



Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Preservation Manager

Meeting Date: January 27, 2026

Applicant: Bender and Associates Architects

Application Number: C2025-0070

Address: 906 Packer Street

Description of Work:

Renovations to contributing structure. Reconfiguration of existing rear additions. Elevation of structure by 1'1".

Site Facts:

The building under review is listed as contributing and was constructed circa 1920. However, Sanborn Maps show it as early as the 1912 Map. The site features a one-and-a-half-story wood-framed building with a rear, second-story mezzanine addition. The rear shed roof is visible in the 1965 historic photo. Currently the house sits on piers and is located within an X flood zone.



Photo of property under review circa 1965. Monroe County Library.



1022306 906 PACKER ST 10/26/22

Photo of property under review. Property Appraisers website 10/26/22.



Photo of property under review.



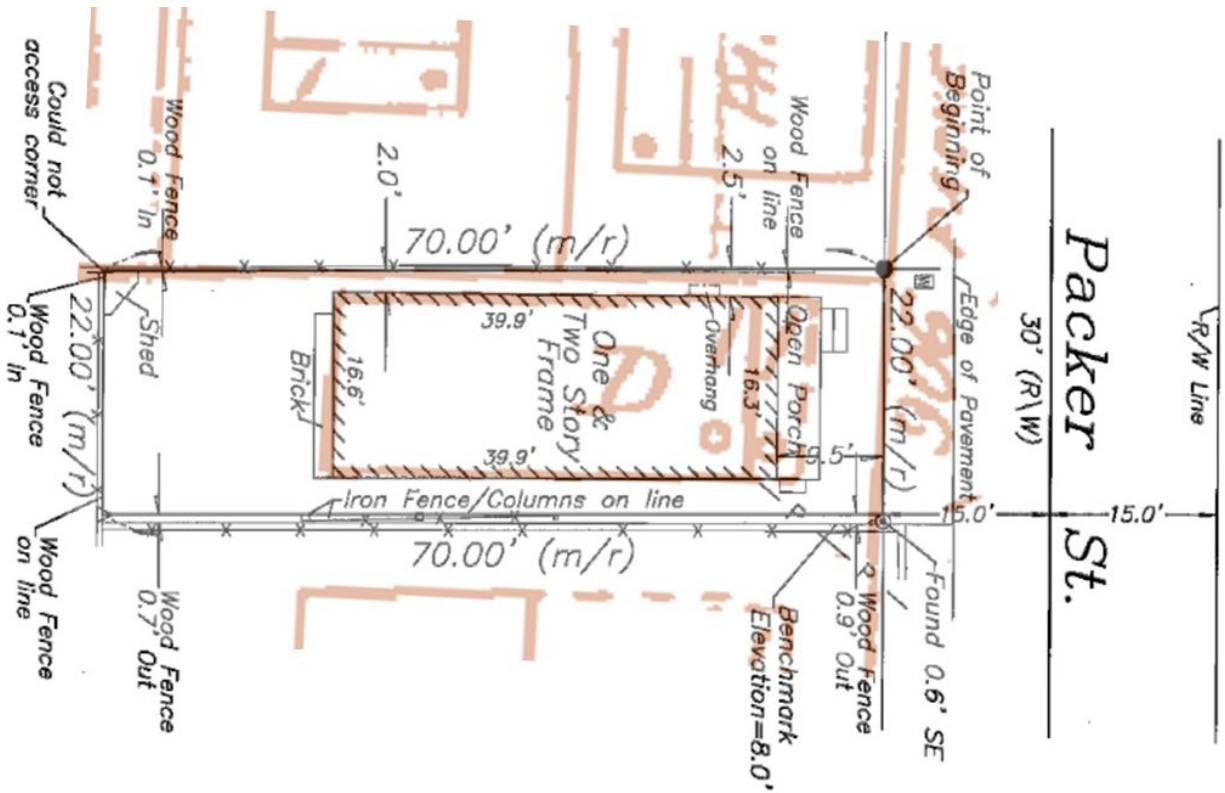
Photo of property under review.



Photo of property under review.



Photo of property under review.



1962 Sanborn Map and current survey.



1968 aerial photo.



1972 aerial photo.



1975 aerial photo.

Guidelines Cited on Review:

- Guidelines for Building Exteriors-Wood (page 24), specifically guidelines 1 and 2.
- Guidelines for Roofing (page 26), specifically guidelines 1, 2, 3, and 4.
- Guidelines for Windows (pages 29a-29l), specifically guidelines A 5, 7, 8, and B 1 and 3.
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guidelines 2, 11, and 12.
- Guidelines for Foundations (page 34), specifically guideline 4.
- Guidelines for Additions (page 37a-37k), specifically guidelines 1, 6 (first two sentences), 8, 11 (second sentence), 12, 13, 14 (first sentence), 19, 22, 24, 25, 26, 28, 30, 31, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 14, 18, 22, 23, 24, and 25.

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Ordinances Cited on Review:

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

Staff Analysis:

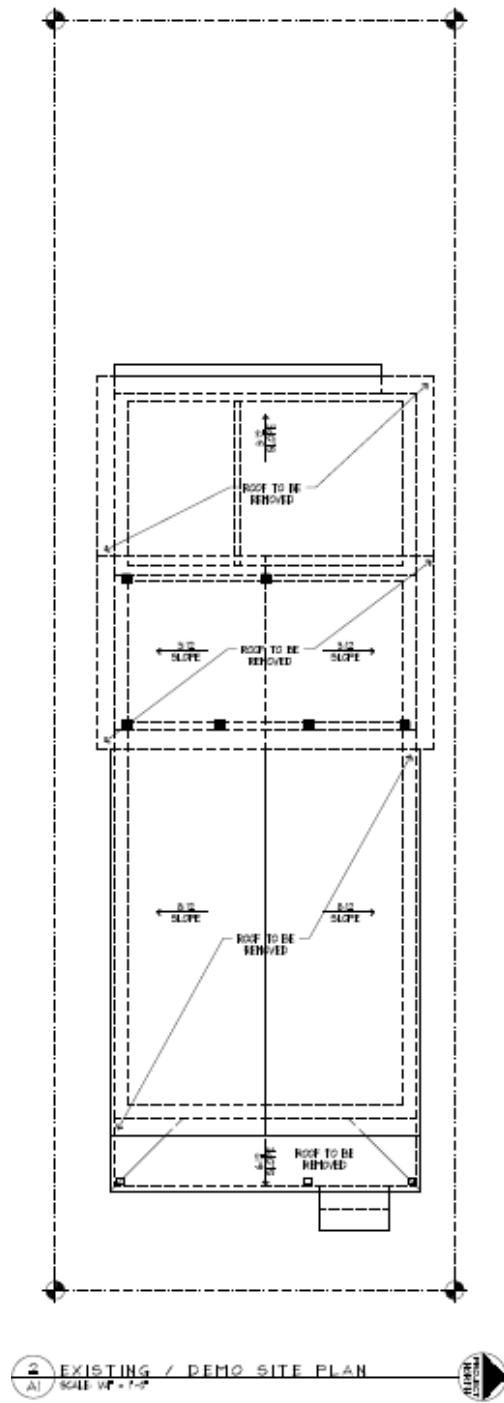
The Certificate of Appropriateness proposes renovations to the contributing structure with a mezzanine addition completed around 1975 that is now considered historic. This mezzanine used to be a one-story sawtooth which is seen in the 1965 historic photo. The scope of work includes the reconfiguration of existing rear additions while retaining the first-floor footprint. The upper portion of the building will be expanded to increase both the footprint and height of the existing mezzanine.

Exterior work includes the removal of existing horizontal siding on certain elevations and replacement with new board-and-batten siding to match existing historic materials. Several existing windows and window openings will be removed or reconfigured, and new window and door openings will be introduced on the north, south, and west elevations. Original wood columns will be restored, and deteriorated elements will be replaced in-kind. The roof will have a new 5 v-crimp metal roofing throughout, replacing the existing metal roofing. The front porch has shingles therefore replacement must be metal shingles.

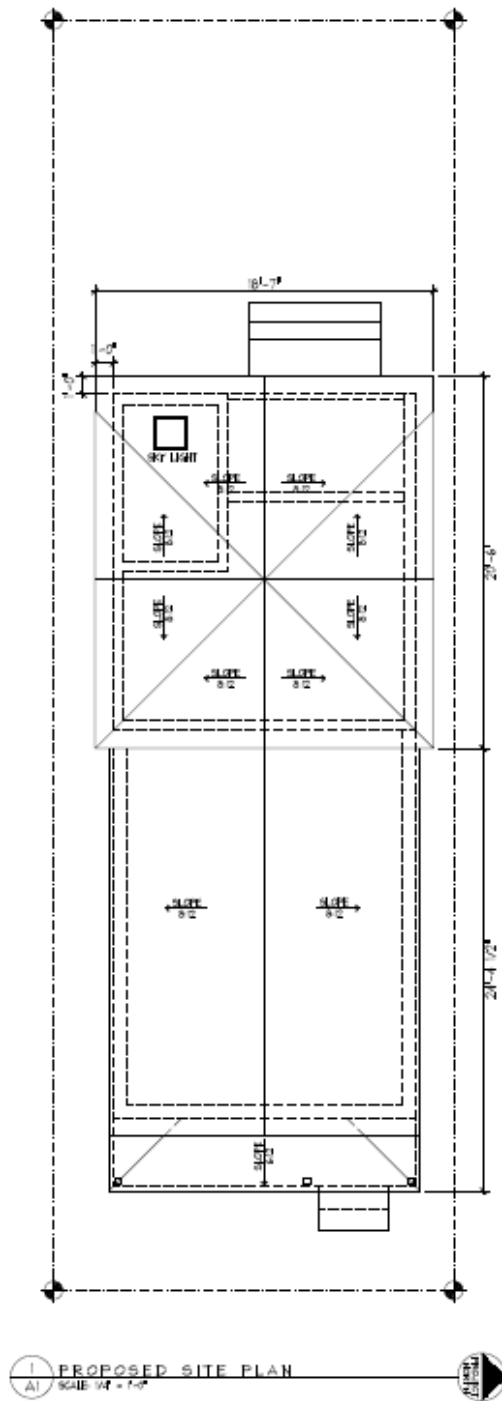
On the east elevation, the historic first-floor window configuration and siding will be preserved, while new board-and-batten siding will be added to the upper gable in the rear. The south and north elevations will feature new window locations and some size changes, but the designs will remain compatible with the building's historic character. The west (rear) elevation will feature a covered second story porch on the second floor.

The structure will also be elevated by approximately 1 foot 1 inch to meet updated elevation requirements, with new steps and foundation adjustments.

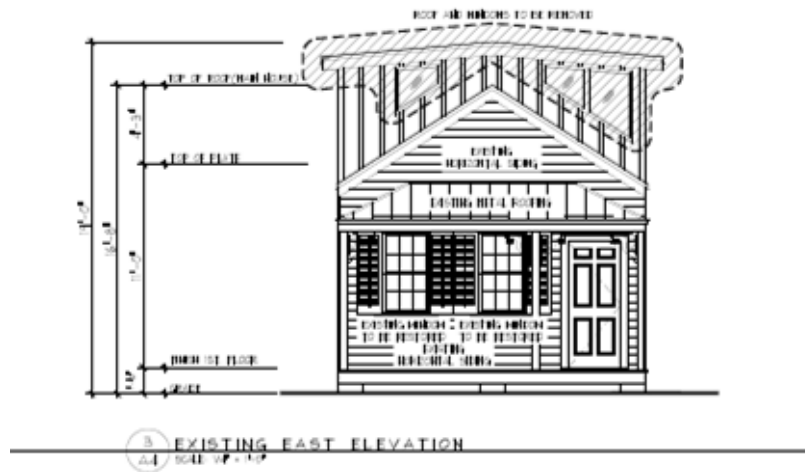
Demolition proposes the demolition of the rear historic shed roof and partial demolition of the second story mezzanine.



