Historic Architectural Review Commission
Staff Report for Item 8

To:	Chairman Haven Burkee and Historic Architectural Review Commission Members
From:	Daniela Salume, MFA Historic Preservation Manager
Meeting Date:	July 29, 2026
Applicant:	Robert Hulec
Application Number:	C2026-0044
Address:	421 Caroline Street

Description of Work:

Renovations to contributing structure including restoration of historic fenestrations.

Site Facts:

The structure is a contributing resource within the Historic District. While the Florida Master Site File lists the building as constructed circa 1953, Sanborn Maps and historic newspaper documentation indicate that the structure is older. The building appears on the 1926 Sanborn Map, and newspaper clippings from 1937, 1940, and 1954 reference the Mulberg Chevrolet Company at this address. The property is located at the corner of Caroline Street and Telegraph Lane and consists of a one-story masonry commercial structure. Currently the property is located within an AE-6 flood zone.

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

Historic photo of property under review, undated.

Historic photo of property under review, undated.

Photo of property under review. Property Appraisers website 07/14/2021.

Photo of property under review, view from Caroline Street.

Photo of property under review, view from Telegraph Lane.

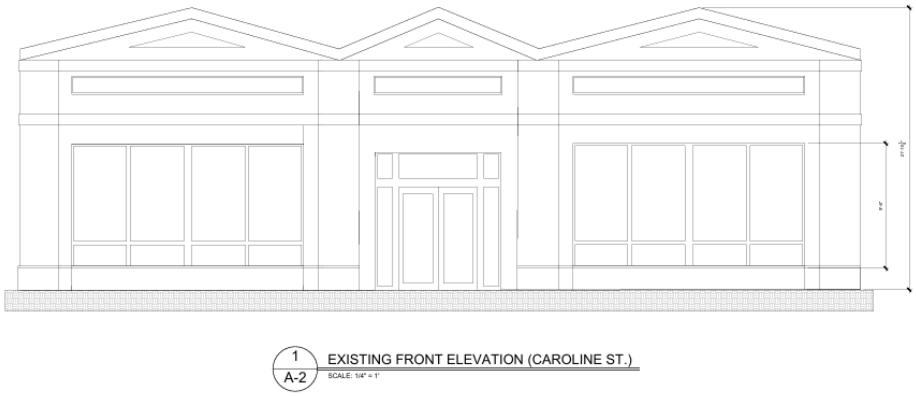
1962 Sanborn map and current survey.

Guidelines Cited on Review:

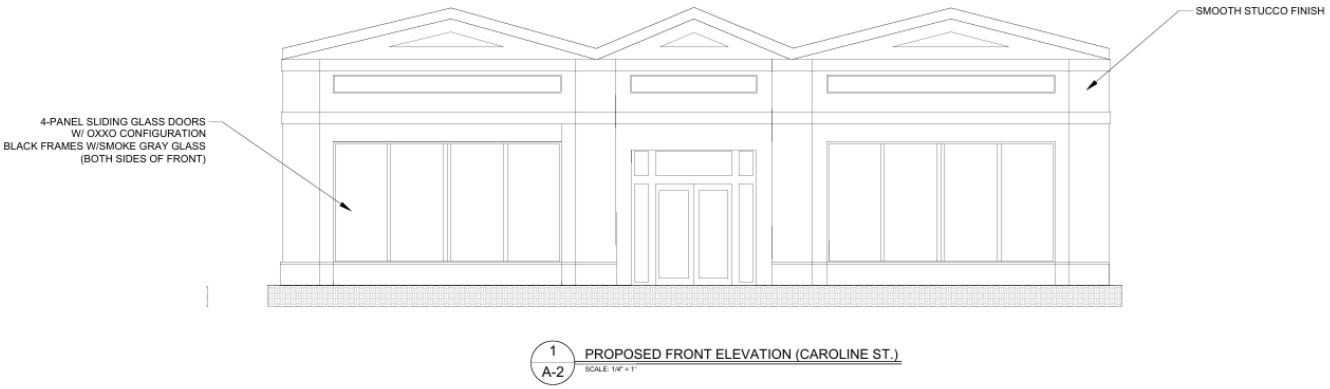
- Guidelines for Building Exteriors-masonry (page 25), specifically first three paragraphs, guidelines 3, 4, and 6.
- Guidelines for Windows (pages 29a-29k), specifically guidelines A (3, 4, 8, 9), B (1 and 3-first sentence), and C.
- Guidelines for Storefronts (pages 29k-29l), specifically guidelines 1 and 3.

Staff Analysis:

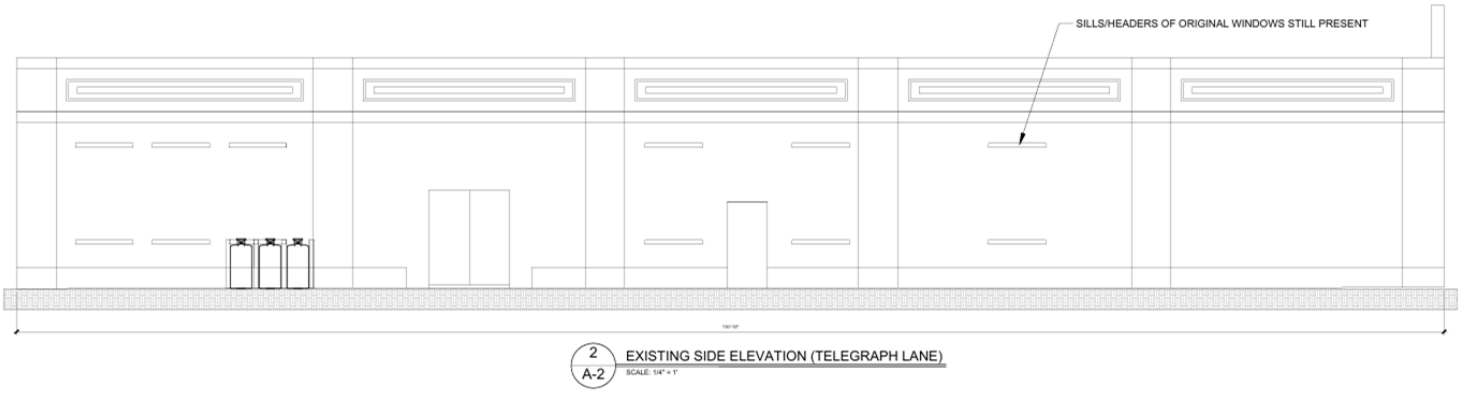
A Certificate of Appropriateness is currently under review for renovations to a one-story commercial structure, including the replacement of the existing storefront windows on the Caroline Street elevation with new 4 panel sliding windows with black frames and smoke-colored tint, the removal of the existing CMU infill on the Telegraph Lane elevation and installation of new windows to match the original historic window configuration, and the removal of the existing exterior tile finish on the front façade. The surface under the tile will be repaired and finished with stucco to match the adjacent stucco.



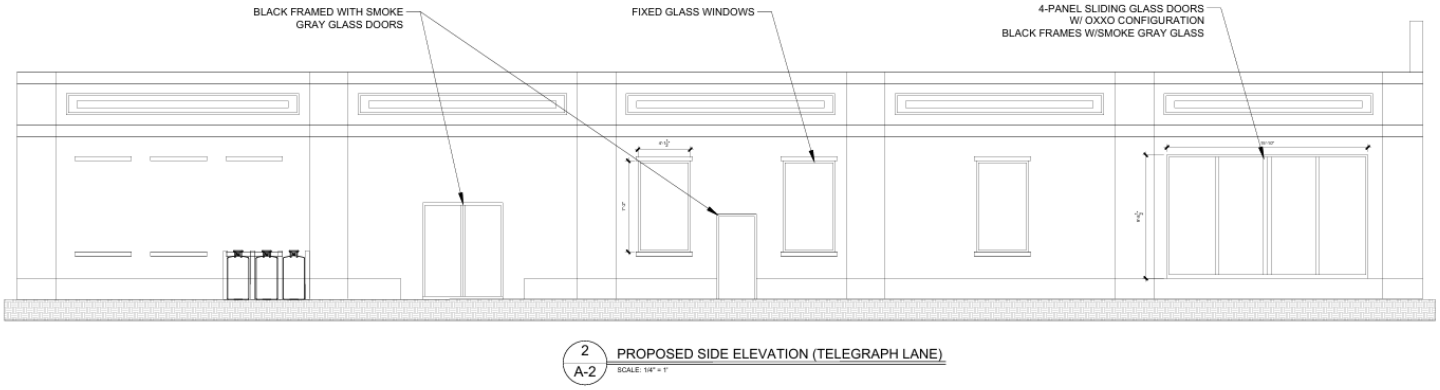
Existing Front Elevation (Caroline Street).



Proposed Front Elevation (Virginia Street).



Existing Side Elevation (Telegraph Lane).



Proposed Side Elevation (Telegraph Lane).

Consistency with Cited Guidelines:

The proposed renovations are generally consistent with the HARC Guidelines. The removal of the CMU infill and installation of new windows matching the historic window openings, along with the removal of the non-historic tile finish and replacement with stucco to match the adjacent finish, are consistent with the HARC Guidelines.

The proposed storefront windows on the Caroline Street and Telegraph Lane elevations require HARC Commission consideration. Although the Florida Master Site File lists the building as built circa 1953, the structure appears on the 1926 Sanborn Map and historic newspaper articles show it used to house the Mulberg Chevrolet Company. The **Storefront Guidelines** for buildings constructed prior to 1945 require replacement storefronts to match the historic design, while the **Window Guidelines** allow different window materials on buildings with altered street-facing elevations if they are compatible with the building and surrounding context. Based on the building's commercial history and altered façade, staff believes the proposed aluminum storefront windows with smoke-colored tinted glass are appropriate.

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:	421 Caroline St		
NAME ON DEED:	LKT Services & Companies	**PHONE NUMBER**	305-797-9235
OWNER'S MAILING ADDRESS:	199 N Tranquil Path	**EMAIL**	dblackkw@icloud.com
	Sprint, TX 77380		
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**	06-29-2026

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OFAPPROPRIATENESS 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 X **RELOCATION OF A STRUCTURE**____ **ELEVATION OF A STRUCTURE**____
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES X **NO** **INVOLVES A HISTORIC STRUCTURE: YES** X **NO**____
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES____ **NO** X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL:
Replacement of storefront windows (Front) and installation of windows & doors (side).
MAIN BUILDING:
None
.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): None (Demo of CMU infill only)

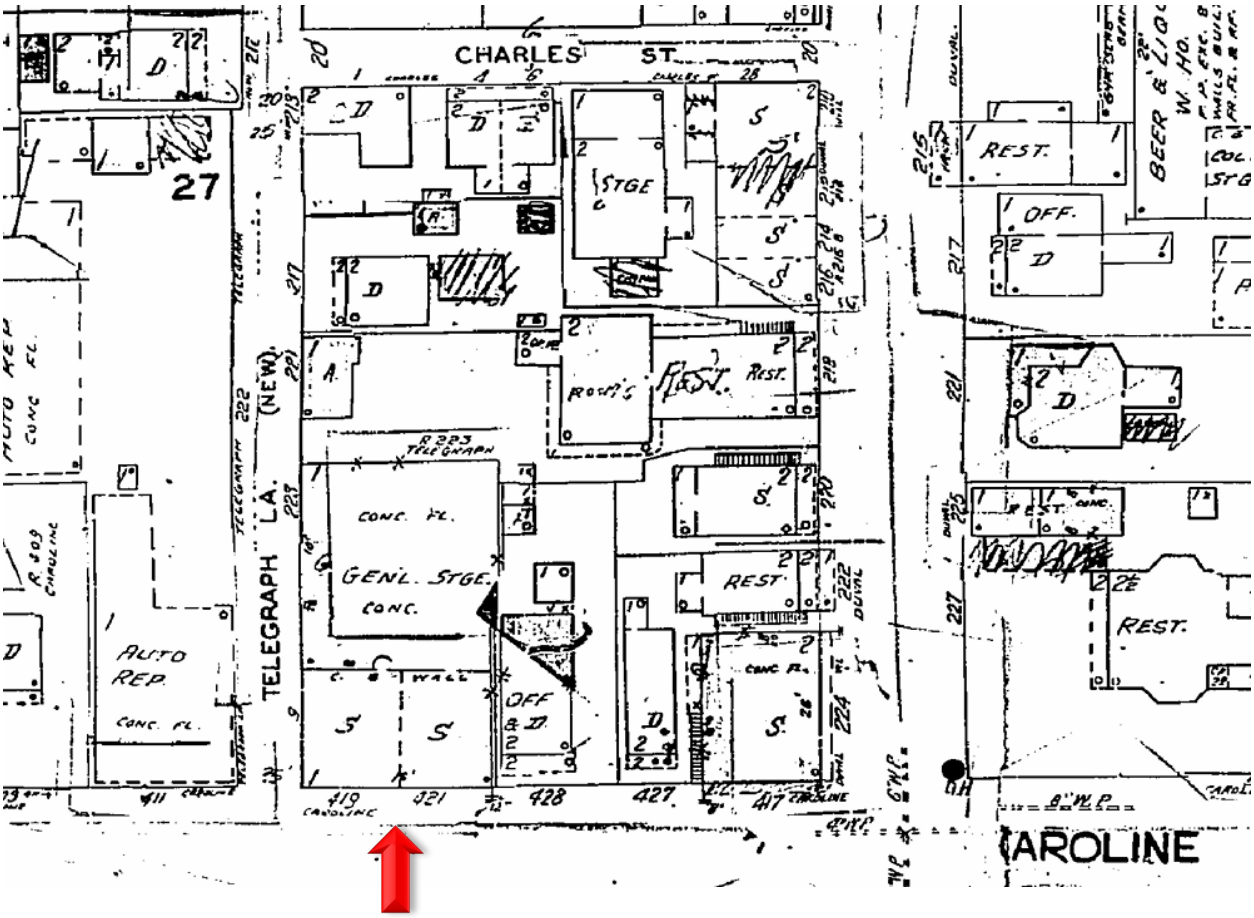
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
None	
PAVERS: None	**FENCES:** Not at this time
DECKS: No	**PAINTING:** Yes
SITE (INCLUDING GRADING, FILL, TREES, ETC):	**POOLS (INCLUDING EQUIPMENT):**
None	No
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	**OTHER:**
None	

