



Historic Architectural Review Commission Staff Report for Item 10

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: May 26, 2026

Applicant: Robert Hulec

Application Number: C2026-0028

Address: 705 Chapman Lane

Description of Work:

Renovations to contributing structure. New one-story sawtooth additions and covered deck in rear.

Site Facts:

The structure is a contributing resource to the historic district built circa 1920. The site consists of a one-story frame structure with rear sawtooth additions which first appear in the 1948 Sanborn Map. Currently the property is located within an X flood zone.



Photo taken by the Property Appraiser's office c1965. Monroe County Library.



1013889 705 CHAPMAN LN 08/19/20

Photo of property under review. Property Appraisers website 08/19/20.



Photo of front elevation.



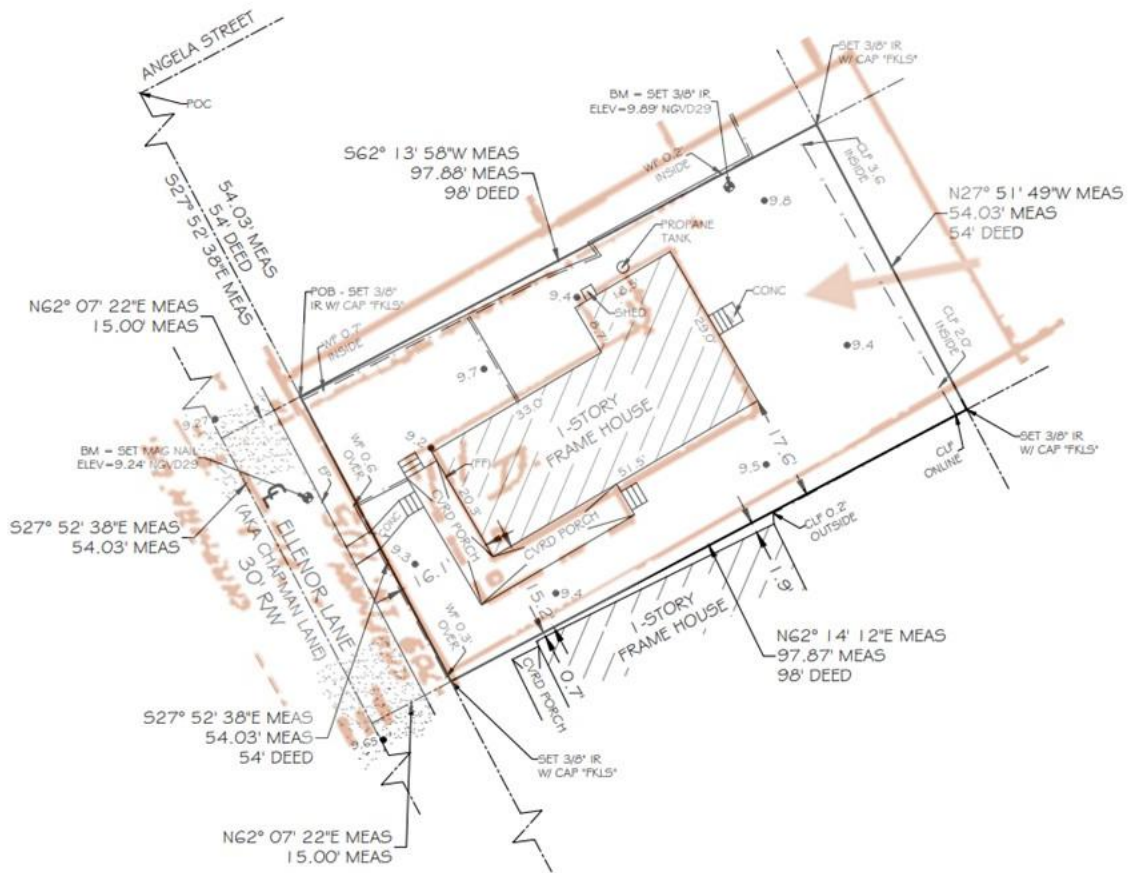
Photo of rear elevation.



1968 aerial photo.



1972 aerial photo.



Current survey and 1962 Sanborn Map.

Guidelines Cited on Review:

- Guidelines for Building Exteriors-wood (page 24), specifically guidelines 1 and 2.
- Guidelines for Roofing (page 26-26a), specifically guidelines 1, 2, 3, and 4.
- Guidelines for Windows (pages 29a-29k), specifically guidelines A (3, 4, 5, 6, 7, 9) and B (1 and 3-first sentence).
- Guidelines for Shutters (pages 30a-30c), specifically guidelines 1 and 2.
- Guidelines for Entrances, Porches, Doors, and exterior staircases (pages 32-33), specifically guidelines 3 (first sentence), 5, 9, 11, 15 and 16.
- Guidelines for Foundations & Lattice Infill (page 34), specifically guidelines 1, 2, and 4.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 4, 5 (first sentence), 6 (first two sentences), 11, 12, 13, 14, 19, 22, 23, 24, 26 (first sentence), 29, 30, 31, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 5, 6, 7 (last sentence), 8, 9, 11, 12, 13 (first sentence), 14, 18, 22, 23, 24, and 25.

Ordinance Cited on Review:

- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition.

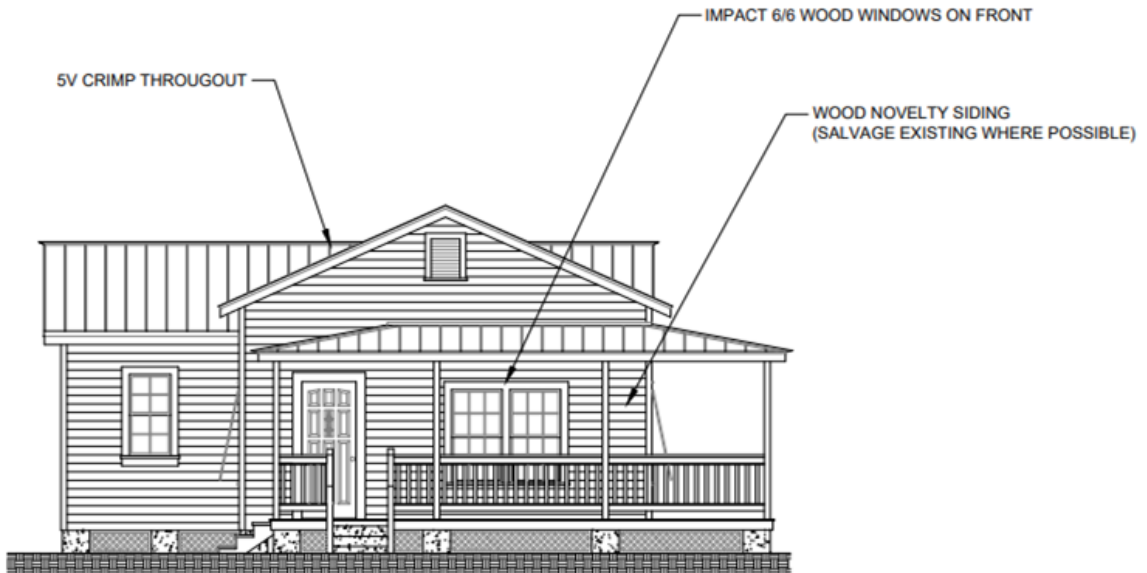
Staff Analysis:

A Certificate of Appropriateness is currently under review for two new one-story sawtooth additions and a new covered deck at the rear of the property. The proposed sawtooth additions are designed to closely match the existing historic sawtooth structures and will feature Hardie novelty siding, 5V-crimp metal roofing, 6 over 6 aluminum windows, and French doors at the rear elevation. The new covered rear deck will be wood leading to the rear yard. Proposed renovations to the main house include the removal of one window on the south elevation, removal of existing Bahama shutters, repairs to the existing wood novelty siding, installation of new 6 over 6 wood windows on the front elevation, and aluminum windows on the side elevations. There will be wood lattice in between piers. The proposed demolition includes the removal of the existing rear historic one-story sawtooth structures.



1
A-4 EXISTING FRONT ELEVATION WEST
SCALE: 1/4" = 1'

Existing Front (West) Elevation.



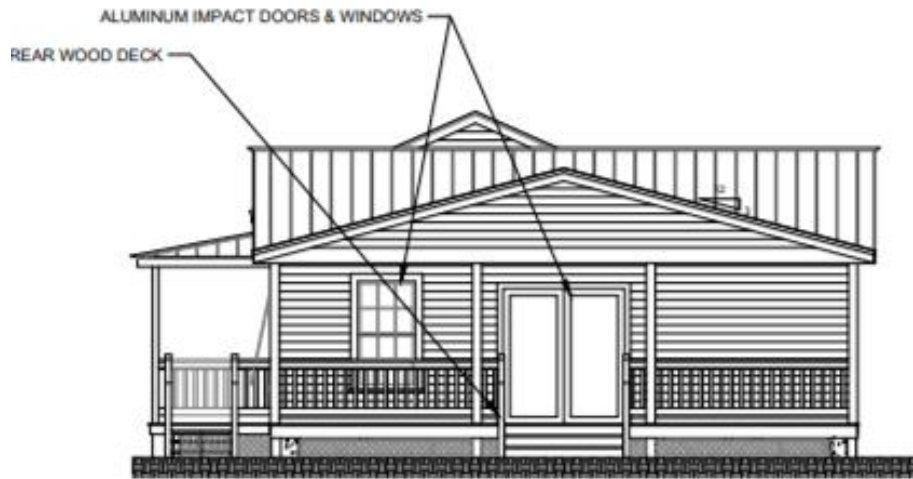
1
A-5 PROPOSED FRONT ELEVATION WEST
SCALE: 1/4" = 1'

Proposed Front (West) Elevation.



3 EXISTING REAR ELEVATION EAST
A-4 SCALE: 1/4" = 1'

Existing Rear (East) Elevation.



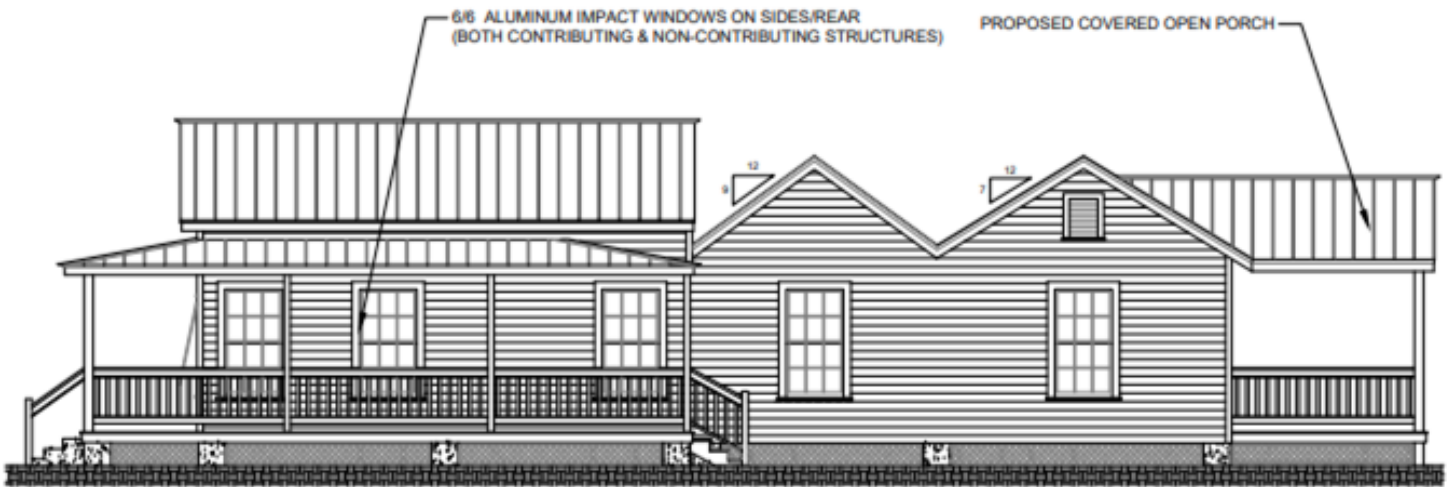
3 PROPOSED REAR ELEVATION EAST
A-5 SCALE: 1/4" = 1'

Proposed Rear (East) Elevation.



