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## **Historic Architectural Review Commission Staff Report for Item 11**

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:**

Demolition of side and rear historic additions.

### **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.









### **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.

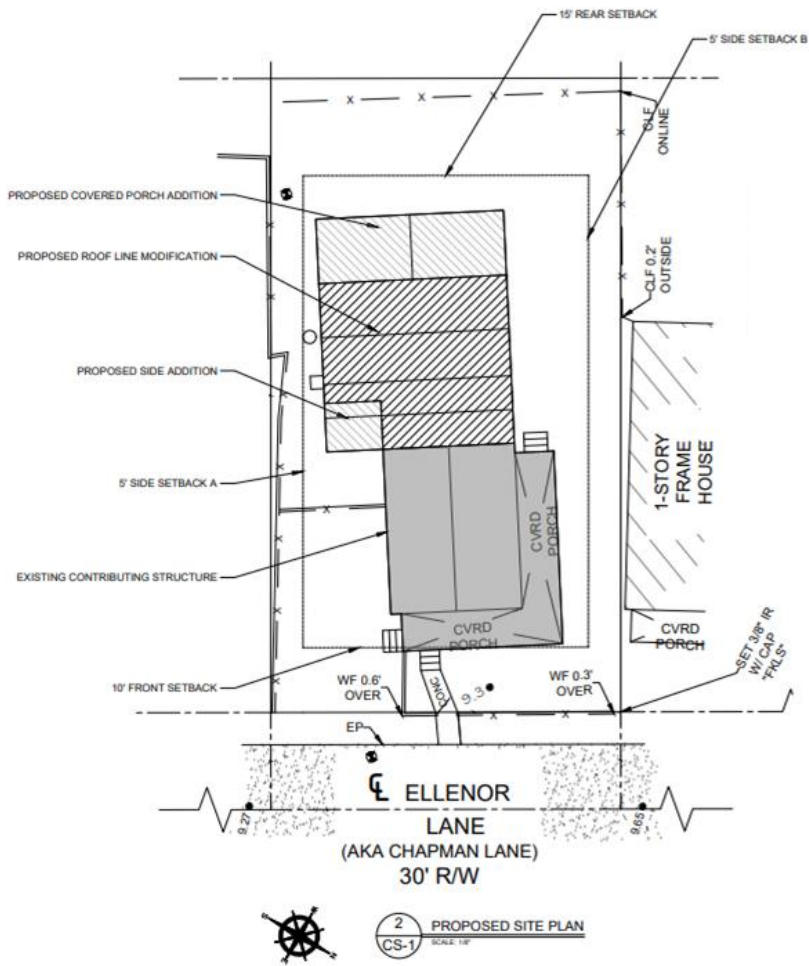
### **Ordinance Cited on Review:**

- 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.



