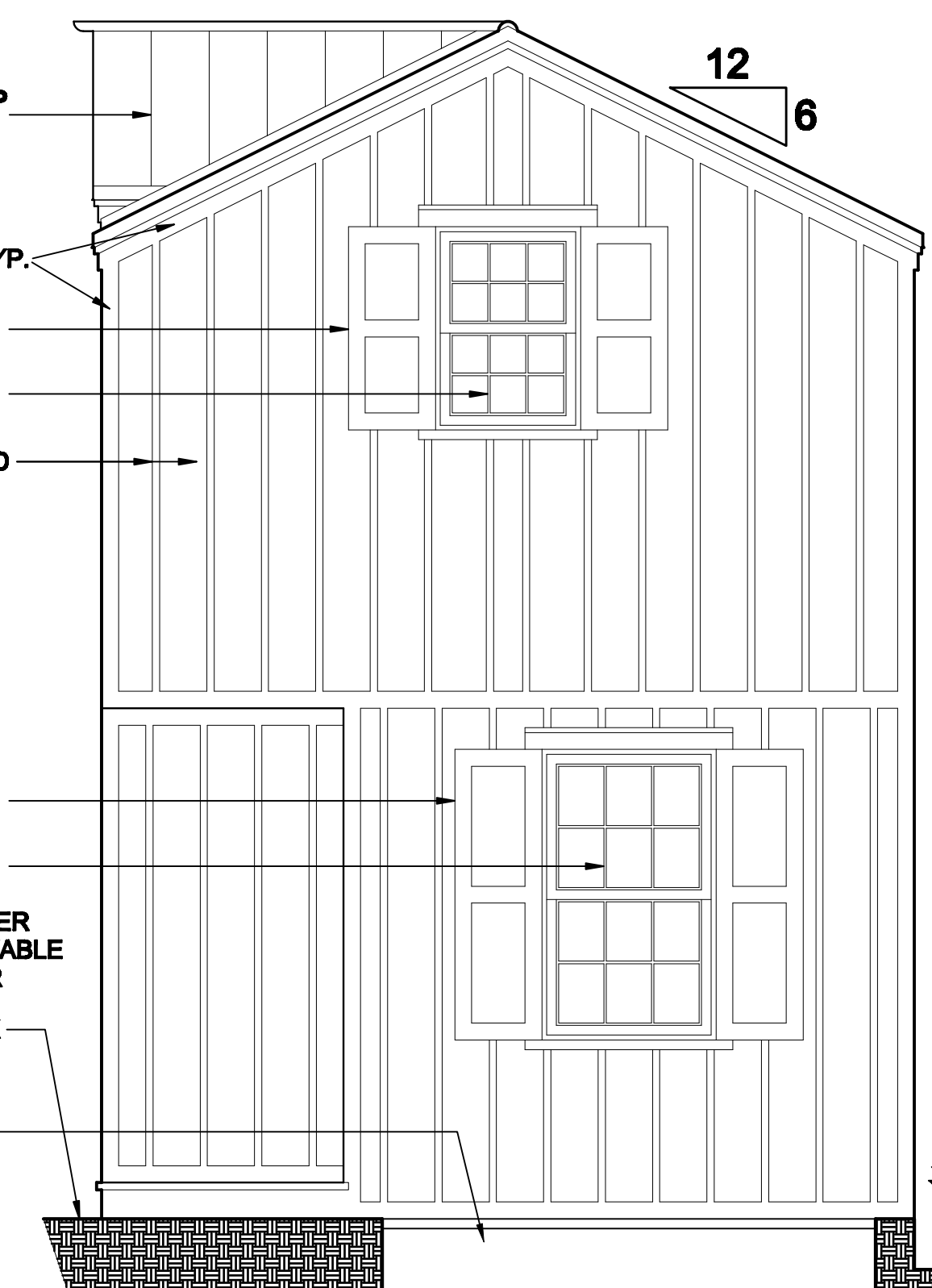


NORTH ELEVATION
3/8" = 1' - 0"

SEE WEST AND SOUTH ELEVATIONS FOR TYPICAL NOTES



WEST ELEVATION
3/8" = 1' - 0"



SOUTH ELEVATION
3/8" = 1' - 0"