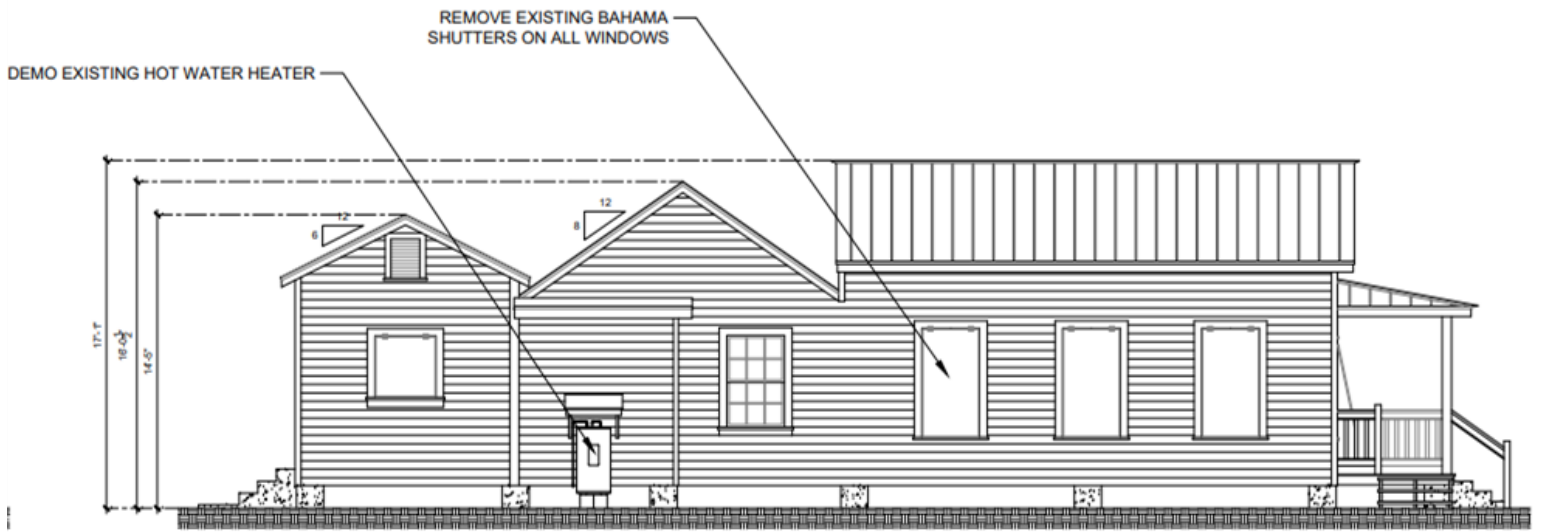
2
A-4 EXISTING SIDE ELEVATION SOUTH
SCALE: 1/4" = 1'

Existing South Elevation.



2
A-5 PROPOSED SIDE ELEVATION SOUTH
SCALE: 1/4" = 1'

Proposed South Elevation.



4 EXISTING SIDE ELEVATION NORTH
A-4 SCALE: 1/4" = 1'

Existing North Elevation.



4 PROPOSED SIDE ELEVATION NORTH
A-5 SCALE: 1/4" = 1'

Proposed North Elevation.

Consistency with Cited Guidelines:

Staff finds the proposed additions and renovations to be generally consistent with the HARC Guidelines. The new one-story sawtooth additions are designed to closely resemble the existing historic sawtooth structures in scale, form, and appearance. The proposed materials, including Hardie novelty siding, 5V-crimp metal roofing, and 6 over 6 windows, are compatible with the historic character of the property and surrounding neighborhood.

The proposed repairs and replacement windows on the main portion of the house help maintain the historic appearance of the structure. Wood windows on the front elevation and aluminum windows on the side elevations are appropriate. The proposed rear deck is located at the rear and remains subordinate to the main structure. Overall, staff finds the proposal maintains the historic character of the property and surrounding area.

Criteria for Demolition:

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria for demolition of historic structures state the following:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration, or it does not meet any of the criteria of section 102-125(1) through (9).*

It is staff's understanding that elements proposed for demolition do not exhibit extreme deterioration, however they are not original features as they first appear in the 1948 Sanborn Map.

The following is the criteria of section 102-125:

- 1 Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.*

The sawtooth structures first appear on the 1948 Sanborn Map and feature novelty siding; however, staff does not find that they exhibit significant architectural characteristics or a distinctive method of construction of historic significance within the city.

- 2 *Is not specifically associated with events that have made a significant contribution to local, state, or national history.*

It is staff's understanding that the structures proposed for demolition are not associated with any events that have made a significant contribution to local, state, or national history.

- 3 *Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation, and is not associated with the life of a person significant in the past.*

It is staff's understanding that the elements under review have no significant character and are not associated with the life of a significant person in the past.

- 4 *Is not the site of a historic event with a significant effect upon society.*

It is staff's understanding that the structures proposed for demolition are not associated with any significant events.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city.*

It is staff's understanding that the elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style.*

It is staff's understanding that the elements proposed for demolition do not exhibit a distinctive architectural style.

- 7 *If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed, or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.*

This is not the case.

- 8 *Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and*

The elements under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

Staff believes that based on current documentation, the elements under review have not yielded, and are unlikely to yield, any historically significant information.

Based on the above criteria, staff finds the proposed work meets the criteria for demolition. If approved, this will be the only required reading. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	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:	705 Chapman Lane	
NAME ON DEED:	Timothy G Barry	PHONE NUMBER 978-270-7700
OWNER'S MAILING ADDRESS:	14 March Rd. Salisbury MA 09152	EMAIL tbarryhrm@comcast.net
APPLICANT NAME:	Robert Hulec	PHONE NUMBER 305-890-6284
APPLICANT'S ADDRESS:	1211 Watson St. Key West, FL	EMAIL bob@lakewood-engineering.com
APPLICANT'S SIGNATURE:		DATE 4/27/2026

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:
Full renovation of front contributing structure. Replacement of windows (incl. removal of (1) window) and doors.
Demolition & build-back of rear non-contributing additions with a proposed roofline change.
MAIN BUILDING:
New foundations, sill beams, flooring systems. Salvage/reinforcement of exterior walls & roof framing.
Removal and reuse (when applicable) of existing novelty siding, and addition of structural sheathing .
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): Rear sawtooth structures

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

ACCESSORY STRUCTURE(S):	
None	
PAVERS: None	FENCES: Not at this time
DECKS: Yes - Wood decking, approximately 20" AFG	PAINTING: Yes, colors to be submitted for approval
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
None	Permitted Separately
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
A/C and bath fan/plumbing vents	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
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:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
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.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	705 Champan Lane
PROPERTY OWNER'S NAME:	Tim Barry
APPLICANT NAME:	Robert Hulec

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR** to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

PROPERTY OWNER'S SIGNATURE	4/27/2026 TIMOTHY G. BARRY DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition and build back of non-contributing rear additions. Proposed design features a roof line change to maintain the sawtooth architecture while addressing issues with the existing structure and load path.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
Structural inadequacies and level of boring insect damage are typical for unmaintained structures of this age. Lower diaphragm replacement and full restructuring of walls and roof system are required
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
One of the additions is a flat roof, visible from the street view.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

N/A

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

N/A

(d) Is not the site of a historic event with significant effect upon society.

N/A

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

N/A

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

N/A

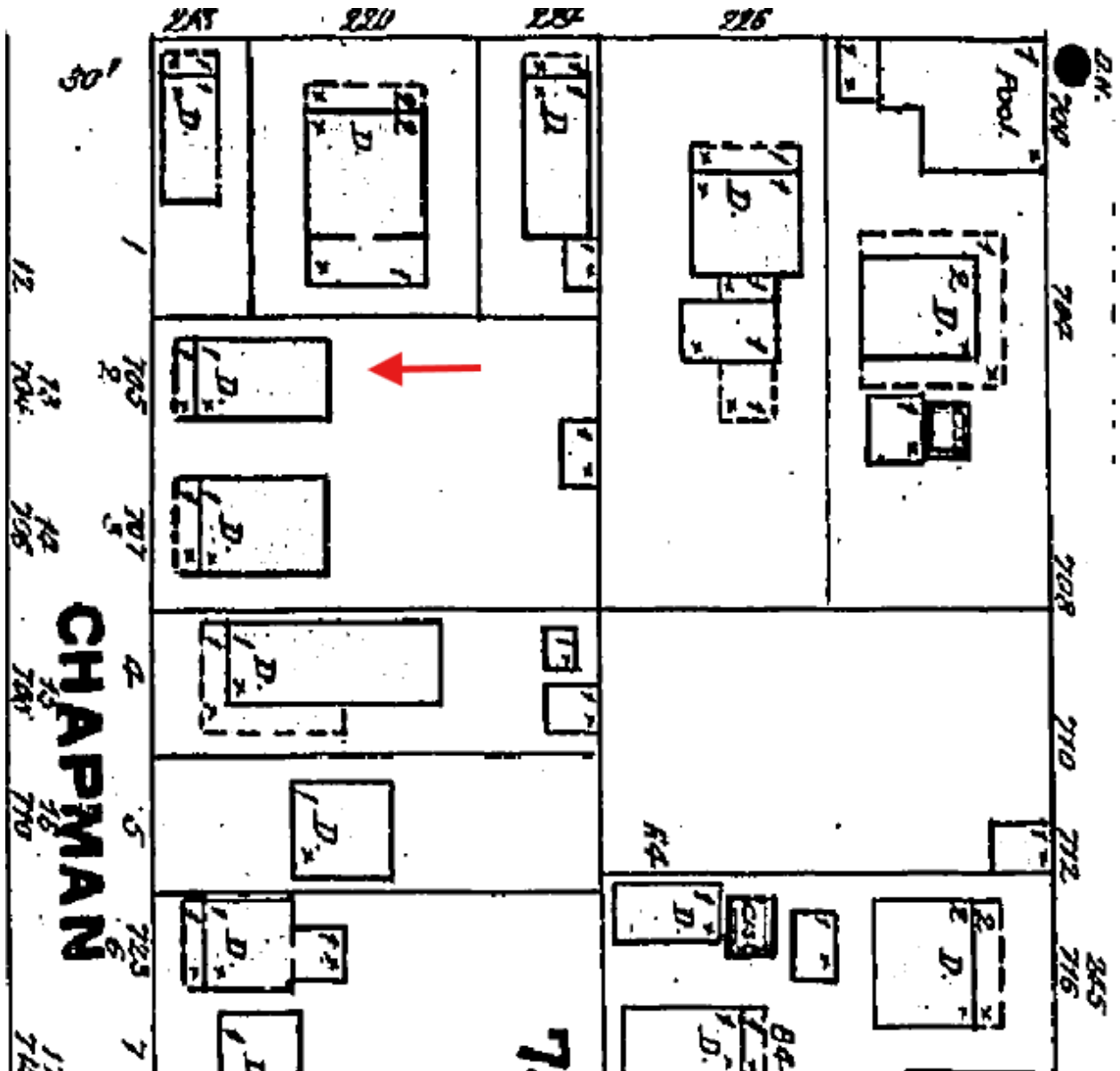
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N/A

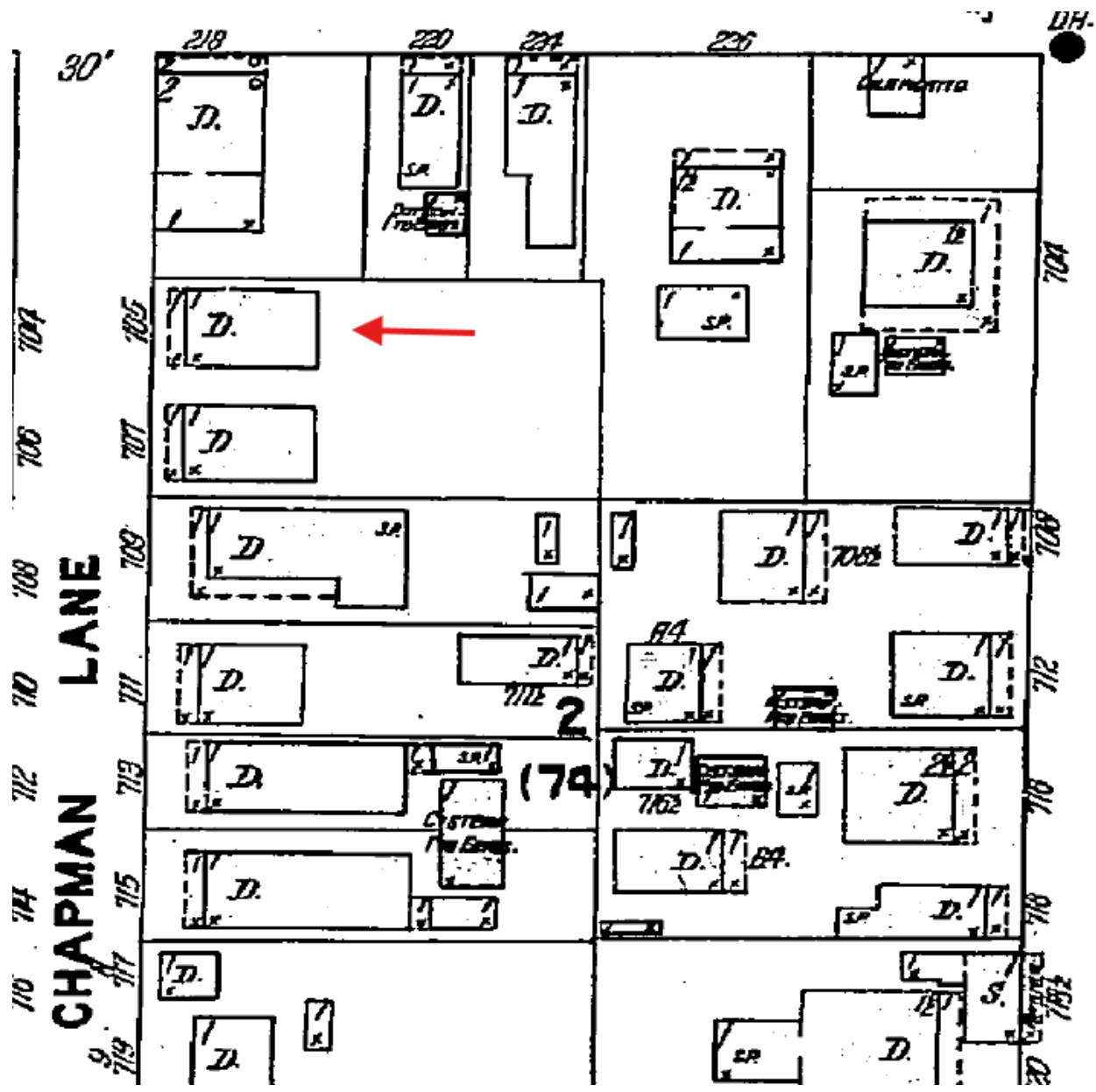
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