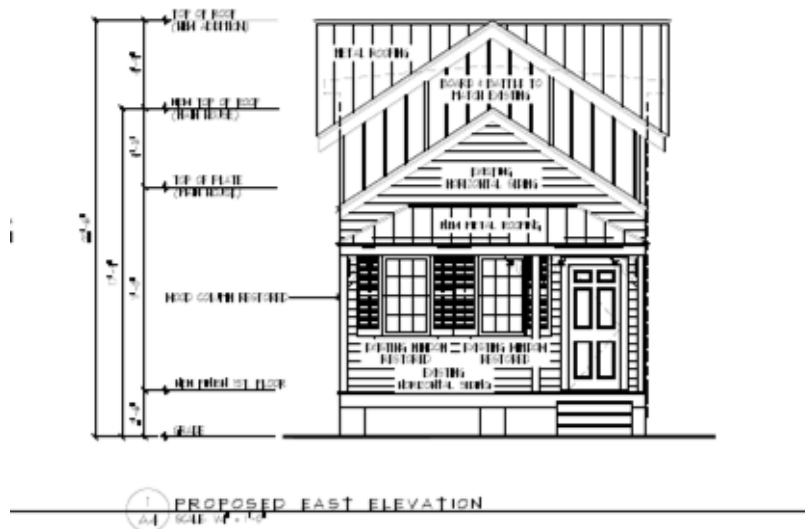
Existing Site Plan.



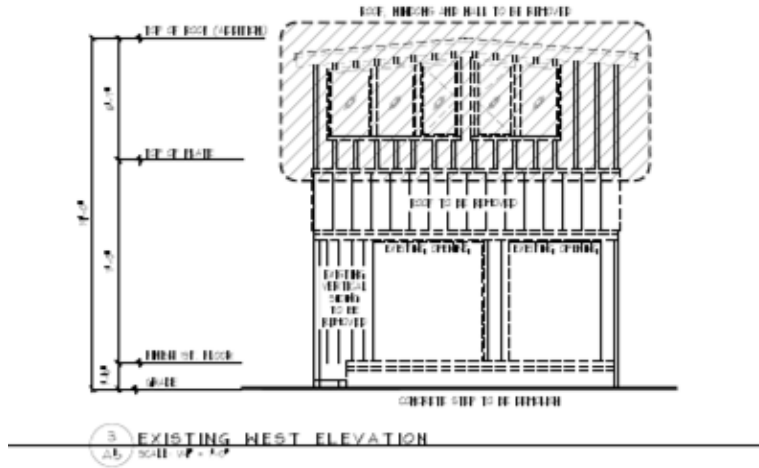
Proposed Site Plan.



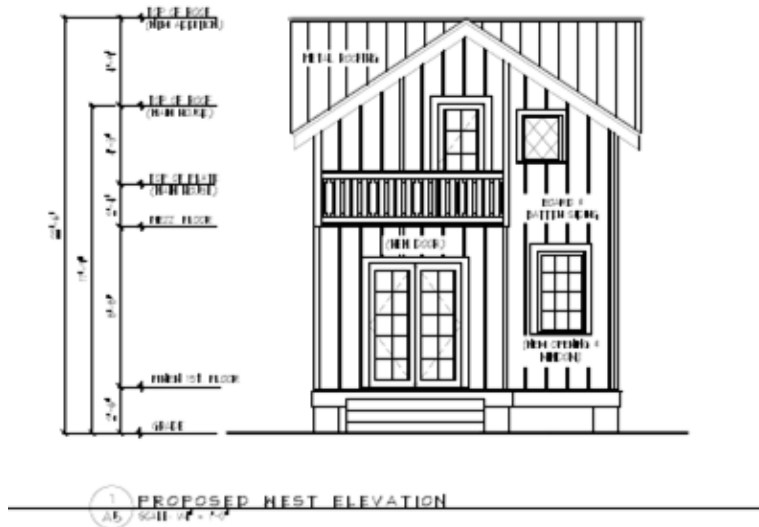
Existing East Elevation.



Proposed East Elevation.



Existing West Elevation.



Proposed West Elevation.

Consistency with Cited Guidelines:

Some elements of the design, such as the use of compatible board-and-batten siding, the restoration of existing wood columns, and the retention of historic first-floor window configurations on the east (front) elevation, are consistent with the guidelines. All side and rear window replacements and reconfigurations comply with the window guidelines as they fall within the typical window sizes and configurations within the historic district. The project does not comply with Guideline 11 of additions which states that “additions to contributing and historic buildings shall limit their size and scale in relationship to the historic building, and that the addition shall be lower than the original building height.” The proposed mezzanine expansion increases both the footprint and height of the existing upper level, creating a mass and height that competes with the historic main roofline and is larger than the existing mezzanine.

The overall height of the addition is not appropriate from a preservation standpoint, as it disrupts the historic hierarchy of the building. Staff recommends the applicant explore revisions that reduce the addition’s height and mass to be subordinate to the historic structure.

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).*

The structure proposed for demolition does not exhibit significant deterioration.

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 building lacks distinctive stylistic or construction features that would make it architecturally significant beyond its contributing status.

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

It is staff understanding that no significant events have ever happened on the site relevant 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 site is not associated with any significant event.

- 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, though the structure does contribute to the overall historic fabric of the district.

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

Staff believes that the existing building does not portray an era of history characterized by 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 structure has not yielded, and is unlikely to yield, any historically significant information.

It is the staff's opinion that the request for demolition may be considered, as the features of the structure under review meet the criteria for demolition. Although the main house is historic and contributes to the historic district, the rear shed roof and second story mezzanine are not significant architectural features. 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

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



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:

906 Packer St.

NAME ON DEED:

Danielle Hert

PHONE NUMBER

OWNER'S MAILING ADDRESS:

EMAIL

APPLICANT NAME:

Bender & Associates Architects.

PHONE NUMBER 305-296-1347

APPLICANT'S ADDRESS:

410 Angela St.

EMAIL hburkee@benderarchitects.com

APPLICANT'S SIGNATURE:

DATE 07.10.2025

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: Principal structure renovation.

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Partial demolition of non-historic addition

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): N/A	
PAVERS: None	FENCES: N/A
DECKS: N/A	PAINTING: All new paint to be white
SITE (INCLUDING GRADING, FILL, TREES, ETC): N/A	POOLS (INCLUDING EQUIPMENT): N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER: N/A
See plans.	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___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:	906 Packer St.
PROPERTY OWNER'S NAME:	Danielle Hert
APPLICANT NAME:	Bender & Associates Architects

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

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Partial demolition of non-historic addition

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.

Partial demolition of non-historic addition

(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.

Partial demolition of non-historic addition

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.

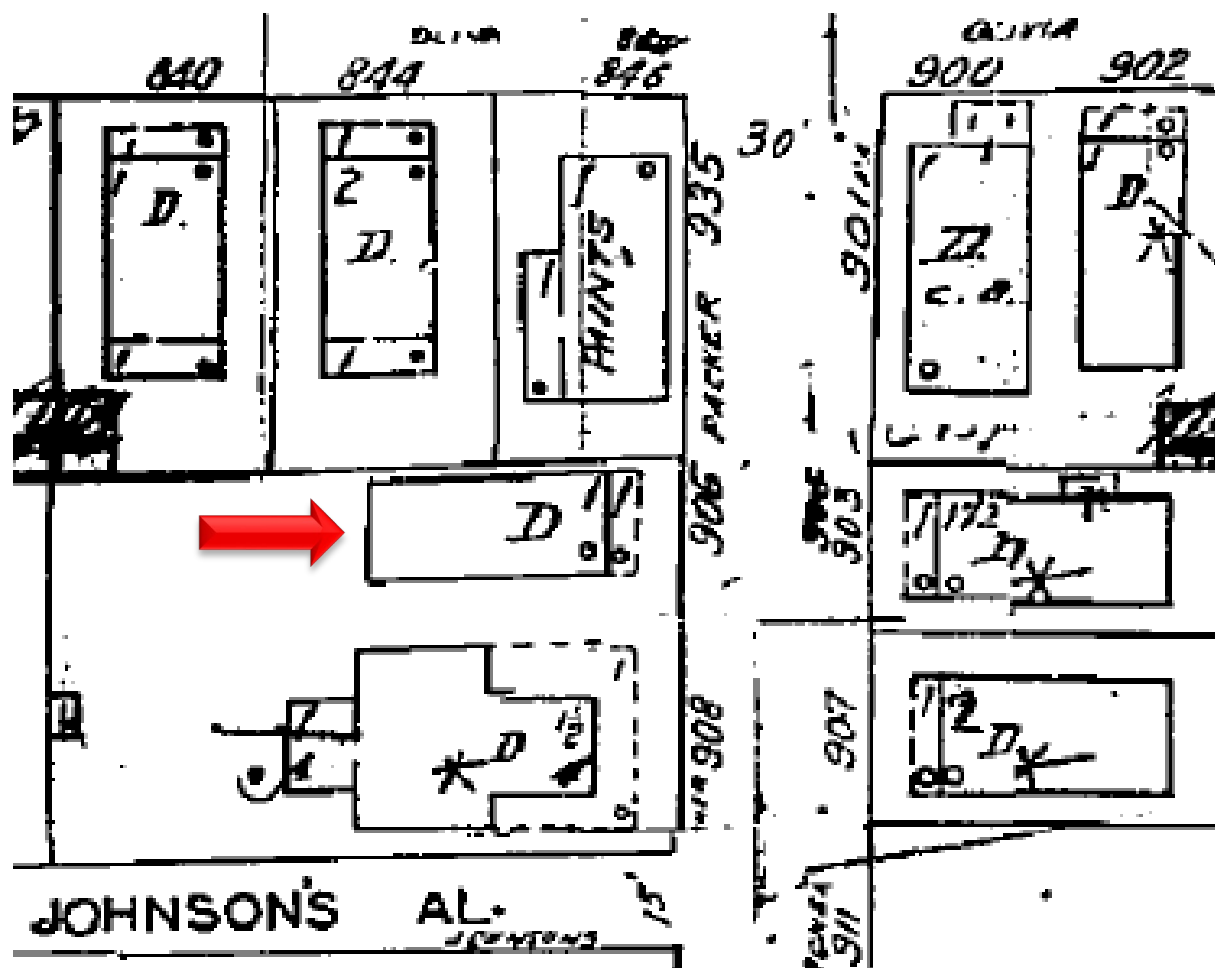
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
Partial demolition of non-historic addition
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
Partial demolition of non-historic addition
(d) Is not the site of a historic event with significant effect upon society.
Partial demolition of non-historic addition
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
Partial demolition of non-historic addition
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
Partial demolition of non-historic addition
(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.
Partial demolition of non-historic addition
(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.
Partial demolition of non-historic addition

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.