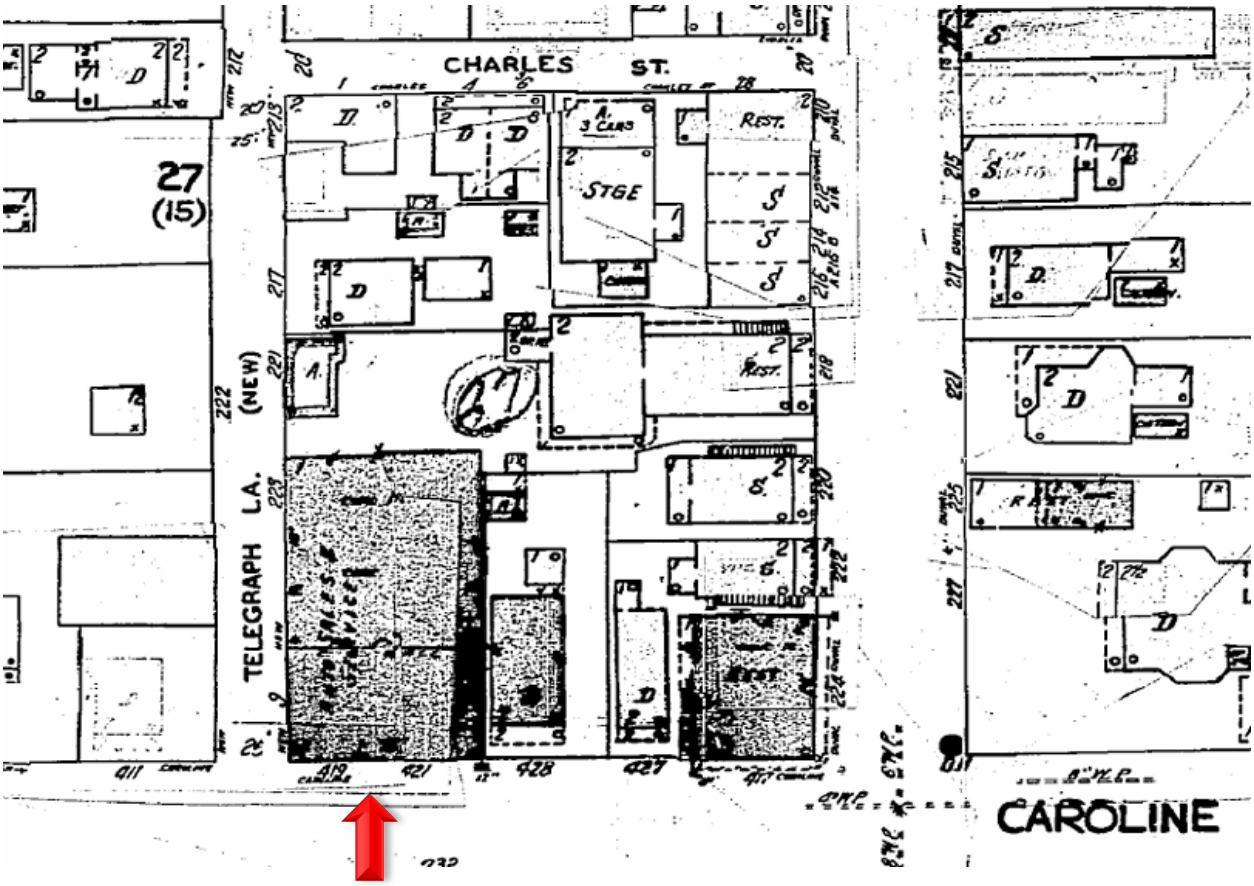
OFFICIAL USE ONLY:	**HARC COMMISSION REVIEW**	**EXPIRES ON:**
MEETING DATE:	__ APPROVED __ NOT APPROVED __ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	__ APPROVED __ NOT APPROVED __ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	__ APPROVED __ NOT APPROVED __ DEFERRED FOR FUTURE 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.

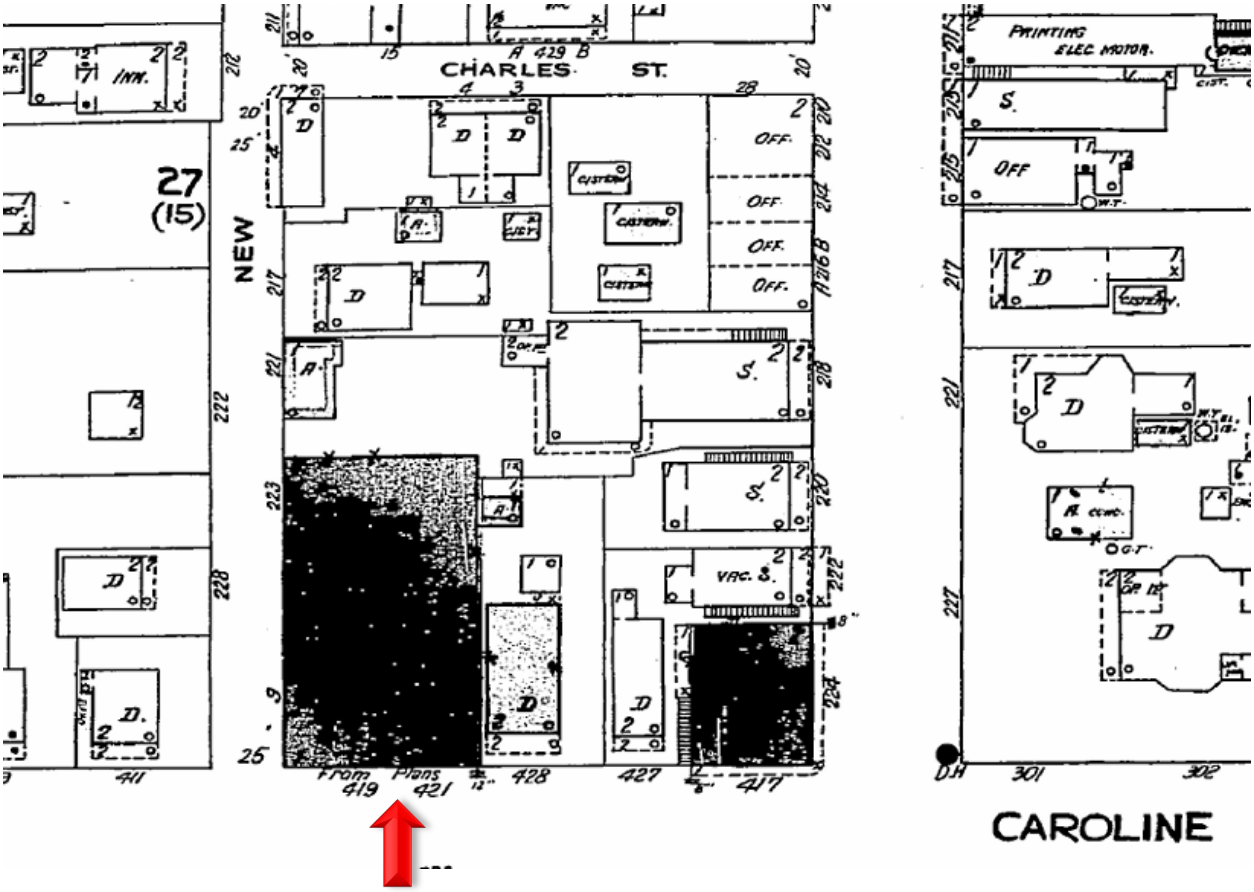
SANBORN MAPS



1962 Sanborn Map



1948 Sanborn Map



1926 Sanborn Map

PROJECT PHOTOS

LAKEWOOD ENGINEERING
DESIGN & CONSTRUCTION SERVICES

1211 Watson St.
Key West, FL 33040
(305) 890-6284
Bob@Lakewood-engineering.com

421 CAROLINE PHOTOS

Figure 1 – Caroline Street View – Existing storefront windows & tile cladding

LAKEWOOD ENGINEERING
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Figure 2 - Street View – Telegraph Lane. Old sills/headers & Door infill still present

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Figure 3 – Rear View of Building (out of scope, excl paint)

THE DARK SHIPS

--- By Hulbert Footner ---

SYNOPSIS: Wealthy, flashy Prescott Fanning abducts Janet from Baltimore on his yacht. She gets word to Neill, a young federal agent who loves her. Rushing to Absalom's Harbor, he boards the yacht and finds, in a locked cabin, Fanning shot dead and Janet in a faint, a gun beside her. Neill hides her in the disused liners up the river. Back at the village he resumes his fisherman role to watch developments, offering to help Mark Bonniger, a keen local man who takes charge of the investigation. Kettering, a Baltimore lawyer, is on hand to fish, and queer little David Eyster, who hated Fanning, shows up.

Chapter 18

Dangerous Conference

HAVING accepted Neill, Bonniger in his grave way was disposed to be friendly. After dinner in the hotel he suggested that he and Neill and Kettering should sit down somewhere and discuss the case.

"I'd be glad to hear any suggestions you or Kettering may have to offer."

Neill hardened with a sense of the danger of such a conference. He must appear to be working with them, while he played his own hand. He must study every word that he uttered. Bonniger was not the sort of a man to be easily confused by false issues. Above all he must take care not to overplay his hand. At the same time Neill was conscious of the grim humor of the situation. To be asked to sit down and discuss the best way of catching himself!

"Kettering, I think, should be told who you are," said Bonniger, "if you have no objections."

"That's all right with me," said Neill, "as long as the newspaper boys don't get hold of it."

"I will protect you with the press."

They took possession of the little parlor back of the hotel office, and locked the door to keep out the ever-present mob. The motor bus had arrived, and Bonniger had been closeted with McGee, the engineer. Neill's chief anxiety at the moment was to learn if McGee had said anything to Bonniger about calling him up at the Stafford. If he had, it wouldn't lead the investigator directly to Neill, because he was registered at the Stafford under an assumed name. But Bonniger would be able to get a good description of him at the hotel.

"What did you get from McGee?" asked Neill carelessly.

"McGee's story corroborates the other three as to the events leading up to the murder," said Bonniger. "McGee himself is outside suspicion because he went to town on Tuesday morning. I got one new thing out of him. He confessed to leaving a gun where the girl could get it. He was sorry for her. I showed him the gun with which Fanning was shot, and he identified it as his."

Neill was relieved in mind.

Kettering was much impressed when he was told who Neill was. "It's providential that you should be here," he said.

"I don't know," said Neill. "Murder is a little out of my line."

"I've never solved a murder," said Kettering, "but I've defended more than one murderer."

Neill did not care much for Kettering. He was too wordy. He had an idea that Bonniger did not fancy him either. But the man had a bright mind. He could pounce on the weakness of an argument. Bonniger and Kettering made a formidable combination to be up against. Neill let them do most of the talking.

Theorizing

BONNIGER laid out the known facts. He took it for granted that the missing girl had shot Fanning. "Strange that nothing has turned up today to establish her identity," he said. "The story has been out on the streets of Baltimore for hours, but nobody has come forward to tell us who she is. Nobody has reported a girl missing. If I am to believe the stories of the crew, she was a girl of remarkable beauty. Such a one ought to be well known."

For Neill this was all to the good.

"The evidence suggests that some man helped her to escape from the yacht," Bonniger continued. "It may have been a friend, or it may have been a stranger bent on rescuing a woman in distress. It's easy for a beautiful girl to find men to help her, of course. But neither girl, man nor skiff has been seen since they left the yacht. Where did they go? How could a beautiful girl in a pink evening dress and black velvet wrap disappear without having been seen by someone?"

"Perhaps the skiff swamped out in the bay and they were drowned," said Kettering.

"It's a possibility."

Neill put in a word for Janet. "If Fanning attacked the girl, she was justified in shooting him."

"Certainly. But she would have to prove that she had not previously encouraged his advances. The crew testified that she seemed to come aboard the yacht willingly."

Kettering offered an alternative theory, that one of the crew might have shot Fanning before coming ashore to the movies.

Bonniger would have none of it. "Suppose one of these men shot Fanning to save the girl from him. Is it likely they would go ashore and leave her alone with the body?"

"Perhaps they procured a skiff for her," suggested Neill.

"Impossible. It was broad daylight when the crew came ashore and 50 people saw them. They went directly to the movie theater and paid their way in."

"No," Bonniger continued, "I questioned each man separately this afternoon, and their stories hung together. Fanning, the girl and another couple came aboard Monday night and had dinner. Jolly party; plenty of champagne. Later the other couple went ashore. When the yacht started down the bay, the crew suspected that the girl might have been abducted because she had brought no baggage aboard. And as Walter, the steward, said: 'She was the kind of a girl who might lead a man to do something crazy!'"

"Yet they stood for it," said Neill angrily. "What kind of men were they?"

Bonniger looked a little surprised at his indignation. (Steady! Neill warned himself.) "Well, they weren't sure of it because, they said, she didn't cry or carry on in any way."

"Some women don't cry when they're in trouble. They turn stony."

"Quite right. Anyhow, you can't expect men of that sort to play the part of heroes. Fanning was their boss. . . . The gun clinches the case against the girl," Bonniger said firmly. "She fired the shot, I take it, and her helper came on the scene afterwards."

The Crew Saw Him

NEILL had the sense of a net slowly being drawn around him and Janet. "You only assume that she had a helper," suggested Neill. "There is no proof of it."