N/A

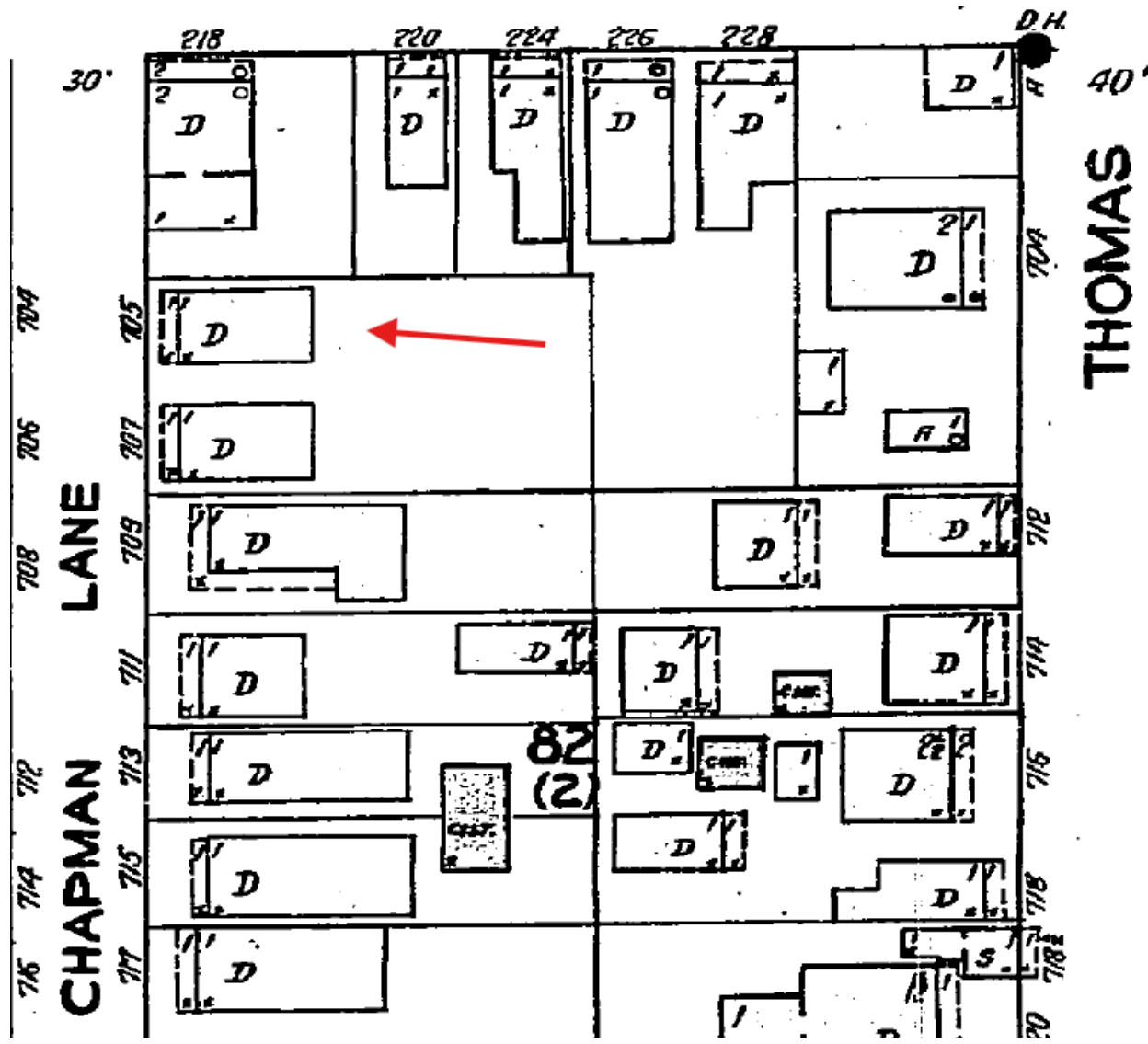
SANBORN MAPS



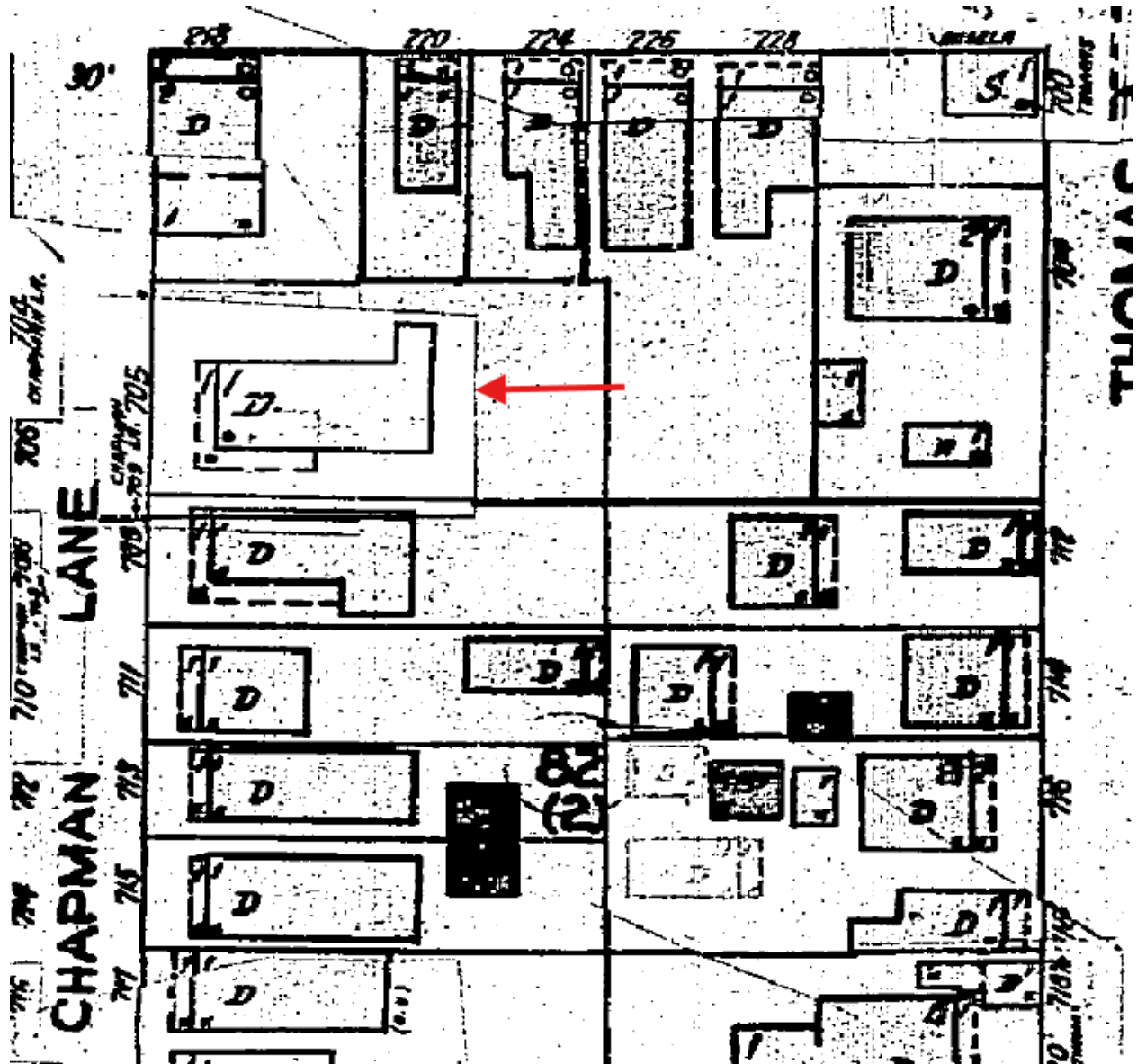
1899 Sanborn Map



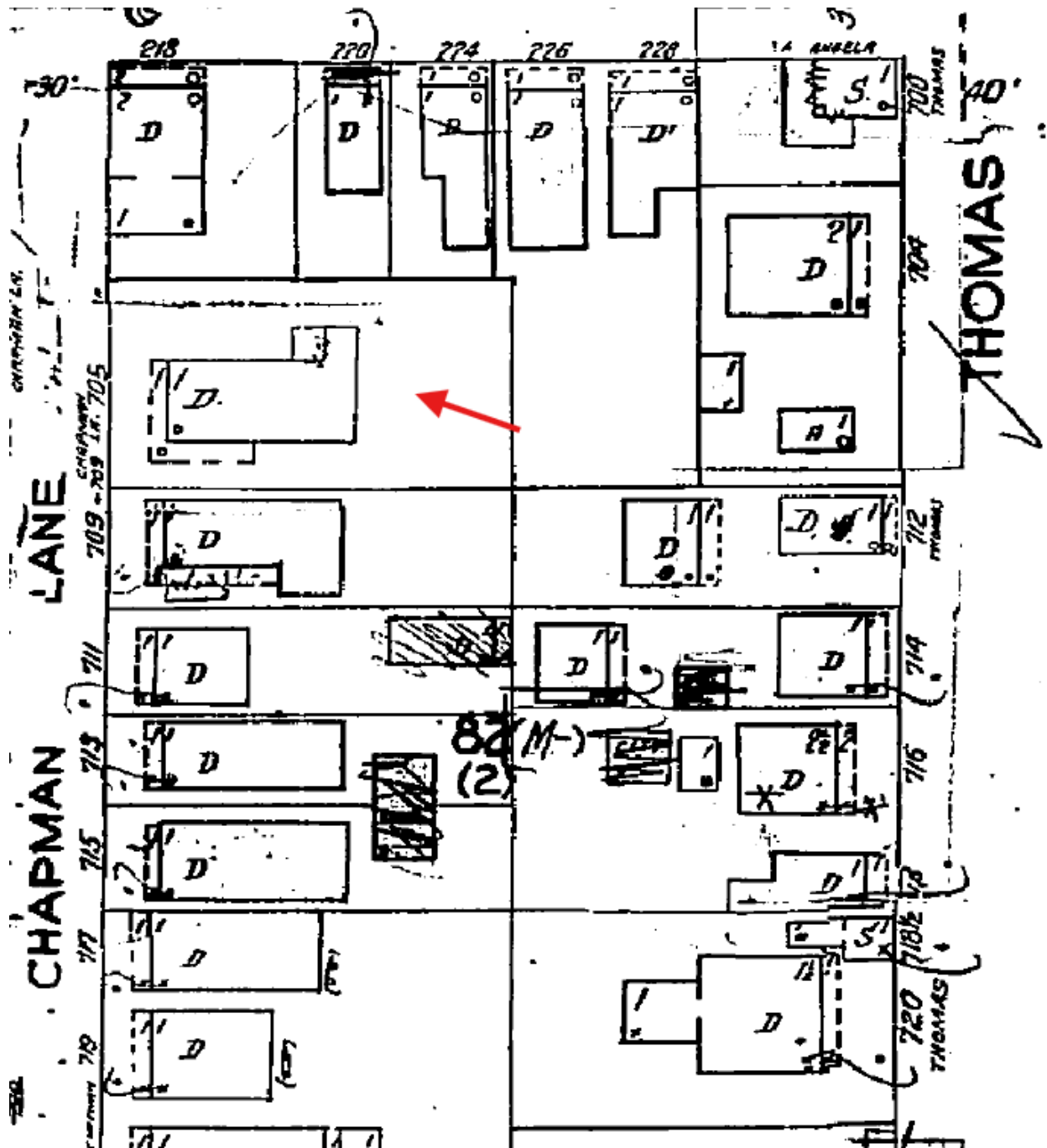
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS

705 CHAPMAN PHOTOS



Figure 1 - Street View



Figure 2 - Street View – North Side. Existing flat roof is shown with red arrow.



Figure 3 - Street View – South Side. Front porch of contributing structure and rear additions in back



Figure 4 - South Side - Sawtooth additions. Engineering area of concern is FFL to beam clearance if roofline is not modified



Figure 5 – Rear Addition



Figure 6 – North Side of house – Sawtooth and Flat Roof Additions in scope

SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON S27°52'38"E ASSUMED
ALONG THE CENTERLINE OF
CHAPMAN LANE.

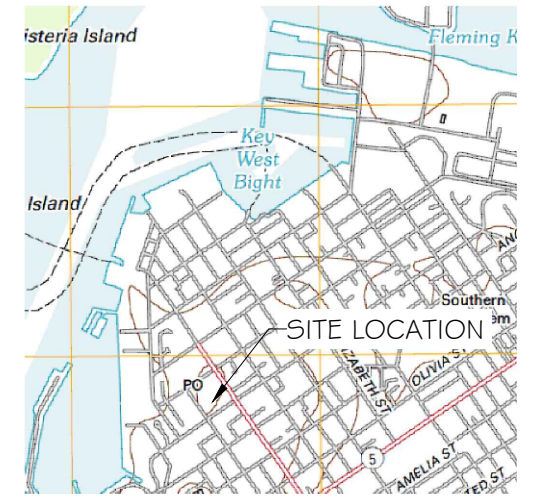
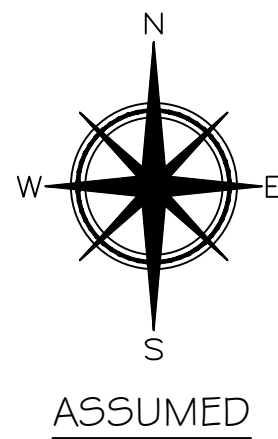
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

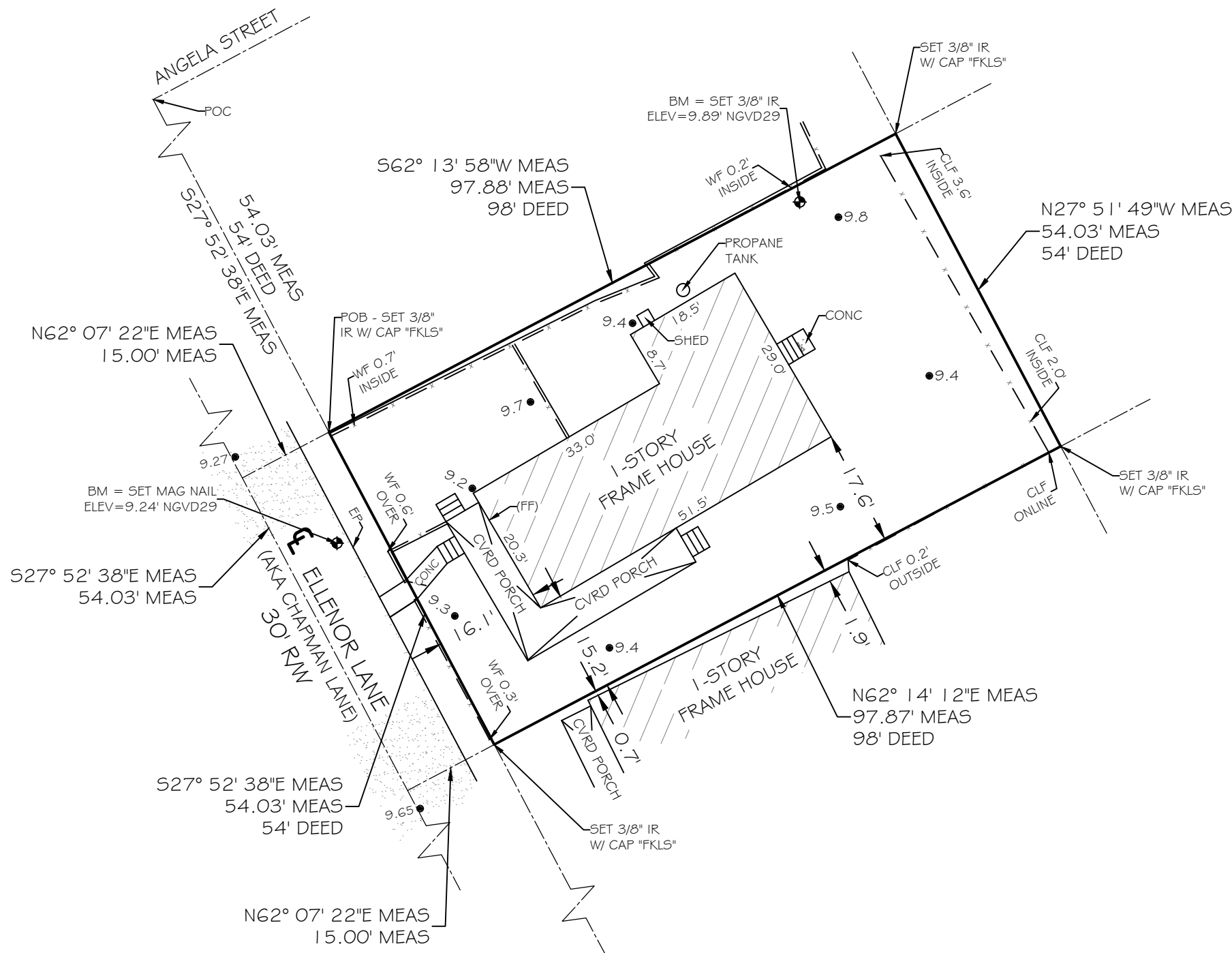
ADDRESS:
705 CHAPMAN LANE,
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X
BASE ELEVATION: N/A

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E

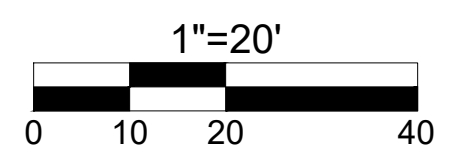


SURVEYOR NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO AN ACCURACY OF +/- 0.10'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D 121" (P.I.D. AA0020), ELEVATION= 3.91' (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED. (FF)= 11.7' (NGVD 1929)
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- 8" WOOD PYLON
- SPOT GRADE ELEVATION (TYPICAL)



TOTAL AREA = 5,288.07 SQFT ±

CERTIFIED TO -

TIMOTHY AND LAURA BARRY;

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 | GB = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HIB = 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 | R/W = 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 | MHW = MEAN HIGH WATER LINE | TOB = TOP OF BANK |
| CVRD = COVERED | (SEE NOTE) | TOS = TOE OF SLOPE |
| DELT = CENTRAL ANGLE | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TS = TRAFFIC-SIGNAL |
| DEASE = DRAINAGE EASEMENT | NTS = NOT TO SCALE | TYP = TYPICAL |
| EL = ELEVATION | OH = ROOF OVERHANG | ULR = UNREARABLE |
| ENCL = ENCLOSURE | OHW = OVERHEAD WIRES | UE = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | PC = POINT OF CURVE | WD = WOOD DECK |
| FF = FINISHED FLOOR ELEVATION | PK = PARKING METERS | WF = WOOD FENCE |
| FI = FIRE HYDRANT | PCC = POINT OF COMPOUND CURVE | WL = WOOD LANDING |
| FI = FENCE INSIDE | PKP = PERMANENT CONTROL POINT | WM = WATER METER |
| FND = FOUND | PK = PARKER KALON NAIL | WFP = WOOD POWER POLE |
| FO = FENCE OUTSIDE | POB = POINT OF BEGINNING | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FOL = FENCE ON LINE | PI = POINT OF INTERSECTION | WV = WATER VALVE |

LEGAL DESCRIPTION(S)

Lot 6, Square 2, Tract 3, located on Angela St. # Chapman Lane, in Key West, Florida, also known as: Part of Square 2, Tract 3, according to W.C. Tift's Map, on the Island of Key West, Florida, better described as follows:
On the Island of Key West, and known as part of Square Two of Tract Three (3) according to W. C. Tift's Map of said Island commencing at the Southeast corner of Chapman Lane and Angela Streets and running thence in a Southeasterly direction of Chapman Lane, Fifty-four (54) feet; thence at right angles in a Northeasterly direction Ninety-eight (98) feet; thence at right angles in a Northwesterly direction Fifty-four (54) feet; thence at right angles along Angela Street Ninety-eight (98) feet to the Place of Beginning.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. 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 AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A TIDAL WATER SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE:	01/28/2026
MAP DATE:	02/25/2026
REVISION DATE:	10/28/2028
SHEET:	1 OF 1
DRAWN BY:	IDG
JOB NO.:	26-011

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 CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

SIGNED
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



**FLORIDA KEYS
LAND SURVEYING**
21460 OVERSEAS HWY, SUITE 4
CUJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

PROPOSED DESIGN

705 CHAPMAN LANE - NEW ADDITION, ROOF LINE CHANGE, & WINDOWS

- SCOPE OF WORK:**
- RENOVATION OF CONTRIBUTING STRUCTURE
 - DEMOLITION & BUILD BACK OF NON-CONTRIBUTING HISTORIC ADDITION
 - 65 SF ADDITION ON NORTH SIDE OF HOUSE
 - REAR COVERED PORCH ADDITION
 - RELOCATION OF WINDOWS