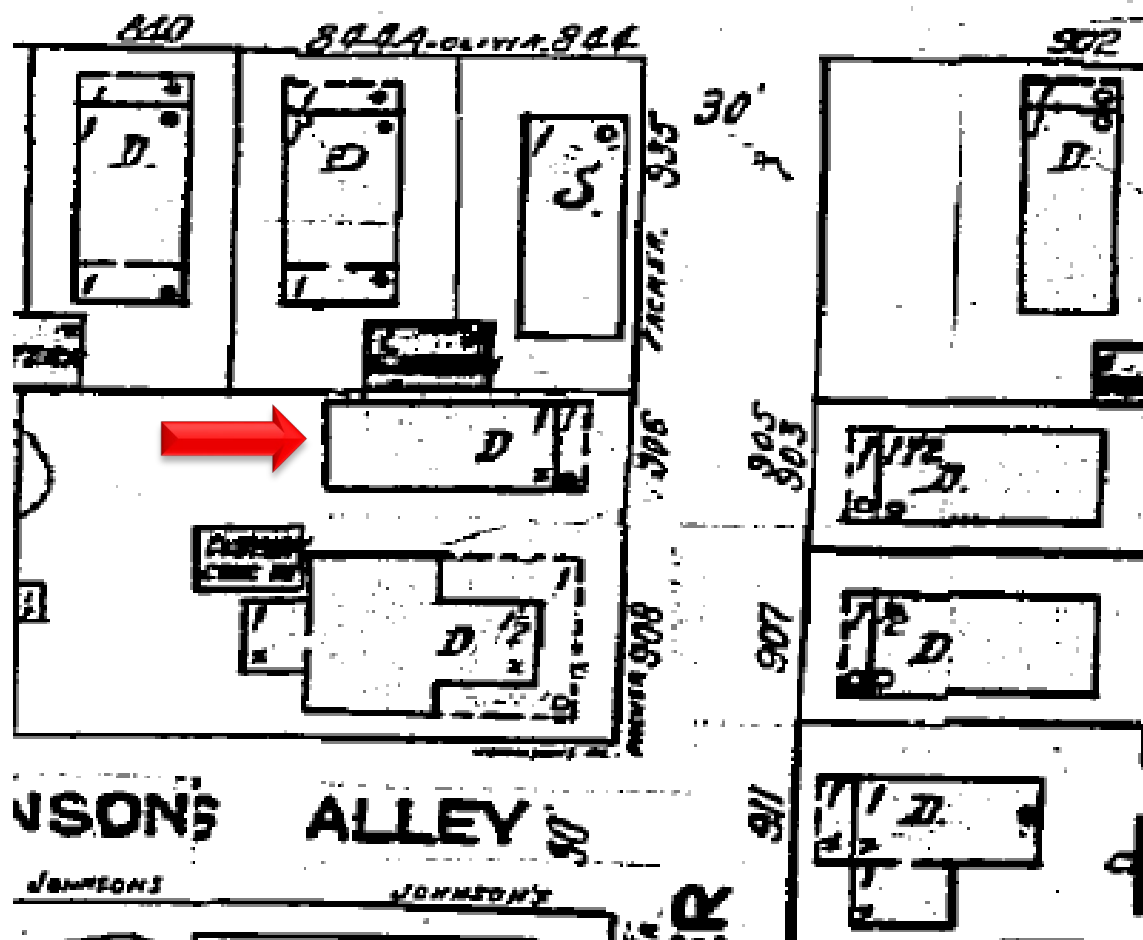
(i) Has not yielded, and is not likely to yield, information important in history,
Partial demolition of non-historic addition

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:	
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):	
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.	
Demolition of non-historic addition does not adversely affect the overall historic character of the district or neighborhood.	
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.	
Demolition of non-historic addition does not destroy the historic relationship between buildings or structures and open space.	
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.	
Demolition of non-historic addition does not adversely affect the overall historic character of the district or neighborhood.	
(4) Removing buildings or structures that would otherwise qualify as contributing.	
	N/A

SANBORN MAPS



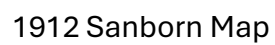
1962 Sanborn Map



1948 Sanborn Map



1926 Sanborn Map



1912 Sanborn Map

PROJECT PHOTOS





KANGA
CONSTRUCTION
& WOODWORK
9623018









SURVEY

LEGEND

- Found 3/4" Iron Pipe (FHH)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (FKLS)
- ▲ Found Nail & Disc (Unreadable)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊗ Sewer Cleanout
- ⊗ Water Meter

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 906 Packer Street, 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. Date of field work: December 9, 2024
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. All bricking and concrete is not shown.

BOUNDARY SURVEY FOR: Danielle N. Hert;

J. LYNN O'FLYNN, INC.

December 16, 2024

THIS SURVEY
IS NOT
ASSIGNABLE

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

906 PACKER STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimilie (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project N° : 2501

Date: 07/14/2025

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PROPOSED DESIGN

906 PACKER ST.

Key West Florida 33040

HARC PERMIT

SITE MAP - KEY WEST  SITE LOCATION: 906 PACKER ST, KEY WEST, FL 33040 Not to Scale		PROJECT DIRECTORY PROJECT: 906 PACKER ST. ARCHITECT'S PROJECT No.: 2501 CONTACT: -- Address: 906 Packer St. Key West Florida, 33040 Tel: -- Email: -- ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A. Address: 410 Angela Street, Key West, FL 33040 Tel: (305) 296-1347 Fax: (305) 296-2727 E-mail: info@benderarchitects.com Architect: Haven Burkee Designer Associate: Ana Catalina Alvarez		GENERAL NOTES 1. All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include: FLORIDA BUILDING CODE - Building 2023 EDITION FLORIDA BUILDING CODE - Existing 2023 EDITION FLORIDA BUILDING CODE - Residential 2023 EDITION FLORIDA BUILDING CODE - Plumbing 2023 EDITION FLORIDA BUILDING CODE - Fuel Gas 2023 EDITION FLORIDA BUILDING CODE - Mechanical 2023 EDITION FLORIDA BUILDING CODE - Energy Conservation 2023 EDITION NATIONAL ELECTRICAL CODE 2023 EDITION NFPA 101 LIFE SAFETY CODE w/ Florida Modifications 8TH EDITION FLORIDA FIRE PREVENTION CODE 8TH EDITION NFPA 1 2023 EDITION This project is designed in accordance with A.S.C.E. 7-22 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction. 2. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction. 3. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed. 4. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement. 5. Dimensions shall take precedence over scale. 6. All new utilities shall be underground. 7. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades. 8. After completion of construction remove all debris and construction equipment. Restore site to original condition. 9. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction. 10. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris. 11. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.																																																																																																																																																																							
ABBREVIATIONS <table><tr><td>AB</td><td>ANCHOR BOLT</td><td>MIN</td><td>MINIMUM</td></tr><tr><td>ABC</td><td>AGGREGATE BASE COURSE</td><td>NTS</td><td>NOT TO SCALE</td></tr><tr><td>A/C</td><td>AIR CONDITIONING</td><td>OA</td><td>OVERALL</td></tr><tr><td>BLKG</td><td>BLOCKING</td><td>OC</td><td>ON CENTER</td></tr><tr><td>BUR</td><td>BUILT UP ROOF</td><td>OD</td><td>OUTSIDE DIAMETER</td></tr><tr><td>CAB</td><td>CABINET</td><td>PCF</td><td>POUNDS PER CUBIC FOOT</td></tr><tr><td>CER</td><td>CERAMIC</td><td>PL</td><td>PROPERTY LINE</td></tr><tr><td>CL</td><td>CENTER LINE</td><td>PLM</td><td>PLASTIC LAMINATE</td></tr><tr><td>CLG</td><td>CEILING</td><td>PLF</td><td>POUNDS PER LINEAL FOOT</td></tr><tr><td>CMU</td><td>CONCRETE MASONRY UNIT</td><td>PNL</td><td>PANEL</td></tr><tr><td>COL</td><td>COLUMN</td><td>PT</td><td>POINT</td></tr><tr><td>CONC</td><td>CONCRETE</td><td>PVC</td><td>POLYVINYLCHLORIDE</td></tr><tr><td>DBL</td><td>DOUBLE</td><td>R</td><td>RADIUS (OR) RISER</td></tr><tr><td>DIAG</td><td>DIAGONAL</td><td>R/A</td><td>RETURN AIR</td></tr><tr><td>DS</td><td>DOWNSPOUT</td><td>REBAR</td><td>STEEL REINF. BAR</td></tr><tr><td>DTL</td><td>DETAIL</td><td>REFR.</td><td>REFRIGERATOR</td></tr><tr><td>DNR</td><td>DRAWER</td><td>SF</td><td>SQUARE FOOT (FEET)</td></tr><tr><td>EJ</td><td>EXPANSION JOINT</td><td>SS</td><td>STAINLESS STEEL</td></tr><tr><td>EL</td><td>ELEVATION</td><td>SPEC</td><td>SPECIFICATION</td></tr><tr><td>ELEC</td><td>ELECTRIC</td><td>T</td><td>TYPICAL</td></tr><tr><td>EQ</td><td>EQUAL</td><td>UNO</td><td>UNLESS NOTED OTHERWISE</td></tr><tr><td>EXH</td><td>EXHAUST</td><td>VCT</td><td>VINYL COMPOSITION TILE</td></tr><tr><td>FV</td><td>FIELD VERIFY</td><td>VERT</td><td>VERTICAL</td></tr><tr><td>GALV</td><td>GALVANIZED</td><td>WD</td><td>WOOD</td></tr><tr><td>GI</td><td>GALVANIZED IRON</td><td>W/F</td><td>WELDED WIRE FABRIC</td></tr><tr><td>HORZ</td><td>HORIZONTAL</td><td>WH</td><td>WATER HEATER</td></tr><tr><td>HDW</td><td>HARDWARE</td><td>W/O</td><td>WITHOUT</td></tr><tr><td>HVAC</td><td>HEATING VENTILATING & AIR CONDITIONING</td><td></td><td></td></tr><tr><td>FOC</td><td>FACE OF CONCRETE</td><td></td><td></td></tr><tr><td>FOS</td><td>FACE OF STUD</td><td></td><td></td></tr><tr><td>FIN</td><td>FINISH</td><td></td><td></td></tr><tr><td>FE</td><td>FIRE EXTINGUISHER</td><td></td><td></td></tr><tr><td>FND</td><td>FOUNDATION</td><td></td><td></td></tr><tr><td>FTG</td><td>FOOTING</td><td></td><td></td></tr><tr><td>ID</td><td>INSIDE DIAMETER</td><td></td><td></td></tr><tr><td>MAX</td><td>MAXIMUM</td><td></td><td></td></tr></table>		AB	ANCHOR BOLT	MIN	MINIMUM	ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE	A/C	AIR CONDITIONING	OA	OVERALL	BLKG	BLOCKING	OC	ON CENTER	BUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER	CAB	CABINET	PCF	POUNDS PER CUBIC FOOT	CER	CERAMIC	PL	PROPERTY LINE	CL	CENTER LINE	PLM	PLASTIC LAMINATE	CLG	CEILING	PLF	POUNDS PER LINEAL FOOT	CMU	CONCRETE MASONRY UNIT	PNL	PANEL	COL	COLUMN	PT	POINT	CONC	CONCRETE	PVC	POLYVINYLCHLORIDE	DBL	DOUBLE	R	RADIUS (OR) RISER	DIAG	DIAGONAL	R/A	RETURN AIR	DS	DOWNSPOUT	REBAR	STEEL REINF. 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A8 INDICATES # OF ELEVATION WALL ELEVATION INDICATOR (SHOWN WITHIN ROOM ON PLAN) ROOM NUMBER INDICATOR (SHOWN BESIDE OR UNDER ROOM NAME) DOOR OPENING INDICATOR (EACH OPENING SCHEDULED SEPARATELY) WINDOW INDICATOR (EACH WINDOW TYPE & SIZE SCHEDULED) PARTITION/WALL TYPE INDICATOR (COMMERCIAL & INSTITUTIONAL PROJECTS)		MATERIAL DESIGNATIONS CONCRETE MASONRY UNITS IN PLAN CONC., STUCCO, PLASTER IN ELEV./POURED CONC. IN PLAN METAL IN ELEVATION METAL IN SECTION FINISH WOOD IN ELEV. & IN SECTION DIMENSION LUMBER IN SECTION (CONTINUOUS) WOOD BLOCKING IN SECTION (DISCONTINUOUS) GYPSON WALL BOARD IN SECTION (LARGE SCALE) EARTH, NATURAL SUBSTRATE GRAVEL, AGGREGATE BASE COURSE, FILL FIBERGLASS BATT INSULATION RIGID INSULATION PARTITIONS & WALLS CONCRETE MASONRY UNITS POURED CONCRETE WOOD FRAME METAL STUDS EXISTING CONSTRUCTION TO REMAIN EXISTING CONSTRUCTION TO BE DEMOLISHED		SHEET INDEX <table><tr><th colspan="2">SHEET INDEX</th></tr><tr><td>C</td><td>COVER</td></tr><tr><td>A1</td><td>EXISTING / DEMO # PROPOSED SITE PLAN</td></tr><tr><td>A2</td><td>EXISTING / DEMO # PROPOSED FIRST FLOOR PLAN</td></tr><tr><td>A3</td><td>EXISTING / DEMO # PROPOSED MEZZANINE FLOOR PLAN</td></tr><tr><td>A4</td><td>EXISTING & PROPOSED NORTH AND EAST ELEVATIONS</td></tr><tr><td>A5</td><td>EXISTING & PROPOSED SOUTH AND WEST ELEVATIONS</td></tr><tr><td>A6</td><td>EXISTING & PROPOSED EAST ELEVATION. (HEIGHT COMPARISON)</td></tr><tr><td>A7</td><td>EXISTING PHOTOGRAPHS</td></tr><tr><td>A8</td><td>PROPOSED RENDERERS</td></tr></table>		SHEET INDEX		C	COVER	A1	EXISTING / DEMO # PROPOSED SITE PLAN	A2	EXISTING / DEMO # PROPOSED FIRST FLOOR PLAN	A3	EXISTING / DEMO # PROPOSED MEZZANINE FLOOR PLAN	A4	EXISTING & PROPOSED NORTH AND EAST ELEVATIONS	A5	EXISTING & PROPOSED SOUTH AND WEST ELEVATIONS	A6	EXISTING & PROPOSED EAST ELEVATION. (HEIGHT COMPARISON)	A7	EXISTING PHOTOGRAPHS	A8	PROPOSED RENDERERS
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Facsimile (305) 296-2727
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Bender & Associates
ARCHITECTS
p.a.

