

Staff Report

Historic Architectural Review Commission

Staff Report Item 6-a

Meeting Date: November 27, 2012

Applicant: Dennis Piscopink

Application Number: H12-01-1847

Address: #715 Galveston Lane

Description of Work: New addition to existing house. New accessory structure and deck.

**Guidelines Cited in
Review:**

Additions, Alterations and New Construction (pages 36-38a), specifically guidelines 5 and 6 of additions (page 37), and mass, scale and proportion.

Decks and pools (pages 39-40).

Staff Analysis

The existing main house in the lot is listed as a contributing structure in the 1982 survey. The house was built ca. 1912. This house is one of many similar houses within Galveston Lane. The 1962 Sanborn map shows a structure in the same location with a similar footprint. By comparing the 1948 and 1962 there is evidence that the back portion of the house was added on or before 1962. The proposed plans include the demolition of a portion of the back of the house.

The proposed plans include the renovation of the existing house. The front porch will be restored to a two bay porch and the concrete bases will be removed. New 6 over 6 wood windows will be installed as well as a new shingle roof. The plans also include a one story attached addition to the south side of the existing house. The addition will read as detached from the street, but will read as an attached sawtooth in the back. The proposed plans depict the new and proposed addition to be conforming to current setbacks for this particular zoning district HHDR;

Front yard- 10 feet
Side yard- 5 feet
Rear yard- 20 feet
Maximum height- 30 feet

The design proposes two different roof forms in the new addition in order to break the scale and mass and to make the addition as a secondary structure in the site. The plans also include an accessory structure and a deck both on the back of the property.

Consistency with Guidelines

1. The proposed addition will be visible from the street. Nevertheless the proposed setback from the right-of-way, the height and the design proposed to the main façade are elements that reduce the scale of the attached addition to a secondary structure within the site.
2. The proposed new addition will read smaller than the main house. The use of two different roof configurations contributes in reducing the mass and scale when comparing the addition to the existing house.
3. The proposed deck and accessory structure will be on the back of the lot. The accessory structure will have an appropriate form and scale in relation to its urban context.
4. The proposed renovation to the main house will be in keeping with guidelines for replacements of doors, windows, and maintenance. The plans propose to bring back the original two bay front porch.

It is staff's opinion that the proposed design is consistent with the guidelines. The new addition, although visible from the street, will be harmonious to the existing historic building and surrounding urban context.

Application



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION # 412-01-1847

OWNER'S NAME:

Dennis Piscopink

DATE:

11/15/12

OWNER'S ADDRESS:

715 Galveston Lne.

PHONE #:

305 395 9999

APPLICANT'S NAME:

Dennis Piscopink

PHONE #:

305 395 9999

APPLICANT'S ADDRESS:

715 Galveston Lne.

ADDRESS OF CONSTRUCTION:

715 Galveston Lne.

OF
UNITS

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: 400 Square foot addition for a living room and kitchen. Demo rear shed and side bathroom. Demo chain link fence.

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

NOV 15 2012

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 11/15/12

Applicant's Signature: Dennis Piscopink

Required Submittals

	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

listed as contributing built ca. 1912

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Prepared by and return to:

Susan Mary Cardenas

Attorney at Law

Stones & Cardenas

221 Simonton Street

Key West, FL 33040

305-294-0252

File Number: 12-272-Bogan

[Space Above This Line For Recording Data]

Personal Representative's Deed

This Personal Representative's Deed made this 25th day of October, 2012 between Veronica Murrell Bogan as Personal Representative(s) of the Estate of Dorethea Murrell, deceased whose post office address is 726 Windsor Lane, Key West, FL 33040, grantor, and Dennis M. Piscopink and Kyla M. Piscopink, husband and wife whose post office address is 1200 Whitehead Street, Key West, FL 33040, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

On the Island of Key West and known as a Part of Tract 5, according to William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, and more particularly described as follows:

Commence at the intersection of the Southerly right of way line of Windsor Lane and the Easterly right of way line of Galveston Lane (Charles Alley) and run thence Southerly along the Easterly right of way line of Galveston Lane, 163.5 feet to the point of beginning of the parcel of land herein described; thence continue Southerly along the said Easterly right of way line of Galveston Lane, 40 feet to a point; thence Easterly at right angles, 71.67 feet to a point; thence northerly at right angles, 40 feet to a point; thence Westerly at right angles, 71.67 feet back to the point of beginning.

Parcel Identification Number: 00018920-000000

Subject to taxes for 2012 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF THE GRANTOR HEREIN, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. GRANTOR RESIDES AT THE ADDRESS SHOWN ABOVE.


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

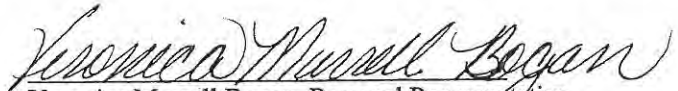
And the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Susan M. Cardenas


Witness Name: Mary E. Turso



Veronica Murrell Bogan, Personal Representative

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 25th day of October, 2012 by Veronica Murrell Bogan, Personal Representative of the estate of Dorethea Murrell, deceased, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Mary E. Turso

My Commission Expires: _____

Bill of Sale

This Bill of Sale, made on **October 25, 2012**, between **Veronica Murrell Bogan as Personal Representative(s) of the Estate of Dorethea Murrell, deceased ("Seller")**, and **Dennis M. Piscopink and Kyla M. Piscopink, husband and wife ("Buyer")**.

Witnesseth, that Seller, in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration paid to Seller by Buyer, receipt and sufficiency of which is hereby acknowledged, delivers, grants, bargains, sells and transfers forever to Buyer the following goods and chattels, to wit:

all improvements and attached items, including fixtures, built-in furnishings, built-in appliances, ceiling fans, light fixtures, attached wall-to-wall carpeting, rods, draperies and other window coverings, refrigerator(s) and window/wall air conditioner.

Said property being located at:

On the Island of Key West and known as a Part of Tract 5, according to William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, and more particularly described as follows:

Commence at the intersection of the Southerly right of way line of Windsor Lane and the Easterly right of way line of Galveston Lane (Charles Alley) and run thence Southerly along the Easterly right of way line of Galveston Lane, 163.5 feet to the point of beginning of the parcel of land herein described; thence continue Southerly along the said Easterly right of way line of Galveston Lane, 40 feet to a point; thence Easterly at right angles, 71.67 feet to a point; thence northerly at right angles, 40 feet to a point; thence Westerly at right angles, 71.67 feet back to the point of beginning.

Also known as 715 Galveston Lane, Key West, FL 33040

Seller covenants to Buyer that Seller is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that Seller has good right to sell that property, and that Seller will warrant and defend the sale of said property, goods and chattels unto the Buyer against the lawful claims and demands of all persons whomsoever.