Bonniger sprung a surprise on him. "Certainly there is proof. The three men who were sleeping on board saw him."

"*Saw* him?" echoed Neill. "How could that be? . . . When?"

"They couldn't tell me the hour. Sometime in the middle of the night."

"In the middle of the night!"

"What is there about that which is so surprising to you?"

Once more Neill was warned not to betray so much feeling in the case. He laughed. "Oh, nothing," he said, "only it was fixed in my mind that Fanning was shot and the girl got away *before* the crew returned from the movies."

"Certainly Fanning was killed and the girl's friend came on the scene before the crew got back," said Bonniger, "because they heard neither the shot nor the breaking in of the cabin door. But it appears from their stories that the two did not make their final getaway until some hours later."

Neill concealed his confusion behind a wooden face.

"What did the crew tell you?" asked Kettering.

"They returned to the yacht at 10:15. All was quiet aboard and they turned in. They sleep in the forepeak. Some time later the steward, Walter, said he was awakened by a noise on deck. A few moments were lost while he was awakening his mates, and they were pulling on their pants.

"When they stuck their heads out of the fore hatch, the man was on deck. He saw them and went over the side like a streak. They could only see him dimly. They couldn't describe him beyond the fact that he was a big man. He pulled away swiftly in the dark. They thought at the time that it was a robber."

"What about the girl?"

"They didn't see her. I assume that she threw herself in the bottom of the skiff to escape observation."

This explanation explained nothing so far as Neill was concerned. So there had been another visitor to the yacht after he and Janet had left it. Who was it? he asked himself. What was he after?

"Where do you suppose this guy was when the crew came back?" asked Kettering. "If he had a skiff with him they must have seen it."

"I am supposing that he heard the crew coming," said Bonniger, "and rowed off a little way in the dark to give them time to get below and go to sleep."

"Sure!" said Kettering.

This was a false deduction though a natural one, and Neill could afford to smile at it.

(Copyright, 1937, by Hulbert Footner)

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Chapter 19

Back To Janet

WITH the object of drawing a red herring across the trail, Neill said:

"My idea is that the girl's friend was an Absalom's man. The story had already gone around the village that there was a girl locked up aboard the yacht."

"Yes, I have been told that," said Bonniger.

"The story was not generally believed, but I suppose there was one man who went out to see for himself."

"No Absalom's man is missing," Bonniger pointed out.

"He furnished her with the skiff. She then put him ashore and rowed away in it alone."

"Impossible!" said Bonniger. "The two sailors, the steward, the engineer all tell me that she was a gentle and elegant girl, not at all the type who could have saved herself by rowing away in a heavy skiff. You can depend upon it, her man went with her. Everything points to the fact that it was somebody she knew and trusted. He must have followed the yacht down here."

Neill set his jaw. If Bonniger had deduced so much already, he and Janet were likely to receive short shrift next day.

"He was a cool customer," Bonniger went on. "According to the crew, he took a rug out of the after cabin to keep the girl warm, a flashlight out of the saloon and all the cooked food there was in the refrigerator."

"Why couldn't he have shot Fanning?" suggested Neill.

Bonniger looked at him with grim humor. "I'm surprised at that," he said, "from a man of your experience. Everything shows that Fanning was shot unawares. If anybody had burst in the door and attacked him, the cabin would have presented a very different picture.

Neill was silenced.

"We will know him when we catch him," said Bonniger grimly. "Wilson got an elegant set of fingerprints on the refrigerator door. He photographed them this afternoon. He's developing it now."

Neill resisted the impulse to thrust his hands in his pockets. His fingertips tingled unpleasantly.

Packing The Purchases

WHEN Bonniger had returned to the telephone in Virgil Longcope's office, and Kettering to his camp, Neill locked himself in his room upstairs and started to distribute the various articles he had bought for Janet about his person. He had not purchased everything in one place but had picked it up at odd times during the day in the different stores about the village.

Women's clothes were out of the question, so he had got her overalls, a shirt, a pair of sneakers. These he had to buy in sizes suitable for himself, and he grinned, thinking how Janet would look in them. In addition he had biscuits, cakes of chocolate, a couple of cans of meat, a bottle of soda water, a towel and soap, candles and batteries for the precious flashlight.

When all this was stowed, he appeared to have increased suddenly in weight. However, he had satisfied himself that the back part of the hotel was deserted. He went down the back stairs and out by the kitchen door.

Once he was in the road, he felt safe from observation for the street lights were feeble and far between. The crowd was still hanging about Longcope's store and after he had turned the corner by the river, he met nobody. Aware that all his movements up to now had been watched, he walked with his head over his shoulder.

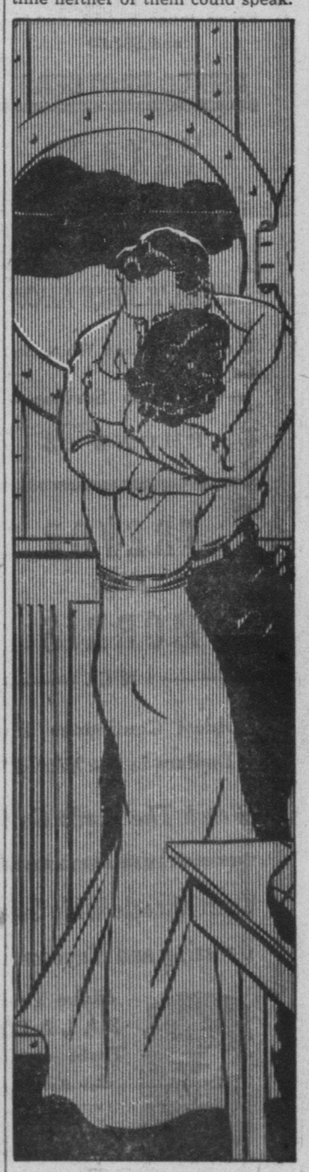
When he came to the last houses he watched his chance, and skinned over the fence into the cornfield between road and river. The motorcycle police had been ordered to patrol the state road all night. There was but this one road leading to and from the village on the point, thus it was an easy matter for the police to stop all who might try to leave by car. Neill lay out in the cornfield until he was very sure no one followed him over the fence.

He stumbled on over the ploughed field, climbed a couple of fences and found himself in the side road which served the landing used by the big ships. Coming out on the shore, he saw them lying huge, dark and threatening out in the stream. The captain's lights were out tonight. Since his car was not there, Neill judged that he had been drawn to the village by the general excitement.

Neill walked up the beach to the little pier below the old farm house. The skiff was tied to it and the oars were in her. He cast off and, making a detour, came back to the Abraham Lincoln from the middle of the river. Feeling his way along the hull, his hand met the twine dangling from above and he twitched it. A moment later the end of the rope ladder fell on his head, and he sprang to his feet with joy. Janet was all right! In a minute he would be with her!

Janet Dons Overalls

THE thin rope lay flat against the vessel's side, and he saw that it was not going to be too easy to climb up. He took off his boots so that his toes could grip the rope, and went up slowly. She was waiting for him at the window. When he jumped in, she flung her arms around his neck in a passion of relief and gladness, and for a little time neither of them could speak.



How good it was to hold her close!

Both felt as if oceans had parted them.

"Oh, Neill! The day was so long!"

How good it was to hold her close against him! "Honey! Honey! Honey! It was hard to be away from you!"

Having lighted a candle, Neill held her away from him so that he could look at her. To find her in these strange surroundings was like seeing her for the first time. In the empty ship, her fragile beauty had an unreal quality like a dream. He drew her to him with a sudden fear of losing her.

"If we could only stay aboard here by our two selves and let the rest of the world go to hell!"

When they came back to earth, Janet began to pat him. "What did you bring me? You're covered all over with funny-shaped bumps."

He began to disgorge. She laughed at the curious array of stuff he had brought.

"I wanted those clothes badly. Everything aboard the ship is so dusty my dress is already a sight!"

She carried the clothes into the adjoining room and presently returned looking like a country boy in her rolled-up, hand-me-down overalls. She struck an attitude, sticking her thumbs through the galluses and pursing up her lips to whistle. She looked more real now. He was obliged to seize her in his arms again.

"By God, you look good to me that way!"

"You're smothering me!"

He unwillingly released her.

(Copyright, 1937, by Hulbert Footner)

Janet runs to give herself up, tomorrow, after a quarrel with Neill.

PERSONAL MENTION

Mrs. Miriam Fox and two sons Jack and Marvin, left over the highway this morning for Miami en route to Jupiter, where they will visit with relatives and friends for several weeks.

F. G. Hall, employed as cook in one of the camps on the Keys, completed his week end yesterday and left this morning for Marathon to resume his duties.

Fred Kirtland left this morning for Marathon after spending a week end with his relatives in Key West. He is one of the engineers working on Key projects.

Mrs. Edith Bruener and children Jack and Eleanor, who were visiting with relatives and friends, left on the bus this morning for Chicago, and expect to return for another visit later in the year.

Miss Nila Domeneche was an outgoing passenger this morning on the bus for Miami and from there will go to West Palm Beach for a visit with her brother-in-law and sister, Mr. and Mrs. Morris Owen.

Miss Ileen Williams and Miss Minnie Porter Harris are visiting in New York City and are guests at the Barbizon Plaza.

Charles Knowles and William Parks left over the highway this morning for Miami where they will be guests for a few weeks of Mr. Knowles' brother-in-law and sister, Mr. and Mrs. Phillip Clements and their daughter Miss Martha .

Donald Myers, son of Mrs. Benjamin Demeritt, who was in Key West to attend the funeral of his mother, left over the highway Saturday for his home in Miami.

Mrs. Elizabeth Johnson, who was in Key West for a short time last week following the death of her grandmother, was an outgoing passenger Saturday en route to Miami to join Mr. Johnson, member of the engine room force on the Steamship Florida.

Mr. and Mrs. John Frank Roker, who were here for the funeral last Friday of Mrs. Roker's mother, left over the highway yesterday for their home in West Palm Beach, accompanied by Richard Diaz, who was going to his home in Jacksonville.

George Koch, employe with the bridge forces on the Florida Keys, who has just recovered from injuries received while working, left yesterday morning for No Name Key.

Edwood Roberts was a passenger on Florida Motor Lines bus yesterday morning going to Lower Matecumbe where he is employed by one of the road contractors.

Will Curry, who was in Key West visiting with his brother, Edmond, and other relatives, left over the highway yesterday morning for Marathon.

Arthur Oliver, WPA swimming instructor, connected with the Recreation Department, who was in Key West instructing a class of 60 swimmers and beginners, left over the highway yesterday morning for Miami.

E. J. Bayly, who was spending a few days at his home and visiting relatives and friends, left yesterday morning for Miami to rejoin the Steamer Florida, on which he is employed.

John Key, port steward of the P. and O. S. S. Co., in Miami, is in the city today visiting his many friends and this morning made an official visit to the Steamship Cuba, which was in port en route from Tampa to Havana.

Power Boat 31, of the lighthouse department, left this morning with First Assistant Keeper Benjamin H. Lowe who was to be returned to his duties at American Shoals light station, and coming back the vessel will bring R. C. Roberts, keeper at the light, who is coming here for his quarterly vacation.

Henry B. Haskins, assistant superintendent of lighthouses, left on the plane yesterday for Miami and from there was to proceed to Tampa to join R. L. Hankinson, chief of the architectural and structural divisions of the department, and accompany him on his trip of inspection on both east and west coasts of the state.

U. S. HELPS CHINA FEND OFF SILK BLOW

(By Associated Press)

NANKING, Sept. 25.—The inventor of the Churchill loom in Berea, Ky., has helped China develop from virtually nothing a wool industry that is overcoming unemployment created when the silk market nearly vanished in 1929.

By permitting the Chinese to adapt his loan for domestic needs he substantially aided the University of Nanking and the city government in their wool enterprise.

The project is expected to develop a cooperative co-partnership between workers and consumers. The center has produced some 100 kinds of materials but is concentrating on tweeds, serge, blanketing, overcoating and material for uniforms.

Mendoza-Demeritt Nuptials Saturday

Miss Thelma Mendoza, daughter of Mr. and Mrs. Charles Mendoza of 416 Bahama street, and William Demeritt, son of the late Fred Demeritt, and Mrs. Demeritt, were joined in the holy estate of wedlock on Saturday afternoon at 4 o'clock.

The impressive ceremony was performed by Rev. Yancy T. Shehane at the rectory of the First Baptist Church. A group of relatives and a few friends of the high contracting parties were in attendance at the wedding.

The bride is one of Key West's popular young ladies, who has endeared herself to a large circle of friends through her pleasing personality and charm of manner, while the groom is well known throughout the city, having many friends on every hand.

The numerous friends of the young couple wish for them a married life of unalloyed happiness.

TOOTHPICK TOPICS

By C. G. FLINT

Looking at the Christian Science "Mother Church" and new publishing house in Boston, the massiveness of which confounds unbelievers, you get a picture of the force of an idea carried out.

Mrs. Eddy was born and lived her early life in New Hampshire and is remembered, in her youth, by some old folks hereabouts.

She was a woman of determination, very human then, and lived life to its full-tide. But "life began at forty" for her and she acquired an idea of healing that is popular and not without benefit to many. She would have been amazed at the sight of her church buildings and the growth of her creed. She gave the world what it wanted, at the right time, and because she has been dead over twenty years and time adds a halo some worship her as a divinity. She was an able woman who learned how to conquer illness and privation in her old-age. She has taught many the same lesson and, especially, the nervously-inclined are indebted to her books. She liberated, by her words and writings a great force for good.

There is, however, much in metaphysics that is loose in application and, like our U. S. Constitution, can be interpreted to meet existing requirements. It is this very flexibility that animates both doctrines.

Hampstead, N. H.,
Sept. 22, 1937.