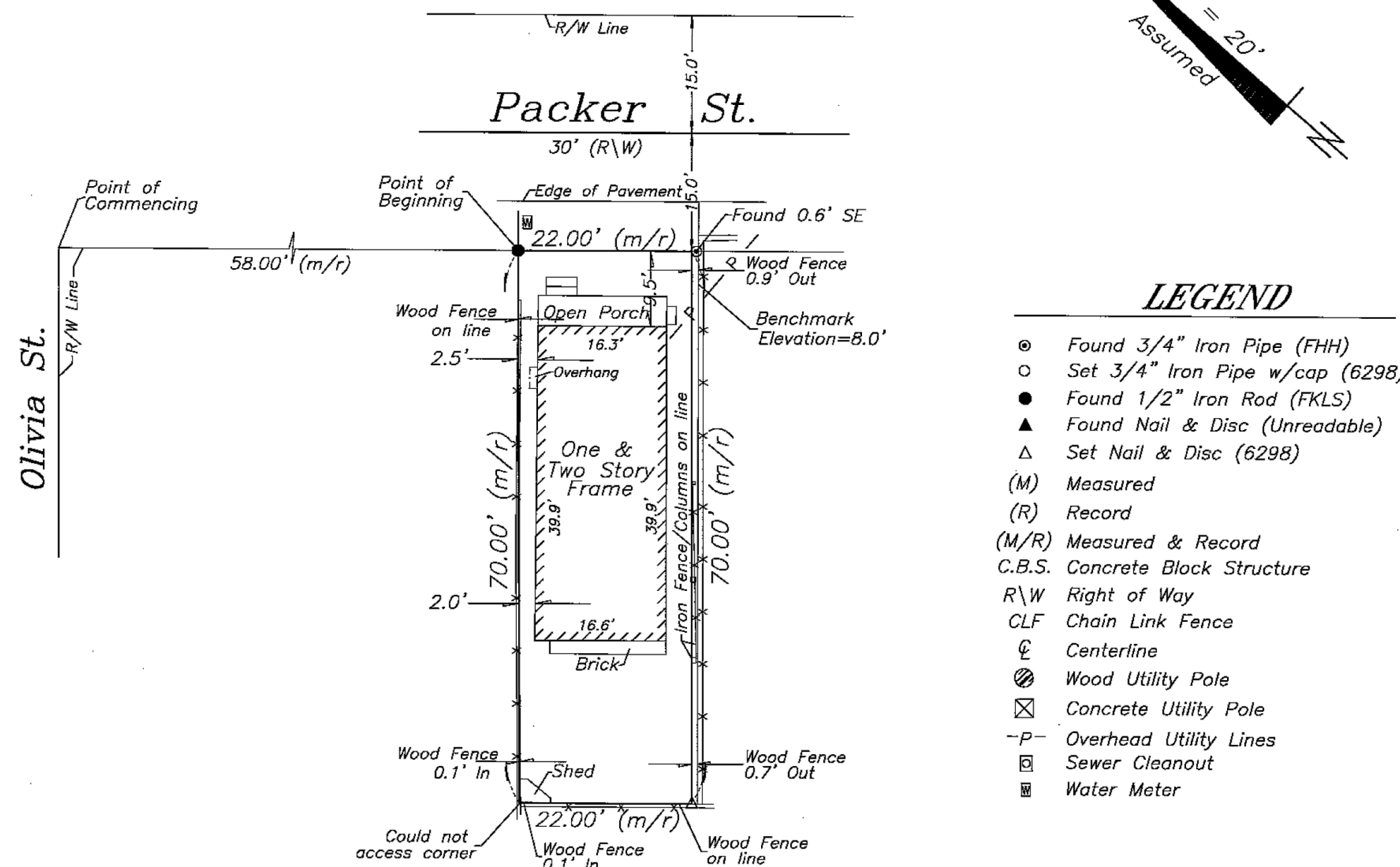
Project No.: 2501

SITE MAP KEY WEST
PROJECT DIRECTORY
GENERAL NOTES
SYMBOLS LEGEND
SHEET INDEX

Date: 07/14/2025

C

Boundary Survey Map of part of Lot 4,
Square 4, Tract 6, Island of Key West



NOTES:

- The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
- Underground foundations and utilities were not located.
- All angles are 90° (Measured & Record) unless otherwise noted.
- Street address: 906 Packer Street, Key West, FL.
- This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
- North Arrow is assumed and based on the legal description.
- Date of field work: December 9, 2024
- Ownership of fences is undeterminable, unless otherwise noted.
- Adjoiners are not furnished.
- All bricking and concrete is not shown.

BOUNDARY SURVEY OF: In the City of Key West, Monroe County, Florida, and is known as a part of Lot 4 in Square 4 of Tract 6:
COMMENCING at a point on the West side of Packer Street, distant Southeasterly from the corner of Olivia and Packer Streets 58 feet; running thence in a Southeasterly direction along the said Packer Street 22 feet to a point; thence at right angles in a Southwesterly direction 70 feet to a point; thence at right angles in a Northwesterly direction 22 feet to a point; thence at right angles in a Northeasterly direction 70 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Danielle N. Hert;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

December 16, 2024

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

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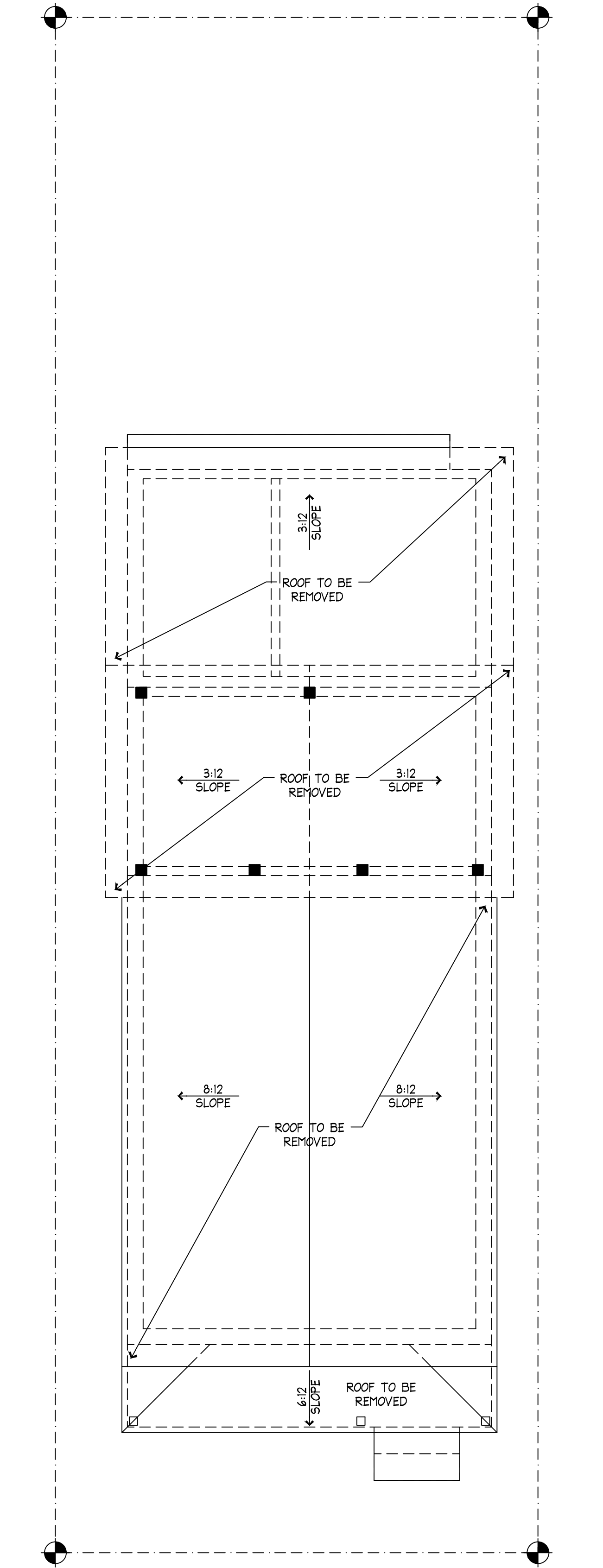
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Project No. 2501