"Seller" and "Buyer" shall be used for singular or plural, natural or artificial, which terms shall include the heirs, legal representatives, successors and assigns of Seller and Buyer whenever the context so requires or admits.

Veronica Murrell Bogan
Veronica Murrell Bogan, Personal Representative

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 25th day of October, 2012 by Veronica Murrell Bogan, Personal Representative of the estate of Dorethea Murrell, deceased, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

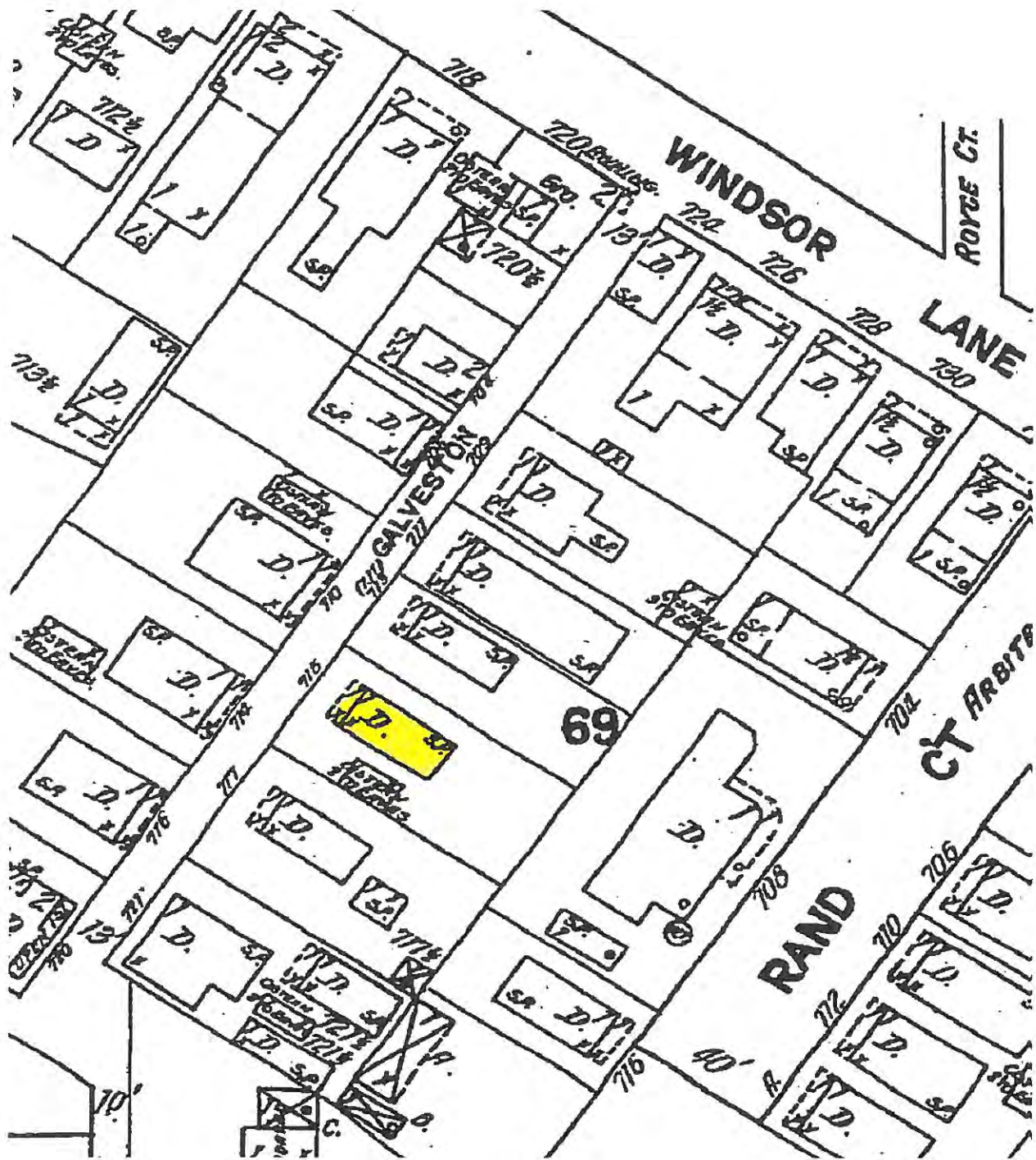


Mary E. Turso
Notary Public

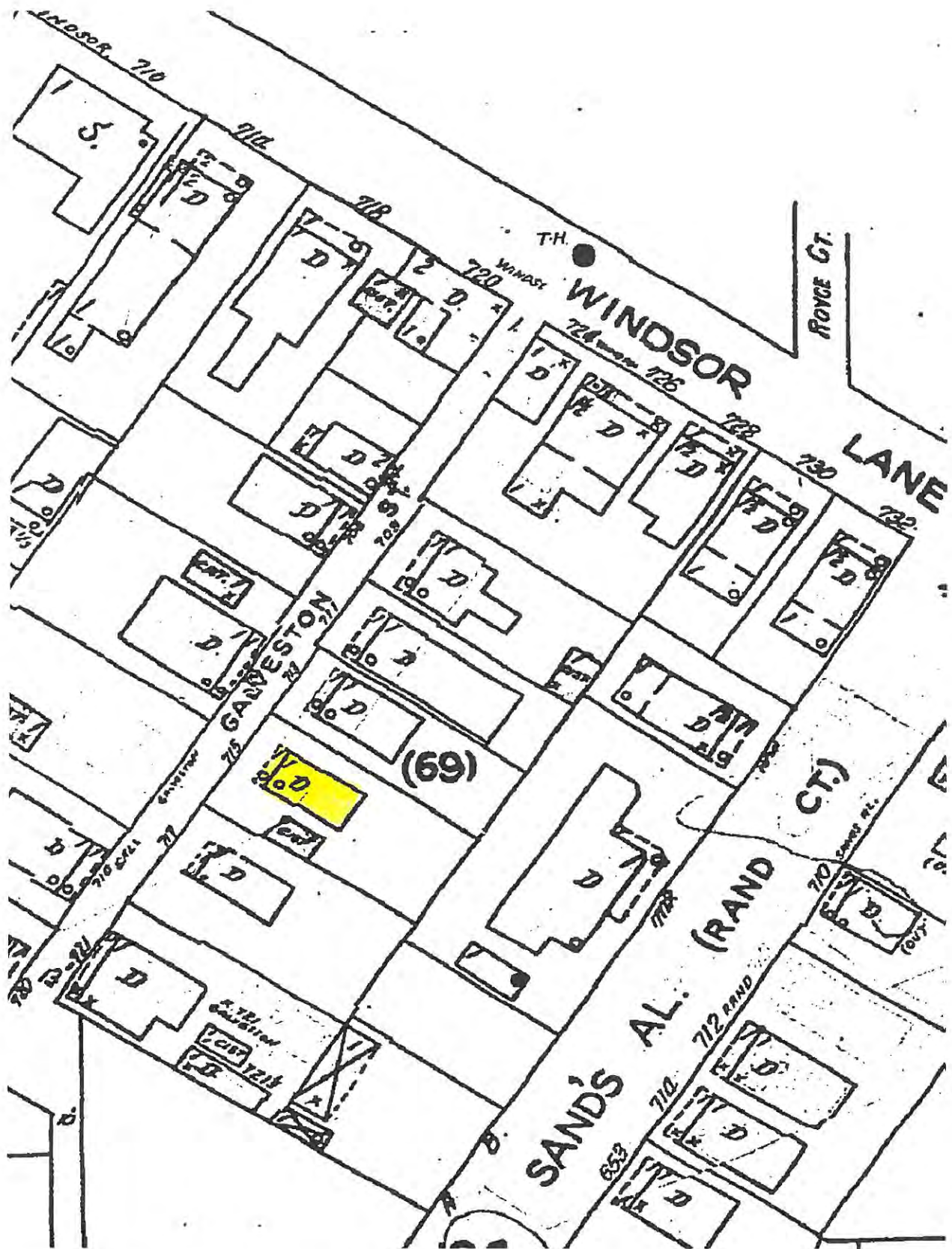
Printed Name: Mary E. Turso

My Commission Expires: _____

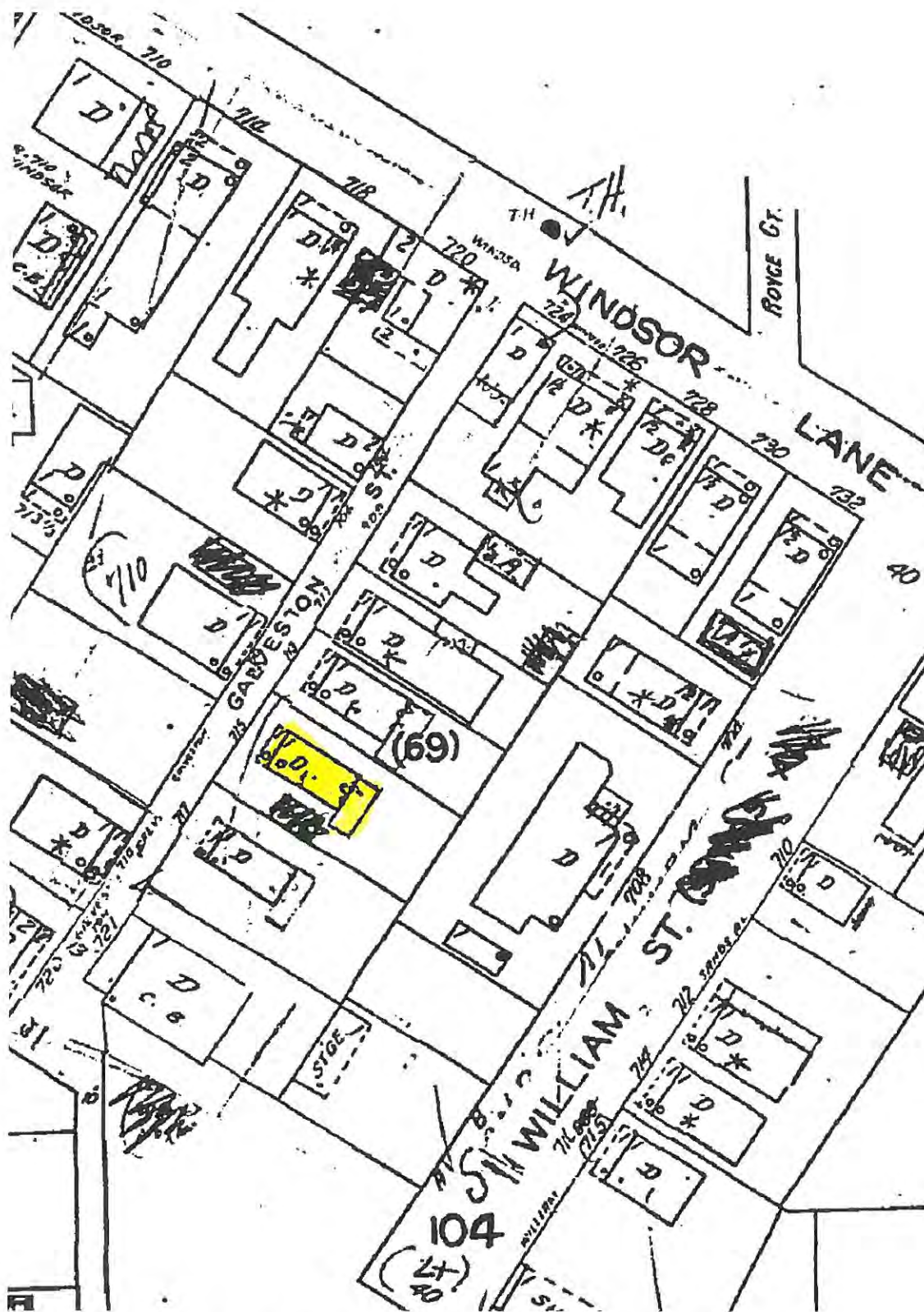
Sanborn Maps



#715 Galveston Lane Sanborn map 1912



#715 Galveston Lane Sanborn map 1948



#715 Galveston Lane Sanborn map 1962

Project Photos



Photo taken by the Property Appraiser's office c1965; 715 Galveston Lane; built c1933. Monroe County Library.