Today In History

1777—British enter Philadelphia after Washington's defeat at Brandywine and on this day the Continental Cogress met at Lancaster, Pa., moving next day to York, where in session for nine months.

1785—General Convention of the Protestant Episcopal Church in Philadelphia—first in country.

1813—American army under Gen. William H. Harrison occupy Malden, a small Canadian settlement opposite Detroit, in second war with Britain.

1825—Opening Day of the Stockton and Darlington Railway, England, first to carry passengers and goods by steam locomotion.

1912—(25 years ago) First review of a complete airplane armada, 72 war planes, near Paris, France.

1934—Federal Reserve Board fixes margin requirements in stock deals, 25 percent to 45 percent, in conformity with Securities Exchange Act.

HAVE A SMILE

Yeoman—Do you know, honey, if I had to do it all over again, who I'd marry

Wifey—No, who?

Yeoman—You.

Wifey—Oh, no you wouldn't.

Something of an Artist

"What do you think of our little Emil as a pianist?

"Well, I like the way he does not bang down the lid."

Bill—That salesman could sell anything.

Will—Even "Keep Off the Grass" signs at a hay-fever hospital.

Vast Experience

"Do you know anything about driving a car?"

"Yes. I've often listened to my wife drive."

Sh-h!

Politician—"I never question the fact that I owe a lot to my country."

Campaign Manager — "Sh-h! They may think you haven't paid your income tax."

Just the Thing

Carson—Bill says he can prove all his fish stories now.

Grant—How?

Carson—He's invented a combined reel and moving picture camera.

Revived

"Radio has brought to life again the old 'Pat and Mike' joke."

"Yes—the comedians pat themselves on the back after telling 'em before the mike."

Judge—Who was driving when you hit that car?

Marine (triumphantly, about three sheets in the wind)—None of us, judge! We was all sitting in the back seat.

Faithful Old Chap

Deke—Did rich old Smith remember you in his will?

Rod—Yes! One clause instructed the executor to give me his kindest regards.

A Convenience

Jordon—I think you have a splendid club. But it is a pity it is so close to the railway.

Lincoln—That was done intentionally. It saves us the trouble of shaking cocktails.

Cat For Cat

Mildred—Don't you wish you understood the art of makeup as well as I do?

Madge—I would like to, but I've felt that I could never afford to join the barn-painters' union.

In Aberdeen

Small Boy—"A loaf of bread, please."

Baker—"It's gone up another half-penny."

Boy—"When did it go up?"

Baker—"Only today."

Boy—"Well, give me one of yesterday's, then."

Hardy Roses

She was purchasing her spring seeds for her garden, and her questioning was boring the salesman to the point of exasperation.

"And oh, by the way," she continued, "what is a hardy rose."

"A hardy rose, madam," replied the seedsman slowly, "is one that will allow you to dig it up every morning and night to see if it has taking root!"

A Garden Hint

The inquisitive woman was worrying the gardener. She asked a lot of silly questions.

"What steps do you take with the caterpillars?" she asked next.

"Well, mum," said the exasperated gardener. "It takes half a dozen steps into our nearest field and turns the caterpillars round three times so that they get giddy and don't know their way back."

INQUIRE

Farmers in the Middle West are reported to be inquiring why the Federal Government is providing as much as $130,000,000 for the Southern cotton growers without planning similar subsidies to other agriculturalists.

PALACE
Conrad Veidt-Vivien Leigh in
DARK JOURNEY
Comedy and Short Reel

STAR ★ BRAND
CUBAN COFFEE
Is Deliciously Fresh!
—TRY IT TODAY—
On Sale At All Grocers

HAS TAKEN OVER AUTO CAR AGENCY

ARTHUR MULBERG TO HANDLE ALL GENERAL MOTORS PRODUCTS

Arthur Mulberg, widely known Key Wester, who has been making his home in Central Florida for the past several years, has returned in this city to make his future home.

Mr. Mulberg will take over the Chevrolet agency formerly held by Meltzer Motor Company, and will handle all General Motors products.

Believing that this city has a bright future ahead, Mr. Mulberg intends to get in on the ground floor and is now making preliminary arrangements for the opening of Mulberg Chevrolet Company.

BIG REDUCTIONS ON USED CARS

Biggest reductions yet are now being made on the large stock of Used Cars at Navarro's, Inc., according to announcement carried by this firm on the front page of this issue.

Display of 1938 Dodges and Plymouths will be made within the next 10 days. Before the arrival of the new cars, Navarro's intends to clear the entire stock of used cars.

To do this, prices must be reduced to the minimum, stated Mr. Navarro. All of these cars have been reconditioned and many have been repainted, while others have been equipped with brand new tires.

Because this is Plymouth's tenth birthday, it is expected that this year's car will be finer than ever. Navarro's has already received display material and pictures of the 1938 Plymouth.

CLASSIFIED COLUMN

FOR SALE

HOUSE AND LOT, corner Francis and Angela streets. $800 cash. Apply, 607 Ashe street. sept22-1wk

EXCHANGE

OWNER DESIRES TO TRADE for property in Key West a conveniently located all-modern home, furnished, situated in town of Barberville, Fla., on highway 14 miles north of DeLand, close to schools, stores, etc. 32 acres of land with 7 acres in Oranges. Clear title. No indebtedness. R. R. Kean, Box 162, Barberville, Fla. sept20;sept27x

MONROE THEATER
George Murphy-Doris Nolan
—in—
TOP OF THE TOWN
Matinee: Balcony, 10c; Orchestra, 15-20c; Night: 15-25c

BENJAMIN LOPEZ
FUNERAL HOME
Serving Key West Half Century
24-Hour Ambulance Service
Licensed Embalmer
Phone 135 Night 696-W

"Jacksonville's Leading Hotel"
The SEMINOLE
JACKSONVILLE FLORIDA
GARNETT ANDREWS, Manager
ENJOY SUMMER COMFORT at the modern, inspired hotel in the heart of downtown Jacksonville. Every room with tub and shower, soft water, ceiling fan, radio, slanted summer door ... Every bed with innerspring mattress and reading lamp. Running ice water on every floor.
AIR CONDITIONED
COCKTAIL LOUNGE - COFFEE SHOP
DINING AND MEETING ROOMS
Rates—Single with Private Bath
70 Rooms $2.00 - 80 Rooms $2.50
40 Rooms $3.00 - 24 Rooms $3.50
10 Single Rooms with Private Bath $4.00
Slight increase for double occupancy
Other J. B. POUND Hotels
HOTEL PATTEN Chattanooga, Tenn. HOTEL DESOTO Savannah, Ga.

The Key West Citizen

THE CITIZEN PUBLISHING CO., INC.
Published Daily Except Sunday By
L. P. ARTMAN, President and Publisher
JOE ALLEN, Assistant Business Manager
From The Citizen Building
Corner Greene and Ann Streets

Only Daily Newspaper in Key West and Monroe County

Entered at Key West, Florida, as second class matter

Member of the Associated Press

The Associated Press is exclusively entitled to use for republication of all news dispatches credited to it or not otherwise credited in this paper and also the local news published here.

SUBSCRIPTION RATES

One Year	$10.00
Six Months	5.00
Three Months	2.50
One Month	.85
Weekly	.20

ADVERTISING RATES

Made known on application.

SPECIAL NOTICE

All reading notices, cards of thanks, resolutions of respect, obituary notices, etc., will be charged for at the rate of 10 cents a line.

Notices for entertainment by churches from which a revenue is to be derived are 5 cents a line.

The Citizen is an open forum and invites discussion of public issues and subjects of local or general interest but it will not publish anonymous communications.

IMPROVEMENTS FOR KEY WEST ADVOCATED BY THE CITIZEN

1. Water and Sewerage.
2. Comprehensive City Plan (Zoning).
3. Hotels and Apartments.
4. Beach and Bathing Pavilion.
5. Airports—Land and Sea.
6. Consolidation of County and City Governments.
7. A Modern City Hospital.

People who know much seldom make positive assertions.

Necessity may know no law, but it is acquainted with many lawyers.

Walking is an aid to health, but only if one is careful where he walks.

It is too bad that so-called self-made men were interrupted before completing the job.

We read that men will wear bright clothes next summer. Well, ours will be shiny enough.

Those Finns won't bother to put on their skis to wipe out less than a whole division of Russians.

The government might raise some needed revenue by taxing legislators for each fool bill introduced.

Where there is destruction, there must be construction to take its place. Let's have more home building.

A professor says young women write better English than young men. Which is rather faint praise for the girls.

Can you remember when the Balkans used to be the "tinder box" of Europe?—Clearwater Sun. Sure, and are still.

A physical instructor has found that exercise before breakfast is unnecessary. We beat him to that discovery long ago.

"Full many a gem of purest ray serene, the dark, unfathomed caves of ocean bear." That's true Mr. Gray. We have these gems right here in the waters of Key West, where more than 2,600 species of marine shells are to be found. Unless one is shell-minded he might become shell-shocked upon learning that there are of known varieties of land, fresh water and marine shells more than 100,000,000 species. Classified as marine gastropods, the shells to be found here are of many varieties and a myriad of color. Shell collecting, which is as old as civilization, is indulged in by many Key Westers and, of course, by most tourists who visit our island city.

General Motors has just celebrated the event of producing its 25,000,000th automobile. Ford is nearing the 28,000,000th car. Chrysler will soon produce its 8,000,000th. Smaller automobile manufacturers have produced self-propelling cars in proportion, and while statistics are not just at hand, it is safe to presume that at least 100,000,000 cars have been manufactured in the United States, almost one for every man, woman and child in this country. This is a prosperous-looking record against that of the rest of the entire world which so far has built only 18,000,000 motor driven vehicles. Ours is a great country, and aren't we proud and glad to be a part of its greatness!

KEY WEST WEATHER

It was pretty cold in Key West for several days. Old residents shivered and shook and tried not to look cold so as not to disgrace the community in front of strangers. They felt that it was very poor advertising for a town that boasts about its fine weather and climatic conditions to be seen wearing a sweater or an overcoat. Perhaps it was, but there is another side to that story.

Key West, as chilly as it was, still enjoyed the distinction of having the warmest weather to be found anywhere in the United States during the recent cold snap. It must be remembered that about the lowest point reached here was 48 ABOVE zero. There were some points on the weather map where the thermometers registered that much BELOW zero.

Now 48 above zero is not so cold, according to comparisons in other Florida communities. It is far above the frost level, so that none of our beautiful tropical foliage and flowers suffered from the cold. The flowers didn't enjoy the weather any more than the average old resident, but they didn't freeze to death, nor were they frost-bitten.

Unfortunately, the same cannot be said for other points in Florida. Residents and visitors alike hugged fires and shivered in weather that went below the freezing point in some places. Citrus was damaged, vegetables were killed or blighted. It was a serious blow to growers and consumers. It was so cold that the schools at Miami, West Palm Beach and other places were closed.

There was only one fortunate feature of the cold that swept across Florida. That was the fact there just wasn't any other warmer place for the tourists to go. If they started back north they ran into record snowfalls in Georgia. Huge drifts blocked the roads in some states, travel was at an absolute standstill at other points.

After all it was better to be in Florida than in Georgia, or New York or Illinois or New England. There were no snowdrifts, no icy roads in Florida. It was uncomfortable for a time, but the sun soon shone again, the east and southeast trades began to have their soothing and warming effect.

If Florida was the best state in the union to be in during the cold wave, it naturally follows that Key West was the finest spot in Forida. That's something they can't take away from Key West. The weather. They've taken about everything else away from us in the past, but no money or no political influence can take away our climate. That's something God gave us and only God can take away. Thank God for that!

AN EARLY SEASON

According to the calendar, at least, we should have an early Spring this year, as Easter Sunday and all the other special days dependent upon its date come unusually early. Under our system of reckoning, Easter can never come before March 22, and this year it falls on March 24.

This is the earliest Easter date in the entire present century, except in 1913, when it occurred on March 23. In keeping with the date of Easter, Ash Wednesday comes on February 7 this year, marking the beginning of Lent, which is reckoned as 40 days before Easter, not counting the intervening Sundays.

Mardi Gras, meaning in French "Fat Tuesday," a great day of frolic and merrymaking, is the day before Ash Wednesday, and likewise governed by the date of Easter, coming this year on February 6. It marks the end of the winter carnival season in numerous localities, particularly in New Orleans.

On Mardi Gras day and night the streets of New Orleans are filled with people in gay costumes of all kinds; there is brilliant pageantry, the event terminating with a grand ball. This festival is one of the most famous in the United States and attracts many thousands from far and near.

BALKAN STATES WORRIED

The smaller nations in southeastern Europe face the handwriting on the wall, knowing that they are utterly unable to resist any joint activity on the part of Russia and Germany. Apparently an effort is being made to secure some kind of an understanding with Stalin, which will enable them to escape the impending fate that frightens them.

The intervention of Russia has also upset Italian calculations considerably.

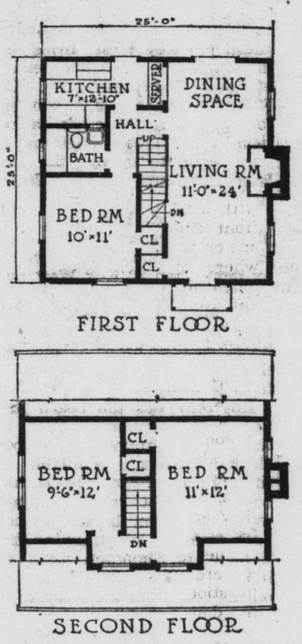
Comfort At Low Cost

THIS house has been designed for two people who want comfort without ostentation as well as a home of their own at small cost.

All living quarters have been planned for the lower floor. The bedroom on this floor has been placed adjacent to the bath and space has been left upstairs in which two more bedrooms may be provided when the financial situation permits. Note that the stairs leading from the second floor land in the hall opposite the lower floor bath providing complete privacy.