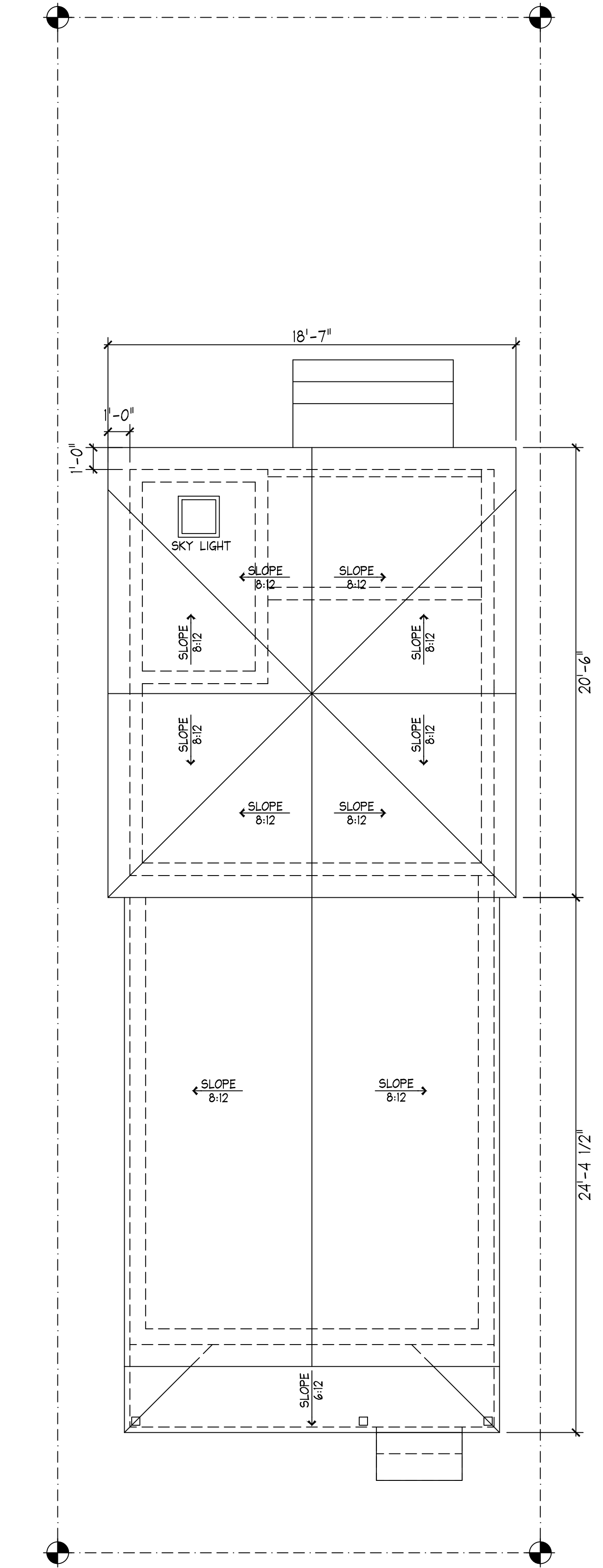
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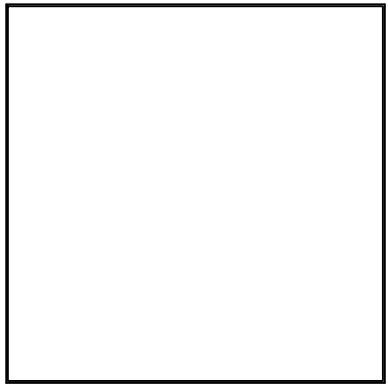
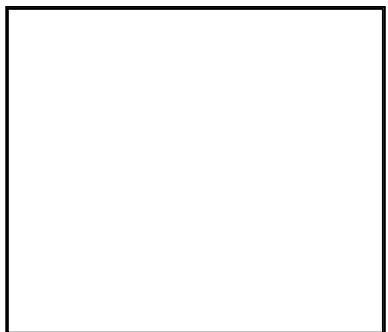
PROJECT STATISTICS			
FEMA FLOOD ZONE	ZONE 'X' NGVD29 TO FLOOR MAP CHANGE 'AE-9' NAVD88		
ZONING DESIGNATION	HHDR		
LOT SIZE	1,540 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	770 S.F. MAX.	799 S.F.	799 S.F.
1,540 S.F. X 50%			
IMPERVIOUS SURFACE	924 S.F. MAX.	817 S.F.	0 S.F.
1,540 S.F. X 60%			
BUILDING HEIGHT (CROWN OF ROAD)	30'-0" MAX.	19'-0"	22'-6"
FRONT SETBACK (PACKER)	10'-0" MIN.	9'-6"	9'-6"
SIDE SETBACK (NORTH)	5'-0" MIN.	2'-1"	2'-1"
SIDE SETBACK (SOUTH)	5'-0" MIN.	3'-3"	3'-3"
REAR SETBACK (NORTH)	20'-0" MIN.	20'-7"	20'-7"
OPEN SPACE (35%)	539 S.F. MIN.	723 S.F.	703 S.F.



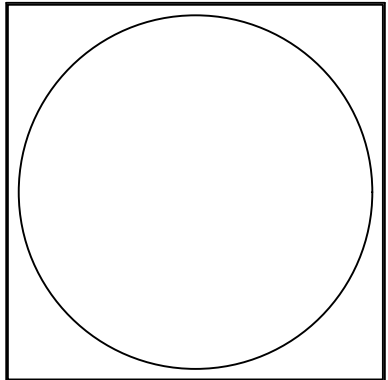
2
A1
EXISTING / DEMO SITE PLAN
SCALE: 1/4" = 1'-0"



1
A1
PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"



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KEY WEST, FLORIDA

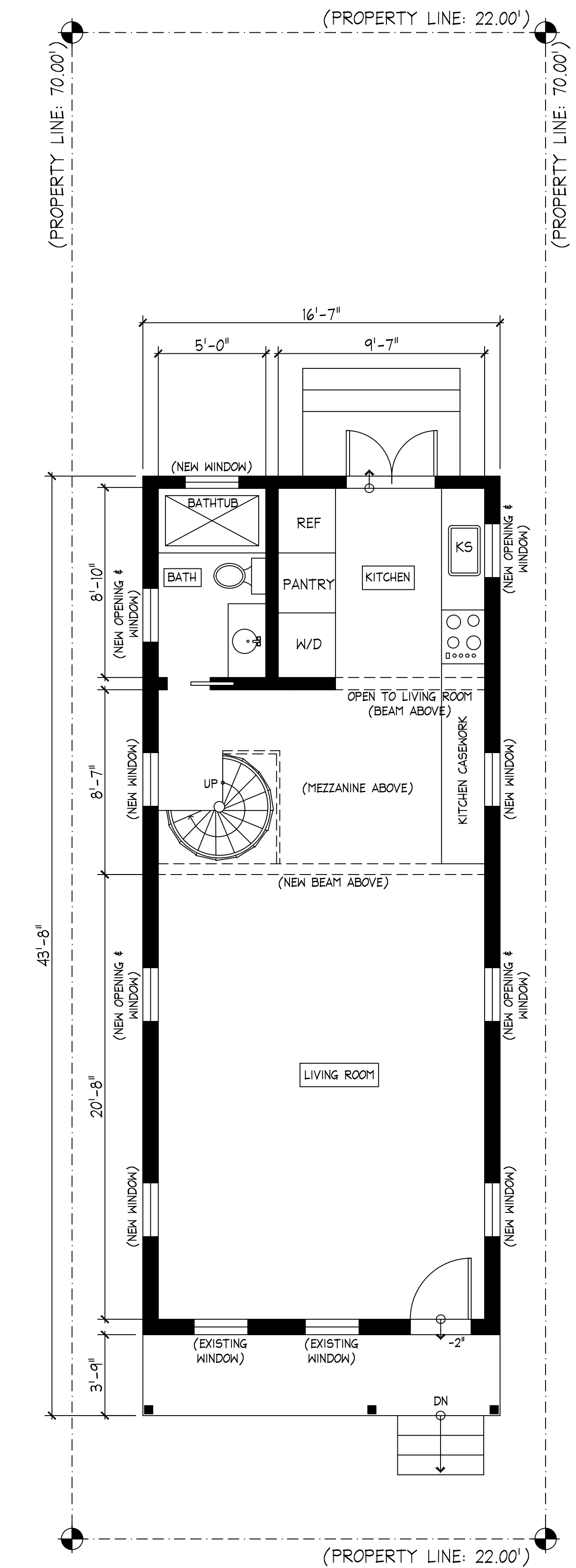
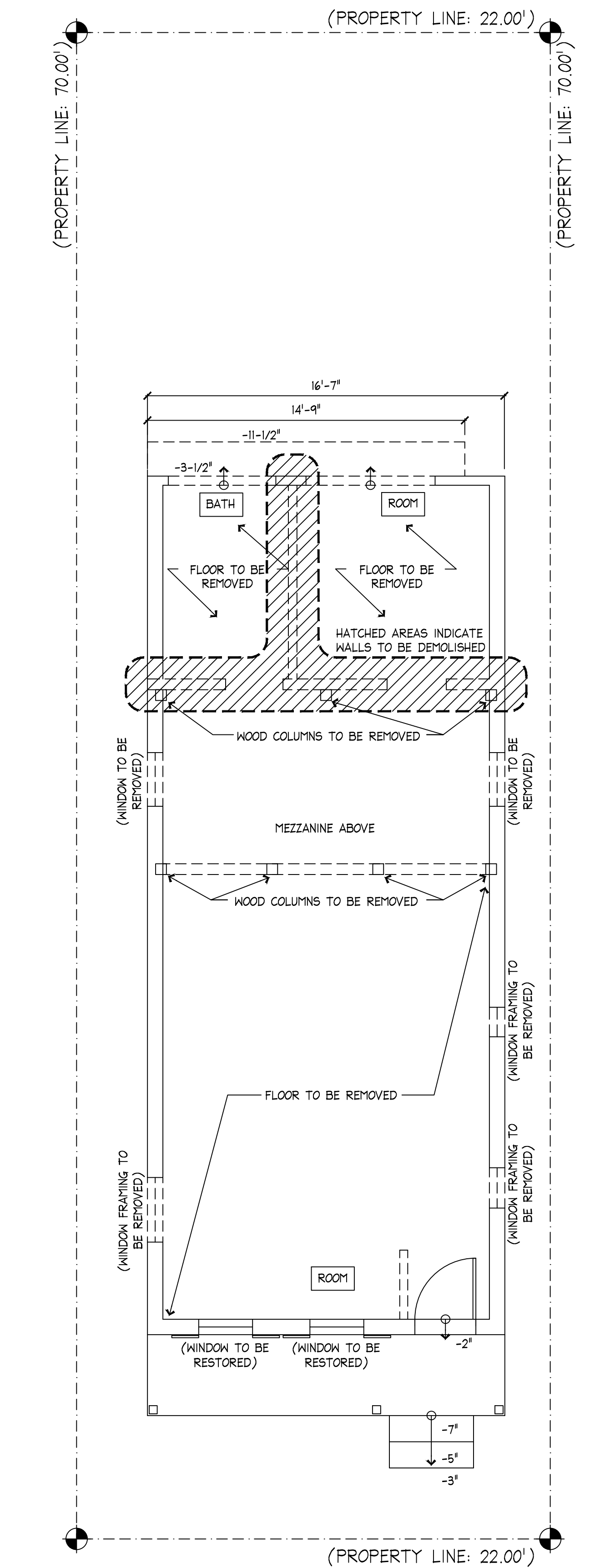


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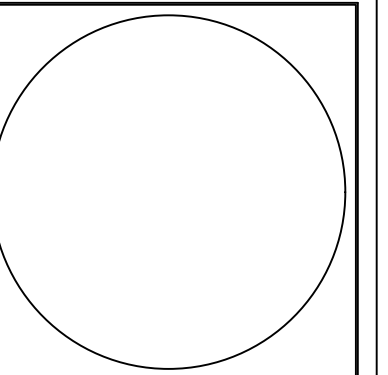
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A1