713 Galveston
Left side if facing 715



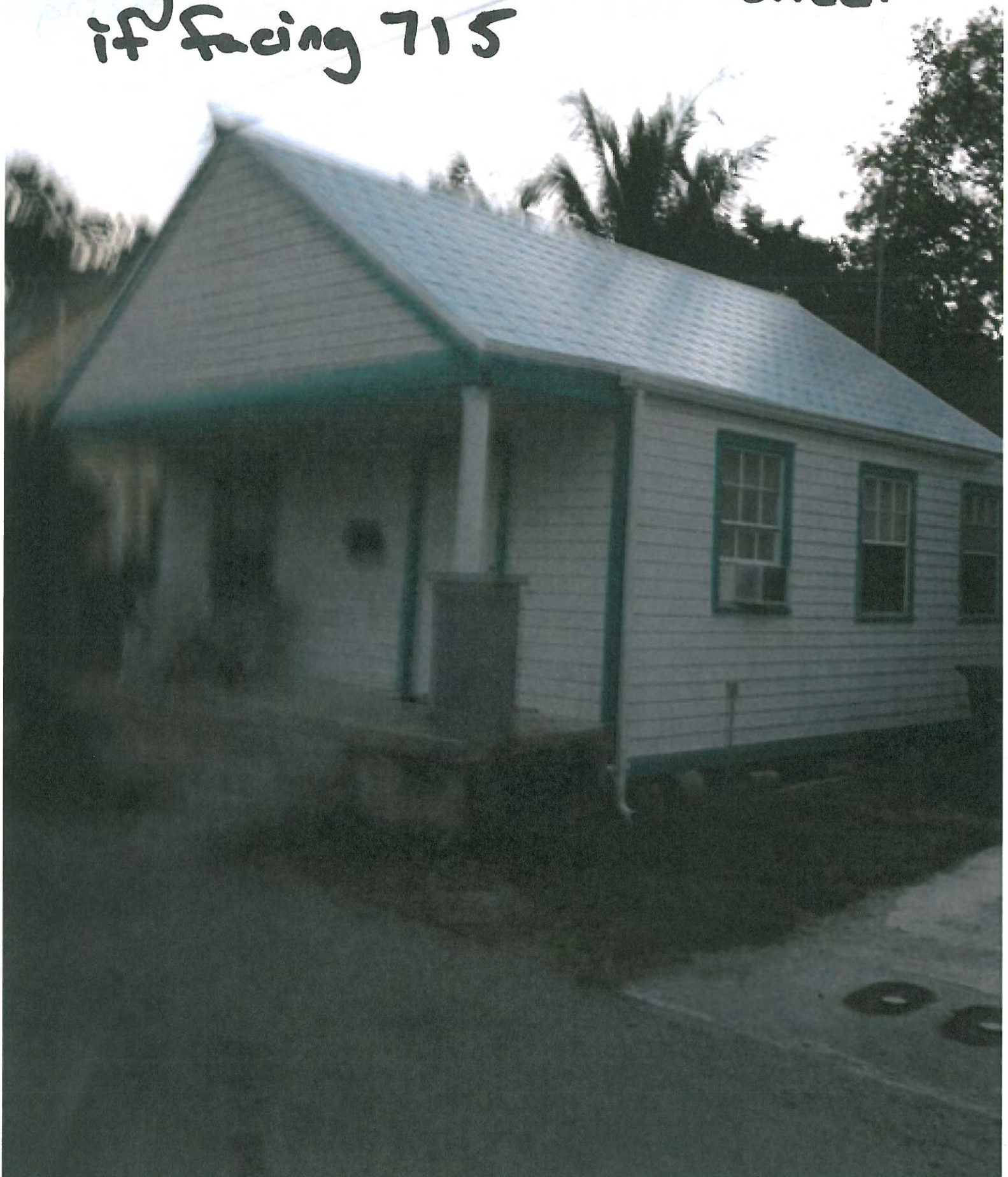
717 Galveston
Right side if facing 715



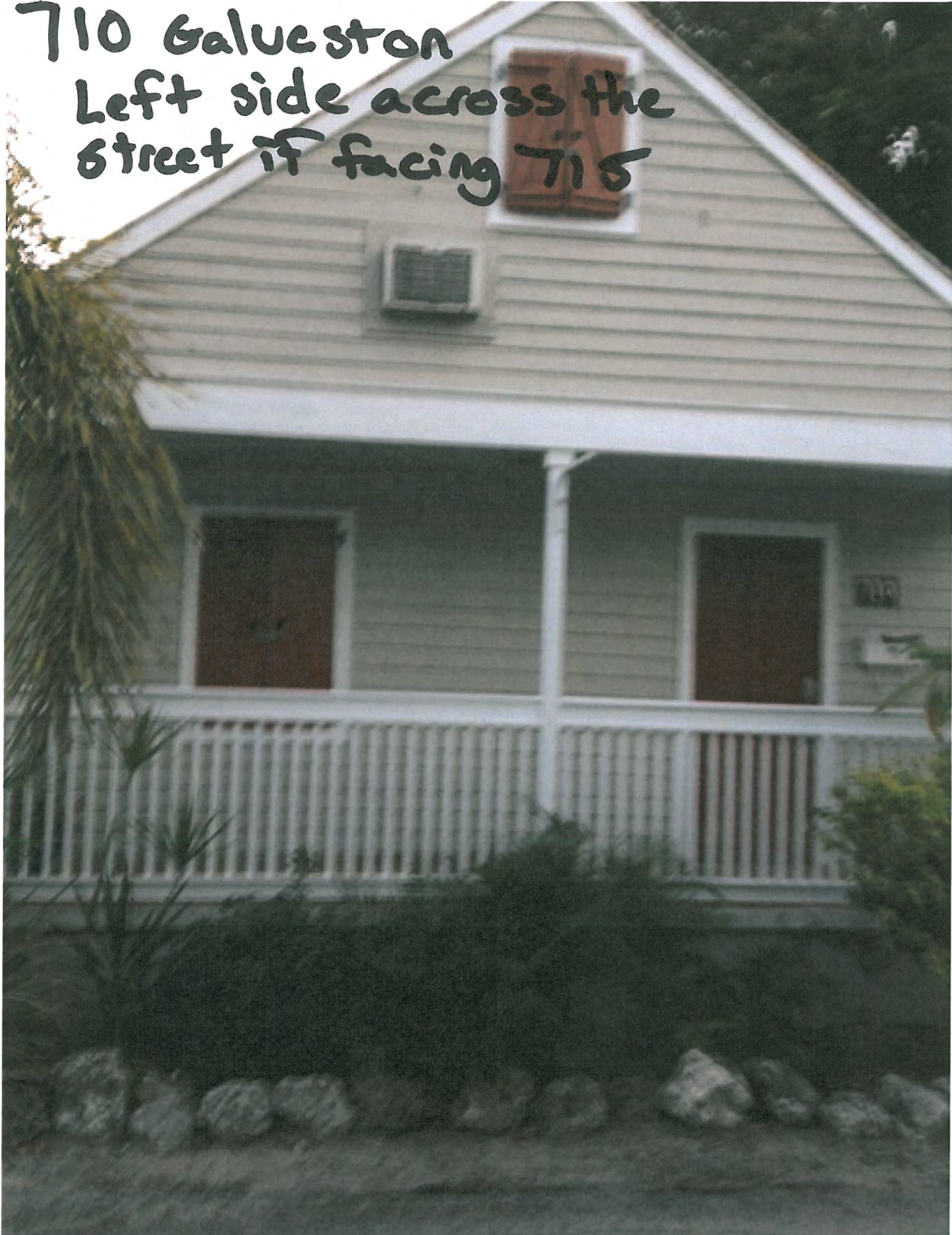
712 Galveston
Directly across the street.