PROJECT LOCATION:
705 CHAPMAN LN.
KEY WEST, FL 33040




LEGAL DESCRIPTION:
KW PT LT 14 AND PT LT 21 SQR 2 TR 3 TT-29
OR459-689

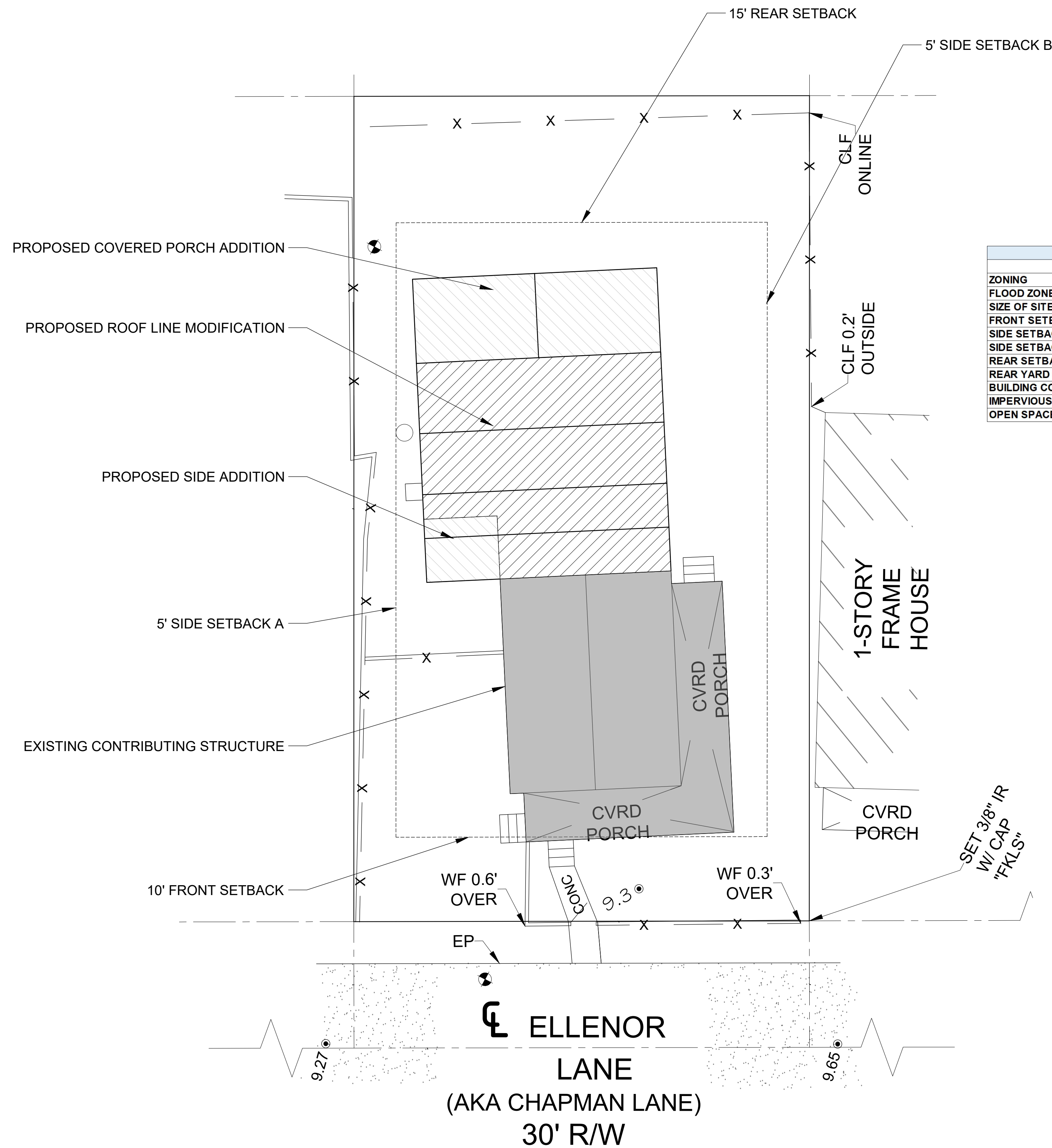
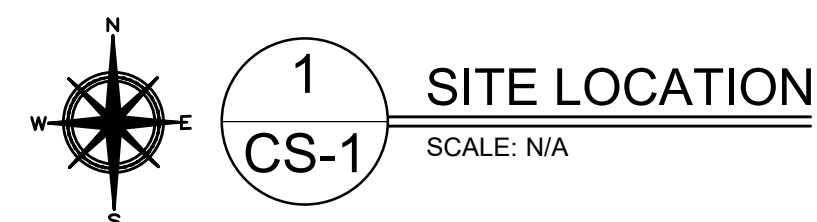
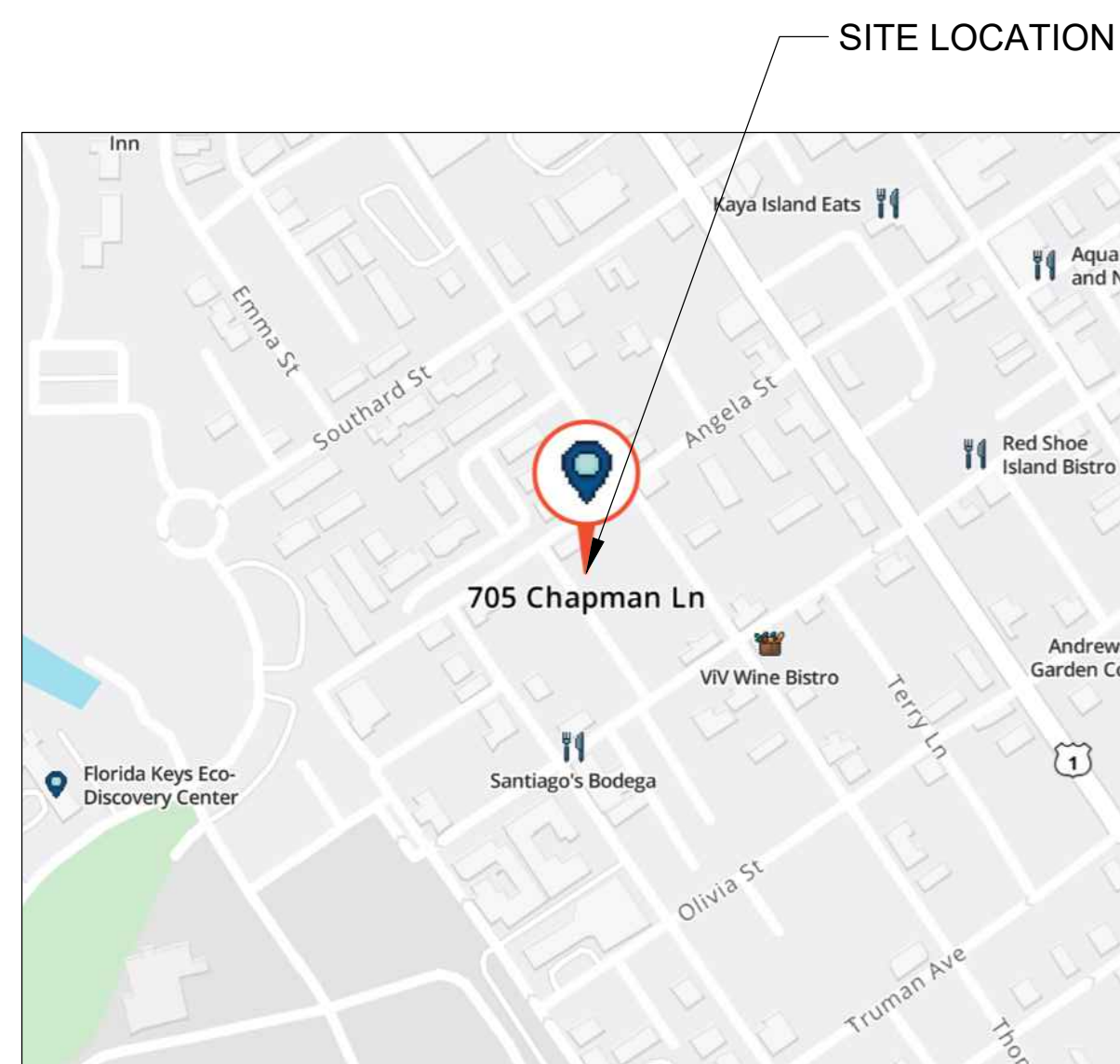
SEC/TWP/RANGE:
06/68/25

FLOOD CRITERIA:
FLOOD ZONE - X-9999
BASED UPON N.G.V.D. 1929

- SHEET LIST:**
- CS-1 COVER SHEET & SITE PLAN
 - A-0 EXISTING SURVEY
 - A-1 DETAILED SITE PLAN
 - A-2 EXISTING FLOOR PLAN
 - A-3 PROPOSED FLOOR PLAN
 - A-4 EXISTING ELEVATIONS
 - A-5 PROPOSED ELEVATIONS

GENERAL NOTES:
CONTRACTOR TO NOTIFY ENGINEER OF ANY FIELD CHANGES OR UNFORSEEN CONDITIONS.
ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES.

- CONTRIBUTING STRUCTURE WORK AREA: 
- PROPOSED ROOF LINE MODIFICATION: 
- PROPOSED NEW ADDITIONS: 



SITE DATA TABLE				
ZONING	CODE REQUIREMENT	EXISTING SITE	PROPOSED	DIFFERENCE
FLOOD ZONE		HMDR		N/A
SIZE OF SITE		X-9999		N/A
FRONT SETBACK	10'-0"	9'-5"	9'-5"	7" OVER
SIDE SETBACK A	5'-0"	5'-0"	5'-0"	COMPLIANT
SIDE SETBACK B	5'-0"	8'-11"	8'-11"	COMPLIANT
REAR SETBACK	15'-0"	30'-4"	20'-9"	COMPLIANT
REAR YARD ACCESSORY COVERAGE		30%	18%	NO CHANGE
BUILDING COVERAGE		26%	31%	262 SF INCREASE
IMPERVIOUS SURFACE COVERAGE		60%	2%	13 SF IMPROVEMENT
OPEN SPACE/LANDSCAPING		35%	70%	347 SF DECREASE

BUILDING COVERAGE				
EXISTING		SIZE OF SITE ELEMENTS	5,288 SF PROPOSED	DIFFERENCE
1,206	SF	PRINCIPLE STRUCTURE	1,272	SF
167	SF	COVERED PORCHES	367	SF
4	SF	SHED	0	SF
3	SF	PROPANE TANK	3	SF
1,380		TOTAL (SF)	1,642	
26%		TOTAL COVERAGE (%)	31%	262 SF INCREASE

IMPERVIOUS SURFACE CALCULATION				
EXISTING		SIZE OF SITE ELEMENTS	5,288 SF PROPOSED	DIFFERENCE
68	SF	BUILDING FOUNDATIONS	76	SF
47	SF	STEPS & WALKWAYS	30	SF
4	SF	SHED	0	SF
3	SF	PROPANE TANK	3	SF
122		TOTAL (SF)	109	
2%		TOTAL IMPERVIOUS %	2%	13 SF IMPROVEMENT

OPEN SPACE CALCULATION				
EXISTING		SIZE OF SITE ELEMENTS	5,288 SF PROPOSED	DIFFERENCE
1,206	SF	PRINCIPLE STRUCTURE	1,272	SF
327	SF	COVERED PORCH & STEPS	619	SF
4	SF	SHED	0	SF
3	SF	PROPANE TANK	3	SF
28	SF	WALKWAYS	21	SF
1,568		NON OPEN SPACE (SF)	1,915	
3,720		OPEN SPACE (SF)	3,373	
70%		OPEN SPACE (%)	64%	347 SF DECREASE

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ROBERT HULEC, P.E.
LIC # 96937



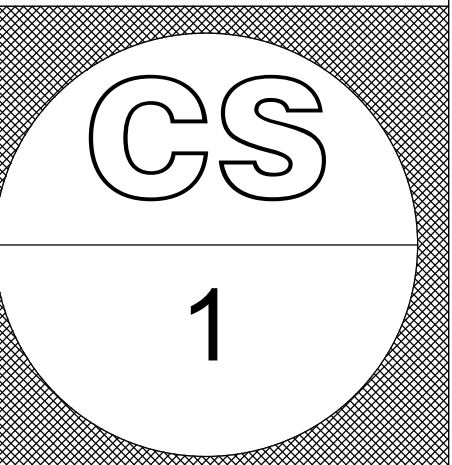
LAKWOOD ENGINEERING
1211 WATSON ST.
KEY WEST, FL 33040
305-890-6284

REV SET: DESCRIPTION
1 ISSUED HARC REVIEW SET
DATE: 5/13/26

NEW ADDITIONS & ROOFLINE CHANGE

705 CHAPMAN LANE
KEY WEST, FL 33040

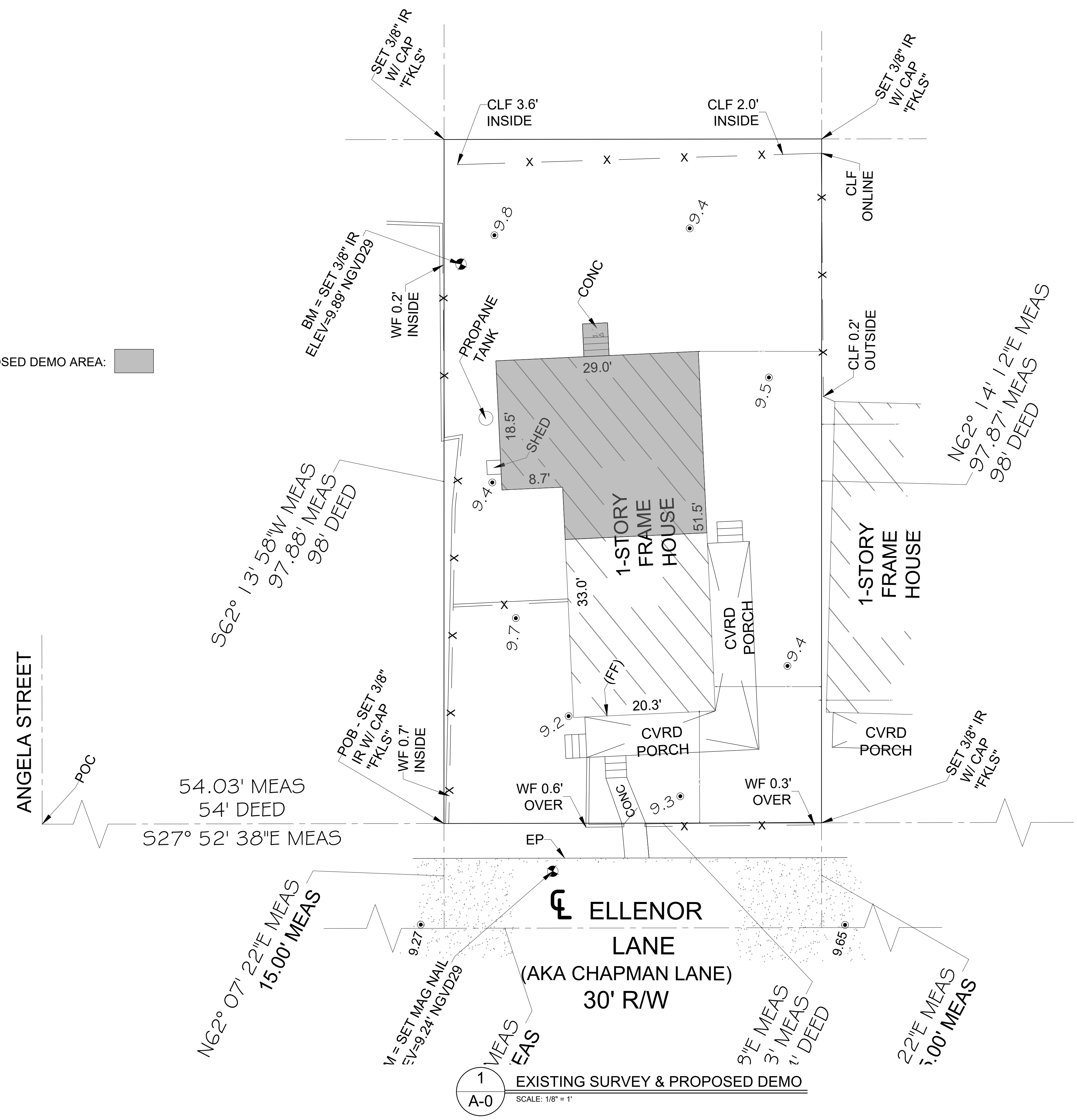
SHEET TITLE COVER & SITE PLAN



DRAWN BY: SW APPROVED BY: BH



PROPOSED DEMO AREA: 