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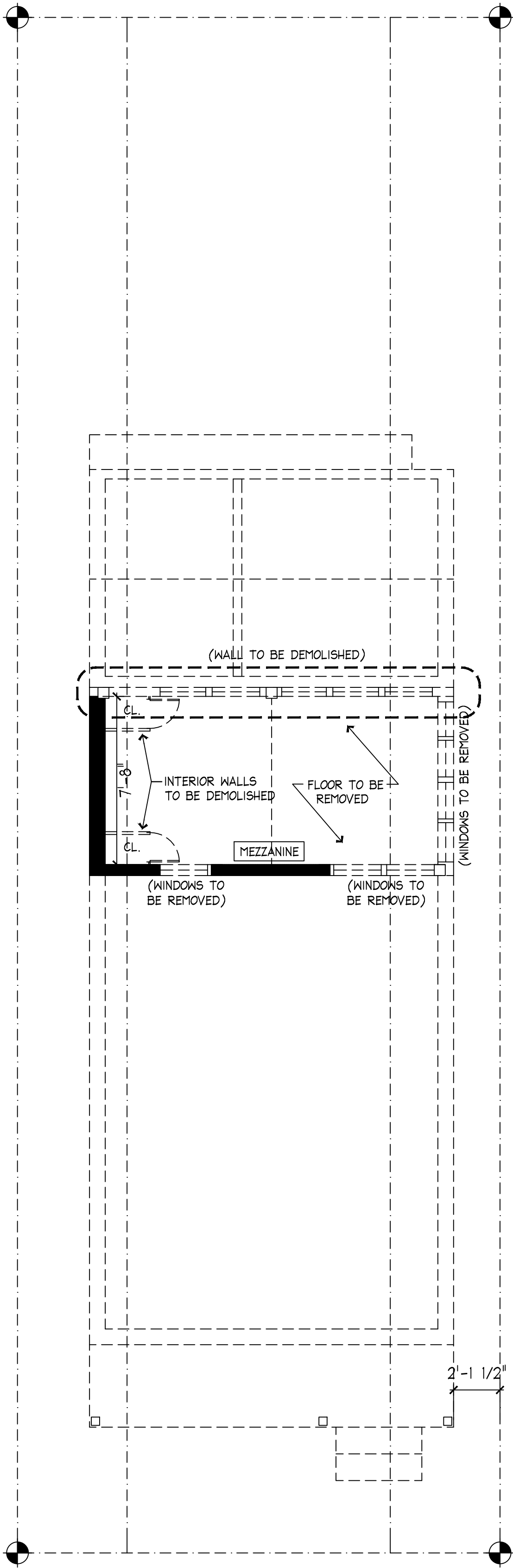
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Project N° :	2501
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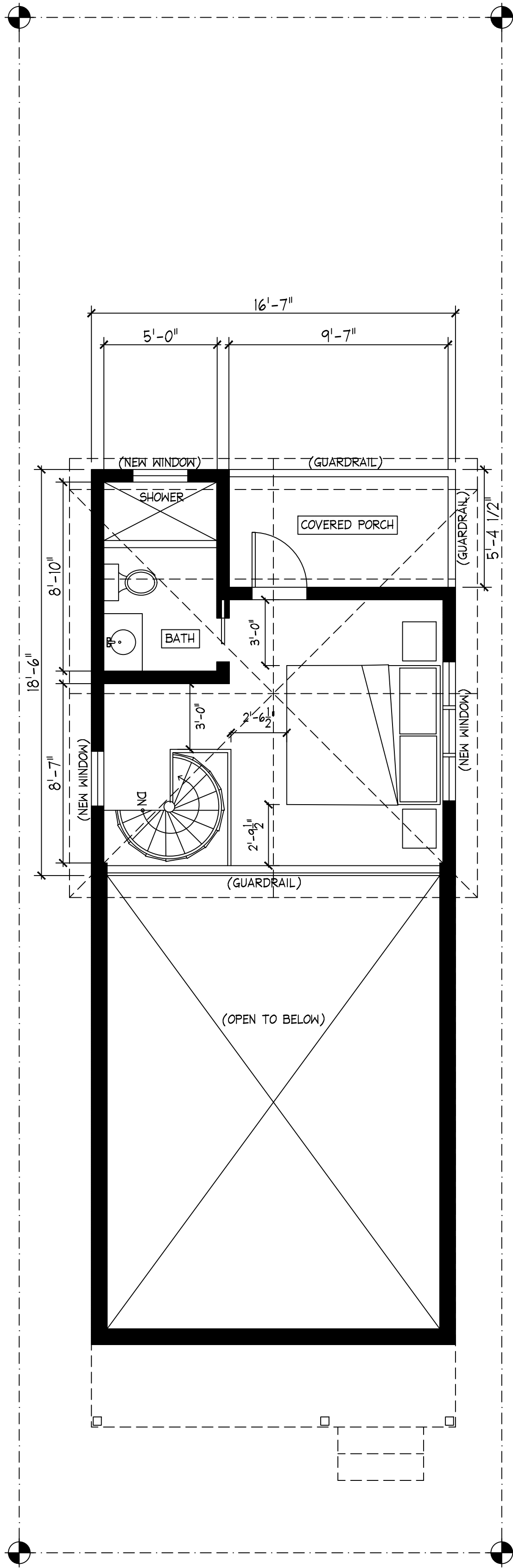
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A2

2
A3
EXISTING / DEMO MEZZANINE PLAN
SCALE: 1/4" = 1'-0"



1
A3
PROPOSED MEZZANINE PLAN
SCALE: 1/4" = 1'-0"



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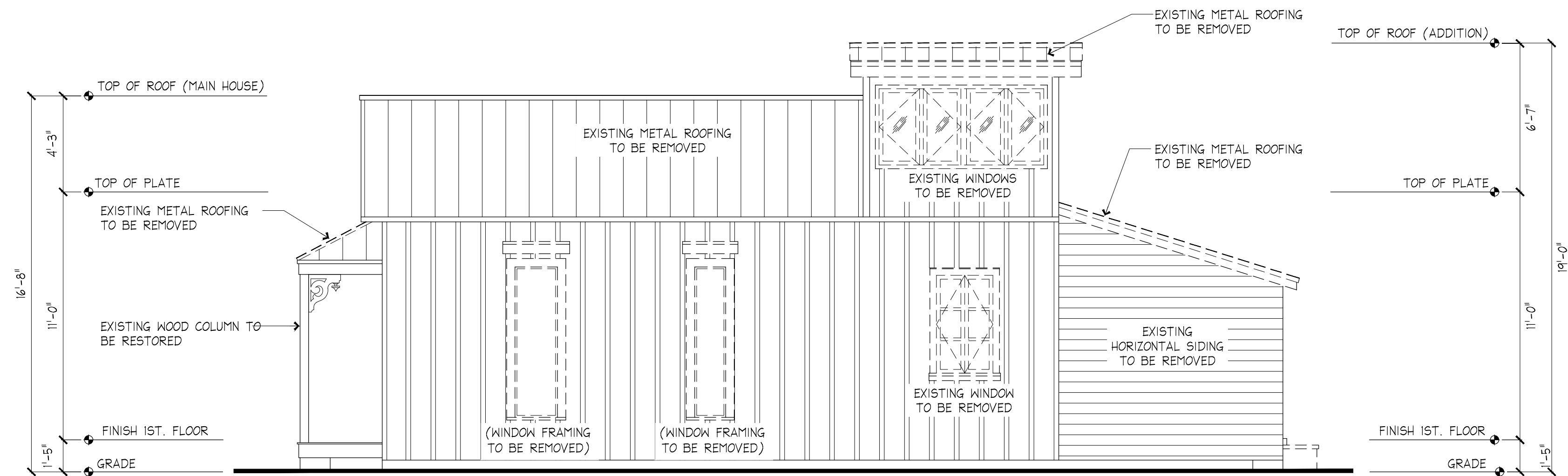
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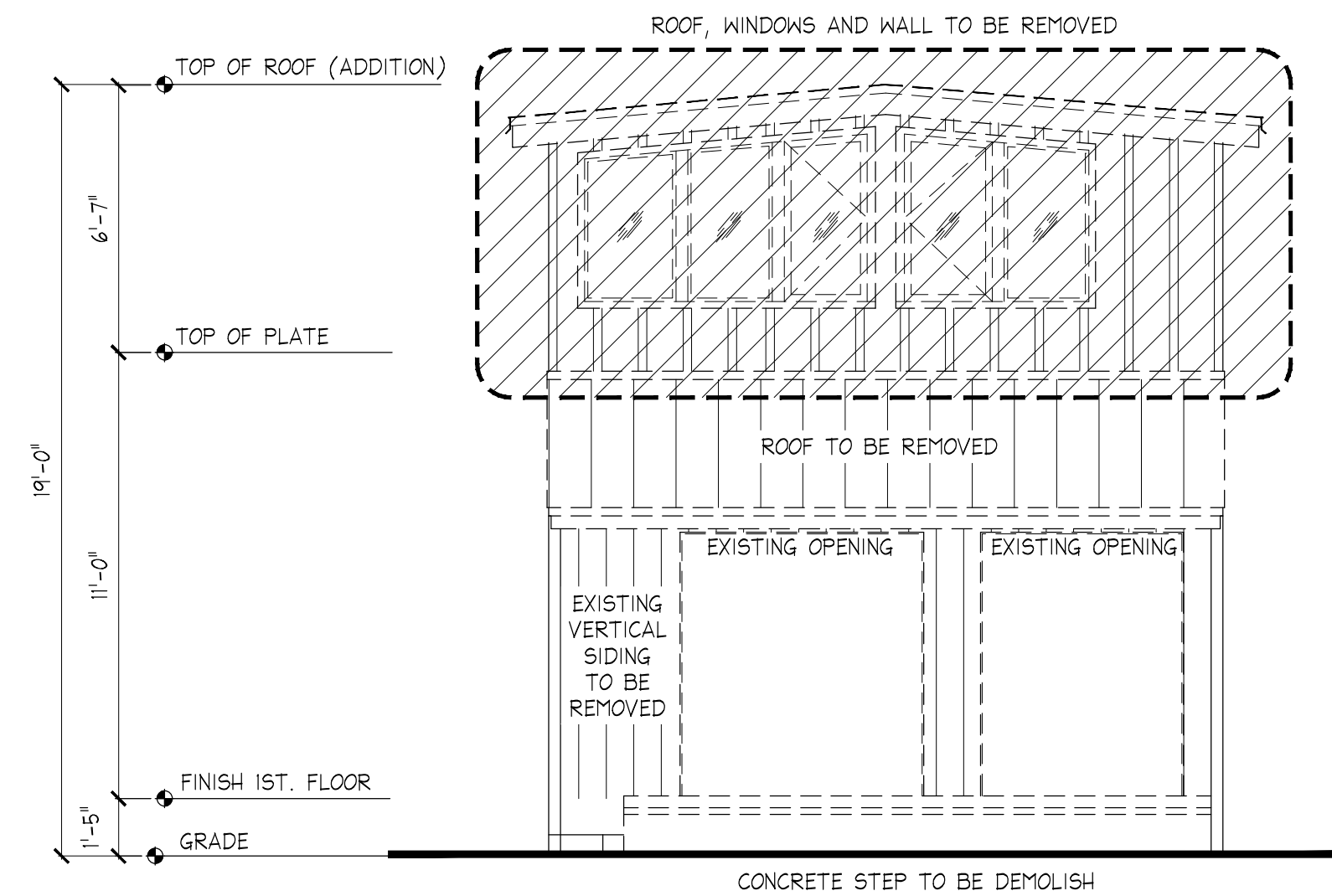
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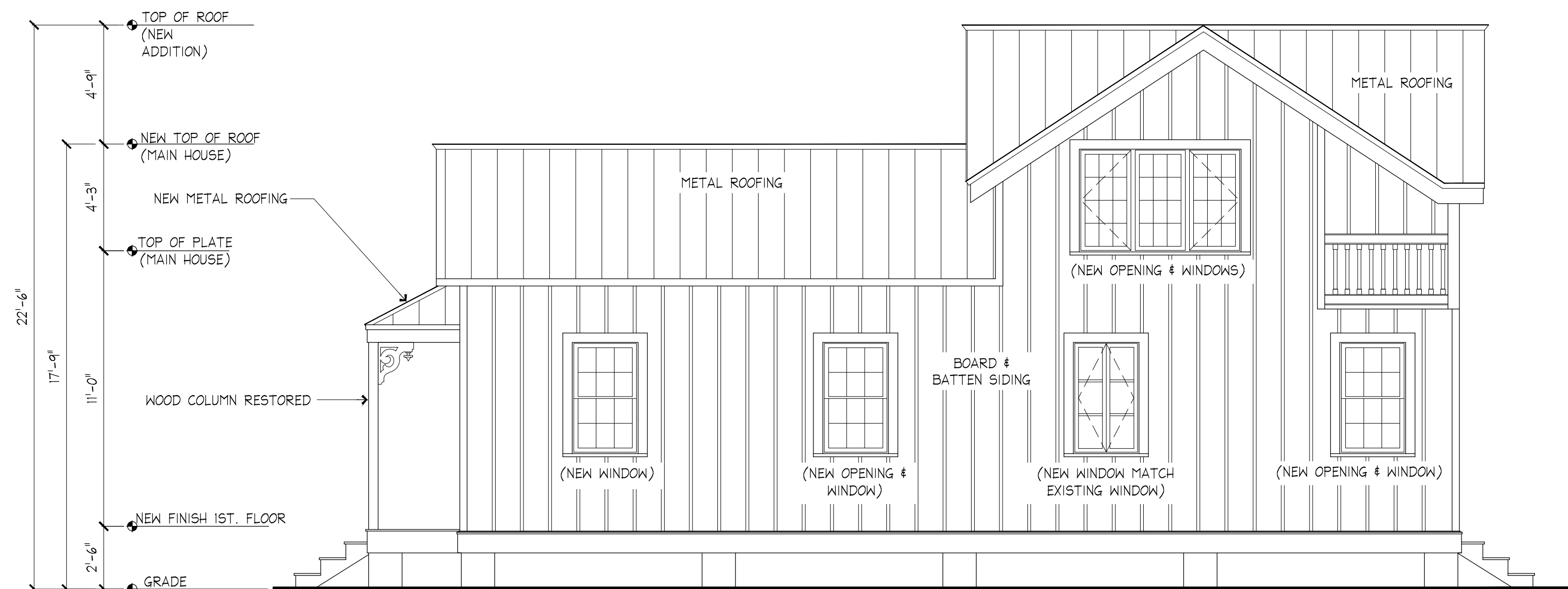
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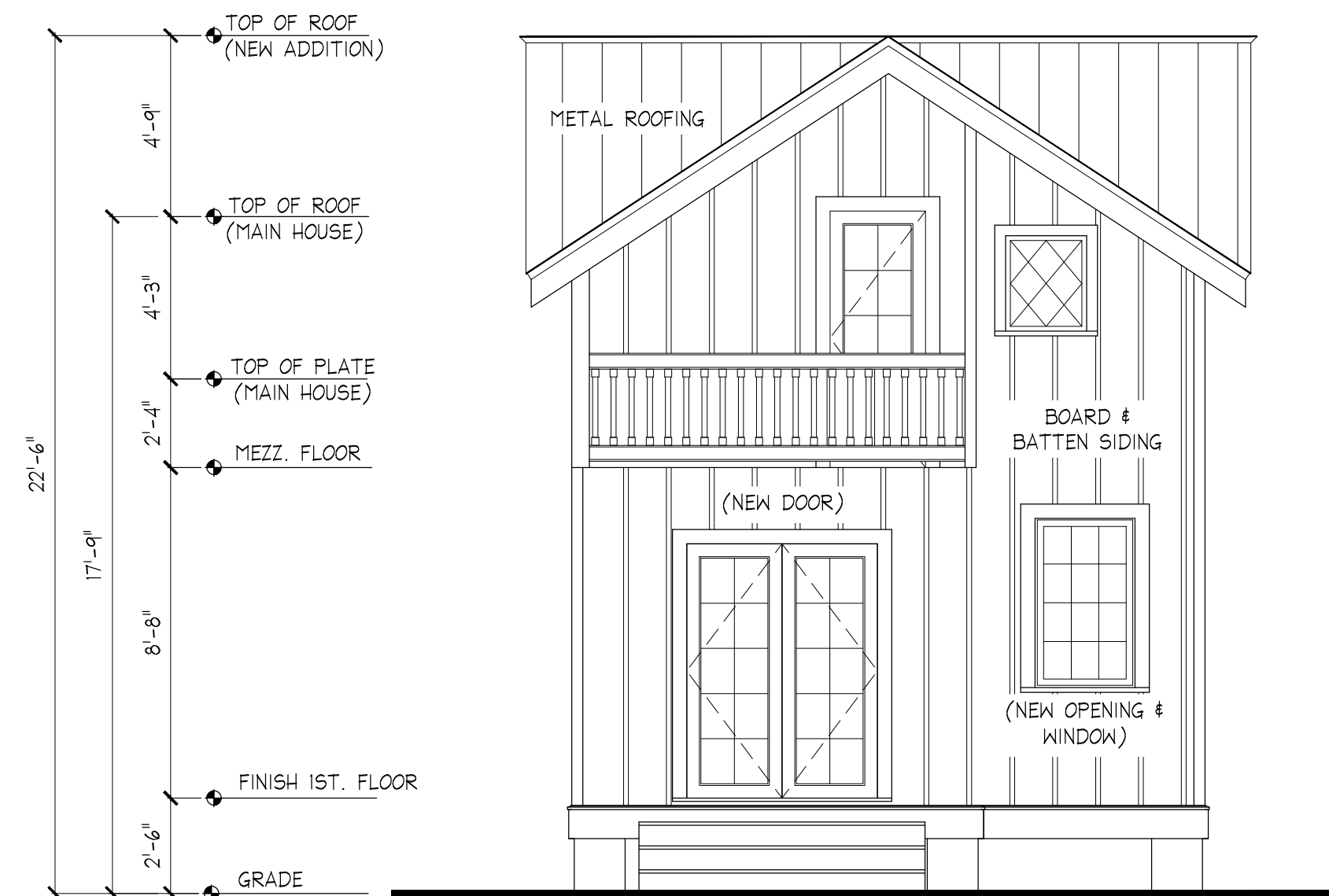
4
A5 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3
A5 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2
A5 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1
A5 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

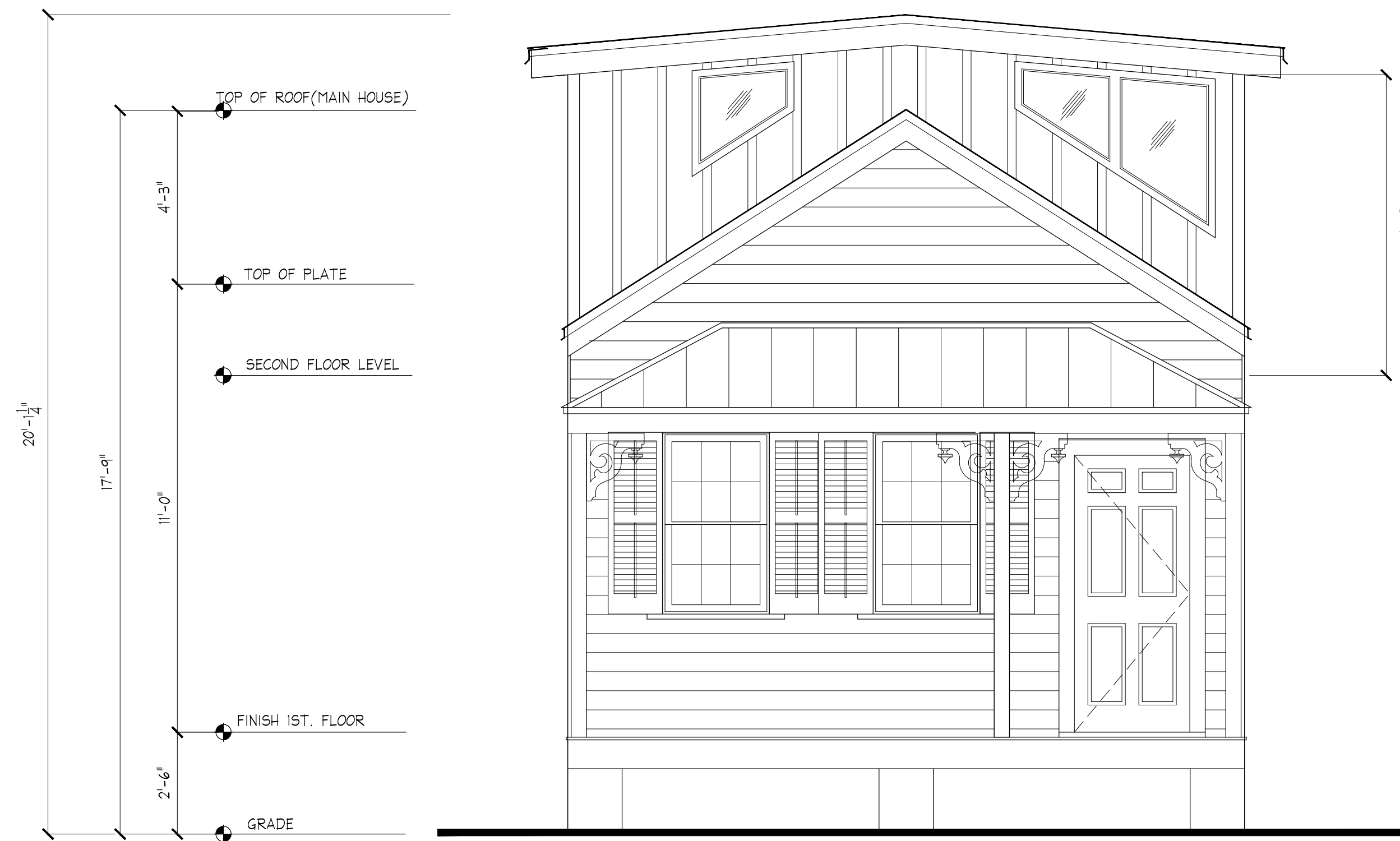
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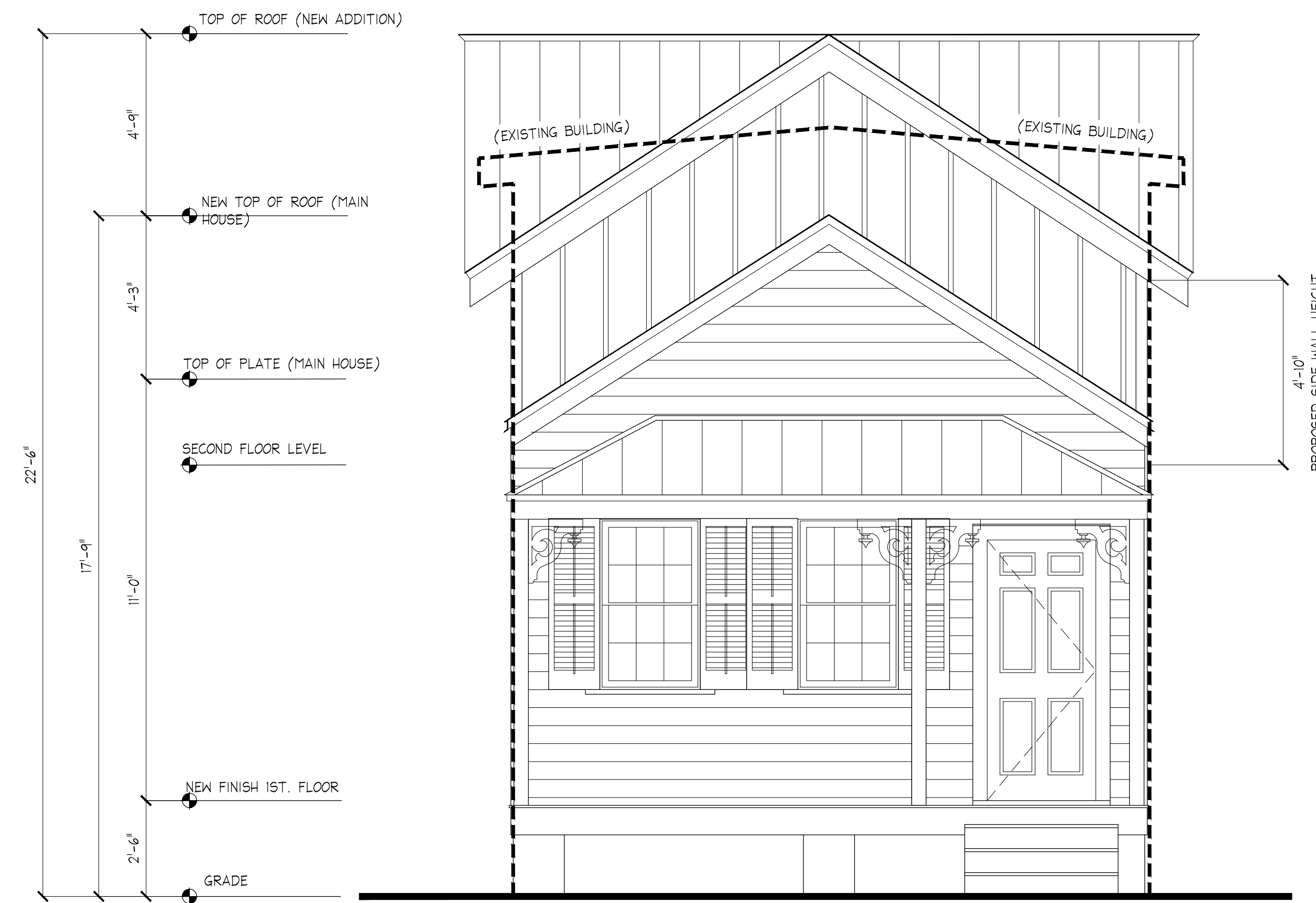
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p.a.

Project No: 2501
Date: 07/14/2025

A5



2
A6 EXISTING EAST ELEVATION
SCALE: 3/8" = 1'-0"



1
A6 PROPOSED EAST ELEVATION
SCALE: 3/8" = 1'-0"

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A6



2
A7

PACKER STREET VIEW - SHOWN PROJECT SITE AND ADJACENT PROPERTIES

SCALE: N.T.S.

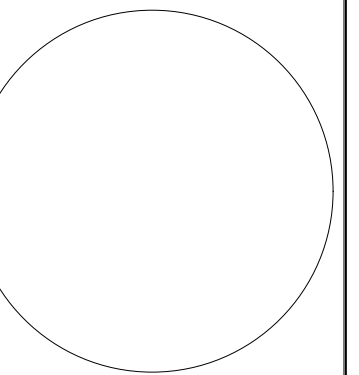


1
A7

PACKER STREET - OPPOSITE VIEW OF PROJECT SITE

SCALE: N.T.S.

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Date: 07/14/2025

A7



3 NORTH-EAST ELEVATION RENDER
A8 N.T.S.



2 NORTH-WEST ELEVATION RENDER
A8 N.T.S.



1 SOUTH-WEST ELEVATION RENDER
A8 N.T.S.

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Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project Nº : 2501
Date: 07/14/2025

A8

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. January 27, 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.

RECONFIGURATION OF EXISTING REAR ADDITIONS. ELEVATION OF STRUCTURE BY 1'1". DEMOLITION OF REAR SHED AND PARTIAL DEMOLITION OF SECOND-STORY MEZZANINE.

#906 PACKER STREET

Applicant –Bender and Associates Application #C2025-0070

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 305-809-3973 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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared ANA ALVAREZ, 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:
906 PACKER ST. on the
22 day of JANUARY, 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 JANUARY 27, 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 #C2025-0070.

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

Signed Name of Affiant:

Ana Alvarez
Date: 01/22/2026
Address: 410 Angela St.
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 22 day of January, 2026.

By (Print name of Affiant) Ana Alvarez who is personally known to me or has produced identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Caitlin Dempsey
Notary Public - State of Florida (seal)
My Commission Expires: _____



Caitlin Dempsey
Comm.: HH 456193
Expires: Oct. 19, 2027
Notary Public - State of Florida

Public Meeting Notice

The Historic Preservation Commission will hold a public meeting at 3:00 p.m. on January 27, 2016, at the City of Miami, 311 N. Miami Avenue, 10th Floor, Miami, FL 33132. The purpose of the meeting will be to discuss the proposed renovation of the historic structure at 996 Packer Street. The project includes the renovation of the existing rear additions, elevation of the structure by 1'1", demolition of rear shed and partial demolition of second-story mezzanine.

996 PACKER STREET

Applicant: Bender and Associates Application #C2015-0079

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 3000 Biscayne Blvd., Suite 200, Miami, FL 33137 or visit our website at www.miamigrowth.com. This notice can only be removed after the meeting has been held. This notice is not to be removed until the meeting has been held.

Any person who removes this notice from the property of the City of Miami or who removes it from the property of the applicant without the written permission of the City of Miami or the applicant may be subject to a fine of up to \$500.00 per day for each day the notice is removed without permission.





Public
Meeting
Notice

KANGA
CONSTRUCTION
& WOODWORKING
CBC# 12004993
(305) 619-2063 • kangaconstruction.com

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 00021550-000100
Account# 1022306
Property ID 1022306
Millage Group 10KW
Location Address 906 PACKER St, KEY WEST
Legal Description KW PT LT 4 SQR 4 TR 6 OR758-353 OR872-1237 OR1183-2207 OR1185-10 OR1185-11 OR3295-52 OR3295-893 OR3296-2137 OR3300-1608
(Note: Not to be used on legal documents.)
Neighborhood 6103
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

HERT DANIELLE N
 906 Packer St
 Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$120,016	\$117,685	\$109,088	\$100,868
+ Market Misc Value	\$528	\$416	\$416	\$416
+ Market Land Value	\$676,922	\$666,666	\$641,025	\$410,256
= Just Market Value	\$797,466	\$784,767	\$750,529	\$511,540
= Total Assessed Value	\$797,466	\$130,169	\$126,378	\$122,698
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$797,466	\$105,169	\$101,378	\$97,698

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$666,666	\$117,685	\$416	\$784,767	\$130,169	\$25,000	\$105,169	\$500,000
2023	\$641,025	\$109,088	\$416	\$750,529	\$126,378	\$25,000	\$101,378	\$500,000
2022	\$410,256	\$100,868	\$416	\$511,540	\$122,698	\$25,000	\$97,698	\$388,842
2021	\$252,991	\$55,929	\$416	\$309,336	\$119,125	\$25,000	\$94,125	\$190,211
2020	\$252,991	\$55,929	\$416	\$309,336	\$117,481	\$25,000	\$92,481	\$191,855
2019	\$247,863	\$56,803	\$416	\$305,082	\$114,840	\$25,000	\$89,840	\$190,242
2018	\$253,696	\$56,803	\$416	\$310,915	\$112,699	\$25,000	\$87,699	\$198,216

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)	1,540.00	Square Foot	22	70

Buildings

Building ID	1632	Exterior Walls	B & B
Style	2 STORY ELEV FOUNDATION	Year Built	1948
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2003
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	816	Roof Type	GABLE/HIP
Finished Sq Ft	752	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	158	Bedrooms	1
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	30	Grade	500
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	752	752	0
OPF	OP PRCH FIN LL	64	0	0
TOTAL		816	752	0

Yard Items

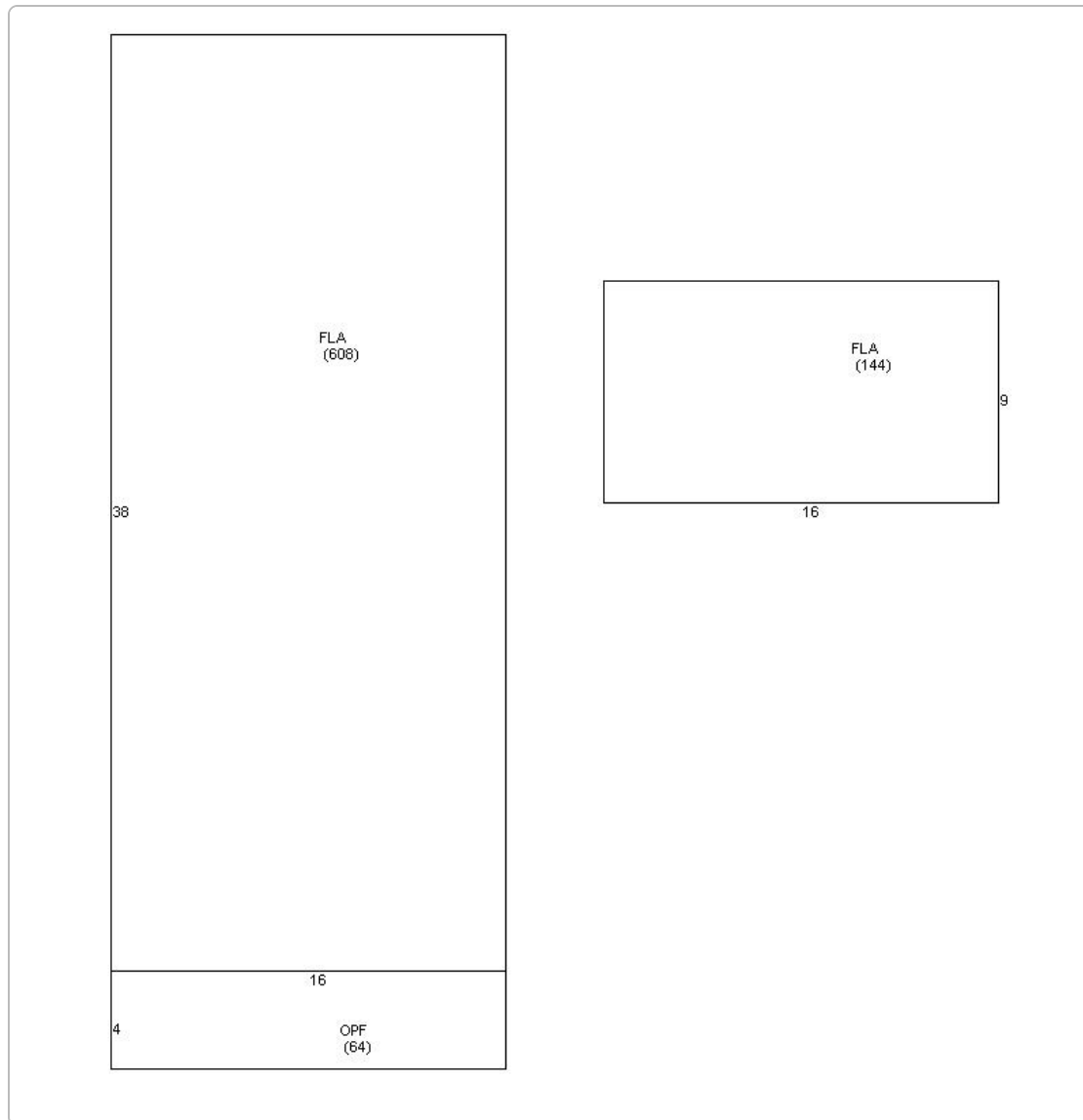
Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1978	1979	0 x 0	1	1 UT	2
FENCES	1979	1980	0 x 0	1	93 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/13/2024	\$675,000	Warranty Deed	2481107	3300	1608	19 - Unqualified	Improved		
10/18/2024	\$0	Order (to be used for Order Det. Heirs, Probate in	2478018	3296	2137	30 - Unqualified	Improved		
9/1/1991	\$89,000	Warranty Deed		1185	10	Q - Qualified	Improved		
4/1/1978	\$38,500	Conversion Code		758	353	Q - Qualified	Improved		

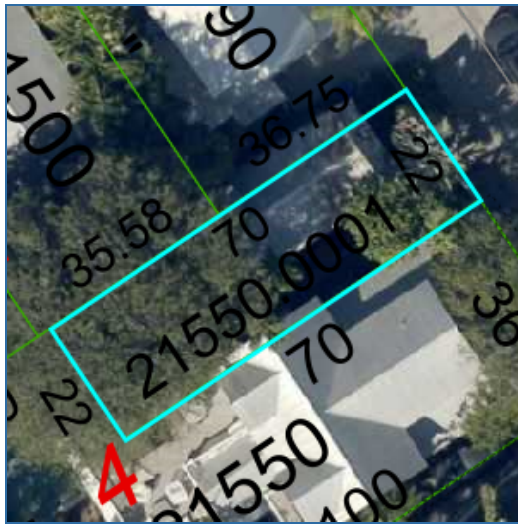
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
24-3035	12/02/2024	Active	\$0	Residential	Remove wood flooring to uncover foundations, sill beams and floor framing to verify condition

View Tax Info[View Taxes for this Parcel](#)**Sketches (click to enlarge)****Photos**



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

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