716 Galveston
might side across the street
if facing 715



710 Galveston
Left side across the
street if facing 715

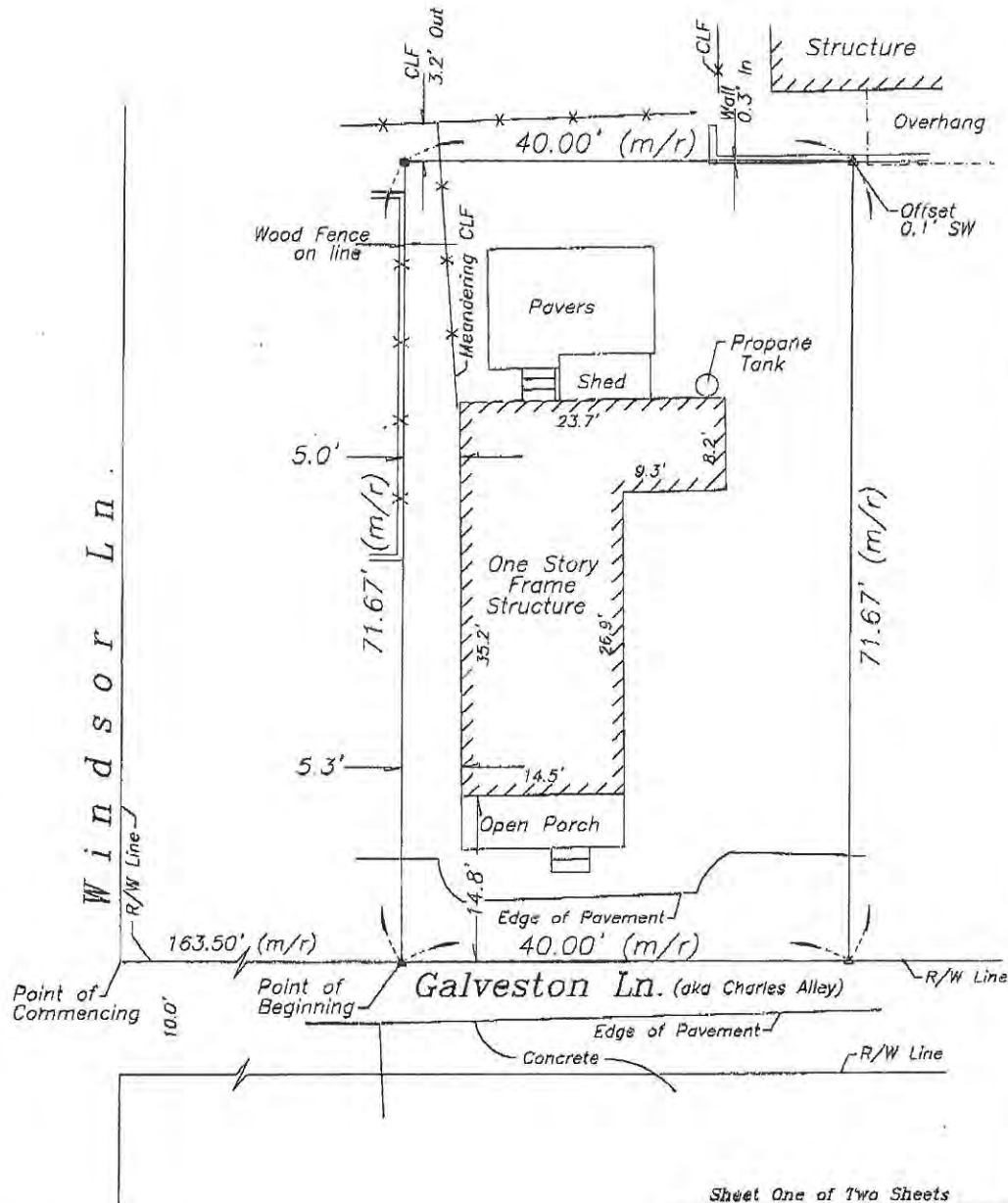
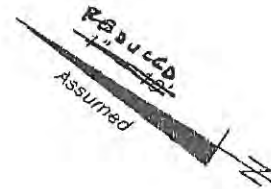


Survey

Boundary Survey Map of part of Tract 5, Island of Key West

LEGEND

- | | |
|-------------------------------|-------------------------|
| ○ Set 3/4" Iron Pipe (6298) | (M) Measured |
| △ Set Nail & Disc (6298) | (R) Record |
| ▲ Found Nail & Disc (6298) | (M/R) Measured & Record |
| ● Found 3/4" Iron Pipe (6298) | CLF Chain Link Fence |
| R/W Right of Way | ⊕ Centerline |
| | ⊠ Concrete Utility Pole |



NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PGM 68200

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

DATE: RETRI TURN IN 10.11.5492

Boundary Survey Report of part of Tract 5,
Island of Key West

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 715 Galveston Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. Date of field work: September 24, 2012
10. This Survey Report is not full and complete without the attached Survey Map.
11. The ownership of fences is undeterminable unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West and known as a Part of Tract 5 according to William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, and more particularly described as follows:
COMMENCE at the intersection of the Southerly right of way line of Windsor Lane and the Easterly right of way line of Galveston Lane (Charles Alley) and run thence Southerly along the Easterly right of way line of Galveston Lane, 163.5 feet to the Point of Beginning of the parcel of land herein described; thence continue Southerly along the said Easterly right of way line of Galveston Lane, 40 feet to a point; thence Easterly at right angles, 71.67 feet to a point; thence Northerly at right angles, 40 feet to a point; thence Westerly at right angles, 71.67 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Dennis M. & Kyla M. Piscopink;
Loan Simple Inc.;
Stones & Cardenas;
Old Republic National Title Insurance Company;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SURVEY
IS NOT
ASSIGNABLE

September 27, 2012

Sheet Two of Two Sheets

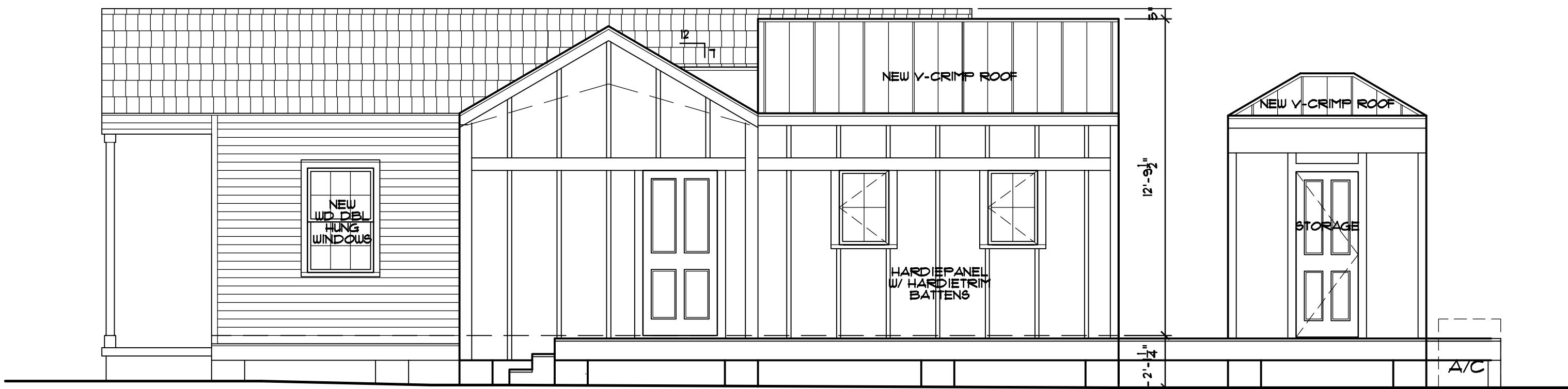
J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
P.S.N. #8898