- GALVANIZED V-CRIMP ROOFING, TYP.
- CEMENTITIOUS TRIM, TYP.
- WOOD HURRICANE SHUTTERS, TYP.
- WOOD TRUE DIVIDED LITES WINDOW, TYP.
- CEMENTITIOUS BOARD AND BATTEN SIDING
- WOOD HURRICANE SHUTTERS, TYP.
- WOOD TRUE DIVIDED LITES WINDOW, TYP.
- WOOD DOOR WITH UPPER GLASS PANEL AND REMOVABLE HURRICANE SHUTTER
- GAPPED WOOD DECK
- IN-GROUND POOL

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ACCESSORY STRUCTURE ADDITION TO :

1009 WATSON ST.

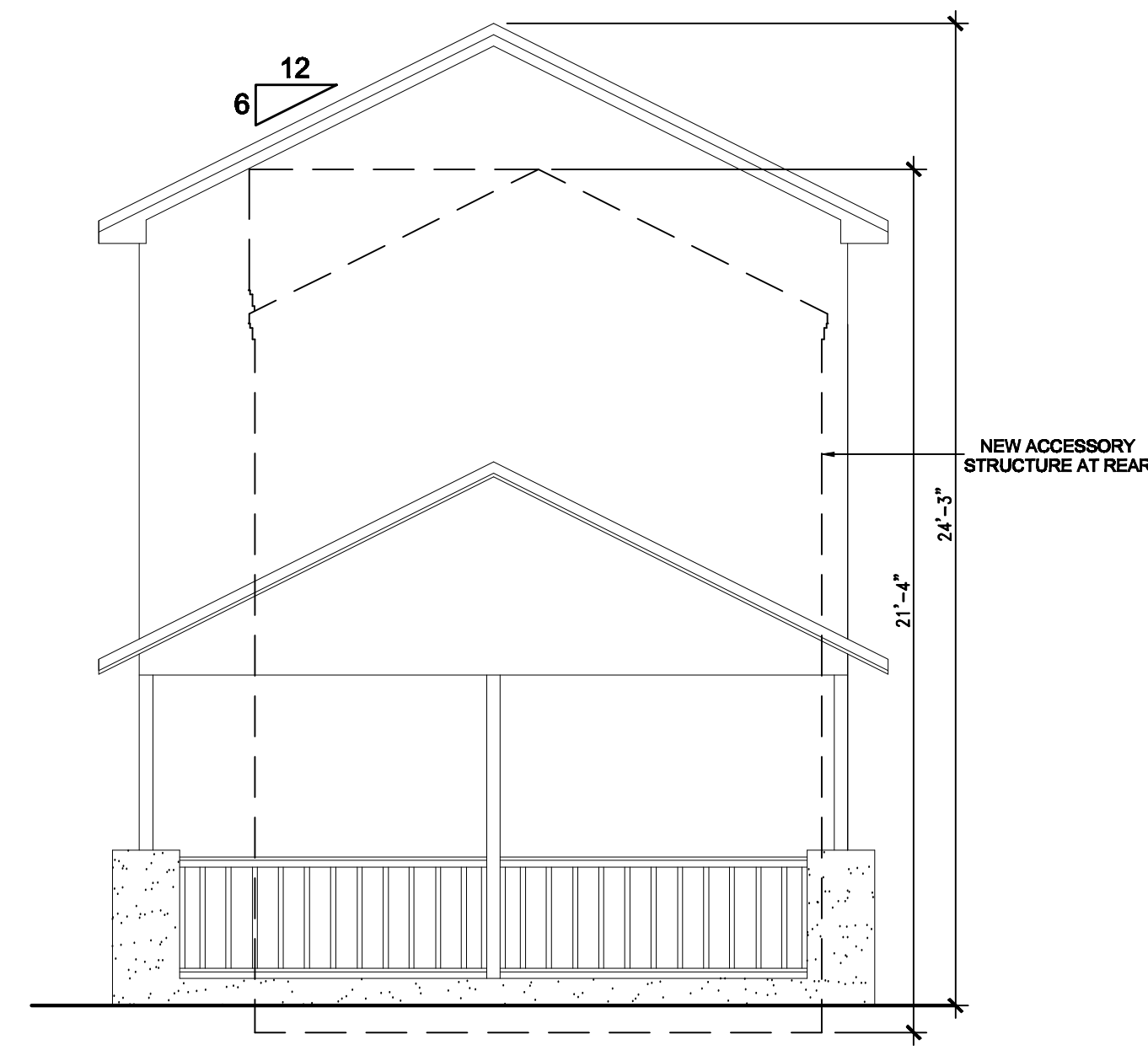
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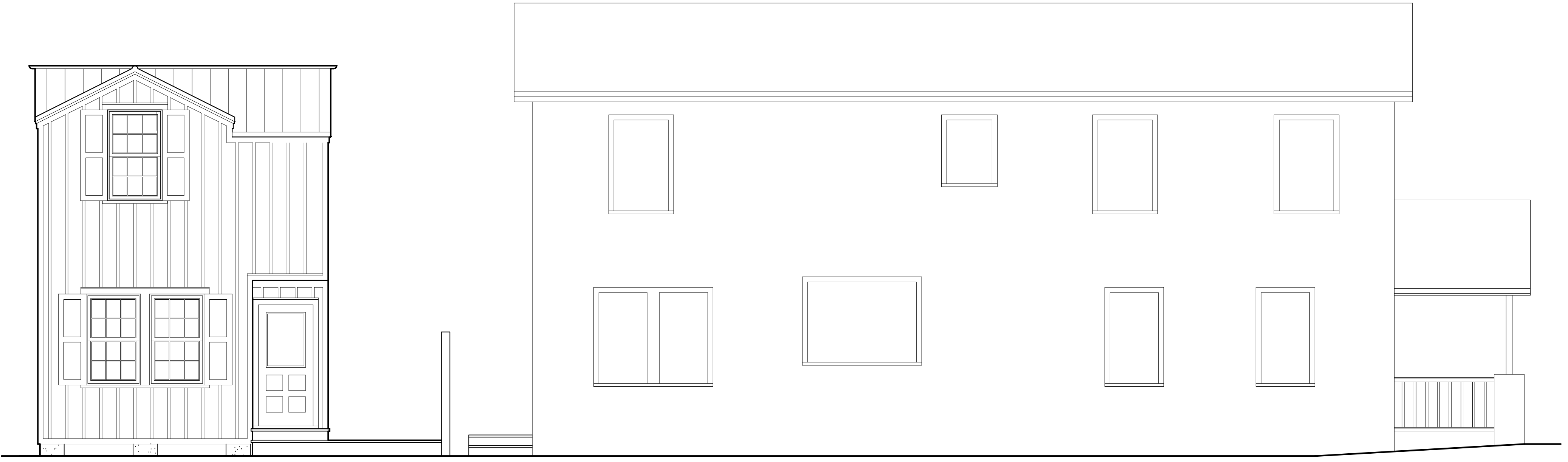
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A2
OF 4 SHEETS

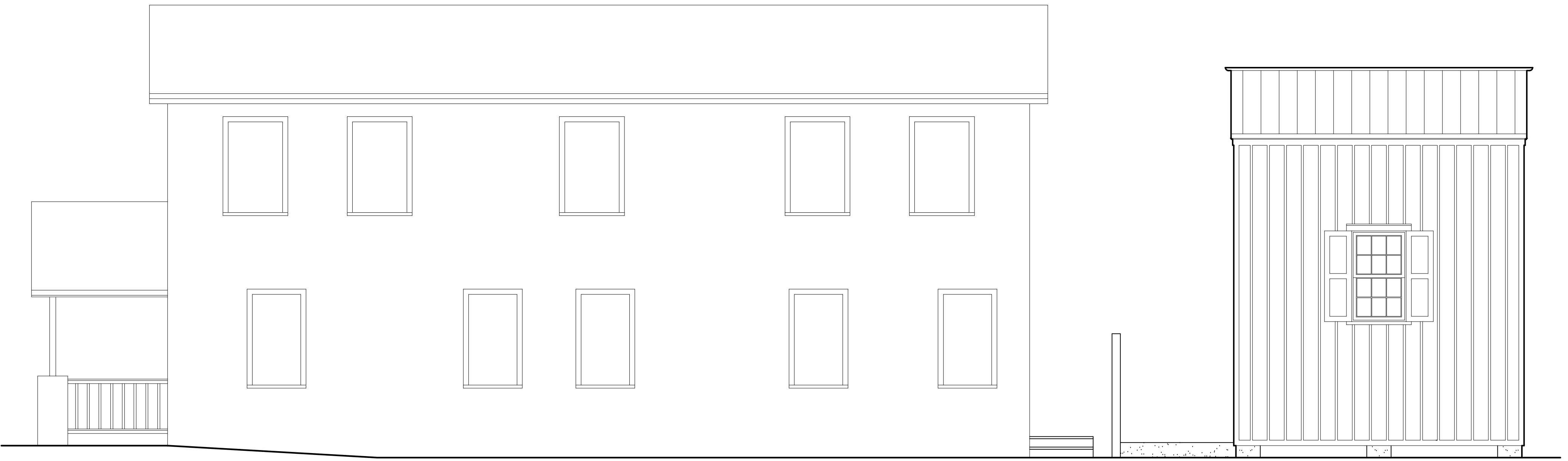
REVISIONS	
NO.	DATE



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



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



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

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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.

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
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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

Building ID	2627	Exterior Walls	ABOVE AVERAGE WOOD
Style		Year Built	1918
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1997
Gross Sq Ft	2233	Foundation	WD CONC PADS
Finished Sq Ft	1632	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CONC S/B GRND
Perimeter	260	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	3
Depreciation %	28	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
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
TOTAL		2,233	1,632	0

Yard Items

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

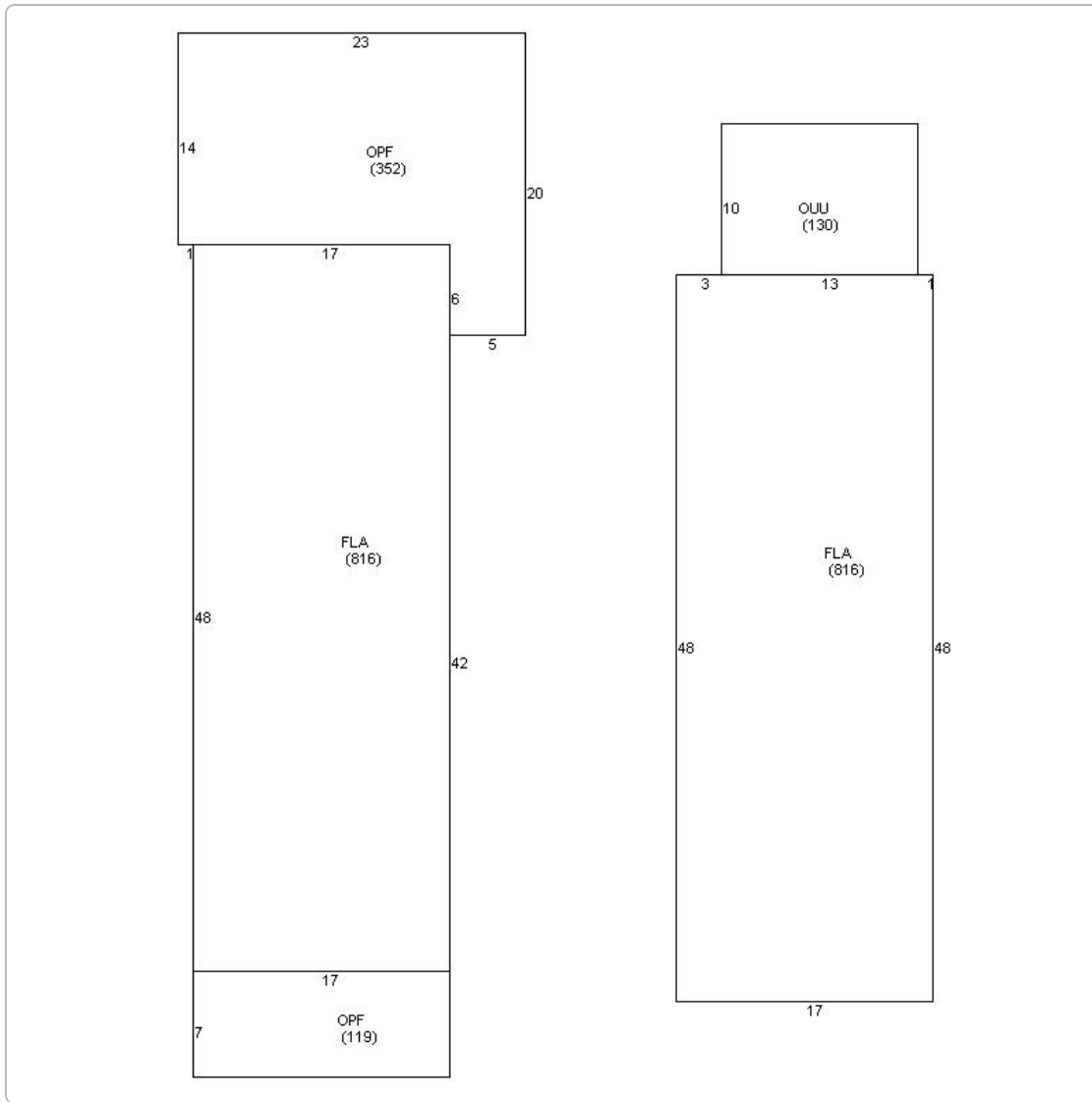
Sales

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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