The dining space has been incorporated with the living room to give an appearance of one large 24 foot area with fireplace. The dormer windows break the sharp pitch of the roof providing an attractive exterior.

This house appears in the November issue of HOME Magazine, published at 1337 Connecticut Avenue, Washington, D. C.



Economic Highlights

The Administration frankly hopes that the current session of Congress will be brief, quiet and harmonious. But the chance of that hope being realized seems dark indeed. For the Republicans, along with that influential bloc of the Democratic party which is cool to the New Deal and growing cooler, are apparently determined to make a showing. They have plenty of bones to pick, and it looks as if they intend to pick them clean.

First and foremost issue is the budget. Few believe that Congress in an election year, will reduce appropriations. If Congress finally approves another big spending budget it will have to either levy new taxes to raise the money or raise the present legal debt limit of $45,000,000,000. At the moment the odds seem to favor the latter course—new taxes to produce sufficient revenue are politically dangerous.

Second on the list of unsolved problems is national defense. There is general agreement that our defense facilities must be strengthened. At the same time, opinion on the Administration's two-billion-dollar military program is far from unanimous. There is a strong group in Congress which feels that the recommendations should be thoroughly investigated, with a possibility of making changes and cost cuts. Some critics of the program say that it is primarily designed to enable us to again participate in a foreign war, and that it goes far beyond our needs for territorial defense. Still another school thinks we should plan on hemispheric defense—that is, a military establsihment that could repel invaders of the entire continent and northern South America, and make it possible to put teeth in the Monroe Doctrine if, as and when necessary. To build our fighting resources to that extent would of course take a great length of time and cost an incredible sum.

Third leading issue is the reciprocal trade law, which must be again renewed if Secretary of State Hull is to continue to make trade deals with other countries. It will be proposed that all trade agreements must be approved individually by Congress before becoming effective. Mr. Hull is absolutely against this, on the grounds that it would defeat the purpose of the act and make workable treaties next to impossible to consummate. The farm belt has always disapproved the present law, and its representatives will be almost solidly against renewing it in its present form. This promises to be quite a fight—Mr. Hull is a man who is almost universally admired and respected, even by those who disagree most violently with his opinions, and the whole weight of his prestige and influence will be throw into the fray on behalf of continuance of his trade program. Odds now seem to narrowly favor Mr. Hull coming out on top.

There will be another hot time on Capitol Hill when Secretary Edison's proposal to give the President sweeping emergency powers, unprecedented in our history, comes to the floor. The conservative group will fight this to the last ditch. Both business and organized labor have lined up together in opposition. Business feels the measure is unnecessary and would be a long step toward totalitarianism. And labor feels its independence of action would be endangered if the bill passed.

This doesn't exhaust the list of big issues by a long shot—it just touches the highspots. Most of the lawmakers of both parties will be playing politics to the limit—Congress is simply alive with potential Presidential and Vice-Presdential candidates. And all of them, as convention time nears, are going to do everything possible to put themselves in the limelight. So the chance of this being a quiet session seems about as poor as that of the proverbial snowball in Hades.

LIFE

We wander along the weary road.
Do we every stop to think
Of others who are traveling ,too,
But almost on the brink?

Life is what we make it,
That is what they say.
Did luck ever strike you
Or ever come your way?

Your lot may be better than
some, you know.
Did they offer to share it with
you?
You can't remember it now—
That was life, before, and it is
now.

L. S. NASH.

Key West, Fla.,
Jan. 25, 1940.

CASA MARINA
Key West's
HOTEL DE LUXE
American Plan
200 Delightful Rooms, Each
With Private Bath
Beautiful Cocktail Lounge
DANCING NIGHTLY
Casa Marina Orchestra
PETER SCHUTT Manager

KEY WEST IN DAYS GONE BY

Happenings Here Just Five, Ten and Fifteen Years Ago Today As Taken From The Files Of The Citizen

FIVE YEARS AGO

Walter P. Murphy, owner of the Barkentine Yacht Intrepid, which has been in the harbor one month, returned by plane this morning from a short visit to Miami. He was accompanied by his personal physician, Walter Francis Martin.

Sheriff K. O. Thompson has just returned from a visit to Miami and points along the Keys and said there was a goodly number of visitors on the different islands, and many of them were using their own pleasure boats.

Dredge Benyaurd, of the United States Engineers Department, has almost completed the work of dredging the Northwest Channel entrance to the harbor. The dredge arrived several weeks ago, and at once started activities of cleaning the channel.

At a meeting last night in the public library rooms of the committee in charge of the arrangements for the President's Ball, to be held at the Country Club on January 30, it was shown that the committees are making great progress and all matters incident are taking good shape.

Members of the choruses in the opera, "Pirates of Penzance", will wind up their work in the first act of the opera tonight at their rehearsal, which will be held in the Harris School building, beginning at 7:30 o'clock.

TEN YEARS AGO

The O'Rourke diving bell, one of the three devices to be tried in experiments seeking to perfect means for escaping from submarines, will be given its first test tomorrow from the U.S.S. Falcon. Lieutenant Commander P. H. Dunbar is in charge of the experiments.

Two of the largest foreign touring parties ever to leave this city will start Thursday night from the K. C. Hut on Duval street. The cruise is sponsored by the Woman's Club and it will be the first time that a cruise has been sponsored which will stop at six foreign countries.

Robert E. Lee Neil, formerly editor of the Key West Sunday Star, will be heard over the radio Wednesday evening at 8 o'clock, EST. This broadcast will be from Charlotte, N. C., over station WBT, with a dial reading of 1080 kilocycles.

Key West Overseas Highway and the Florida Keys are woven interestingly into Burroughs F. Perry's fine story entitled "Henry M. Flagler, Dreamer and Builder", and appearing in the magazine, Beautiful Florida, published in Winter Park.

The Maulory steamer Agwidale ran aground this morning while enroute to Mobile from New York. The accident happened near the channel leading out through the northwest passage, and the vessel is ashore on what is familiarly known as Middle Grounds.

FIFTEEN YEARS AGO

The procedure to have the people of Key West, the freeholders, vote on the proposition to bond the county for $2,000,000 to continue work on the road to the mainland will be systematically continued so no time will be lost in acting on the proposal.

Announcement was made by the Florida East Coast Railway of a special tri-weekly train service between Miami and Key West. The new schedule calls for the operation of the trains on Mondays, Wednesdays and Fridays, arriving at 4:15 p. m.

Arthur Sawyer Post of the American Legion has awarded the contract for painting the clubhouse on Whitehead street and the work will be started Wednesday. It is the intention of the Legionnaires to do other improvements to the structure.

The Presbyterian Church was filled yesterday morning at the first services held there. Among the worshippers were many visitors to the city. Rev. Sinks preached a sermon which was appropriate to the occasion, and was very much appreciated.

TODAY'S COMMON ERROR

Do not say, "I concluded to mend the leak myself"; say, "decided".

TODAY'S DAILY QUIZ

Can you answer seven of these ten Test Questions? Turn to Page 4 for Answers

1. What is another name for the game of Ping Pong?
2. Kaolin is used to make porcelain, purple dyes, or artificial silk?
3. Under which river is the Holland Vehicular Tunnel?
4. With which Major League baseball club does Bob Feller play?
5. What is archaeology?
6. Name the capital of Venezuela.
7. A magnifying glass makes things look bigger by refraction, dispersion or irradiation?
8. What is the horizon?
9. Name the Speaker of the House of Representatives.
10. Can an American citizen be deprived of citizenship if he fails or refuses to vote for a number of years?

Round Out Your KEY WEST Visit with a Trip to HAVANA

via P&O Steamship CUBA

LEAVE KEY WEST 10:30 A. M. EVERY SUNDAY
DURING THE WINTER SEASON
Arrive Havana 5:00 p.m. the same afternoon. Return from Havana on Thursday, sailing at 9:00 a.m. and arriving Key West at 3:15 p.m.

$20 ROUND TRIP
10 day limit including meals and berth at sea
Cuban Taxes 62c

To PORT TAMPA and ST. PETERSBURG
ROUND TRIP $18
Every Thursday at 5 p. m.

THE PENINSULAR & OCCIDENTAL S. S. COMPANY
For Information, Tickets and Reservations
Consult YOUR TRAVEL AGENT or J. H. COSTAR, Agent ★ Phone 14

Tremendous public acceptance of the 1940 Chevrolet has brought in the finest stock of used cars in all history.

The Leader in New Car Sales is THE LEADER in USED CAR VALUES

6,647,437
people bought used cars and trucks from Chevrolet dealers during the last four years.
"Buy Where Millions Are Buying"

CHEVROLET
YOUR CHEVROLET DEALER

5 REASONS WHY YOU WILL SAVE BY BUYING NOW!
SAVE All used cars priced to sell fast, in order to make room for more trade-ins.
SAVE Buy now—before prices rise—and save the difference.
SAVE Save winter conditioning expense on your old car.
SAVE Save depreciation on your old car. Trade up now.
SAVE Save costly repairs on your old car.

FIVE REASONS WHY YOU SHOULD BUY YOUR USED CAR FROM YOUR CHEVROLET DEALER!
1 Your Chevrolet dealer offers the finest selection of used cars and the best values.
2 You can buy your used car from your Chevrolet dealer with confidence.
3 Your Chevrolet dealer employs the best reconditioning methods.
4 Lowest possible prices commensurate with quality.
5 Your Chevrolet dealer stands firmly behind every used car he sells.
Chevrolet Dealers are Headquarters for USED TRUCK Values!

Your CHEVROLET DEALER IS NOW FEATURING THE GREATEST USED CAR AND TRUCK VALUES OF THE YEAR!

Look for your Chevrolet dealer's used car listings in the classified pages of this paper!

MULBERG CHEVROLET COMPANY
Caroline and New Streets Key West, Florida

New Year's resolution that pays off in thrills...

"I'm going to drive that 1955 BUICK!"

WE'VE seen some high peaks of interest in our new cars over the years – but never anything like this.

Since the day we unveiled these glamorous new Buicks, people have been coming in–not only to see and study and sit in these great cars – but, very definitely, to *drive* them.

They want, it seems, a firsthand taste of the thrills that Buick engineers have conjured up for this new year.

And who can blame them?

For the word's around that Buick has what no other car has–a new kind of performance from a new kind of transmission.

It's called Variable Pitch Dynaflow Drive.* It uses the principle of the modern airplane's variable pitch propeller. And it does in oil what that aeronautical marvel does in air.

At one pitch of the blades inside the Dynaflow unit, you get more fuel efficiency in normal cruising and driving–which means better gas mileage, pure and simple.

But push the gas pedal beyond the full throttle position and you switch the pitch. Instantly, you get electrifying response – a sudden safety-surge of accelerating power to get you quickly out of a tight spot–and with the absolute smoothness that is constant in Dynaflow Drive.

Maybe you, too, have made a mental resolution to drive a '55 Buick–but why wait?

We're ready, willing and eager to let you try one – feel the spectacular new power that gives life to this bounteous beauty – and see for yourself that here is a performance thrill too exciting to miss. Drop in on us this week, won't you?

**Standard on Roadmaster, optional at extra cost on other Series.*

Thrill of the year is Buick

MILTON BERLE STARS FOR BUICK – See the Buick-Berle Show Alternate Tuesday Evenings — WHEN BETTER AUTOMOBILES ARE BUILT BUICK WILL BUILD THEM

MULBERG CHEVROLET CO.

Corner Caroline Street and Telegraph Lane — Dial 2-6743

The Key West Citizen › Wed, Dec 29, 1954 › Page

MULBERG
CHEVROLET CO.
SALES & SERVICE
AUTHORIZED
DEALER
FOR
BUICK
OLDSMOBILE
PONTIAC
AND
CHEVROLET
BUICK
ON DISPLAY
NEW
CHEVROLET
TRUCKS
Advance Design
LOADMASTER
MODELS
TOWNMASTER
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CHEVROLET
G.M.
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NEW!
POWERFUL-COMFORTAB
CHEVROLET TRUCKS
LABOR
PARTS
CASH
BUICK POWER PACKAGE
Give your car a New Lease on Life!