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

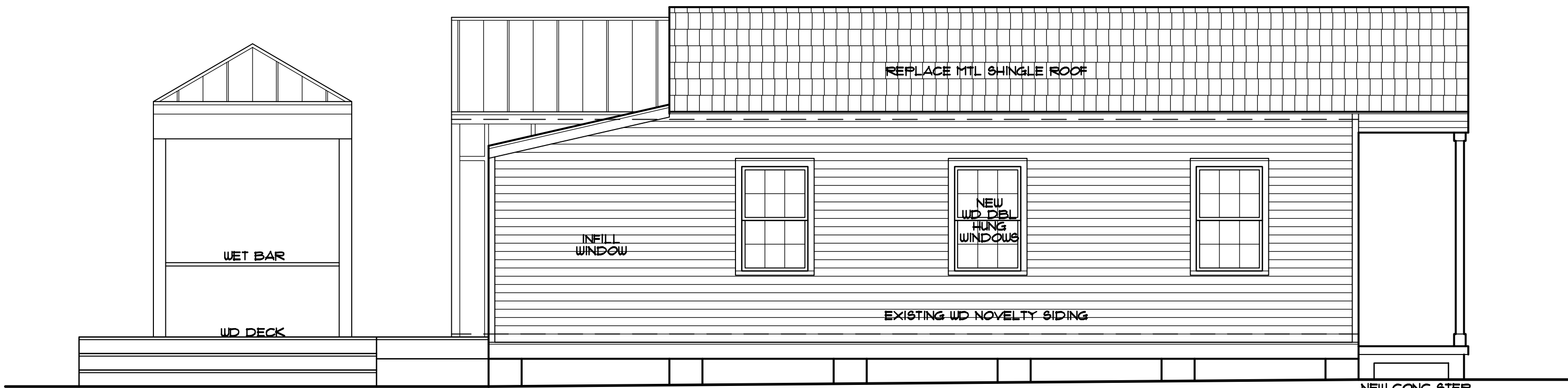
Proposed Plans

C:\Documents and Settings\Gavin\My Documents\Dropbox\Piscopink\design\dwg_HARC.dwg, 11/15/2012 3:06:56 PM



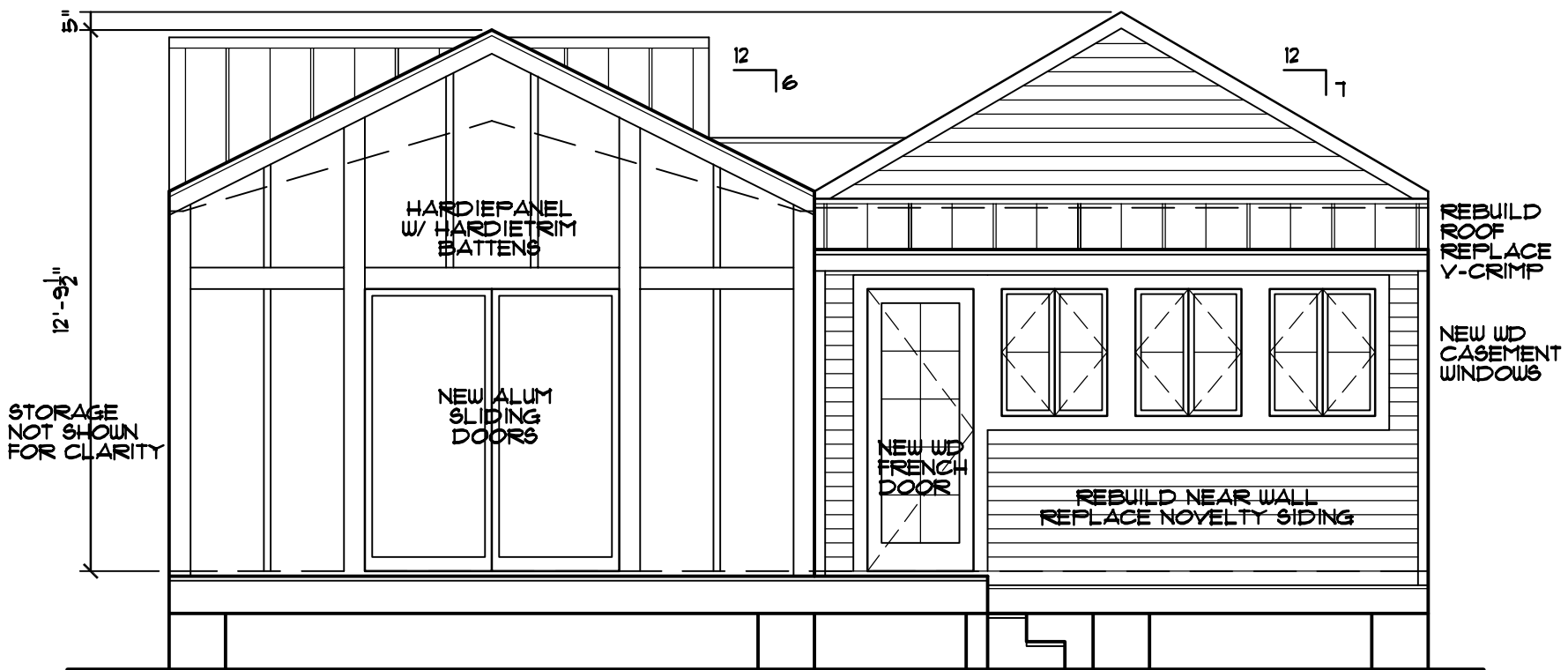
Right Side Elevation

1/4" = 1' - 0"



Left Side Elevation

1/4" = 1' - 0"



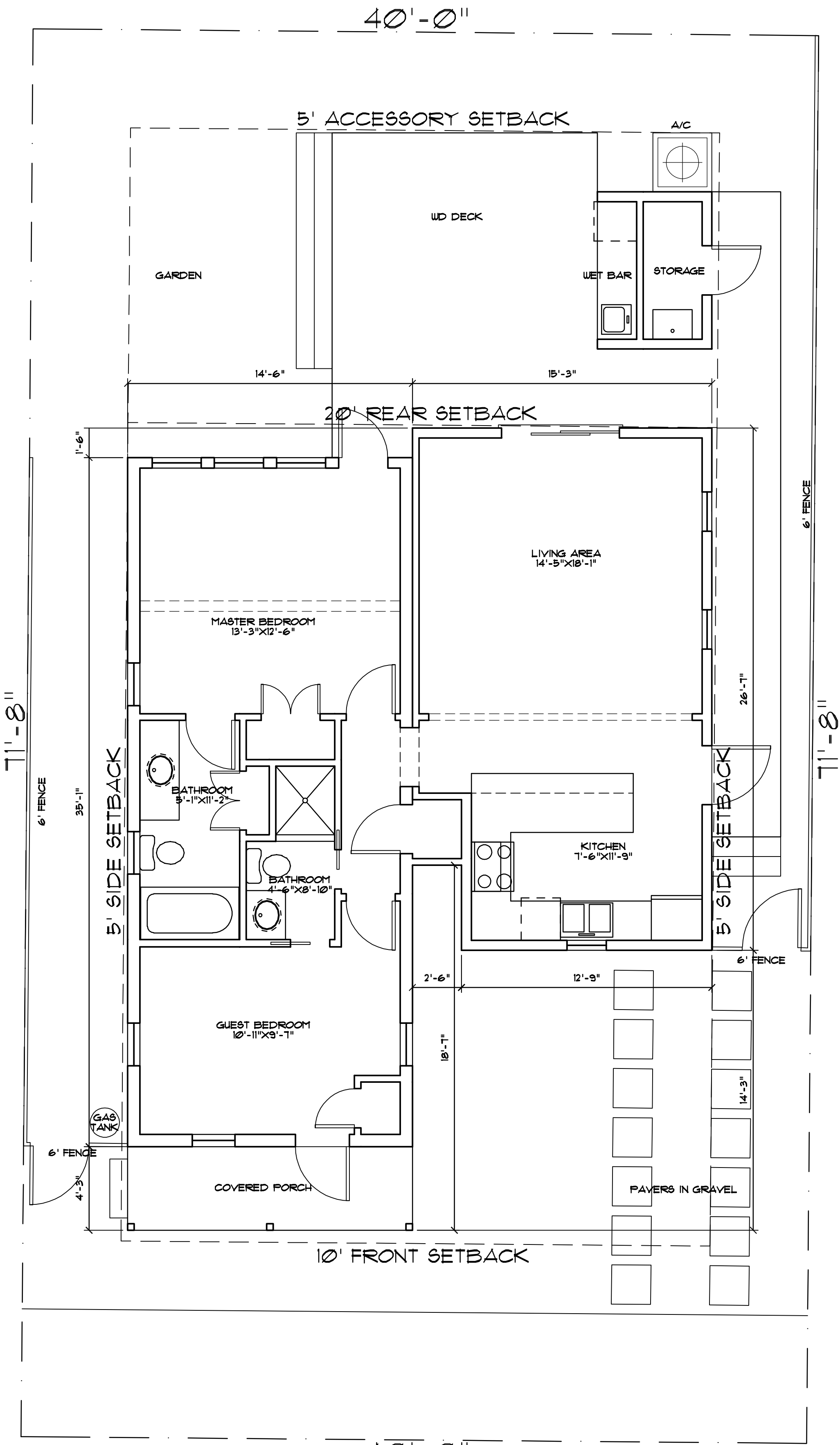
Rear Elevation

1/4" = 1' - 0"



Front Elevation

1/4" = 1' - 0"



40'-0"
715 GALVESTON LN

Site/First Floor Plan

1/4" = 1' - 0"

Piscopink Residence

715 Galveston Lane Key West, FL

THOMAS E. POPE, P.A. ARCHITECT

610 White Street, Key West FL
(305) 296 3611
TEPopePA@aol.com

date:
11/15/12
revision:

sheet:

A1

C:\Documents and Settings\Gavin\My Documents\Dropbox\Piscopink\designdex_HARC.dwg, 11/15/2012 12:22:34 PM

Demolition Plan

1/4" = 1' - 0"