ANGELA STREET

54.03' MEAS
54' DEED
S27° 52' 38"E MEAS

N62° 07' 22"E MEAS
15.00' MEAS

ELLENOR LANE
(AKA CHAPMAN LANE)
30' R/W

1
A-0
EXISTING SURVEY & PROPOSED DEMO
SCALE: 1/8" = 1'

SCALE 1/8" = 1'
0' 4' 8' 12' 16' 20'

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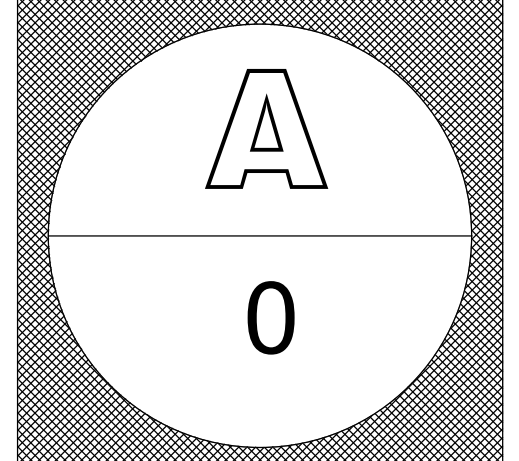
LAKEWOOD ENGINEERING
1211 WATSON ST.
KEY WEST, FL 33040
305-890-6284

DATE:	REV SET:	DESCRIPTION
5/13/26	1	ISSUED HARC REVIEW SET

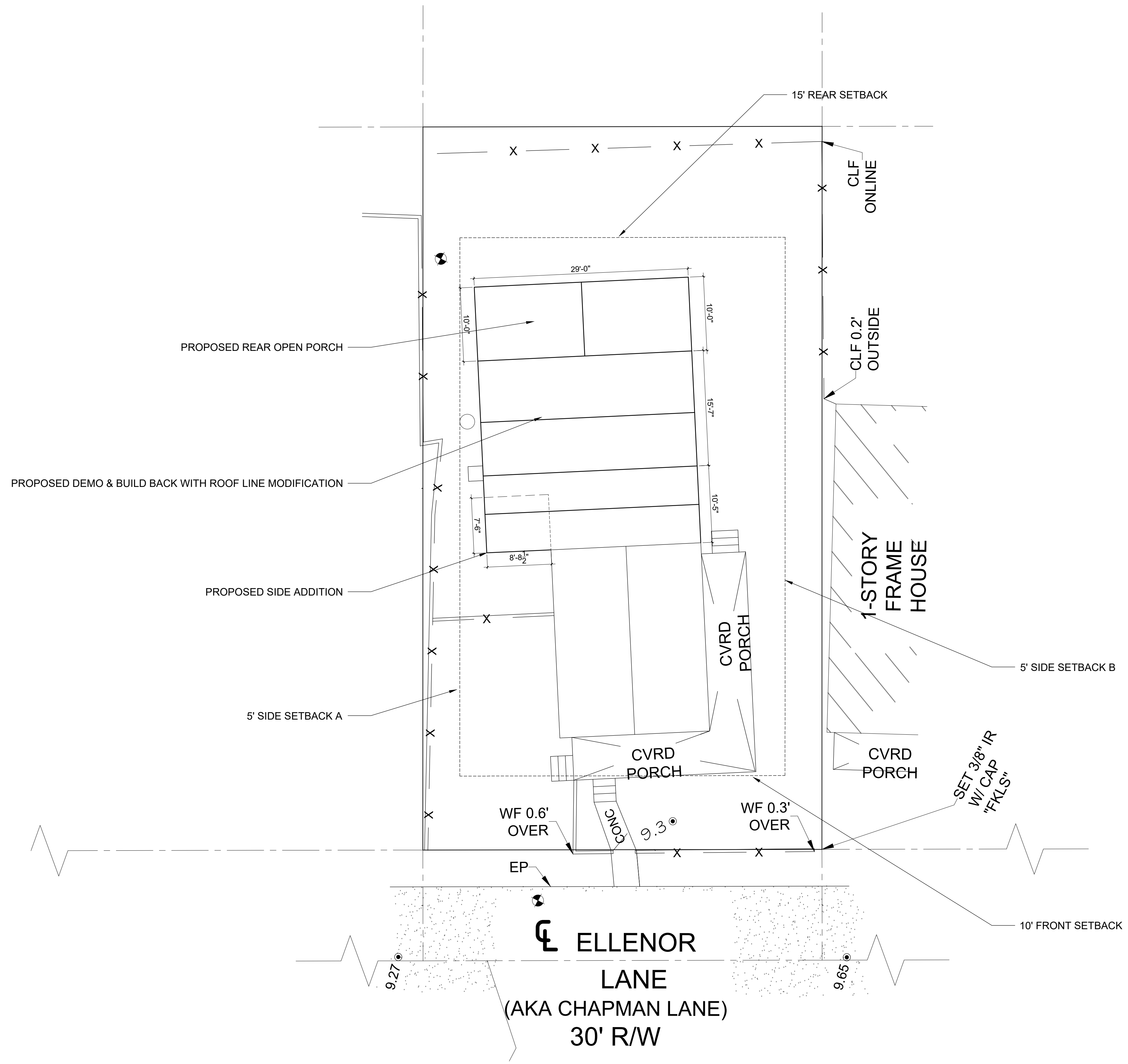
NEW ADDITIONS & ROOFLINE CHANGE

705 CHAPMAN LANE
KEY WEST, FL 33040

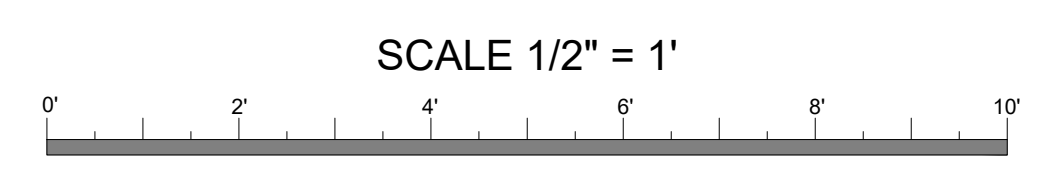
SHEET TITLE: EXISTING SURVEY



DRAWN BY: SW APPROVED BY: BH



1
A-1 DETAILED SITE PLAN
SCALE: 1/2" = 1'



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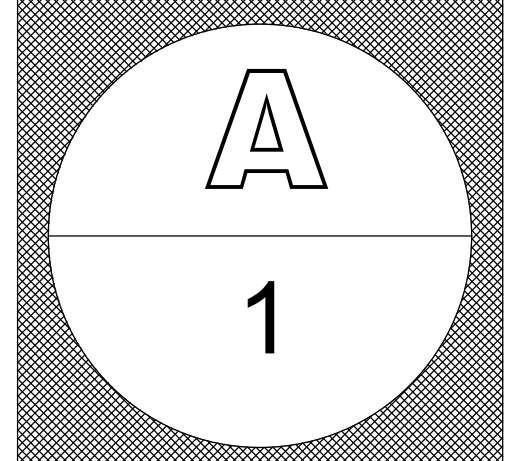
LAKWOOD ENGINEERING
1211 WATSON ST.
KEY WEST, FL 33040
305-890-6284

DATE:	REV SET:	DESCRIPTION
5/13/26	1	ISSUED HARC REVIEW SET

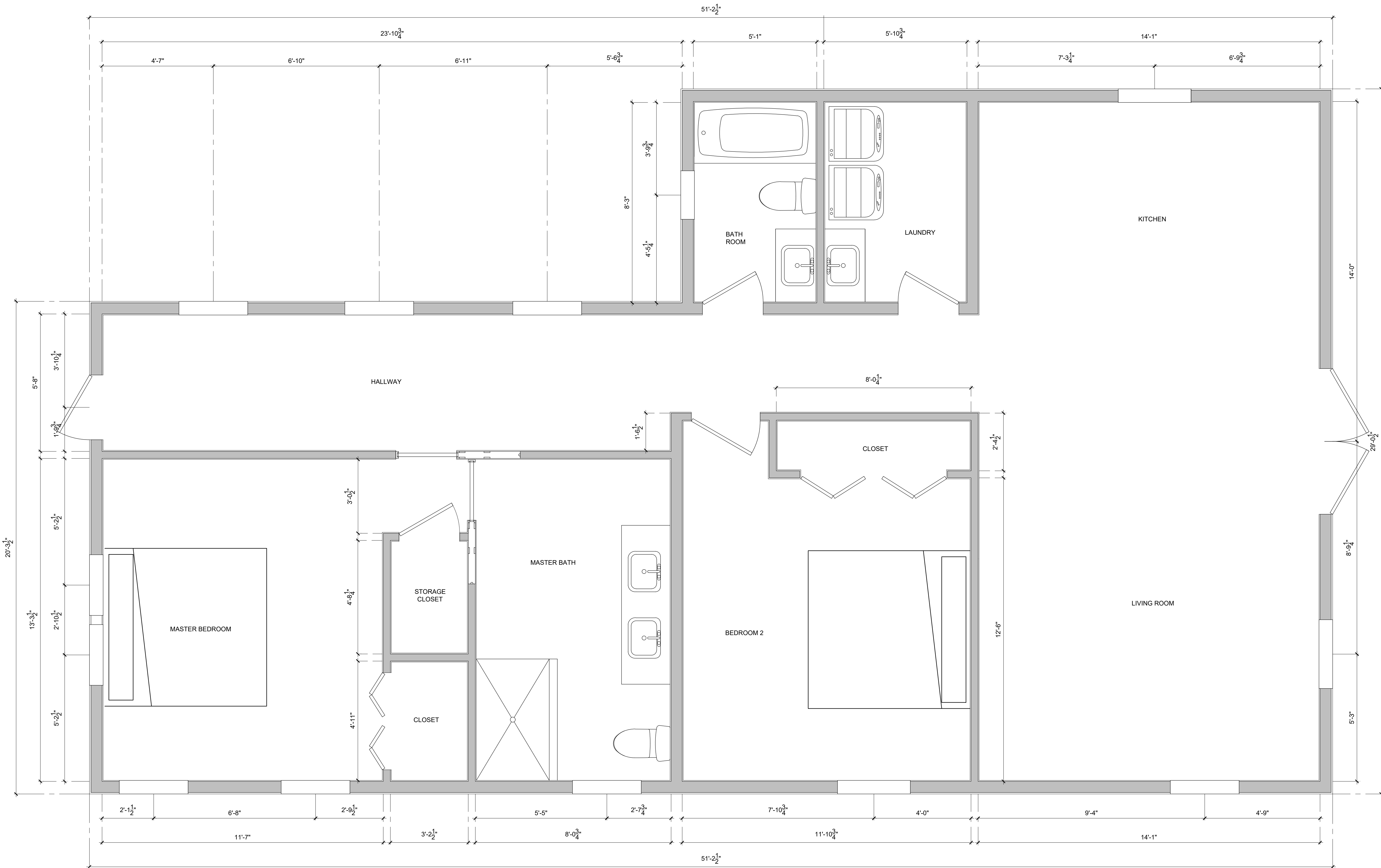
NEW ADDITIONS & ROOFLINE CHANGE

705 CHAPMAN LANE
KEY WEST, FL 33040

SHEET TITLE: DETAILED SITE PLAN



DRAWN BY: SW APPROVED BY: BH



1
A-3 PROPOSED FLOOR PLAN
SCALE: 1/2" = 1'



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LAKEWOOD ENGINEERING
1211 WATSON ST.
KEY WEST, FL 33040
305-892-6284

DATE:	REV SET:	DESCRIPTION
5/13/26	1	ISSUED HARC REVIEW SET

NEW ADDITIONS & ROOFLINE CHANGE

705 CHAPMAN LANE
KEY WEST, FL 33040

SHEET TITLE PROPOSED FLOOR PLAN

A
3

DRAWN BY: SW APPROVED BY: BH

SEAL

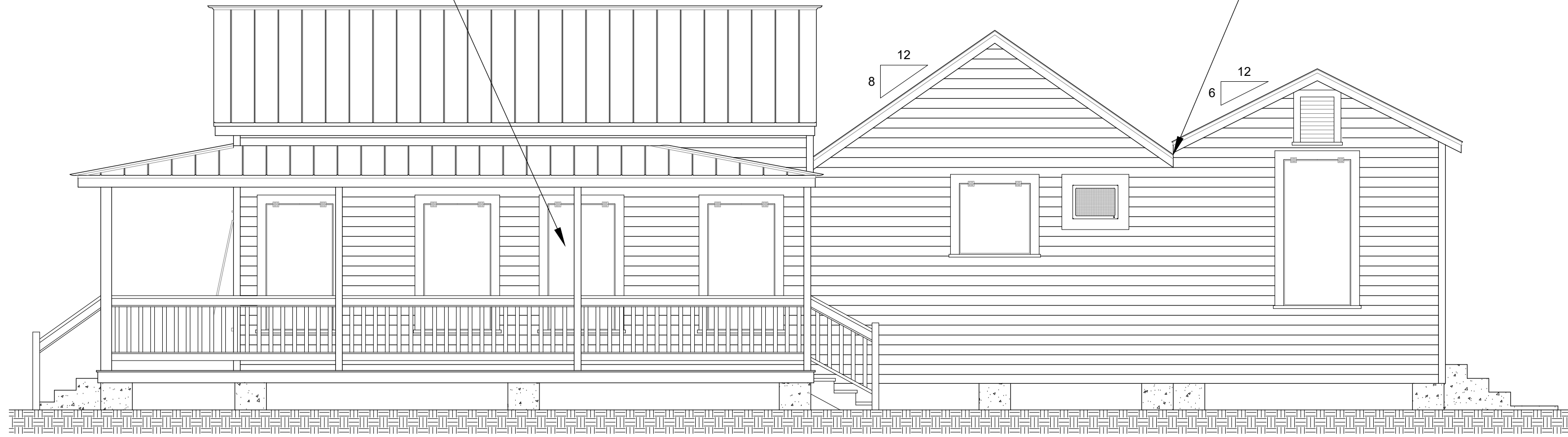
DEMO FLAT ROOF ADDITION



1 EXISTING FRONT ELEVATION WEST
A-4 SCALE: 1/4" = 1'

DEMO (1) WINDOW

DEMO REAR SAWTOOTH ADDITION



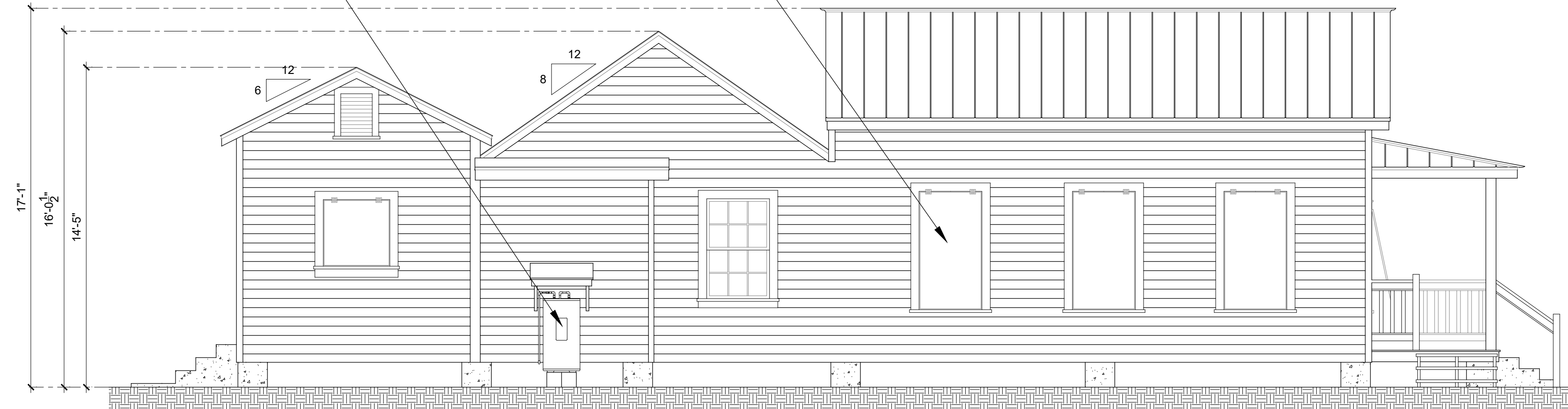
2 EXISTING SIDE ELEVATION SOUTH
A-4 SCALE: 1/4" = 1'



3 EXISTING REAR ELEVATION EAST
A-4 SCALE: 1/4" = 1'

DEMO EXISTING HOT WATER HEATER

REMOVE EXISTING BAHAMA SHUTTERS ON ALL WINDOWS



4 EXISTING SIDE ELEVATION NORTH
A-4 SCALE: 1/4" = 1'

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305-890-6284

REV SET	DESCRIPTION
1	ISSUED HARC REVIEW SET

DATE: 5/13/26

NEW ADDITIONS & ROOFLINE CHANGE

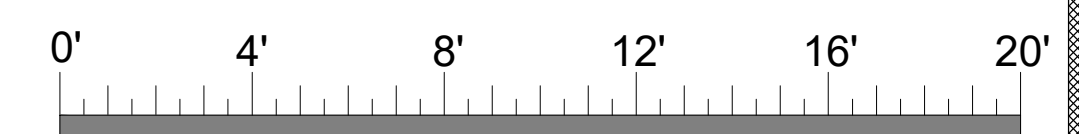
705 CHAPMAN LANE
KEY WEST, FL 33040

SHEET TITLE EXISTING ELEVATIONS

A

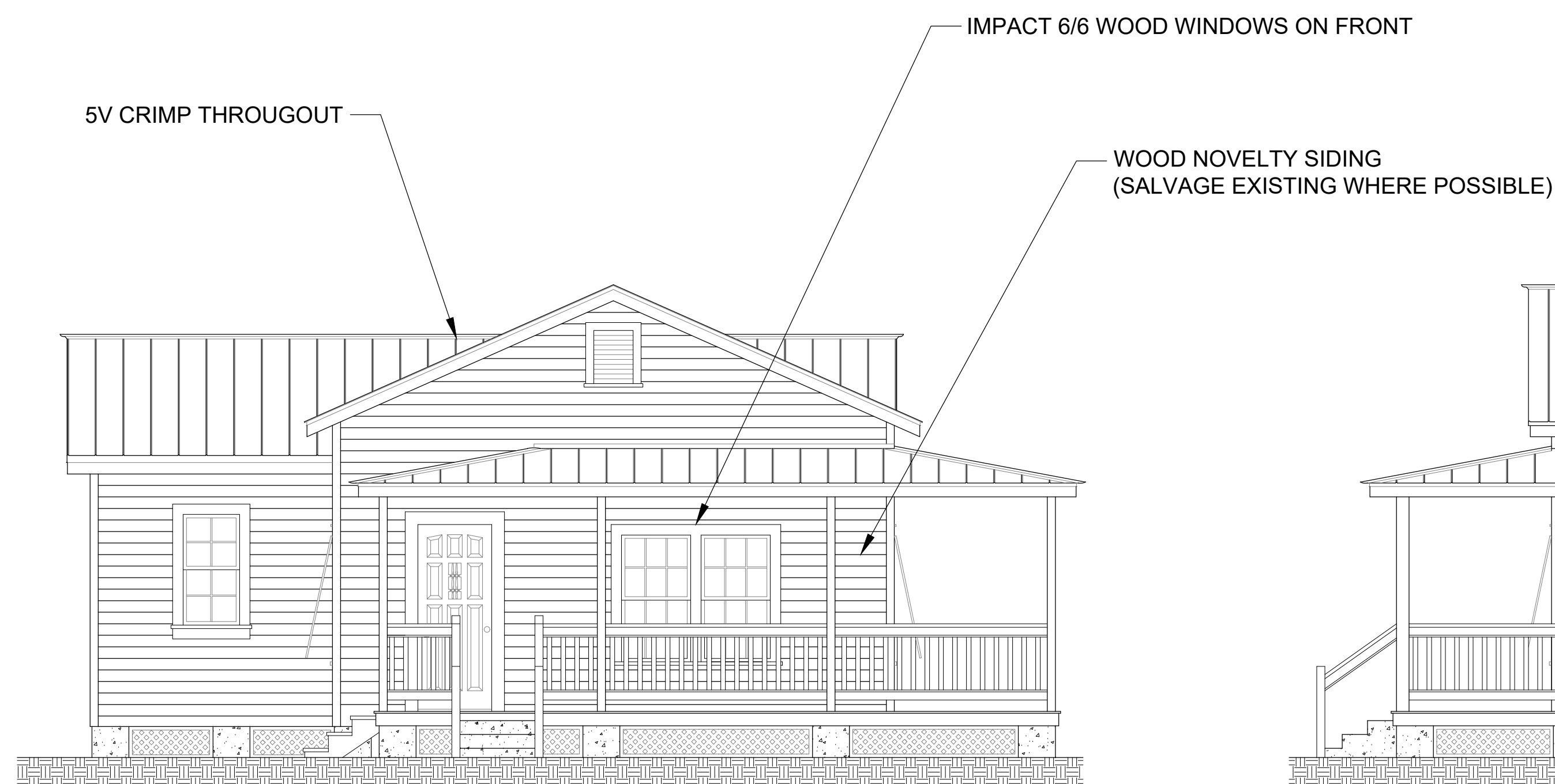
4

SCALE 1/4" = 1'

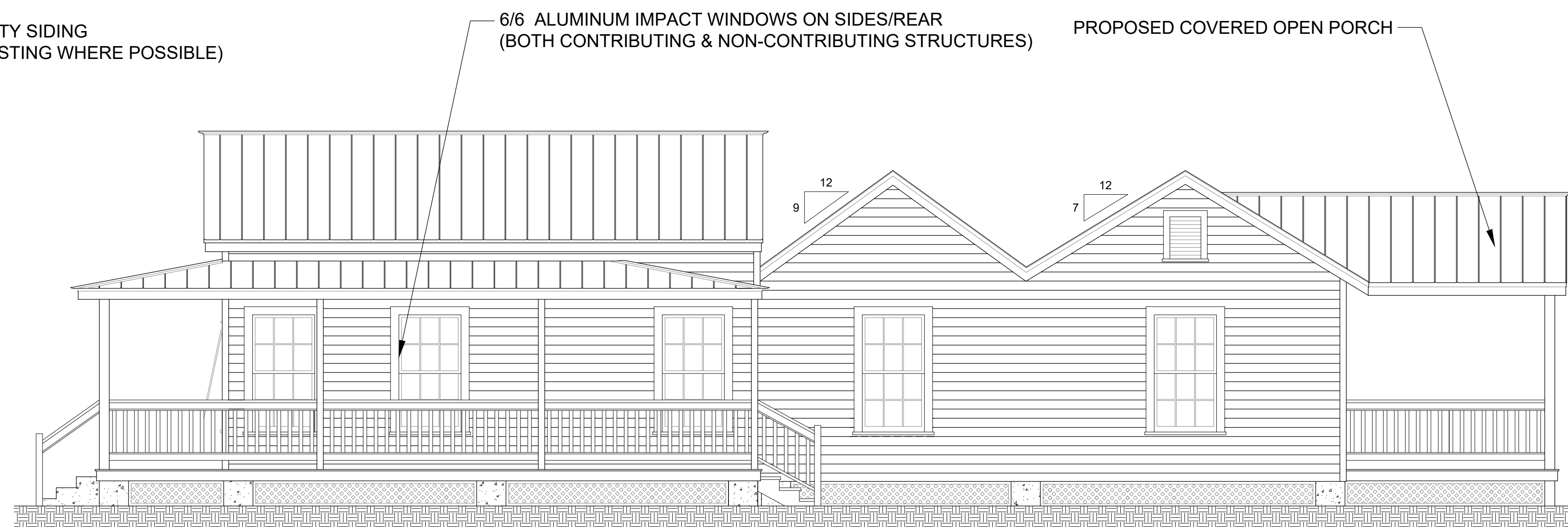


DRAWN BY: SW APPROVED BY: BH

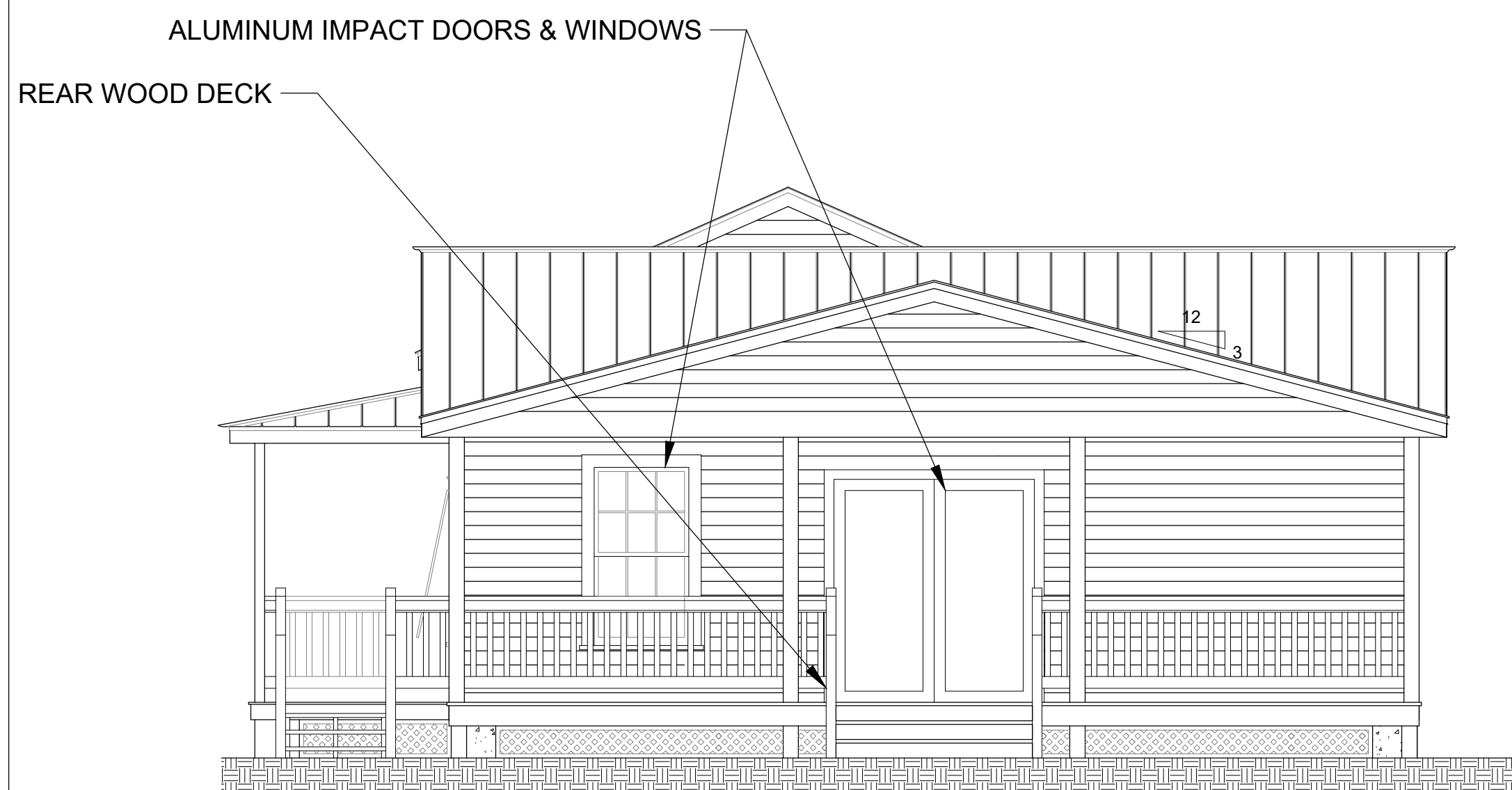
SEAL



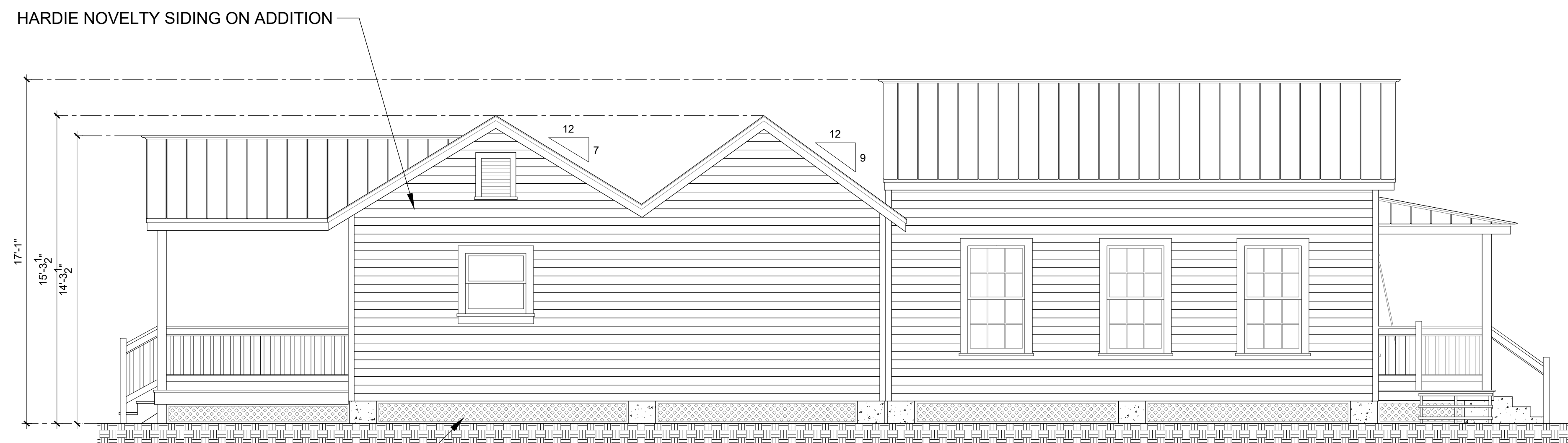
1
A-5 **PROPOSED FRONT ELEVATION WEST**
SCALE: 1/4" = 1'



2
A-5 **PROPOSED SIDE ELEVATION SOUTH**
SCALE: 1/4" = 1'



3
A-5 **PROPOSED REAR ELEVATION EAST**
SCALE: 1/4" = 1'



4
A-5 **PROPOSED SIDE ELEVATION NORTH**
SCALE: 1/4" = 1'

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LAKWOOD ENGINEERING
1211 WATSON ST.
KEY WEST, FL 33040
305-890-6284

REV SET	DESCRIPTION
1	ISSUED HARC REVIEW SET

DATE: 5/13/26

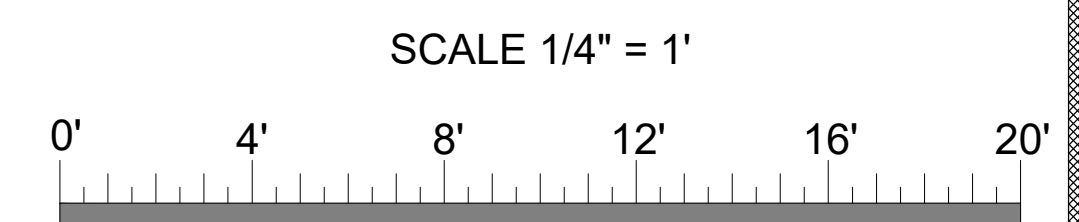
NEW ADDITIONS & ROOFLINE CHANGE

705 CHAPMAN LANE
KEY WEST, FL 33040

SHEET TITLE: PROPOSED ELEVATIONS

A

5



DRAWN BY: SW APPROVED BY: BH

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., May 26, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO CONTRIBUTING STRUCTURE. NEW ONE-STORY SAWTOOTH ADDITIONS AND COVERED DECK IN REAR. DEMOLITION OF SIDE AND REAR HISTORIC ADDITIONS.

#705 CHAPMAN LANE

Applicant – Robert Hulec Application #C2026-0028

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 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.



Secured by
ADT
1.800.ADT.ASAP

Public
Meeting
Notice

705

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Robert Hulec, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:

705 Chapman Lane, Key West, FL on the 19th day of May, 2026.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on May 26, 2026.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is 2026-0028.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

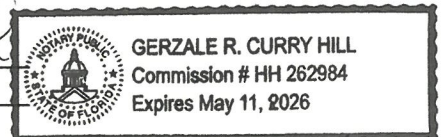
Robert Hulec
Date: 6/20/26
Address: 1211 Watson St.
City: Key West
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 20 day of May, 2026.

By (Print name of Affiant) Robert Hulec who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Gerzale R. Curry Hill
Print Name: Gerzale R. Curry Hill
Notary Public - State of Florida (seal)
My Commission Expires: _____



PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

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 00013500-000000
 Account# 1013889
 Property ID 1013889
 Millage Group 11KW
 Location 705 CHAPMAN Ln, KEY WEST
 Address
 Legal Description KW LOT 7 SQR 2 TR 3 G10-599 OR966-1477 OR1037-2437 OR1040-86 OR1347-2005 OR1347-2006 OR1347-2003 OR1347-2005 OR1454-1744 OR3287-374 OR3370-2136 OR3372-1272 OR3372-1279 OR3372-1283 OR3372-1286 3372-1888 OR3372-1889 OR3372-1891 OR3372-1908 OR3372-2111 OR3373-1797 OR3373-1798 OR3373-1799 OR3373-1800 OR3373-1801 OR3373-1802 OR3373-1803 OR3373-1804 OR3377-104 OR3377-346 OR3377-348 OR3377-350 OR3377-352 OR3377-0354 OR3377-0356
 (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



1013889 705 CHAPMAN LN- 03/19/20

Owner

[BARRY TIMOTHY G](#)
 14 March Rd
 Salisbury MA 01952

[BARRY LAURA M](#)
 14 March Rd
 Salisbury MA 01952

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$163,814	\$163,094	\$153,145	\$142,546
+ Market Misc Value	\$1,140	\$684	\$684	\$412
+ Market Land Value	\$1,003,998	\$1,068,772	\$1,097,561	\$665,734
= Just Market Value	\$1,168,952	\$1,232,550	\$1,251,390	\$808,692
= Total Assessed Value	\$941,536	\$855,942	\$778,129	\$707,390
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,168,952	\$1,232,550	\$1,251,390	\$808,692

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,068,772	\$163,094	\$684	\$1,232,550	\$855,942	\$0	\$1,232,550	\$0
2023	\$1,097,561	\$153,145	\$684	\$1,251,390	\$778,129	\$0	\$1,251,390	\$0
2022	\$665,734	\$142,546	\$412	\$808,692	\$707,390	\$0	\$808,692	\$0
2021	\$539,784	\$124,826	\$412	\$665,022	\$643,082	\$0	\$665,022	\$0
2020	\$521,791	\$126,559	\$412	\$648,762	\$584,620	\$0	\$648,762	\$0
2019	\$555,978	\$112,690	\$412	\$669,080	\$531,473	\$0	\$669,080	\$0
2018	\$555,978	\$114,424	\$412	\$670,814	\$483,157	\$0	\$670,814	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,292.00	Square Foot	54	98

Buildings

Building ID	944	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2003
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1471	Roof Type	GABLE/HIP
Finished Sq Ft	1231	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	
Perimeter	164	Bedrooms	2
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	30	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,231	1,231	0
OPF	OP PRCH FIN LL	240	0	0
TOTAL		1,471	1,231	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1949	1950	0 x 0	1	12 SF	2
FENCES	2000	2001	6 x 60	1	360 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Grantor	Grantee
4/6/2026	\$91,700	Warranty Deed	2540368	3377	0356	99 - Unqualified		
4/3/2026	\$183,400	Warranty Deed	2540370	3377	360	99 - Unqualified		
4/3/2026	\$91,700	Warranty Deed	2540367	3377	0354	99 - Unqualified		
4/3/2026	\$183,400	Warranty Deed	2540365	3377	350	99 - Unqualified		
4/3/2026	\$183,400	Warranty Deed	2540364	3377	348	99 - Unqualified		
4/3/2026	\$157,200	Warranty Deed	2540363	3377	346	99 - Unqualified		
4/3/2026	\$183,400	Warranty Deed	2540366	3377	252	99 - Unqualified		
3/25/2026	\$0	Order (to be used for Order Det. Heirs, Probate in	2540307	3377	104	19 - Unqualified		
3/25/2026	\$0	Order (to be used for Order Det. Heirs, Probate in	2537092	3372	1908	19 - Unqualified		
3/25/2026	\$0	Order (to be used for Order Det. Heirs, Probate in	2536887	3372	1283	19 - Unqualified		
3/24/2026	\$0	Order (to be used for Order Det. Heirs, Probate in	2536888	3372	1286	19 - Unqualified		
1/21/1950	\$0	Death Certificate	885721	1347	2006	- Qualified		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
22-3326	11/18/2022	Completed	\$21,000	Residential	Remove and dispose of existing metal roof on main home. - Re-nail wood deck on main and according to city code - Install MFM drying underlayment as a secondary barrier - Install approx. 1100 sq. Ft. of 5V Crimp metal roof system in the main roof as the final product - Install approx. 200 sq. Ft. of TPO total on two valleys in the back of the house
18-0385	10/22/2020	Completed	\$0	Residential	Install approx 100 sq ft of 60 mil TPO.
19-4129	01/28/2020	Completed	\$4,500	Residential	Remove and replace rotten wood on front porch and siding of home. Install hand and guard rails on porch and stairs. Re-paint exterior siding of home once wood has been replaced (White
03-3363	09/22/2003	Canceled	\$22,000	Residential	EXPIRED 09/09/05 REPLACE SIDING & PAINT

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
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[Contact Us](#)