SURVEY

421 CAROLINE - EXTERIOR MODIFICATIONS

SCOPE OF WORK:
- REPLACEMENT OF EXISTING FRONT (CAROLINE ST) STOREFRONT WINDOWS WITH SLIDERS
- DEMO CMU INFILL & INSTALL NEW WINDOWS ALONG SIDE (TELEGRAPH LN) TO MATCH ORIGINAL PHOTOS
- REMOVAL OF FRONT EXTERIOR TILE FINISH & REPAIR/STUCCO CONCRETE

PROJECT LOCATION:
421 CAROLINE ST.
KEY WEST, FL 33040

LEGAL DESCRIPTION:
KW PT LOT 1 SQR 15 G16-191/92 OR1023-1646/67

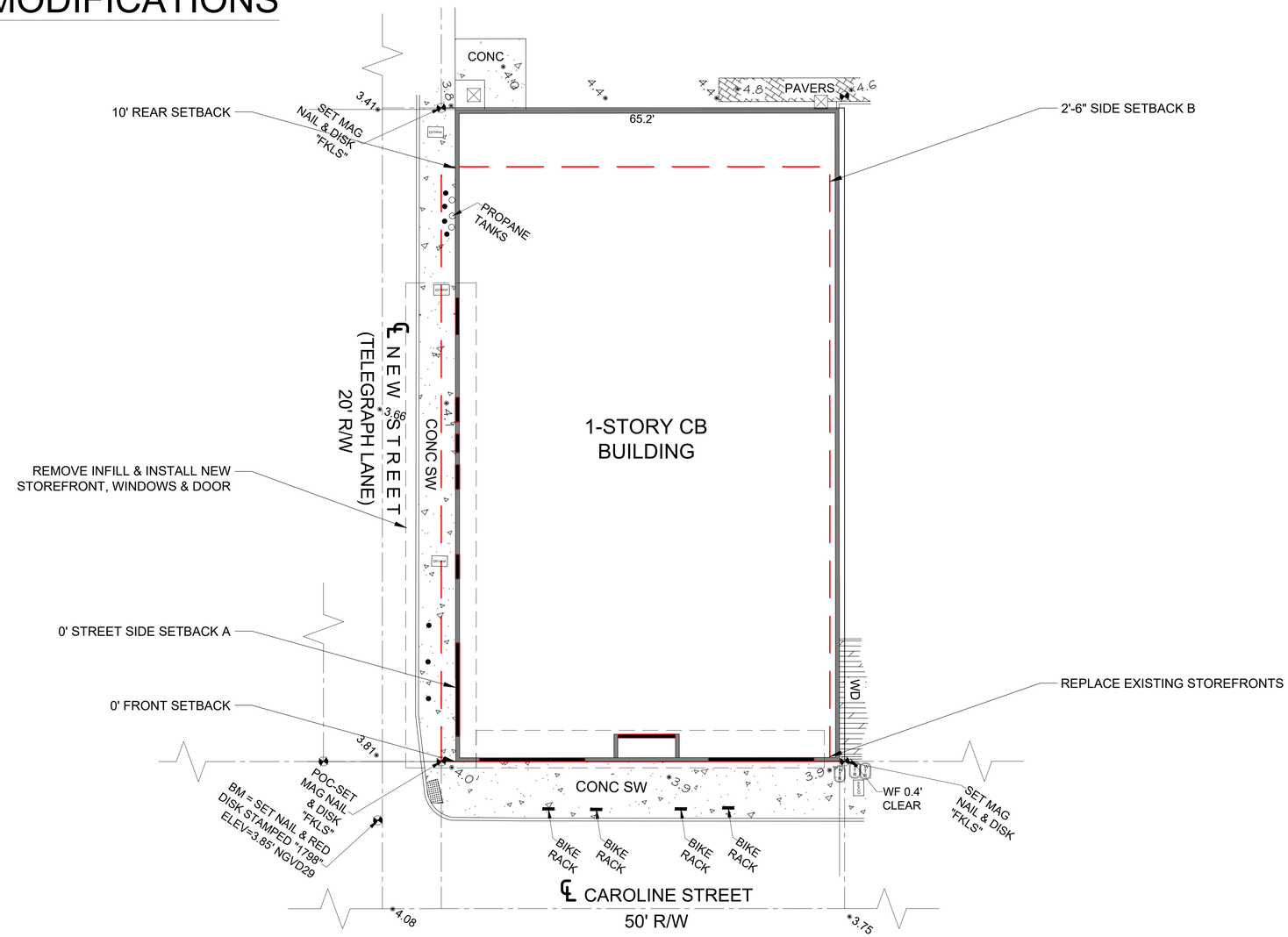
SEC/TWP/RANGE:
06/68/25

FLOOD CRITERIA:
FLOOD ZONE - AE-6
BASED UPON N.G.V.D. 1929

SHEET LIST:
CS-1 COVER SHEET & SITE PLAN
A-0 EXISTING SURVEY & DEMO PLAN
A-1 PROPOSED FLOOR PLAN
A-2 EXISTING ELEVATIONS
A-3 PROPOSED ELEVATIONS

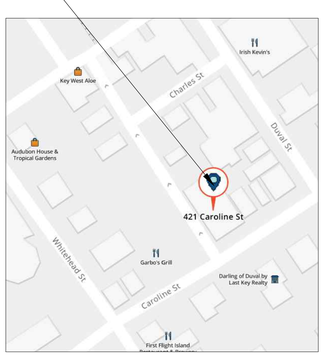
GENERAL NOTES:
CONTRACTOR TO NOTIFY ENGINEER OF ANY FIELD CHANGES OR UNFORSEEN CONDITIONS.
ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES.

PROPOSED STRUCTURAL WORK AREA:



2 CS-1 PROPOSED SITE PLAN
SCALE: 1/8"

SITE LOCATION



1 CS-1 SITE LOCATION
SCALE: N/A

SITE DATA TABLE				
	CODE REQUIREMENT	EXISTING SITE	PROPOSED	DIFFERENCE
ZONING	HRCC1			N/A
FLOOD ZONE	AE-6			N/A
SIZE OF SITE	7,604			N/A
FRONT SETBACK	0'	0'-1" OVER	0'-1" OVER	NO CHANGE
STREET SIDE SETBACK A	0'	0'	O'	NO CHANGE
SIDE SETBACK B	2'-6"	1'-7" OVER	1'-7" OVER	NO CHANGE
REAR SETBACK	10'	9'-8" OVER	9'-8" OVER	NO CHANGE
BUILDING COVERAGE	50%	95%	95%	NO CHANGE
IMPERVIOUS SURFACE COVERAGE	70%	100%	100%	NO CHANGE

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

SEAL:

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
DESIGN & CONSTRUCTION SERVICES

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

DATE:	REV SET	DESCRIPTION
6/29/26	1	ISSUED HARC SET

EXTERIOR MODIFICATIONS
421 CAROLINE ST.
KEY WEST, FL 33040

SHEET TITLE COVER & SITE PLAN

CS
1

DRAWN BY: SW APPROVED BY: BH

PROPOSED DESIGN

421 CAROLINE - EXTERIOR MODIFICATIONS

SCOPE OF WORK:
- REPLACEMENT OF EXISTING FRONT (CAROLINE ST) STOREFRONT WINDOWS WITH SLIDERS
- DEMO CMU INFILL & INSTALL NEW WINDOWS ALONG SIDE (TELEGRAPH LN) TO MATCH ORIGINAL PHOTOS
- REMOVAL OF FRONT EXTERIOR TILE FINISH & REPAIR/STUCCO CONCRETE

PROJECT LOCATION:
421 CAROLINE ST.
KEY WEST, FL 33040

LEGAL DESCRIPTION:
KW PT LOT 1 SQR 15 G16-191/92 OR1023-1646/67

SEC/TWP/RANGE:
06/68/25

FLOOD CRITERIA:
FLOOD ZONE - AE-6
BASED UPON N.G.V.D. 1929

SHEET LIST:
CS-1 COVER SHEET & SITE PLAN
A-0 EXISTING SURVEY & DEMO PLAN
A-1 PROPOSED FLOOR PLAN
A-2 EXISTING ELEVATIONS
A-3 PROPOSED ELEVATIONS

GENERAL NOTES:
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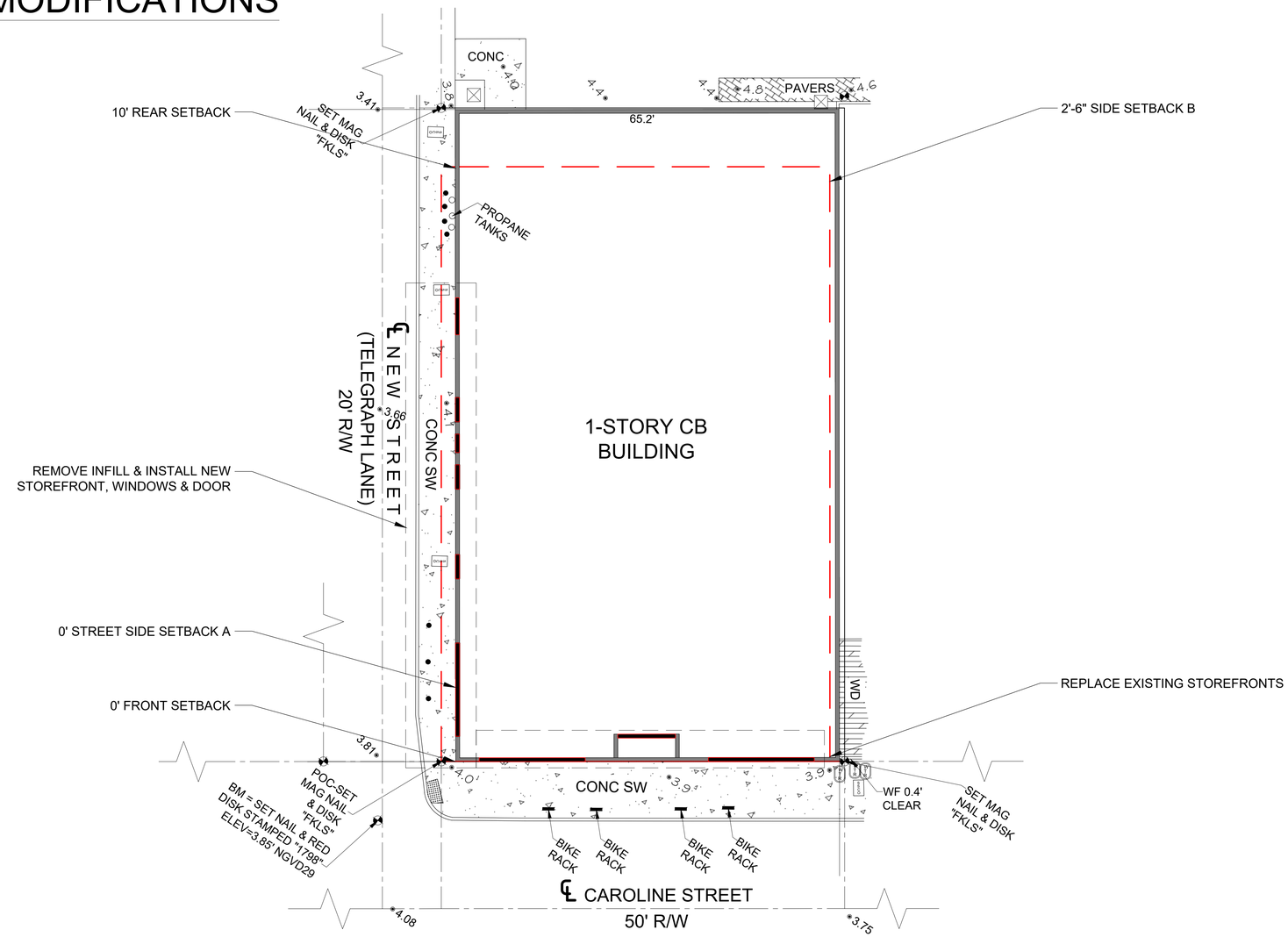
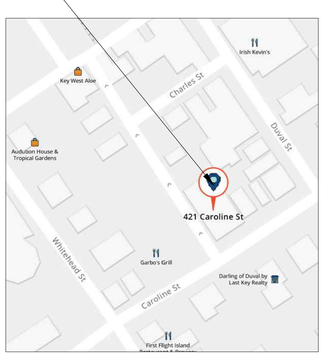
PROPOSED STRUCTURAL WORK AREA:



2 CS-1 PROPOSED SITE PLAN
SCALE: 1/8"

SITE LOCATION



1 CS-1 SITE LOCATION
SCALE: N/A

SITE DATA TABLE				
	CODE REQUIREMENT	EXISTING SITE	PROPOSED	DIFFERENCE
ZONING	HRCC1			N/A
FLOOD ZONE	AE-6			N/A
SIZE OF SITE	7,604			N/A
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BUILDING COVERAGE	50%	95%	95%	NO CHANGE
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SCALE 1/8" = 1'
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LAKEWOOD ENGINEERING
DESIGN & CONSTRUCTION SERVICES

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

DATE:	REV SET	DESCRIPTION
6/29/26	1	ISSUED HARC SET

EXTERIOR MODIFICATIONS
421 CAROLINE ST.
KEY WEST, FL 33040

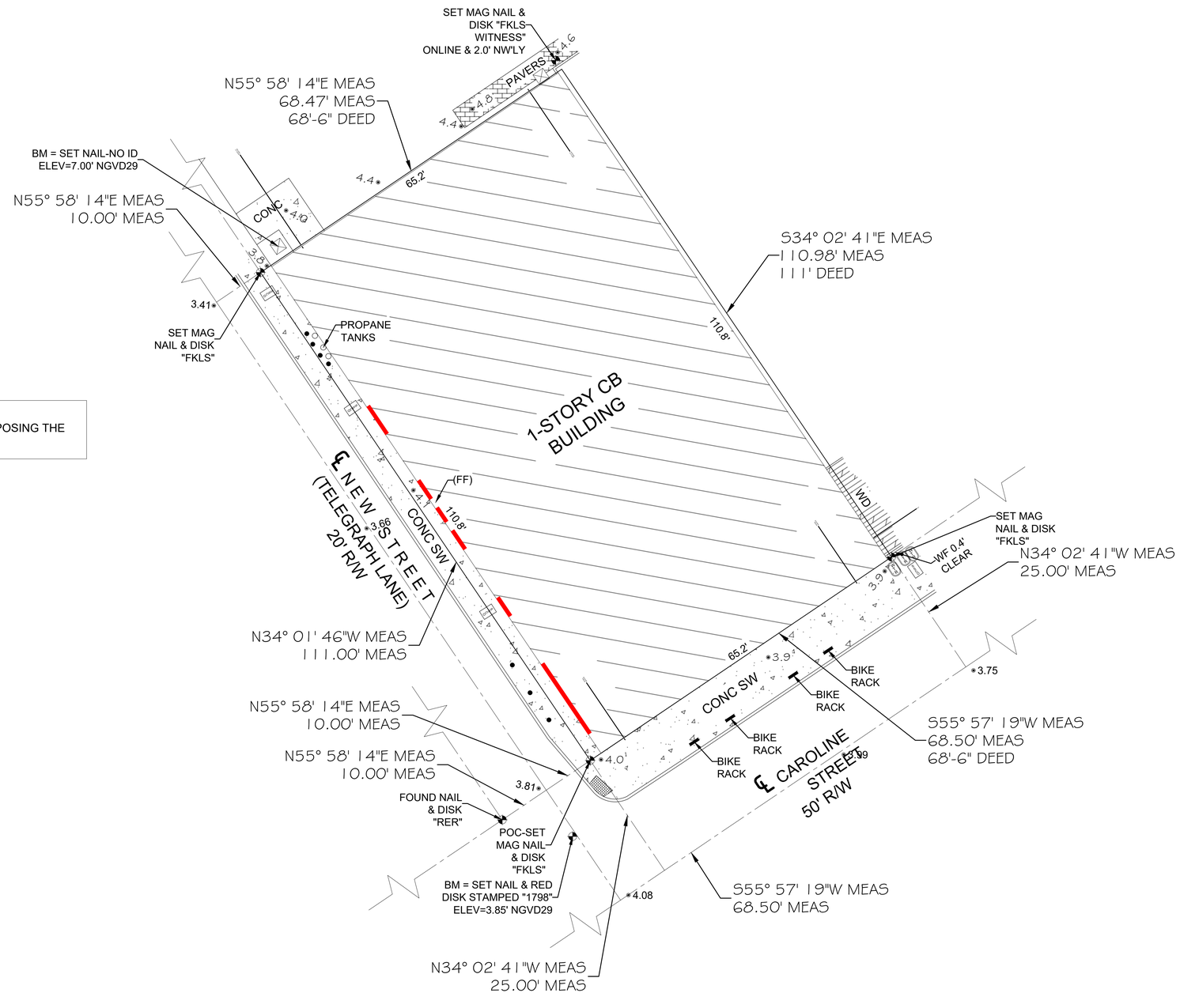
SHEET TITLE COVER & SITE PLAN

CS
1

DRAWN BY: SW APPROVED BY: BH

PROPOSED DEMO AREA:

DEMO SCOPE:
DEMOLITION IS LIMITED TO THE CMU INFILL, EXPOSING THE ORIGINAL OPENINGS ALONG TELEGRAPH LANE



1 / A-0 EXISTING SURVEY & PROPOSED DEMO

SCALE: 1/8" = 1'

SCALE 3/32" = 1'

SEAL:

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DESIGN & CONSTRUCTION SERVICES

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

DATE:	REV SET	DESCRIPTION
6/29/26	1	ISSUED HARC SET

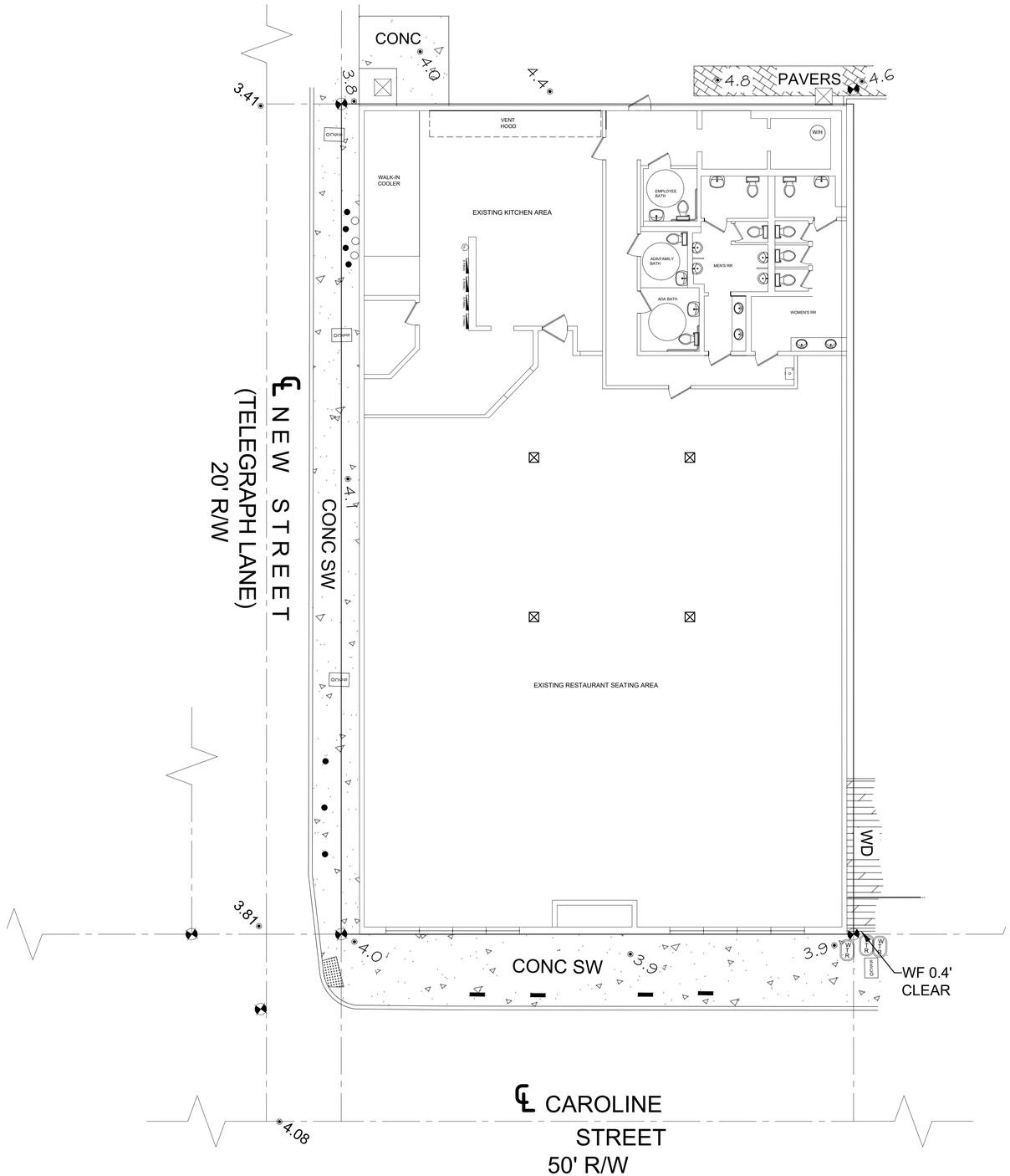
EXTERIOR MODIFICATIONS

421 CAROLINE ST.
KEY WEST, FL 33040

SHEET TITLE: SURVEY/DEMO

A
0

DRAWN BY: SW APPROVED BY: BH



1 / A-1 FLOOR PLAN
SCALE: 1/4" = 1'

SCALE 1/2" = 1'

0' 2' 4' 6' 8' 10'

SEAL:

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KEY WEST, FL 33040
305-890-6284

DATE:	REV SET	DESCRIPTION
6/29/26	1	ISSUED HARC SET

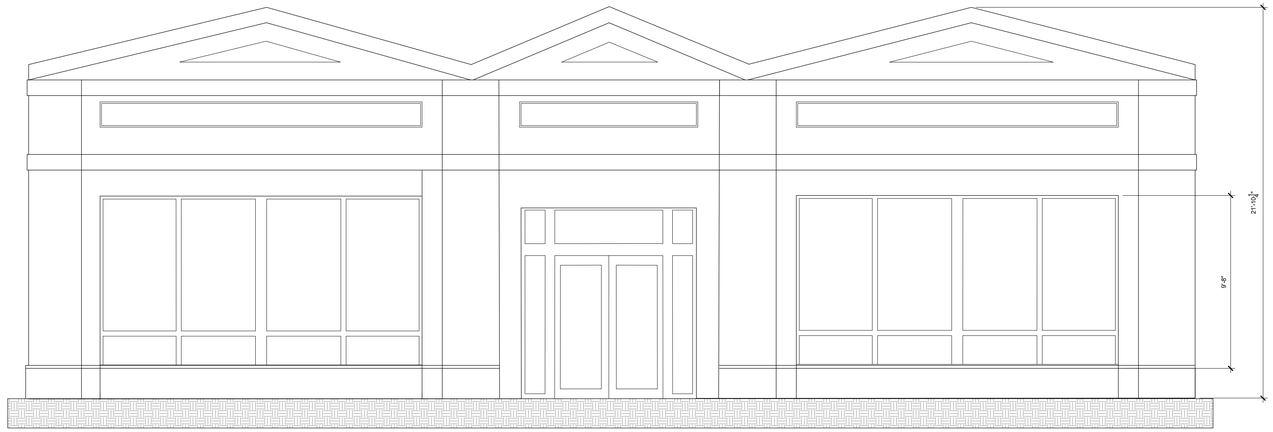
EXTERIOR MODIFICATIONS

421 CAROLINE ST.
KEY WEST, FL 33040

SHEET TITLE: DETAILED FLOOR PLAN

A
1

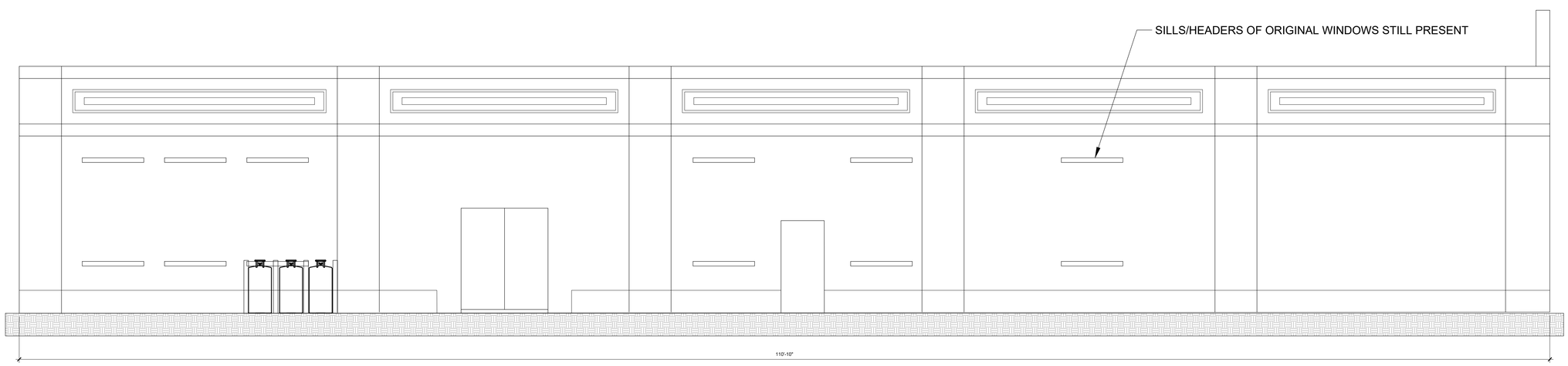
DRAWN BY: SW APPROVED BY: BH



1
A-2

EXISTING FRONT ELEVATION (CAROLINE ST.)

SCALE: 1/4" = 1'



2
A-2

EXISTING SIDE ELEVATION (TELEGRAPH LANE)

SCALE: 1/4" = 1'

SCALE 1/4" = 1'

0' 2' 4' 6' 8' 10'

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DESIGN & CONSTRUCTION SERVICES

LAKEWOOD ENGINEERING
1211 WATSON ST.
KEY WEST, FL 33040

305-890-6284

DATE:	REV SET	DESCRIPTION
6/29/26	1	ISSUED HARC SET

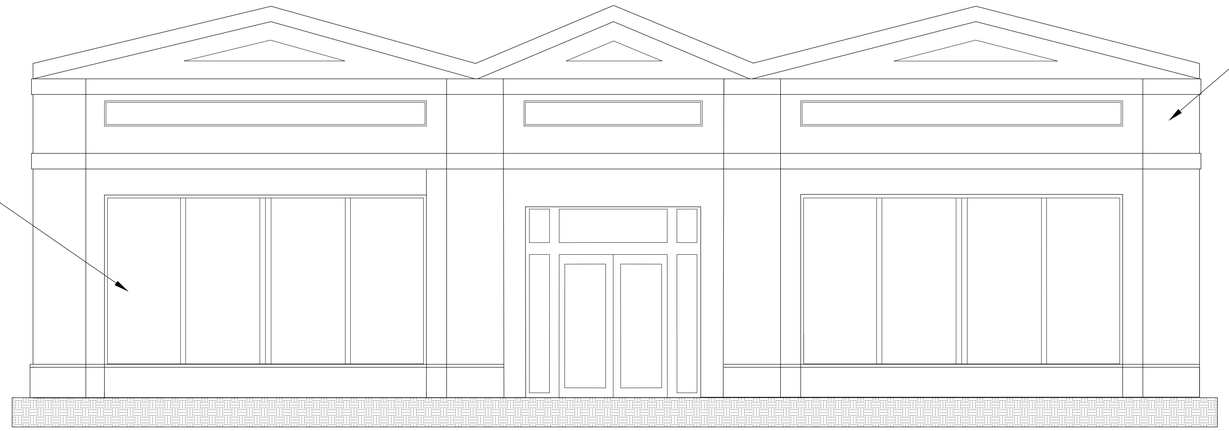
EXTERIOR MODIFICATIONS

421 CAROLINE ST.
KEY WEST, FL 33040

SHEET TITLE EXISTING ELEVATIONS

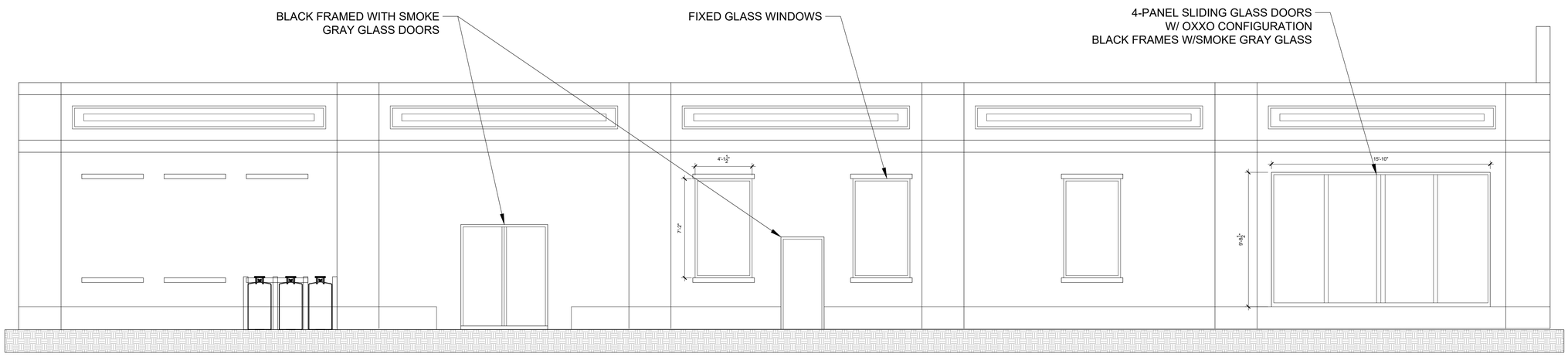
A
2

DRAWN BY: SW APPROVED BY: BH



1 / A-2 PROPOSED FRONT ELEVATION (CAROLINE ST.)