DEMOLITION NOTES

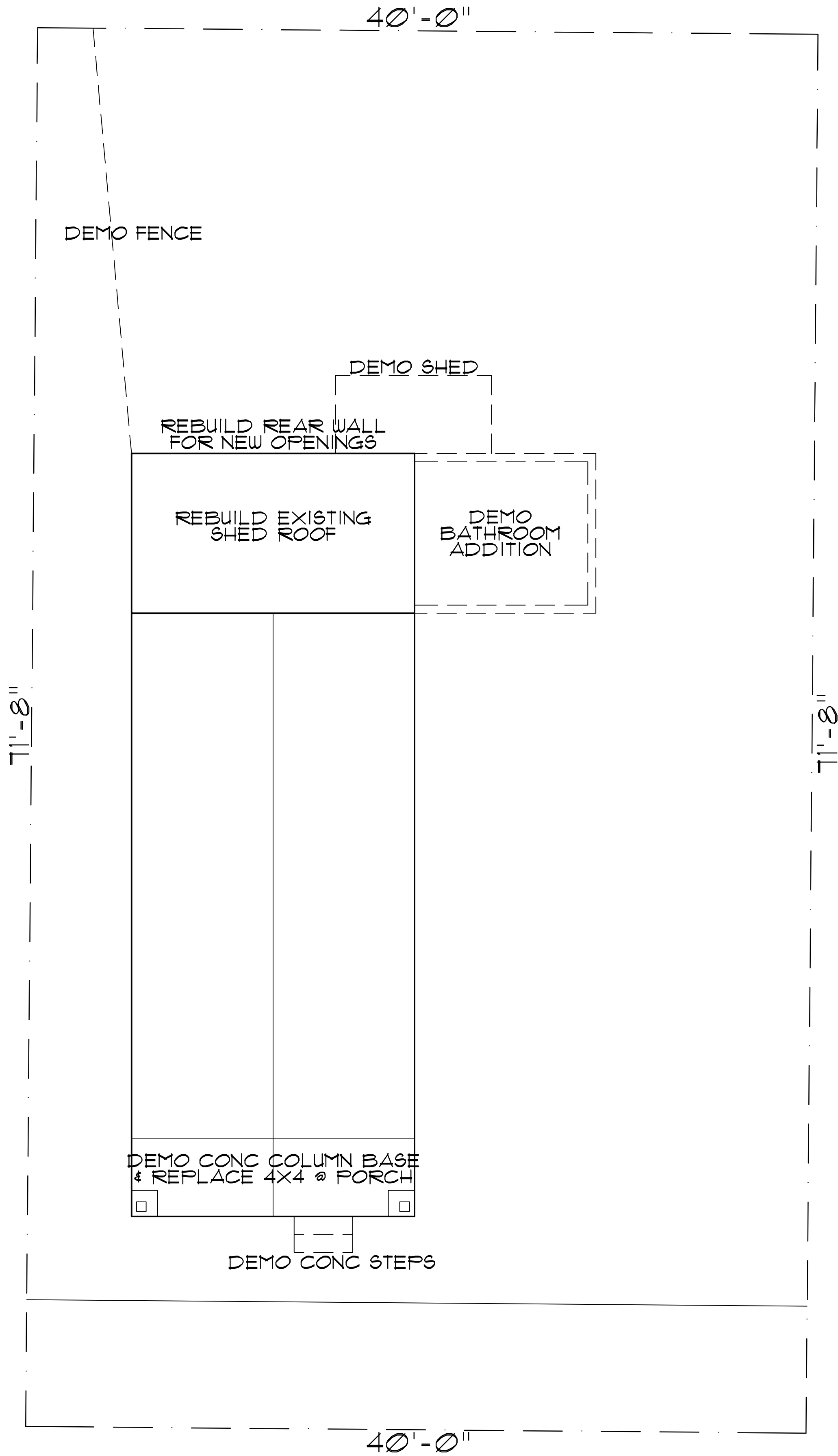
CONTRACTOR TO SHORE ROOF AS REQUIRED AND NOTIFY ARCHITECT

CONTRACTOR TO PROTECT INTERIOR FROM WEATHER AFTER DEMOLITION

CONTRACTOR TO INSPECT FLOORING, CEILING, & FRAMING AND NOTIFY ARCHITECT IF REPLACEMENT IS NEEDED

ALL WINDOWS TO BE REPLACED W/ WOOD WINDOWS IN HISTORIC HOUSE
NEW ADDITION TO HAVE ALUMINUM WINDOWS

REAR ENCLOSED PORCH TO BE RECONSTRUCTED W/ NEW WOOD, SISTER TO EXISTING WHERE POSSIBLE



THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West FL
(305) 296 3611
TEPopePA@aol.com

date:
11/15/12
revision:

sheet:
D1

Piscopink Residence

715 Galveston Lane
Key West, FL

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 27, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ADDITION TO EXISTING HOUSE. NEW ACCESORY STRUCTURE AND DECK. DEMOLITION OF ATTACHED ADDITION, SHED AND FENCE

#715 GALVESTON LANE

Applicant- DENNIS PISCOPINK Application Number H12-01-1847

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at www.keywestcity.com .

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

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

The offices of the Property Appraiser will be closed Thursday the 22nd and Friday the 23rd in observance of Thanksgiving.

Website tested on IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Property Record Card -
Map portion under construction.

Alternate Key: 1019593 Parcel ID: 00018920-000000

Ownership Details

Mailing Address:

MURRELL DORETHEA ESTATE
C/O BOGAN VERONICA MURRELL P/R
726 WINDSOR LN
KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

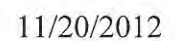
Section-Township-
Range: 06-68-25

Property Location: 715 GALVESTON LN KEY WEST

Legal Description: KW LT 4 OF TR 5 G9-415 OR506-207 OR1638-2027/31P/R (PROB 44-07-CP-001-K) OR2265-2061ORD OR2510-1370D/C

10m
50ft

Hill Country Park



Number of Commercial Buildings: 0
 Total Living Area: 532
 Year Built: 1933

Building 1 Details

Building Type R1
 Effective Age 22
 Year Built 1933
 Functional Obs 0

Condition P
 Perimeter 112
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 30
 Grnd Floor Area 532

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 1

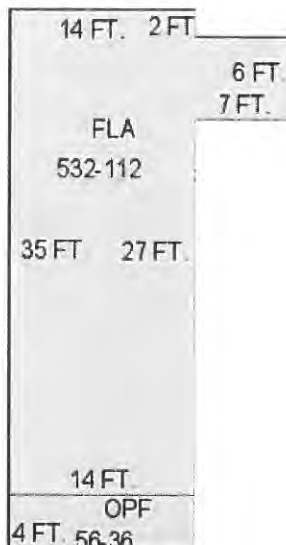
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	532
2	OPF	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	56

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	9801586	05/21/1998	12/31/1998	900	Residential	REPAIR WINDOW & SIDING
1	9802446	08/06/1998	12/31/1998	1,400	Residential	CHANGE FUSES TO BREAKERS
1	9802977	10/01/1998	12/31/1998	900	Residential	REPAIR FRONT PORCH
	05-4484	10/11/2005	12/31/2005	4,200		REPLACE NOVELTY SIDING

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	60,489	0	243,440	303,929	303,929	0	303,929
2011	60,489	0	348,134	408,623	408,623	0	408,623
2010	61,329	0	371,039	432,368	432,368	0	432,368
2009	69,241	0	439,750	508,991	508,991	0	508,991
2008	64,625	0	501,725	566,350	566,350	0	566,350
2007	101,973	0	382,745	484,718	484,718	0	484,718
2006	218,724	0	272,365	491,089	491,089	0	491,089
2005	150,016	0	246,562	396,578	396,578	0	396,578
2004	123,213	0	215,025	338,238	338,238	0	338,238
2003	98,011	0	106,079	204,090	204,090	0	204,090
2002	109,490	0	67,375	176,865	176,865	0	176,865
2001	76,131	0	67,375	143,506	143,506	0	143,506
2000	76,131	0	50,173	126,304	126,304	0	126,304
1999	62,195	0	50,173	112,368	112,368	0	112,368
1998	36,474	0	50,173	86,647	86,647	0	86,647
1997	41,188	0	44,439	85,627	85,627	0	85,627
1996	26,664	0	44,439	71,103	71,103	0	71,103
1995	26,664	0	44,439	71,103	71,103	0	71,103
1994	23,846	0	44,439	68,285	68,285	0	68,285
1993	23,846	0	44,439	68,285	68,285	0	68,285
1992	23,846	0	44,439	68,285	68,285	0	68,285
1991	23,846	0	44,439	68,285	68,285	0	68,285
1990	26,360	0	35,838	62,198	62,198	0	62,198
1989	20,247	0	35,121	55,368	55,368	0	55,368
1988	17,706	0	30,820	48,526	48,526	0	48,526
1987	17,487	0	16,127	33,614	33,614	0	33,614
1986	17,586	0	15,482	33,068	33,068	0	33,068
1985	17,055	0	9,360	26,415	26,415	0	26,415
1984	15,932	0	9,360	25,292	25,292	0	25,292

1983	15,932	0	9,360	25,292	25,292	0	25,292
1982	16,243	0	8,093	24,336	24,336	0	24,336

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 39,631 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176