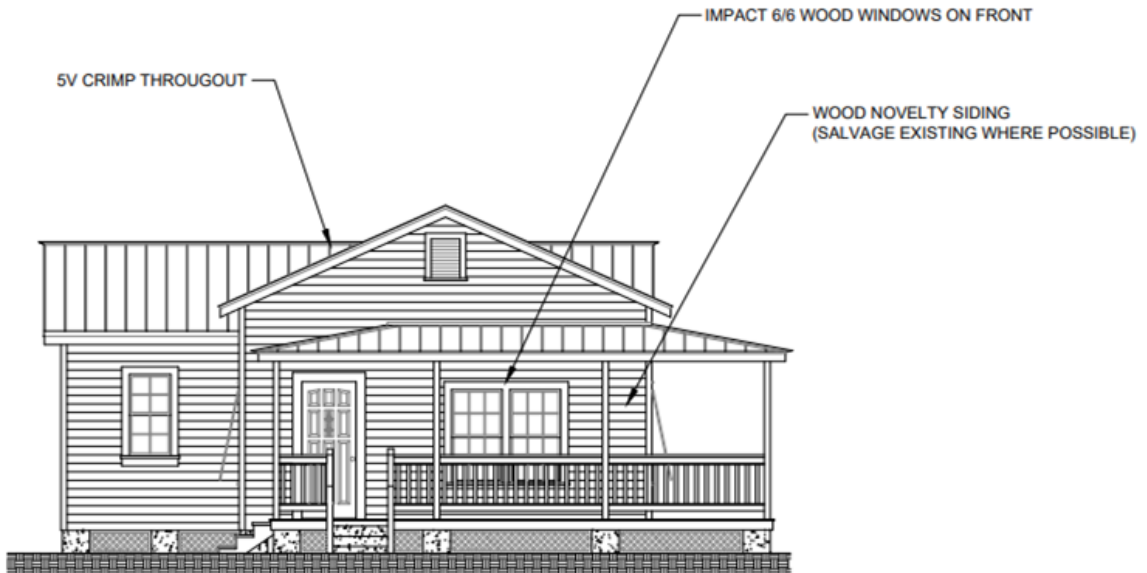


*Proposed Site Plan.*



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.*



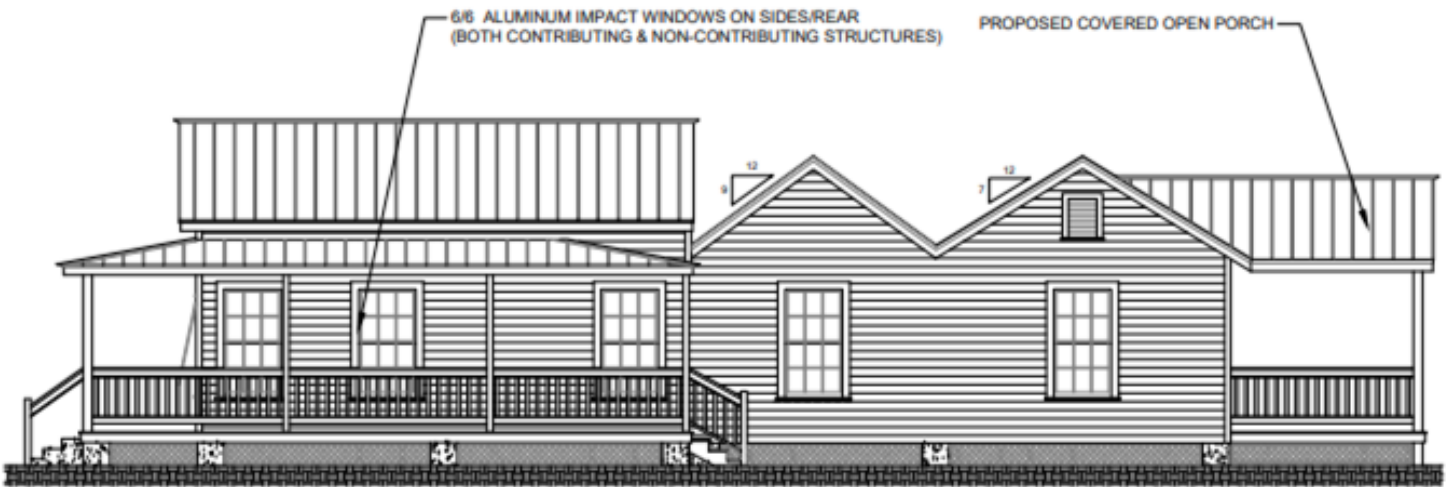
3 PROPOSED REAR ELEVATION EAST  
 A-5 SCALE: 1/4" = 1'

*Proposed Rear (East) Elevation.*



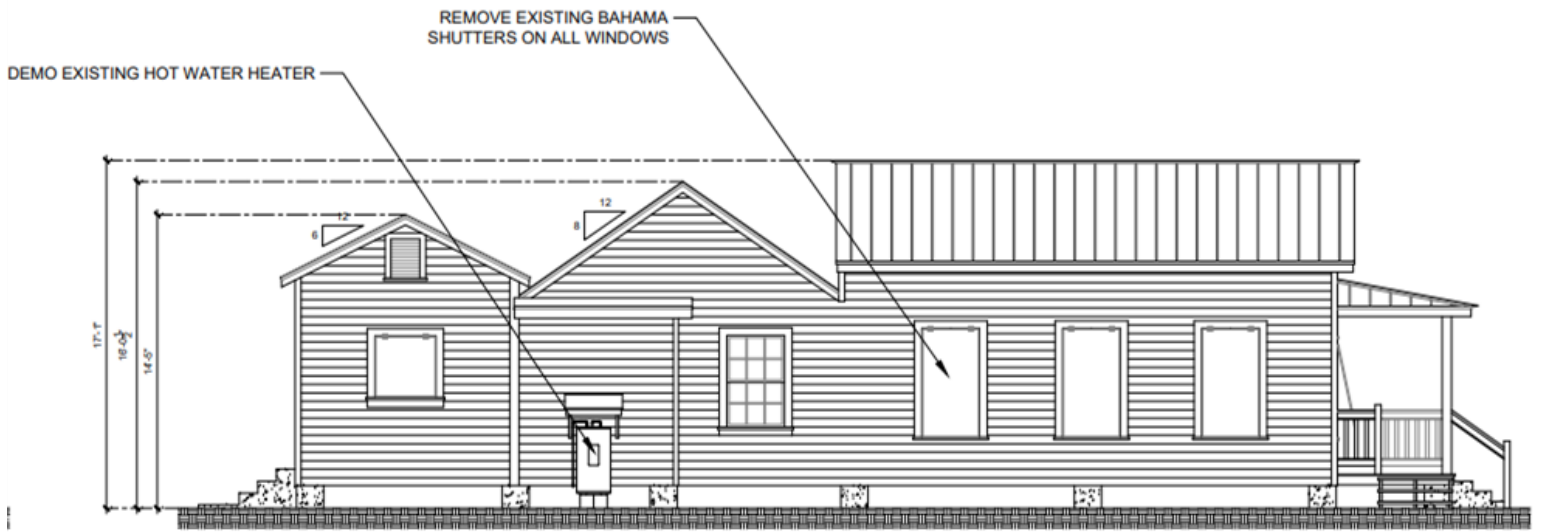
2  
A-4 EXISTING SIDE ELEVATION SOUTH  
SCALE: 1/4" = 1'

*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



**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**

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

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
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.**



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.

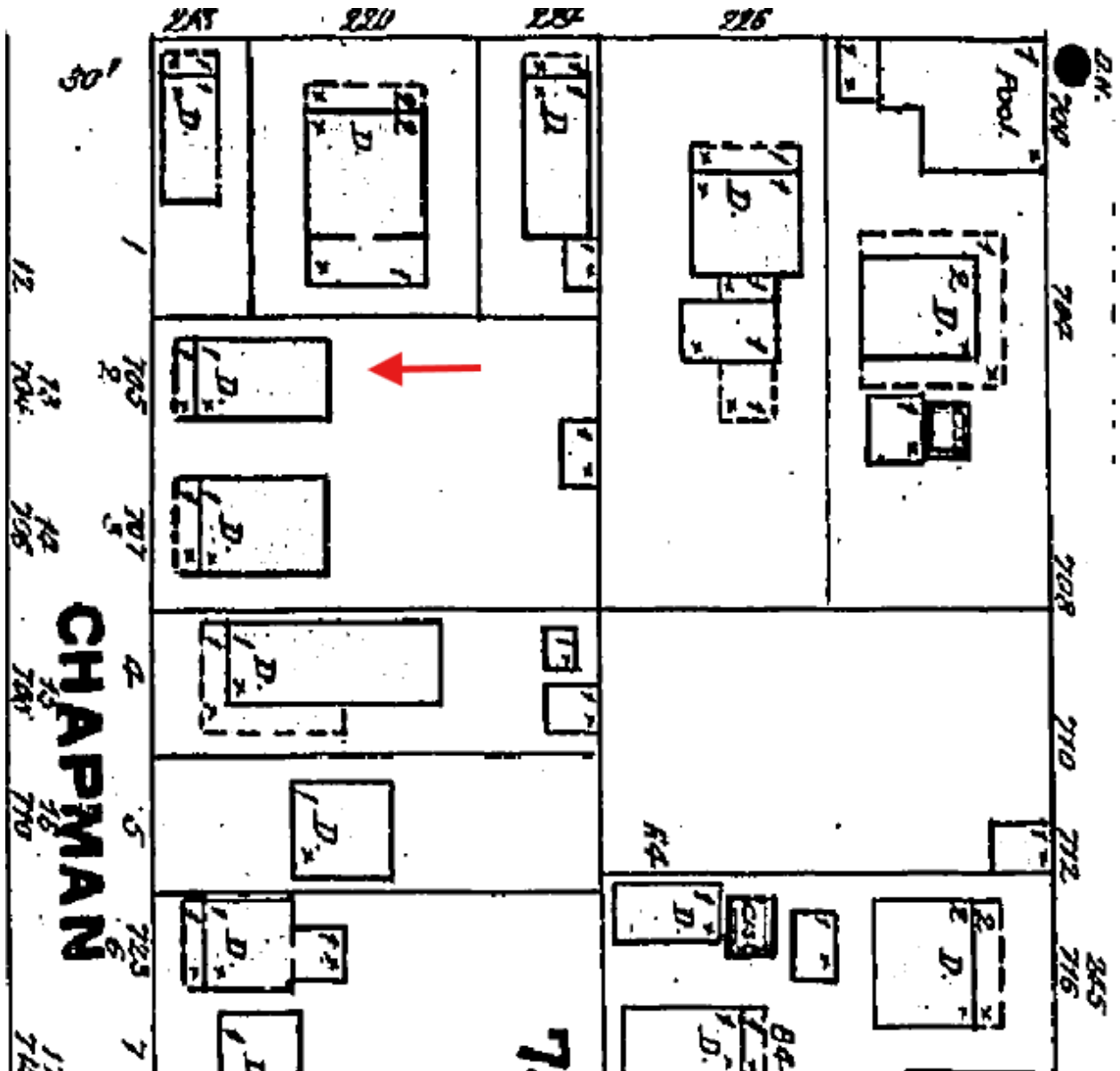
N/A

(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

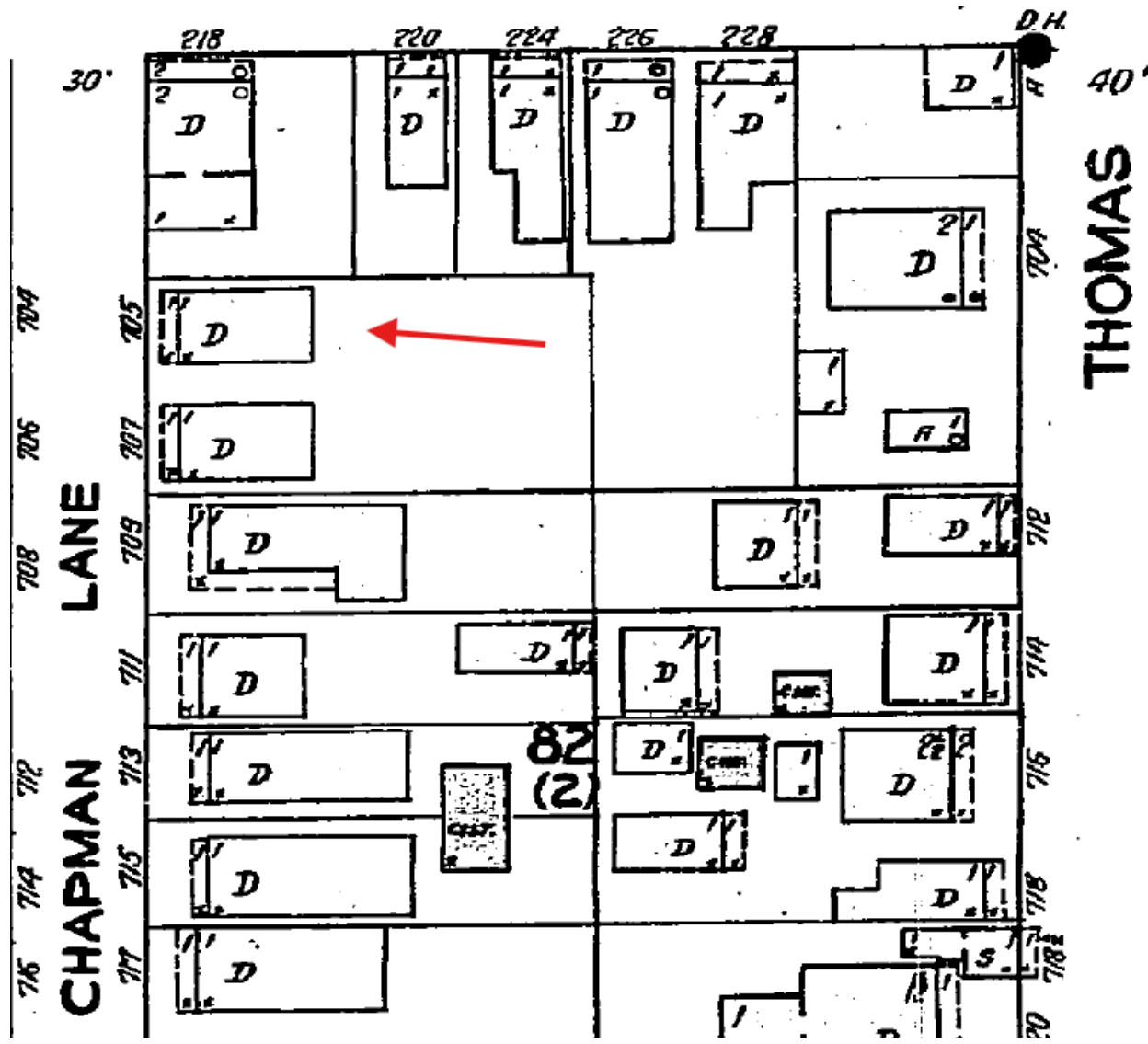


# SANBORN MAPS



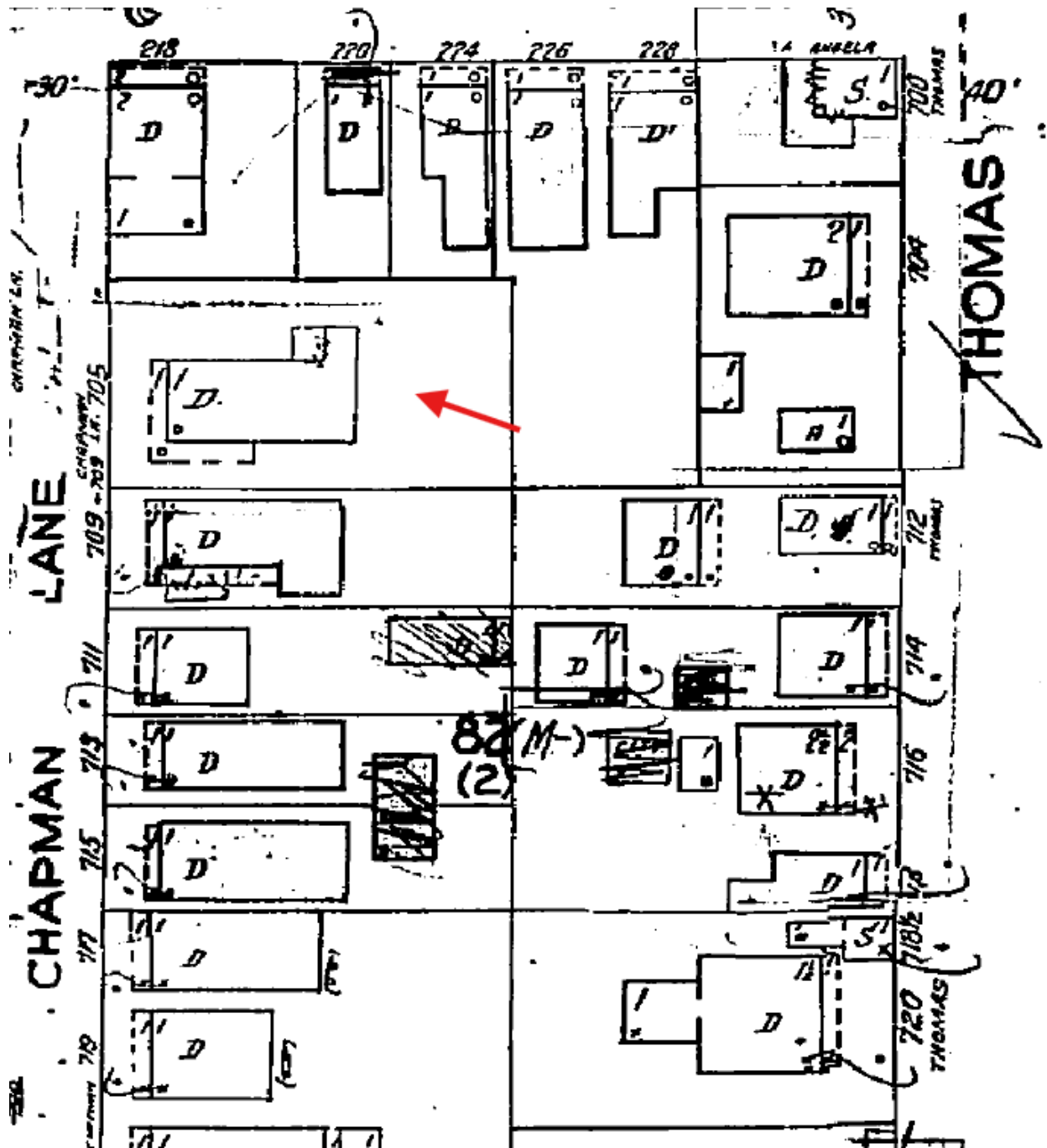
1899 Sanborn Map





1926 Sanborn Map





1962 Sanborn Map

# PROJECT PHOTOS













# SURVEY



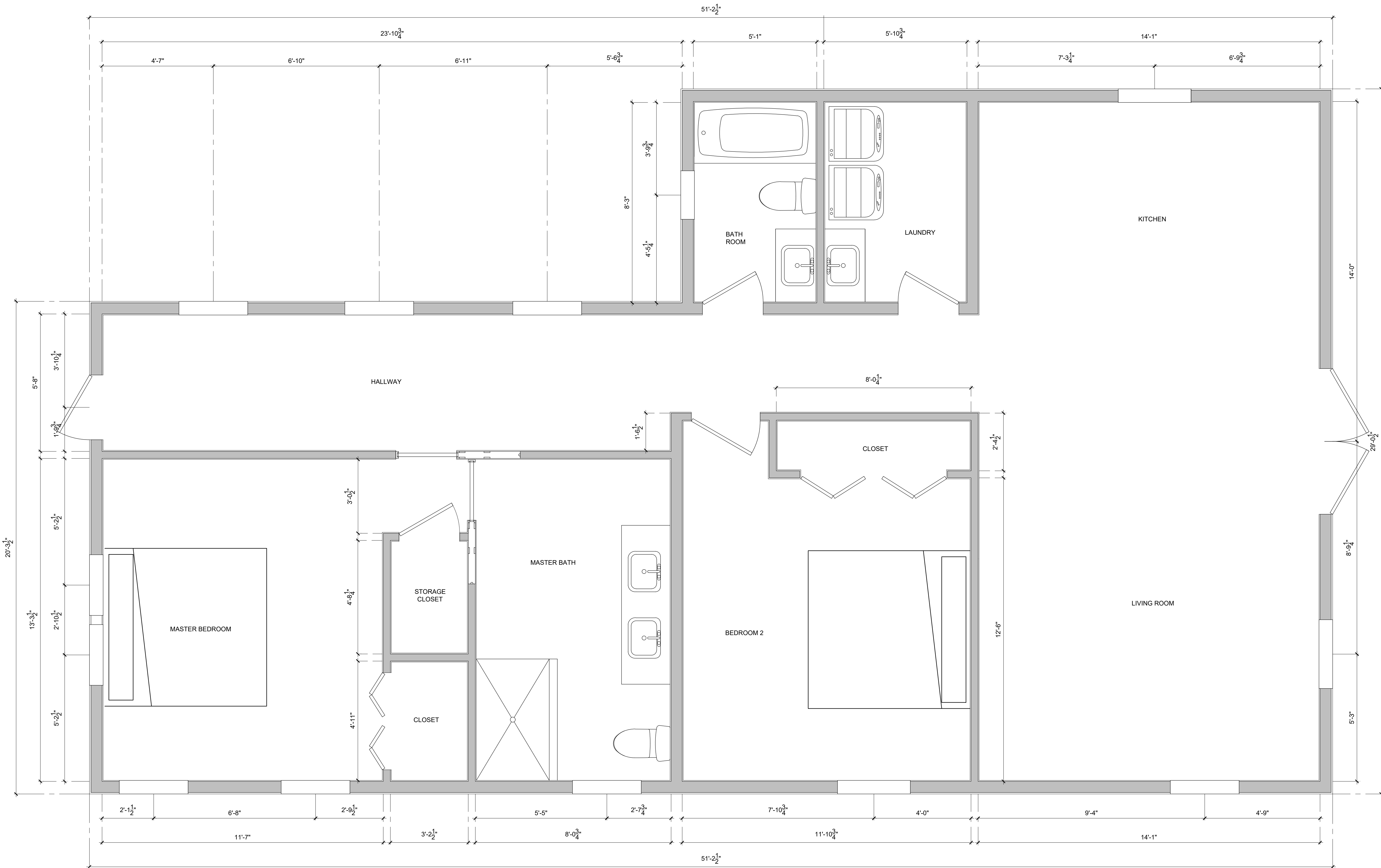
# PROPOSED DESIGN











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



NOT VALID FOR CONSTRUCTION UNLESS DIGITALLY SIGNED WITH ORIGINAL SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ROBERT HULEC, P.E.  
LIC # 96937



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





# NOTICING



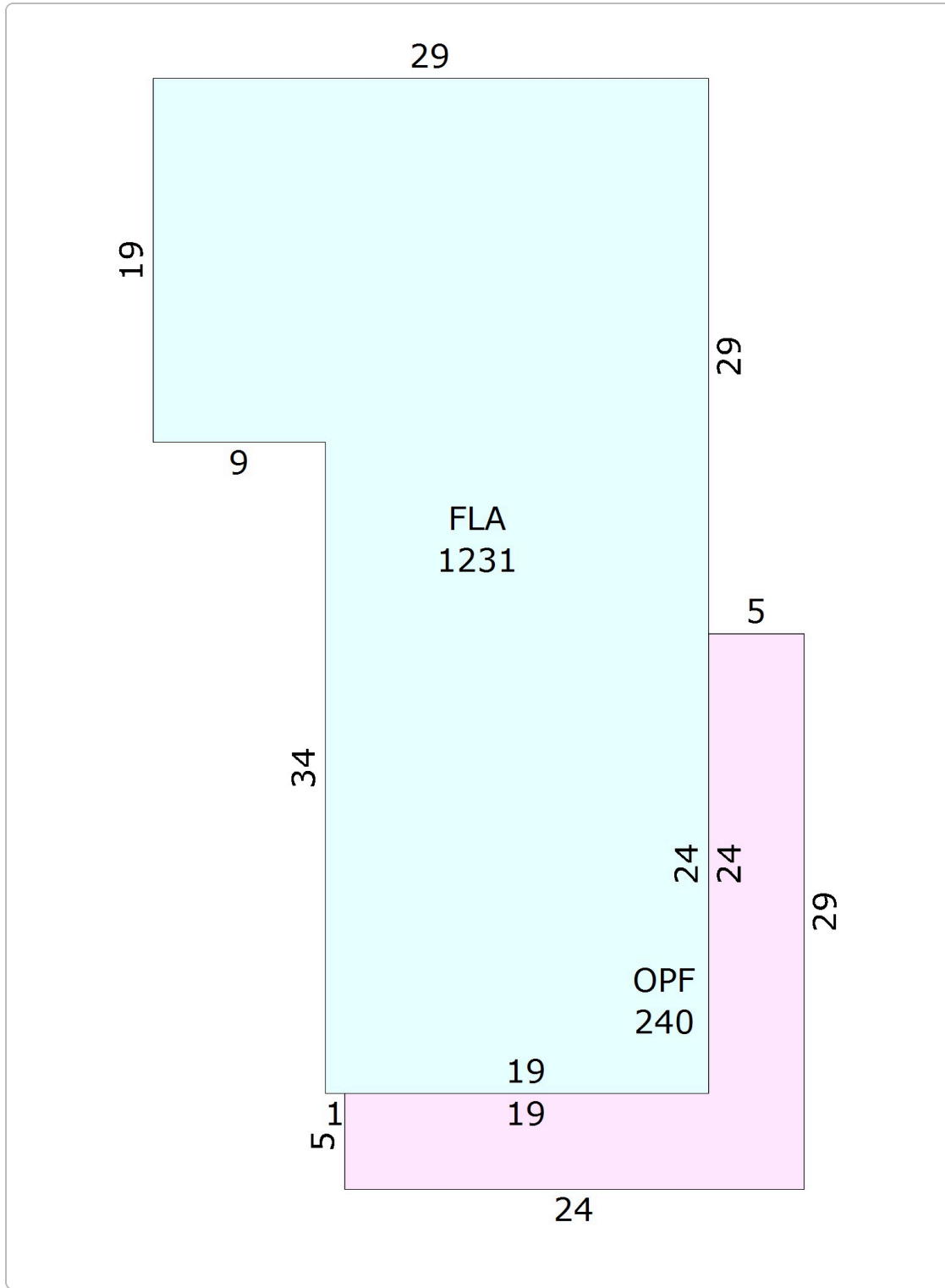




# PROPERTY APPRAISER INFORMATION







Photos