SCALE: 1/4" = 1'



2 / A-2 PROPOSED SIDE ELEVATION (TELEGRAPH LANE)

SCALE: 1/4" = 1'

SCALE 1/4" = 1'

0' 2' 4' 6' 8' 10'

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KEY WEST, FL 33040

305-890-6284

DATE:	REV SET	DESCRIPTION
6/29/26	1	ISSUED HARC SET

EXTERIOR MODIFICATIONS

421 CAROLINE ST.
KEY WEST, FL 33040

SHEET TITLE PROPOSED ELEVATIONS

A / 3

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., July 29, 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 INCLUDING RESTORATION OF HISTORIC FENESTRATIONS.

#421 CAROLINE STREET

Applicant – Robert Hulec Application #C2026-0044

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.

Hankster
Sessions
2026
Wednesday, April 29th
- Sunday, May 3rd
HANK'S
SALOON
409 Caroline Street
OUR SPONSORS
Surfside
WOODFORD
RESERVE
HENDRICK'S
Public
Meeting
Notice
THE LKT FAMILY
DANGER

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: 421 Caroline St. Key West 33040 on the 20th day of July, 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 July 29, 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 C2026-0044.

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

Signed Name of Affiant: [signature]
Date: 7/22/24
Address: 1211 Watson St.
City: Key West
State, Zip: FL 33040

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

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

NOTARY PUBLIC
Sign Name: [signature]
Print Name: Terry O'Dell
Notary Public - State of Florida (seal)
My Commission Expires: April 7, 2030

TERRY JAY O'DELL
Commission # HH 779863
Expires April 7, 2030

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	00001390-000000
Account#	1001414
Property ID	1001414
Millage Group	10KW
Location Address	421 CAROLINE St, KEY WEST
Legal Description	KW PT LOT 1 SQR 15 G16-191/92 OR1023-1646/67 OR1105-2225/27 OR1750-1451/54 OR2329-1058/59 OR3091-0589 (Note: Not to be used on legal documents.)
Neighborhood	32020
Property Class	RESTAURANT (2100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

LKT SERVICES AND COMPANIES LLC
199 N Tranquil Path
Spring TX 77380

Valuation

		2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+	Market Improvement Value	$1,109,237	$1,166,860	$1,079,160	$797,640
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$2,131,781	$1,954,133	$1,954,133	$1,776,485
=	Just Market Value	**$3,241,018**	**$3,120,993**	**$3,033,293**	**$2,574,125**
=	Total Assessed Value	**$3,241,018**	**$3,114,690**	**$2,831,537**	**$2,574,125**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$3,241,018**	**$3,120,993**	**$3,033,293**	**$2,574,125**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	$1,954,133	$1,166,860	$0	$3,120,993	$3,114,690	$0	$3,120,993	$0
2023	$1,954,133	$1,079,160	$0	$3,033,293	$2,831,537	$0	$3,033,293	$0
2022	$1,776,485	$797,640	$0	$2,574,125	$2,574,125	$0	$2,574,125	$0
2021	$1,598,836	$675,816	$0	$2,274,652	$2,274,652	$0	$2,274,652	$0
2020	$1,598,836	$675,816	$0	$2,274,652	$2,208,863	$0	$2,274,652	$0
2019	$1,340,585	$667,473	$0	$2,008,058	$2,008,058	$0	$2,008,058	$0
2018	$1,171,016	$767,798	$0	$1,938,814	$1,875,072	$0	$1,938,814	$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
(2100)	7,604.00	Square Foot	68.5	111

Buildings

Building ID	39145	**Exterior Walls**	REIN CONCRETE
Style		**Year Built**	1953
Building Type	RESTAURANT & CAFETR / 21C	**EffectiveYearBuilt**	2008
Building Name		**Foundation**	
Gross Sq Ft	7188	**Roof Type**	FLAT OR SHED
Finished Sq Ft	7188	**Roof Coverage**	ROLLED COMPOS
Stories	1 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	FCD/AIR DUCTED
Perimeter	352	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	23	**Grade**	500
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	7,188	7,188	358
TOTAL		**7,188**	**7,188**	**358**

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Grantor	Grantee
4/20/2021	$3,100,000	Warranty Deed	2315338	3091	0589	01 - Qualified		
11/1/2007	$2,725,000	Warranty Deed		2329	1058	Q - Qualified		

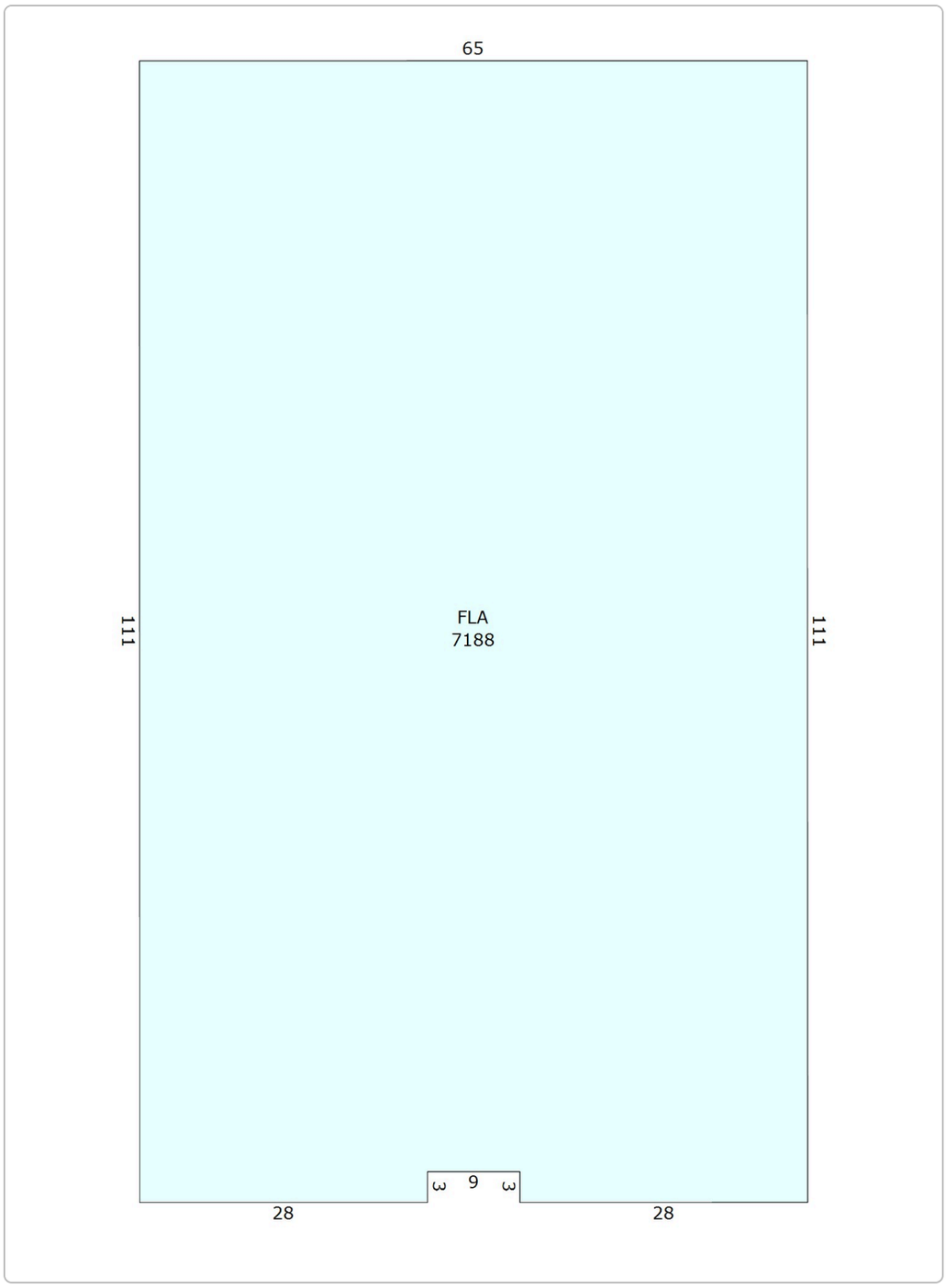
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2025-1301	05/28/2025	Active	$15,000	Commercial	DEMO NON LOAD BEARING PARTITION WALLS PER ENGINEERED PLANS.
BLD2025-0780	04/11/2025	Completed	$25,000	Commercial	Repair stucco on north wall of building. Finish with one uniform coat to match intended existing pattern. Repair soffit and fascia as needed
BLD2024-1076	06/17/2024	Expired	$7,000	Commercial	Replace electrical fixtures, add electric for ADA bathroom.
BLD2024-1162	05/03/2024	Completed	$25,000	Commercial	INTERIOR DEMO PER SCOPE OF PLAN. NO STRUCTURAL DEMO. DEMOLITION OF FINISHES AND NON-STRUCTURAL INTERIOR WALLS.
BLD2022-0694	03/18/2022	Expired	$25,000	Commercial	DEMO OF CEILING TILES, MECHANICAL, PLUMBING AND ELECTRIC.
BLD2022-0144	01/26/2022	Completed	$139,435	Commercial	EMERGENCY: REMOVE 97SQ EXISTING MATERIAL ON FLAT ROOFING AND PARAPET WALLS AND REPLACE WITH NEW HYDROSTOP RUBBER MEMBRANE ROOFING SYSTEM
BLD2022-0204	01/26/2022	Expired	$8,000	Commercial	REMOVE AND REPLACE LIGHTS, INSTALL SMOKE DETECTOR PER NEC
14-5525	01/15/2015	Completed	$44,000	Commercial	REVISION #1: REMOVE CEVICHE BAR, INFILL WALL OPENING WITH CMU AND PASS THROUGH WINDOW
14-5525	12/31/2014	Completed	$40,000	Commercial	INTERIOR RENOVATIONS FOR DINING AND BAR AREA
14-5526	12/31/2014	Completed	$2,000	Commercial	RUN NEW ELECTRIC FOR BAR AND INSTALL ELECTRIC FOR WALL AND INSTALL LIGHTS
14-5527	12/31/2014	Completed	$2,000	Commercial	INSTALL HAND SINK
14-4431	09/26/2014	Completed	$10,000	Commercial	REMOVE FIXTURES FURNISHING & PARTITIONS IN FRONT HALF OF RESTAURANT. * * * *MC RECV'D
09-0502	02/20/2009	Completed	$800	Commercial	RUN 120V FOR A SIGN
08-2950	02/06/2009	Completed	$10,125	Commercial	INSTALL FIRE ALARM FACE
08-4603	02/04/2009	Completed	$6,200	Commercial	INSTALL EXIT LIGHTS, RESTROOMS MARGUIS LIGHTS, COVERS AT ALL JUNCTION BOXES, HANG THREE TIXS, FINALIZED PROJECT.
08-4583	02/02/2009	Completed	$3,500	Commercial	ADD / RELOCATE FIRE SPRINKLER HEADS
08-4524	12/19/2008	Completed	$2,000	Commercial	HOOK UP FIRE SYSTEMPRE-PIPE HOODS
08-4406	12/16/2008	Completed	$500	Commercial	RE-ROUTING AT KITCHEN EXHAUST DUCTWORK AND RELOCATION OF DISHWASHER EXHAUST AND DUCTWORK.
08-0459	05/08/2008	Completed	$53,010	Commercial	INSTALL PLUMBING FIXTURES
07-3944	12/05/2007	Completed	$60,000	Commercial	DEMO & REPLACE FRONT OF BLDG INCLUDING TIE BEAM, BRACING FOR FRONT WALLS
07-5077	11/15/2007	Completed	$2,150	Commercial	INSTALL ONE 100 AMP SERVICE FOR TEMP. CONSTRUCTION.
07-4214	09/07/2007	Completed	$4,000	Commercial	DEMO CEILING TO DETERMINE STRUCTURAL INTEGRITY OF RAFTERS AND ROOF SUPPORTS
07-3944	08/22/2007	Completed	$60,000	Commercial	REPAIR APPROX. 200 LF OF SPALLING DAMAGE
07-4044	08/21/2007	Completed	$900	Commercial	RUN 70 LF 1/2" COPPER FROM 47 GAL
03-0954	03/21/2003	Completed	$2,499	Commercial	REPLACE TWO DOORS
B95-1882	06/01/1995	Completed	$1,000	Commercial	REPAINT 2 SIDES
M94-2796	08/01/1994	Completed	$7,000	Commercial	REPLACE 10 TON AC

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)



Photos

Map

TRIM Notice

2025 TRIM Notice (PDF)

No data available for the following modules: Yard Items.

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| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 7/22/2026, 10:48:40 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL