



Historic Architectural Review Commission Staff Report for Item 8

To: Acting Chairman Greg Oropeza and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: August 23, 2022

Applicant: City of Key West

Application Number: H2022-0036

Address: Clinton Square

Description of Work:

Renovations to Clinton Square including new pavement, same elevation of park, Front Street, and sidewalk. New paving material, benches, and furniture.

Site Facts:

The site under review is a public space that contains one of the oldest monuments in Key West. Clinton Square is listed as a contributing resource to the historic district and was originally known as Clinton Place. The site has a historic memorial obelisk that was erected in 1866 by the Navy Club in honor of union soldiers who lost their life during the Civil War. The wrought iron fence surrounding the obelisk was built by confederate veteran J.V. Harris, father of the Southernmost house builder, to memorialize the loss of confederate soldiers. In 1966 the Historical Association of South Florida erected a historical marker on the site for Stephen Russell Mallory as his house stood nearby from this site from 1839 to 1895.

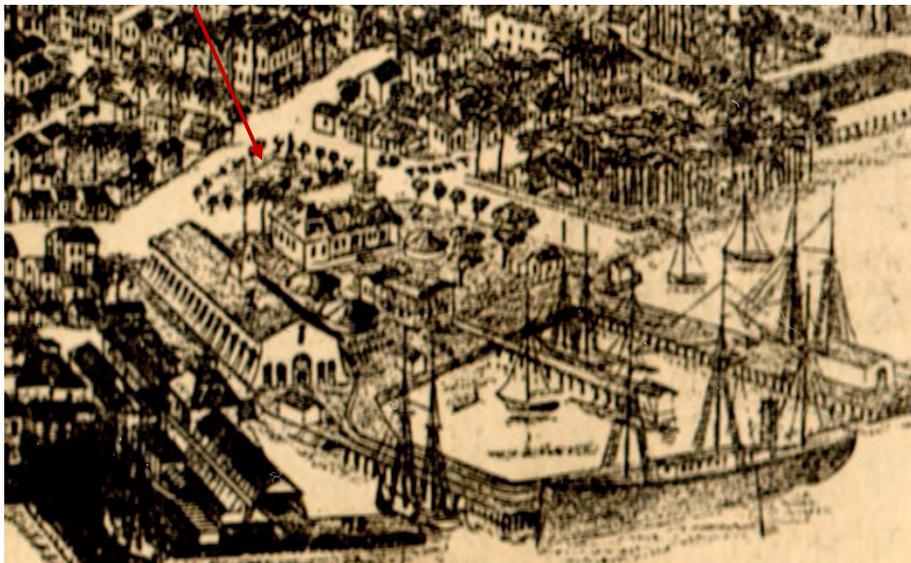
The shape of the public space is rectangular as Front Street and Whitehead Street converge in the norther point of the square. The south side of the square is bounded by Greene Street. Three institutional buildings surround the west and south boundaries of the square and two of them are individually listed in the National Register of Historic Places: Building One and the Custom House. The square has evolved through the years: documents show the square as a grassy field in

Whitehead's pencil sketch of the city in 1838. By 1880 a fence forming a circle surrounded the monument.



Clinton Square with Audubon House towards the left circa 1880. Monroe County Library.

An 1886 bird's eye view of the city shows the square with the obelisk and trees planted in the perimeter. At that time Greene Street ended in the west shore and current Custom House building was not erected yet.



1886 Bird's eye view of the city. Monroe County Library.

In the late 1880's a wooden peripheral fence with mature trees can be seen on a historic photograph.

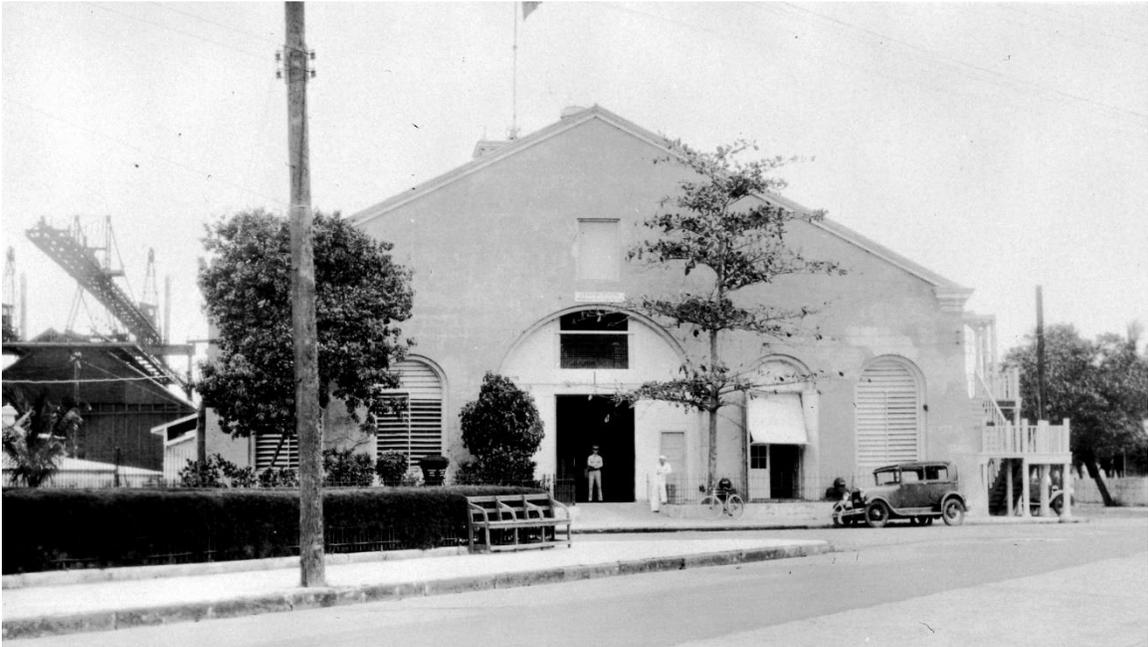


By the completion of the construction of the Custom House in 1891 perimetral trees at the square are nonexistent.



Clinton Square and Custom House circa 1890's. Monroe County Library.

The square did not have trees at the turn of the century but a photograph from the 1920's depicts a perimeter green hedge.



Building One in the 1920's. Monroe County Library.

By the 1940's palm trees were planted inside the public space and on its perimeter.



Clinton Square and Custom House ca 1940's. Monroe County Library.

Pavement was introduced to the square in the 1960's. A 1968 aerial photo shows paved areas surrounding the monument. At this period and after time different trees and palms have been planted in the public square, including poinciana trees.



1968 Aerial photograph.



Aerial photograph circa 1970. Monroe County Library.



Aerial photograph from 1999.

The changes to Clinton Square through times are visible as we review historic photos. The constant element from all the photographs is the obelisk as the prominent element. Staff has met many times with stakeholders to understand the challenges and vision of the space. The Custom House and Navy Building One both have driveways that have access from Front Street. The community uses the square for gatherings like the opening of the Stanley Papiro Kinetic Parade and Christmas Bazar, among others. It is important to consider that the Coat Guard used to have gatherings and commemorations in the square. In the past years the city has installed plastic bollards in front of the Custom House to control vehicular access of cars and trucks that park in the area impeding emergency vehicles and access to properties driveways. The city wants to create a multifunctional public space that will serve as a resting and gathering area while maintaining the historic obelisk as the focal point.

The Tree Commission and Parks and Recreations Advisory Board approved the plans. Stakeholders support the proposed design as well as City Commissioners.

SOIS's and Guidelines Cited on Review:

- Secretary of the Interior's Standards (pages 16-23), specifically Standards 2, 4, 5, and 9.
- Parking areas, landscaping, and open space environment (page 43), specifically first paragraph and guidelines 1, 4, and 8.

Staff Analysis:

The Certificate of Appropriateness under review proposes renovations to a public space that contains one of the oldest monuments in the city, the memorial obelisk. Through historic maps and photographs there is evidence that the site has changed over years and unfortunately the current state of the square does not convey to the public a clear view or access to the monument, as it used to be in the past.

The proposed plans create siting and planting areas using the obelisk as the point of convergence and bring the monument as the principal focal point of the square. Concrete curved low walls that gradually increase in height will serve as retaining walls for planting areas and benches. These elements will define the pedestrian movement and use of the square. The portion of Front Street



Aerial view of proposed plan.

that crosses in front of Building One and the Custom House will be elevated at the same level as the square and curb cuts will be provided on the north and south to give access to the driveways of both buildings.

Concrete round benches with planters will be installed towards the west side of the site while concrete bollards and the benches will define the vehicular path through the site. The concrete

benches will be planted with palm trees and low coverings. The main planting areas on the square will have poinciana trees and low coverings; historically Whitehead Street was named the poinciana street due to the number of poinciana trees planted there.



Whitehead Street post card. Monroe County Library.

The pavement of the site and Front Street will have concrete bricks with a buff tone and the circles and semicircles will be done with repurposed historic granite from the street's curbs. Indirect lighting will be installed under the benches and in the green areas to accentuate the monument and landscape at night. The historic wrought iron fence that surrounds the obelisk will be restored and repaired.

Wayfinding system in this public space will be included as part of the tasks under the city's consultants as to the proximity of the square to Pier B and Mallory Square.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed design complies with cited SOIS and guidelines. For open space and landscape. The only two historic elements on the square that have survived till this day are the obelisk and the wrought iron fence that surrounds the monument. The site under review does not contain any historic trees, historic pavement, or historic furniture. The design establishes the historic obelisk and its surrounding wrought iron fence as the focal point of the square while establishes organized pedestrian and vehicular patters in the urban space that includes sitting and green areas with canopy trees. Staff finds that elevating the street at the same level of the square and the west sidewalk will have no adverse effect to the site or surrounding historic buildings and will make the urban public space versatile for gatherings and other uses. The poinciana trees will be a homage to Whitehead Street and its historic poinciana plantings. Proposed colors of paving and benches will be harmonious with the red color of the Custom House. In conclusion, the design is contemporary in character but does not have any elements that will detract from the historic

character of the site nor will destroy the relationship of the square to its urban context. Proposed materials, colors, textures, and vertical elements will not take away the solemnity of the monuments in the site nor will diminish the architectural qualities of the Custom House, Navy Building One, Mel Fishers Museum and other historic surrounding buildings.

APPLICATION

(HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # HARC 0036	REVISION #	INITIAL & DATE TK 7/29/22
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	Clinton Square , Front Street, Key West, FL 33040	
NAME ON DEED:	City of Key West	PHONE NUMBER 305-809-3962
OWNER'S MAILING ADDRESS:	1300 White Street Key West, FL 33040	EMAIL aballiu@cityofkeywest-fl.gov
APPLICANT NAME:	City of Key West	PHONE NUMBER 305-809-3700
APPLICANT'S ADDRESS:	1300 White Street Key West, FL 33040	EMAIL
APPLICANT'S SIGNATURE:		DATE 7/29/2022

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: Clinton Square area renovation of sidewalk, existing road, landscape. Historic important monument and fence to remain, no changes proposed for the only two historic significant structures. Proposing same elevation for the park, road and sidewalk for the Square area, to make it pedestrian friendly. There are no existing or historic building in this area.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

RECEIVED
JUL 29 2022
BY:

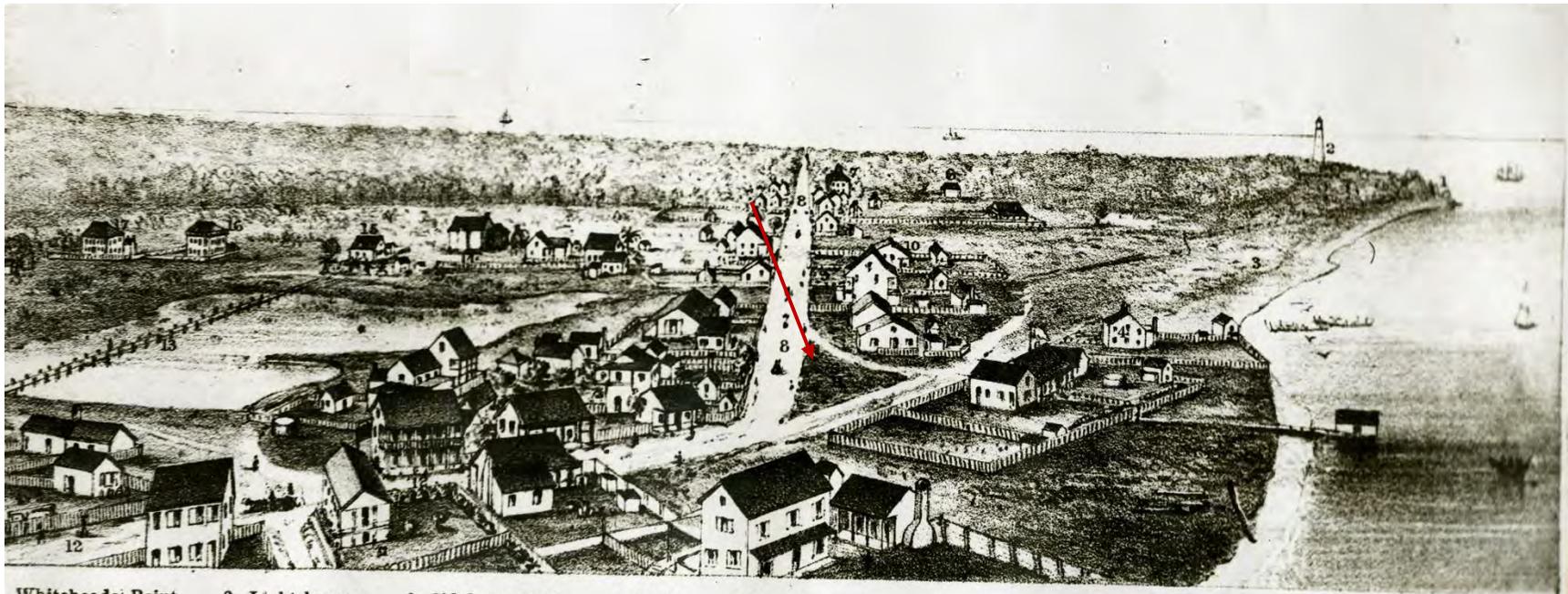
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS AND HISTORIC MAPS

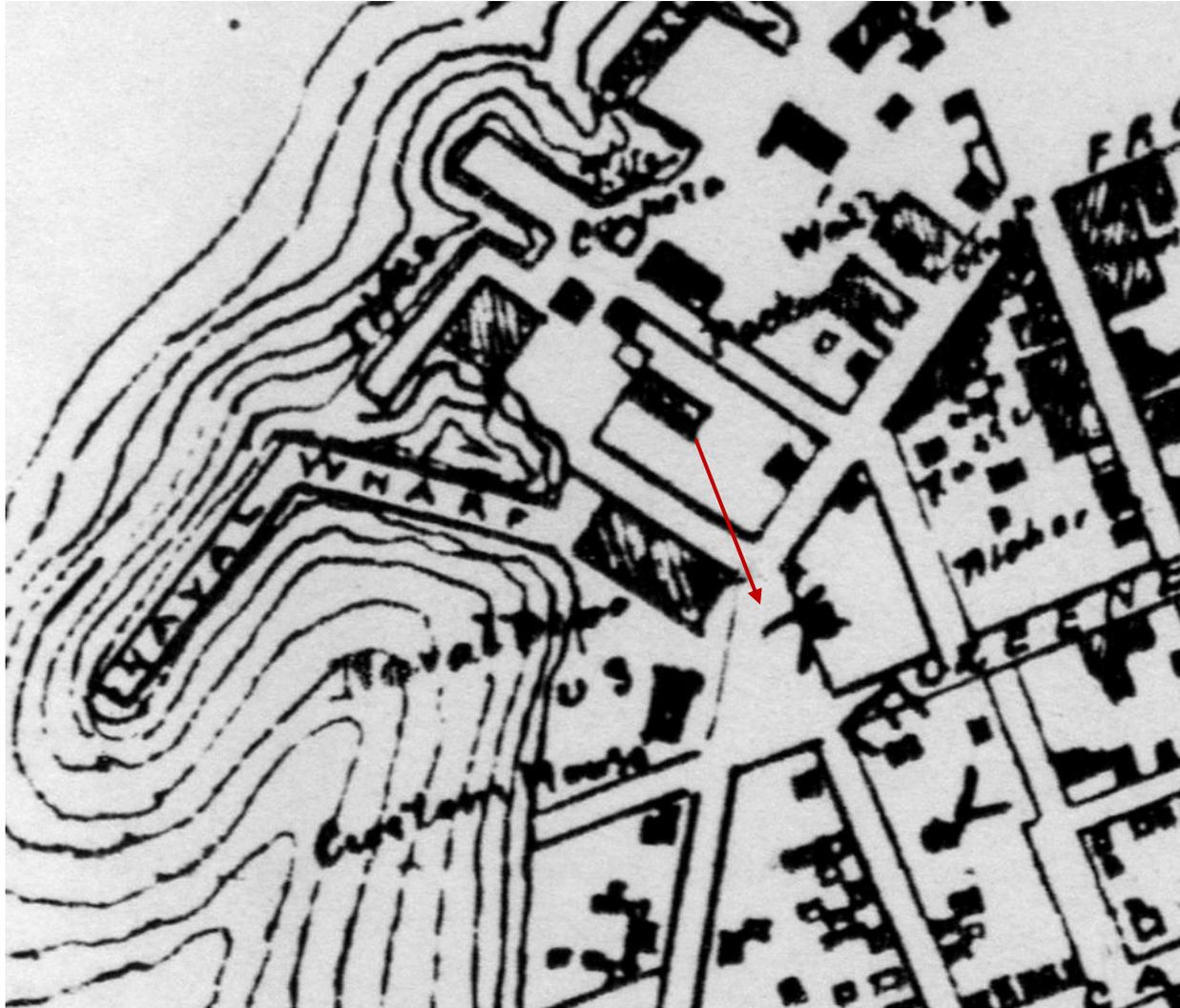


1. Whiteheads' Point. 2. Light-house. 3. Old Grave Yard. 4. Residence of F. A. Browne. 5. Custom House and Collector's Residence. 6. Jail. 7. Court House
 8. Whitehead Street. 9. Caroline Street. 10. Residence of A. Gordon. 11. Clinton Place. 12. Front Street. 13. Foot-bridge across Pond on the line of Duval Street.
 14. House begun by Judge Webb, unfinished. 15. Residence of Judge Marvin. 16. Residences of P. J. Fontane and Patterson, (one behind the other). 17. Residence of Mr. Weaver.

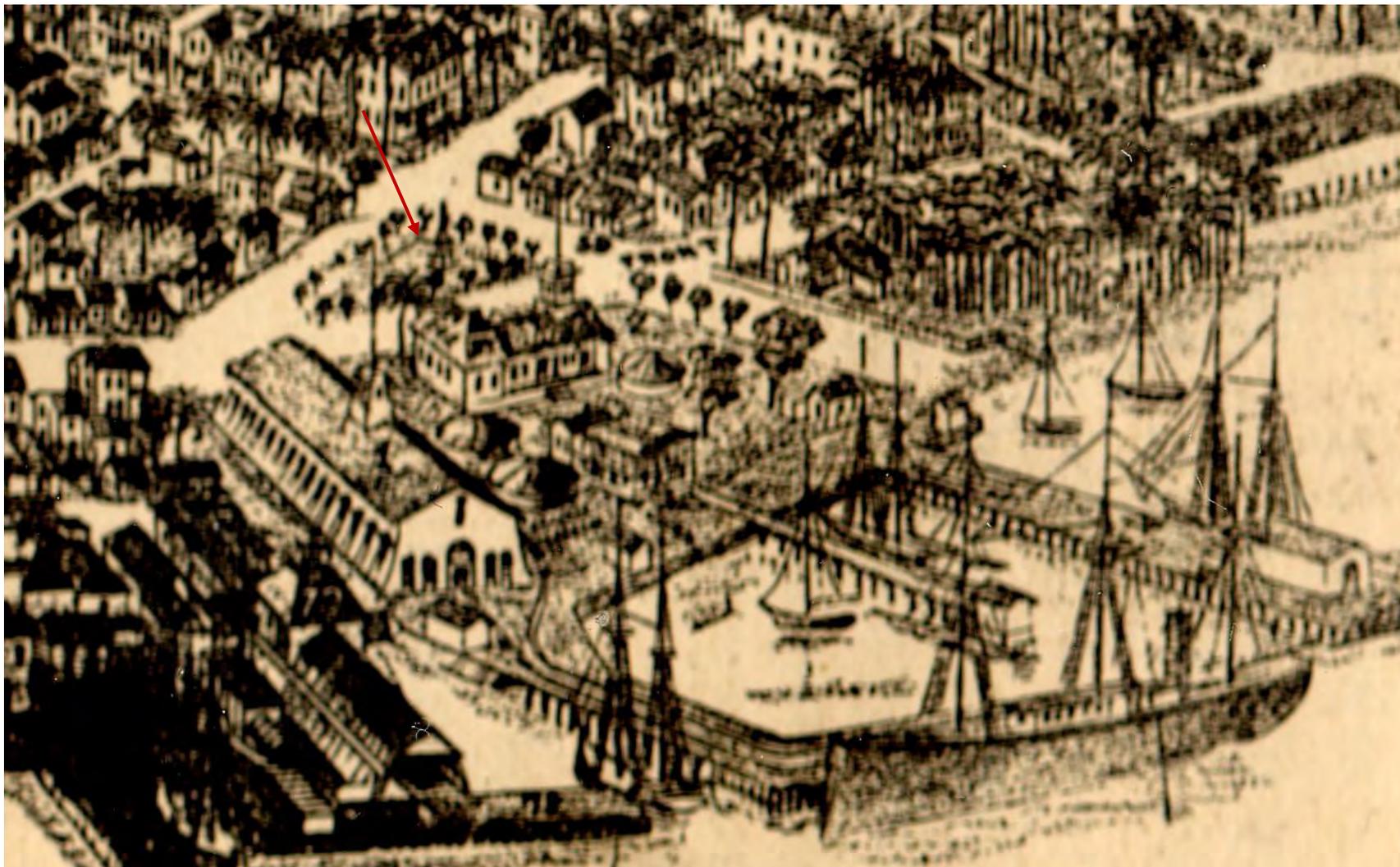
KEY - WEST.

Looking South-East. Reduced from a pencil sketch by W. A. Whitehead taken from the Cupola of the Warehouse of Messrs. A. C. Tift & Co June 1838.

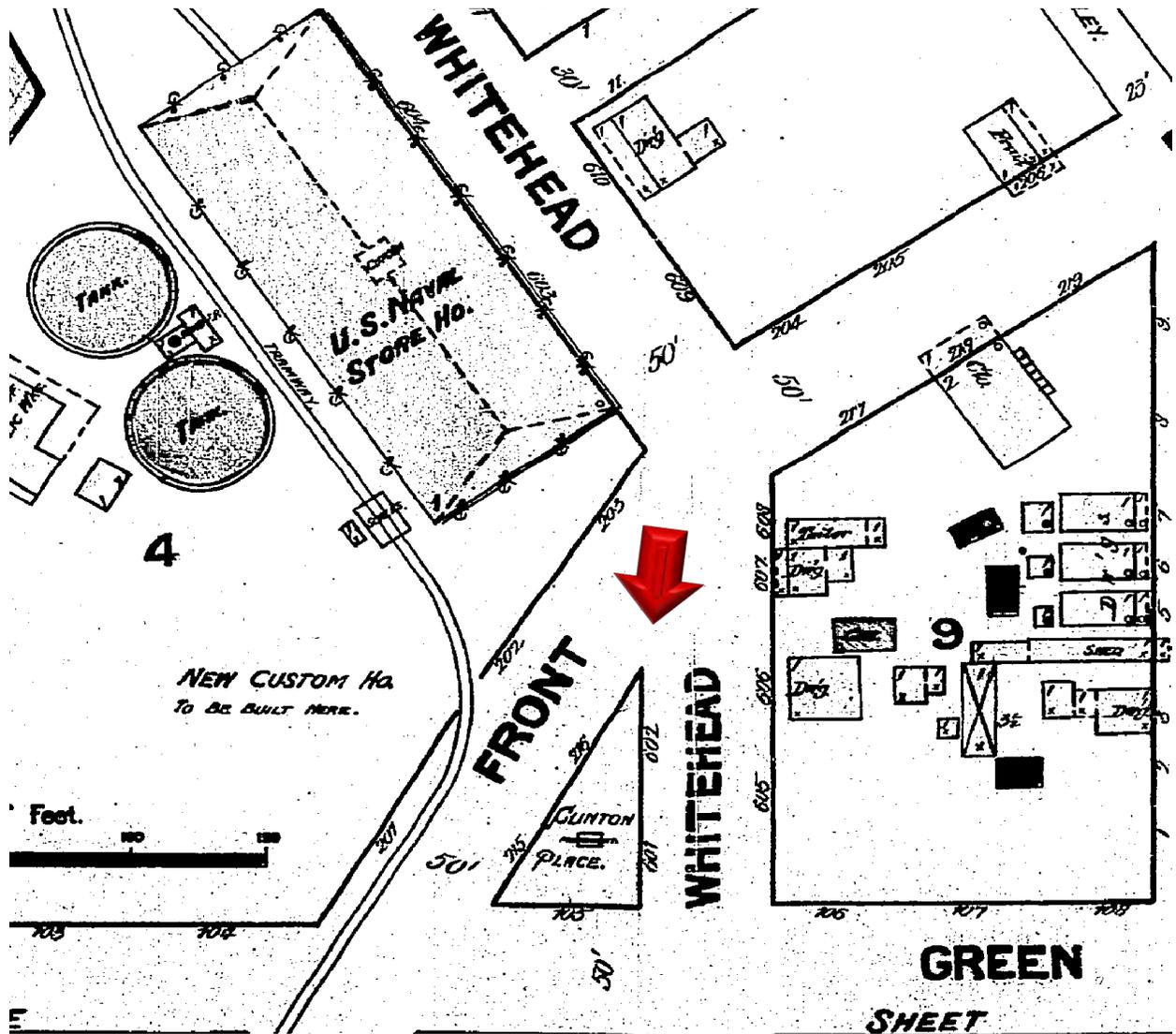
Whitehead's pencil sketch of the city 1838. Monroe County Library.



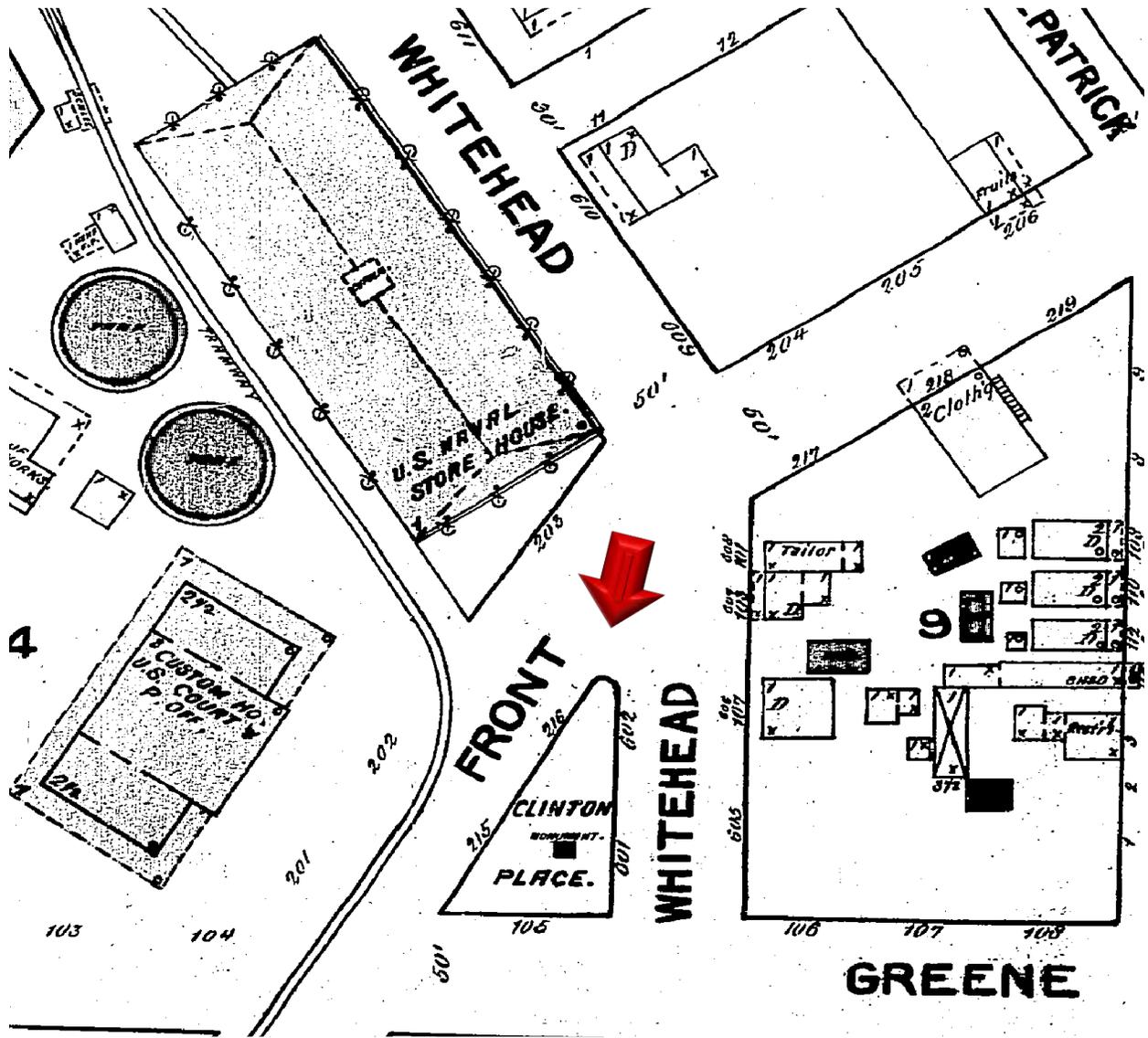
Portion of Topographical Map Corps of Engineer September 1861.
Monroe County Library.



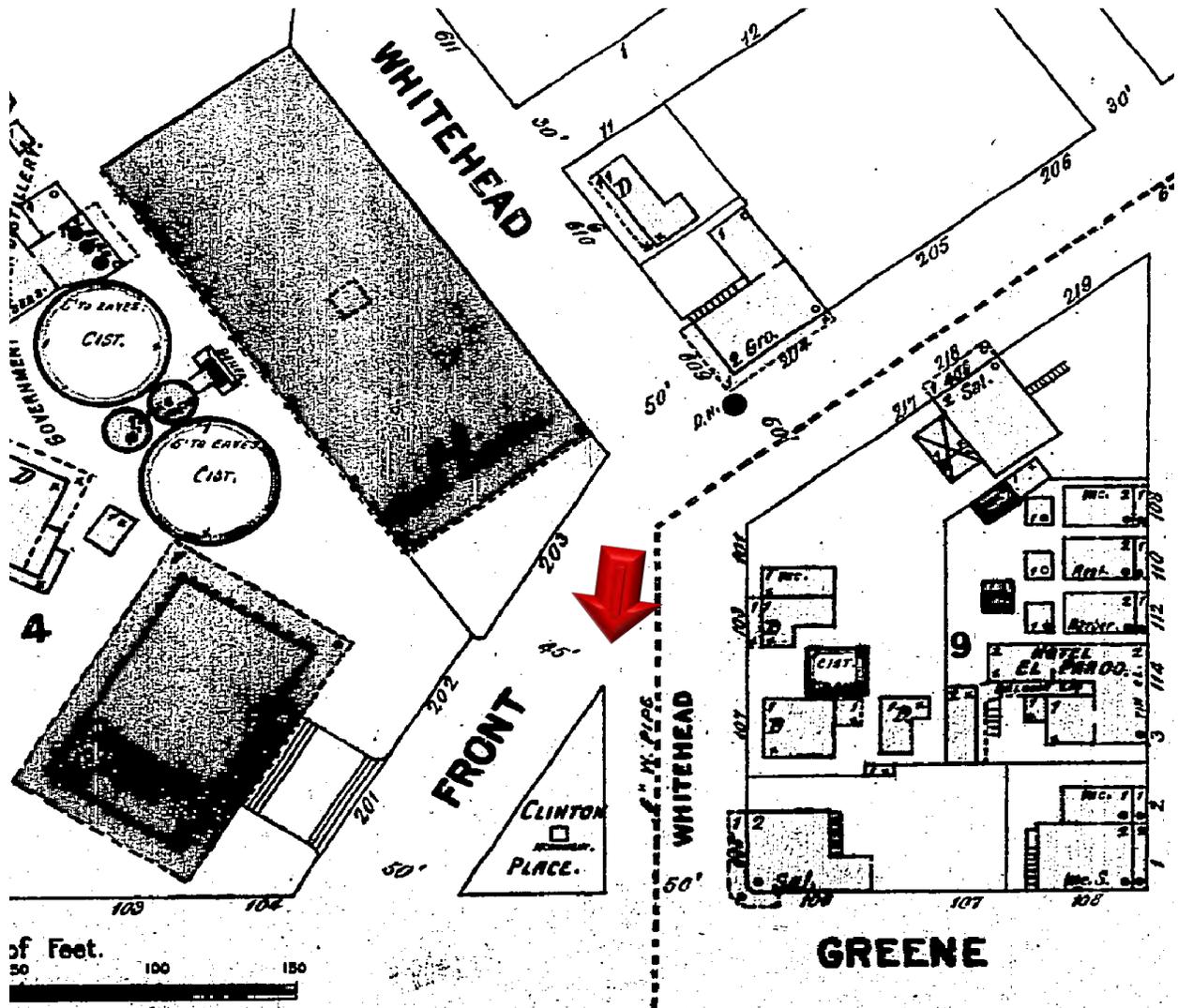
1886 Bird's eye view of the city. Monroe County Library.



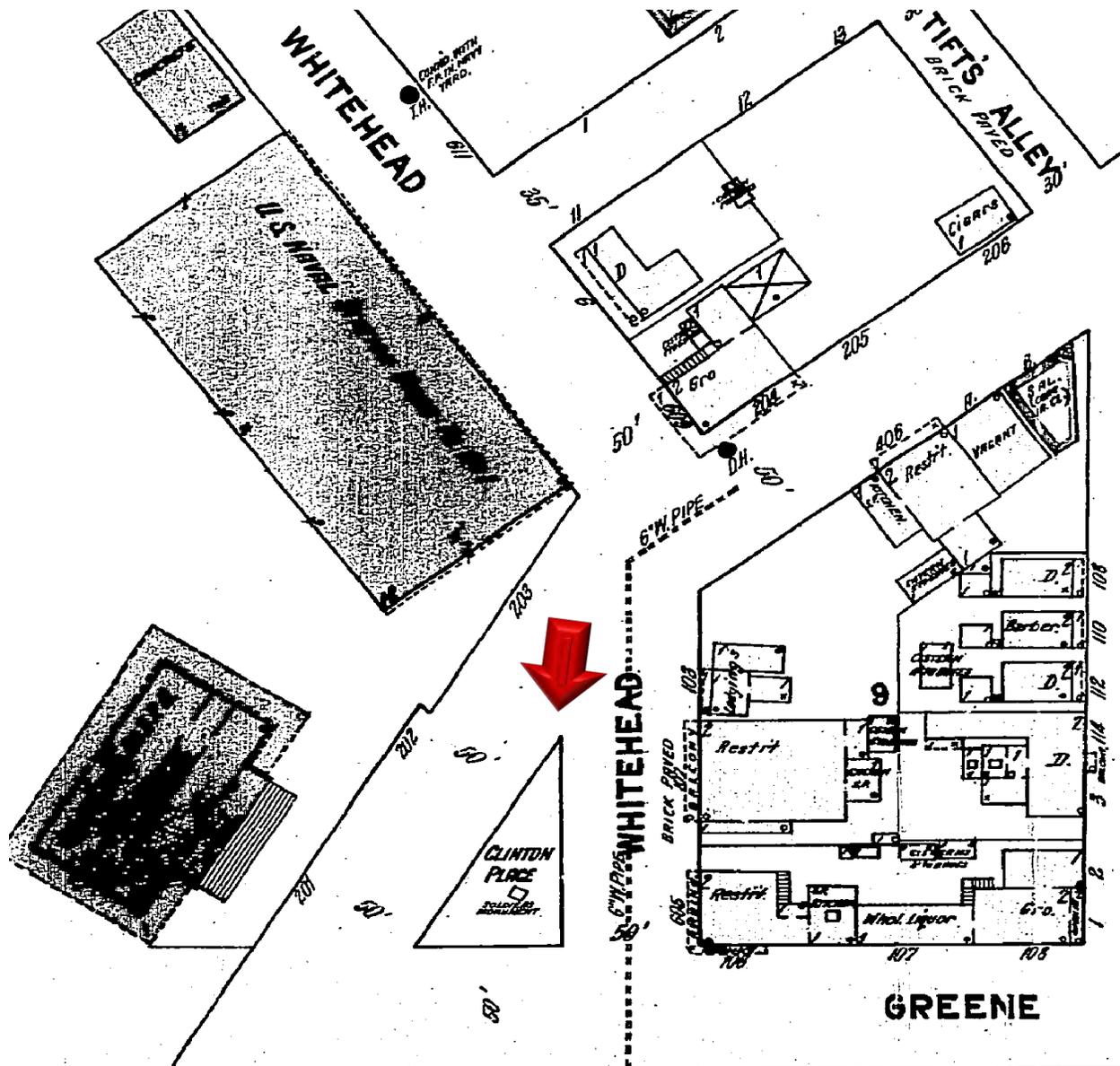
Sanborn Map 1889



Sanborn Map 1892

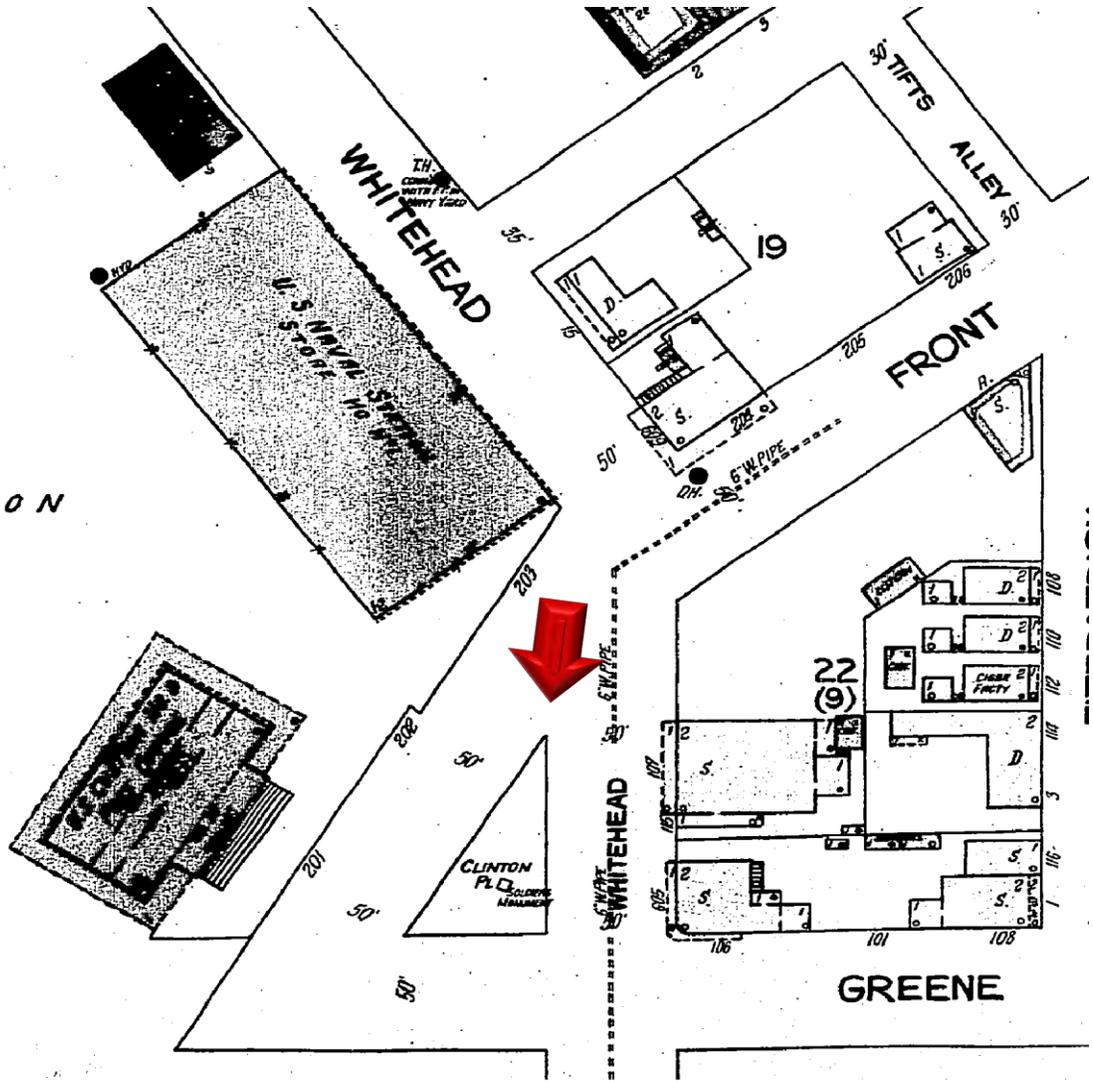


Sanborn Map 1899



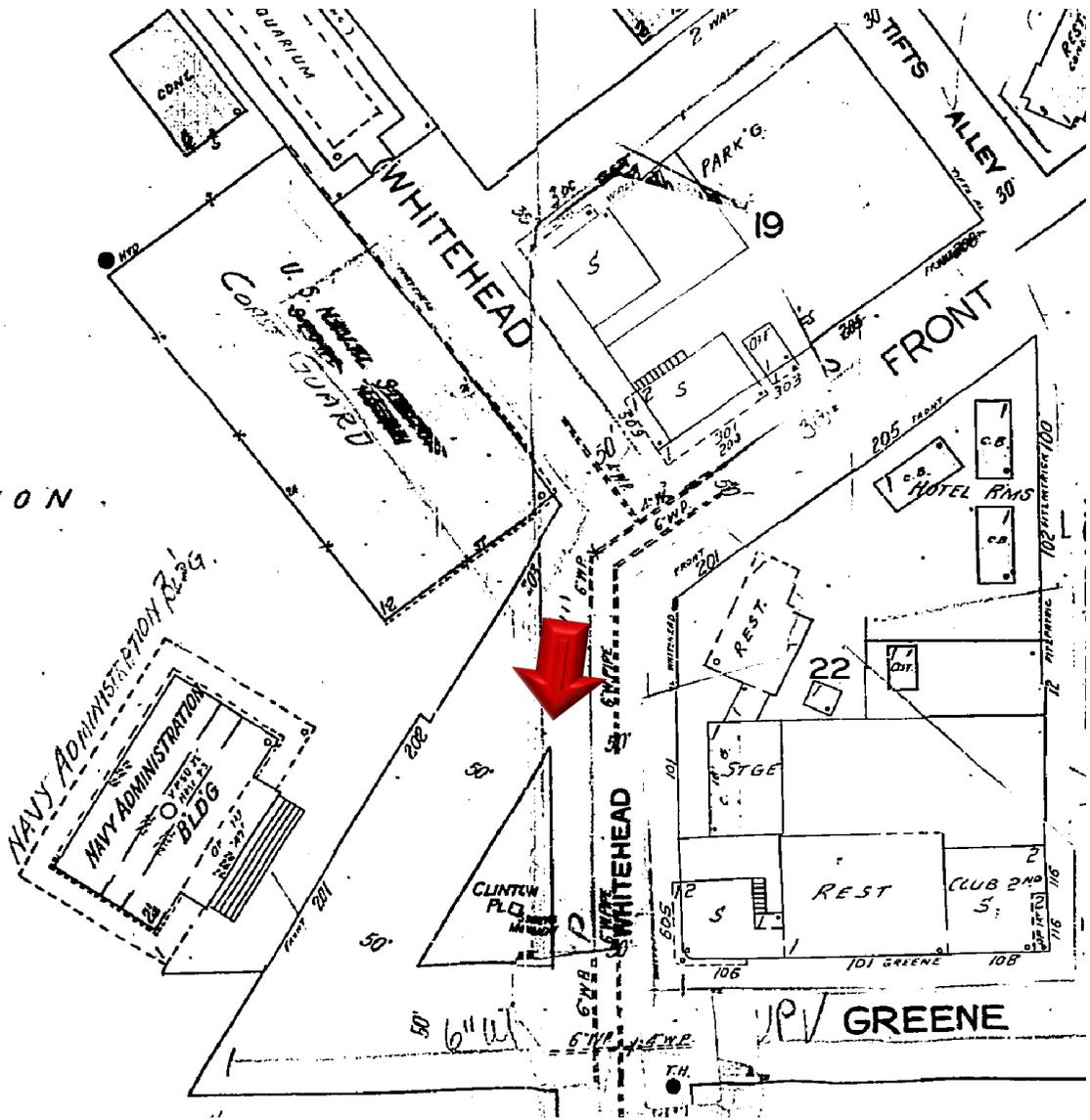
Sanborn Map 1912

STATION
BUILDINGS



Sanborn Map 1926

TATION
LDINGS



Sanborn Map 1962

PROJECT PHOTOS



Circa 1870. Monroe County Library.



Clinton Square with Audubon House towards the left. Monroe County Library.



Clinton Square and Old Custom House in the 1880's. Monroe County Library.



Clinton Square late 1890's. Monroe County Library.



Clinton Square circa 1898. Monroe County Library.



Clinton Square March 1899. Monroe County Library.



Clinton Square circa 1900. Monroe County Library.



Clinton Square postcard circa 1910. Monroe County Library.



Clinton Square circa 1910. Monroe County Library.



Clinton Square circa 1940. Monroe County Library.



Aerial 1999. Monroe County Library.



View facing east looking at tall curb and monument.



View facing south looking at monument.



View facing north looking at the square.



View facing west looking at the square.

PROPOSED DESIGN



City of
Key West

Engineering Services
1300 White Street,
Key West, FL 33040

REVISION

PROJECT

CLINTON SQUARE
PARK

ADDRESS

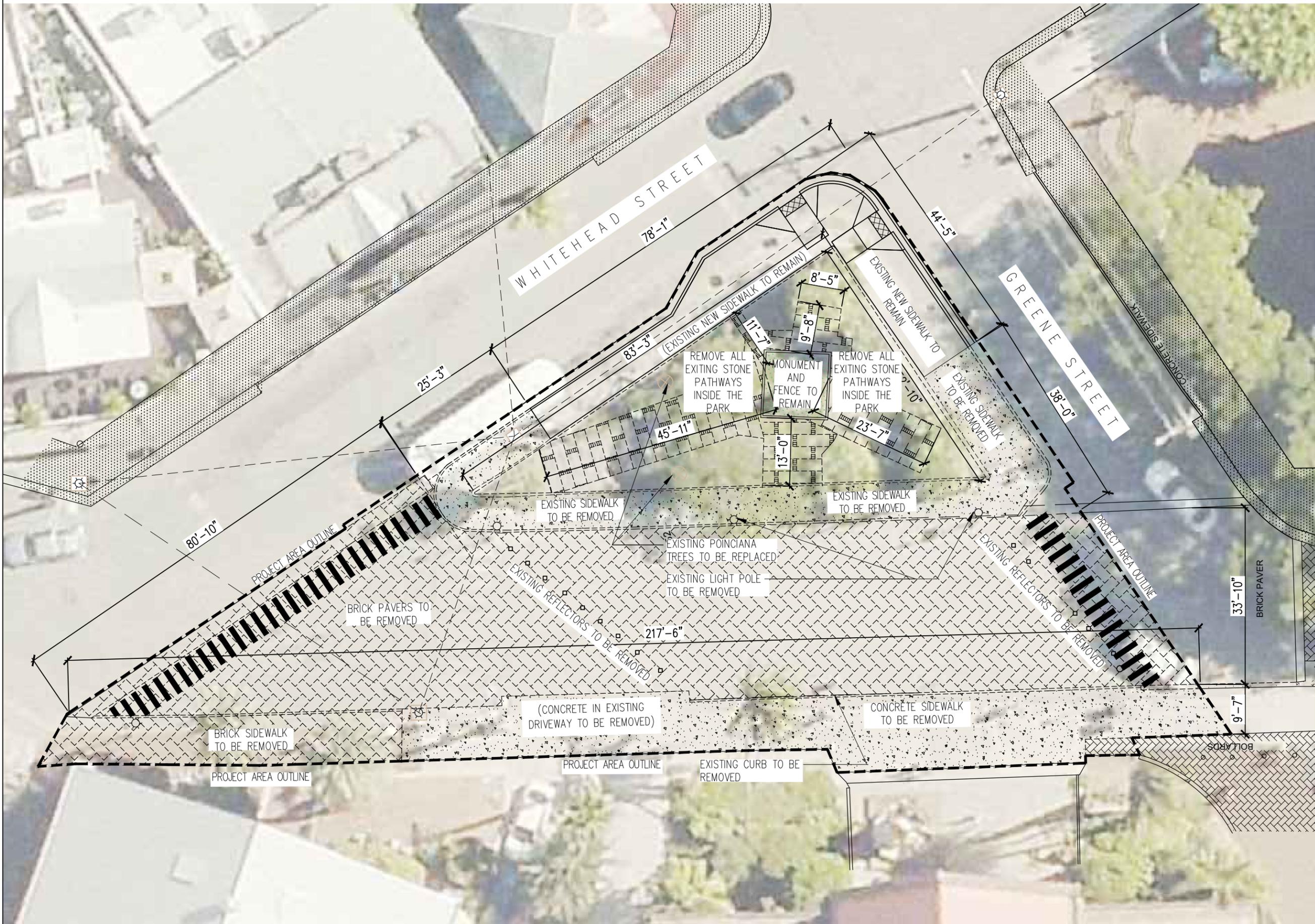
Key West, FL 33040

TITLE

DEMOLITION PLAN

SHEET NUMBER

EX 1.0

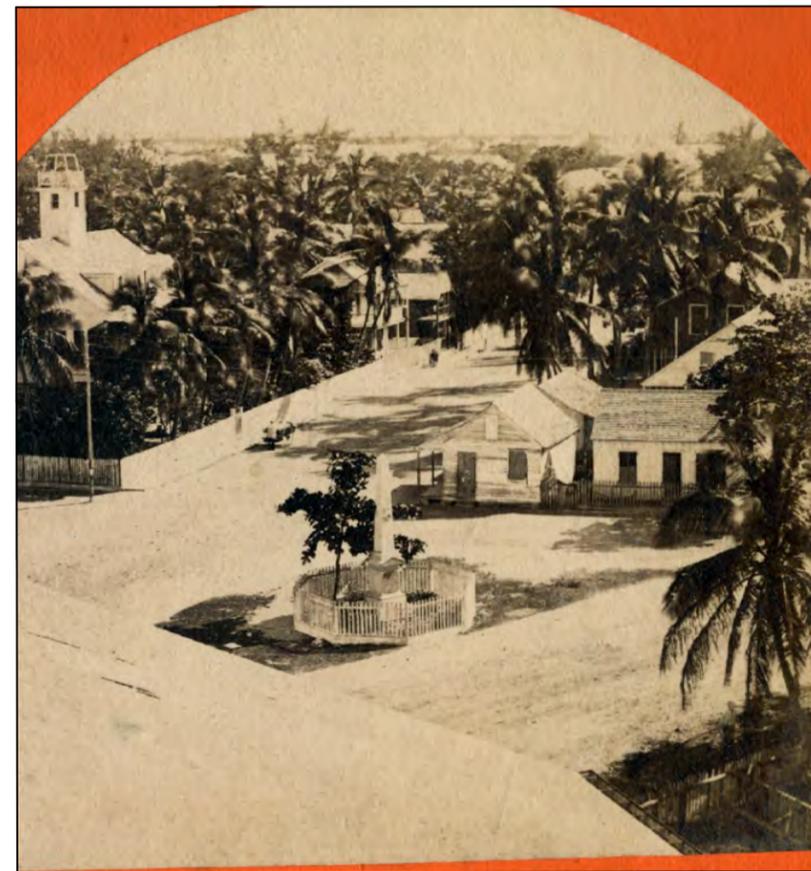




6
EX1.1 HISTORIC PHOTO CLINTON SQUARE (C 1910) -3
SCALE: N.T.S.



5
EX1.1 HISTORIC PHOTO CLINTON SQUARE (C 1898) -2
SCALE: N.T.S.



4
EX1.1 HISTORIC PHOTO CLINTON SQUARE (C 1870) -1
SCALE: N.T.S.



3
EX1.1 EXISTING PHOTO CLINTON SQUARE - 3
SCALE: N.T.S.



2
EX1.1 EXISTING PHOTO CLINTON SQUARE -2
SCALE: N.T.S.



1
EX1.1 EXISTING PHOTO CLINTON SQUARE -1
SCALE: N.T.S.



City of
Key West

Engineering Services
1300 White Street,
Key West, FL 33040

REVISION

PROJECT

CLINTON SQUARE
PARK

ADDRESS

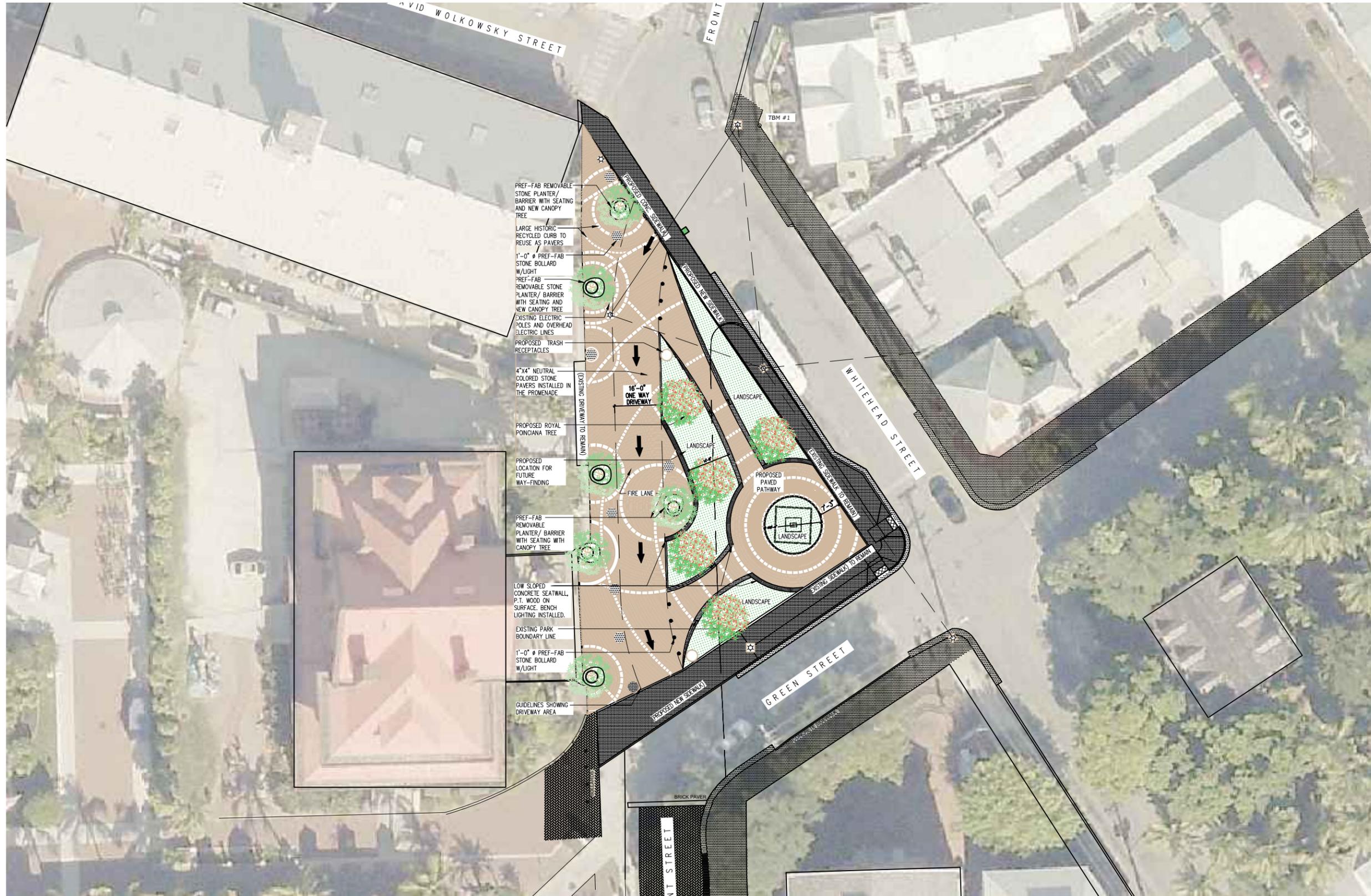
Key West, FL 33040

TITLE

PHOTO DETAILS

SHEET NUMBER

EX 1.1



City of
Key West

Engineering Services
1300 White Street,
Key West, FL 33040

REVISION

PROJECT

CLINTON SQUARE
PARK

ADDRESS

Key West, FL 33040

TITLE

PROPOSED SITE
PLAN

SHEET NUMBER

A1.0





CLINTON SQUARE



CITY OF KEY WEST

Historic gathering area for its
residents, established 1866
from the Navy.



Clinton Square

The First Custom House

The moment at Clinton Square
Park taken circa 1880



The Geiger House

Clinton Square

The Geiger House with large cupola is on the left and Clinton Square with the monument in the center C 1870.



Clinton Square



The monument was erected in 1866 from the Navy for the fallen soldiers and it served as a gathering area for the years to come.



Historic Photo of Whitehead Street



Aerial of Whitehead Street Taken from the top of the lighthouse.

Poinciana Trees planted on both sides of the sidewalk.



Whitehead Street, C 1940S



309 Whitehead Street, C 1965





*"Erected 1866
By the Navy Club of
Key West.
To the Memory of
the Officers,
Sailors, & Soldiers
of the Army, Navy &
Marine Corps
Of the
United States,
Who lost their lives
in their
Country's service
upon this station
From 1861. to
1865"*





Clinton Square, February 2020



Clinton Square, February 2020



Design Concerns

- Neglected Monument and Park Area
 - Illegal parking (uber/ lyft cars)
- Blocking entrance to Custom House and driveway
- Lack of clear pathways, entrance, exits in the park
- Visibility of the monument, park and through to the surroundings museums and stores
 - No seating area
 - More lighting



1.

VISIBILITY

The visitors clearly be able to see the monument. See beyond the monument to all the historic surrounding buildings



2.

PATHWAYS / WALKTHROUGHS

Create clear visible pathways in the square for people to travel through the square.

3.



Seating / Gathering Area

Create seating area with the curves for people to seat, read, meet and rest.

4.



Shade

Provide an alcove for seating with shade and protection from the sun.





Existing Floor Plan

WHITEHEAD STREET

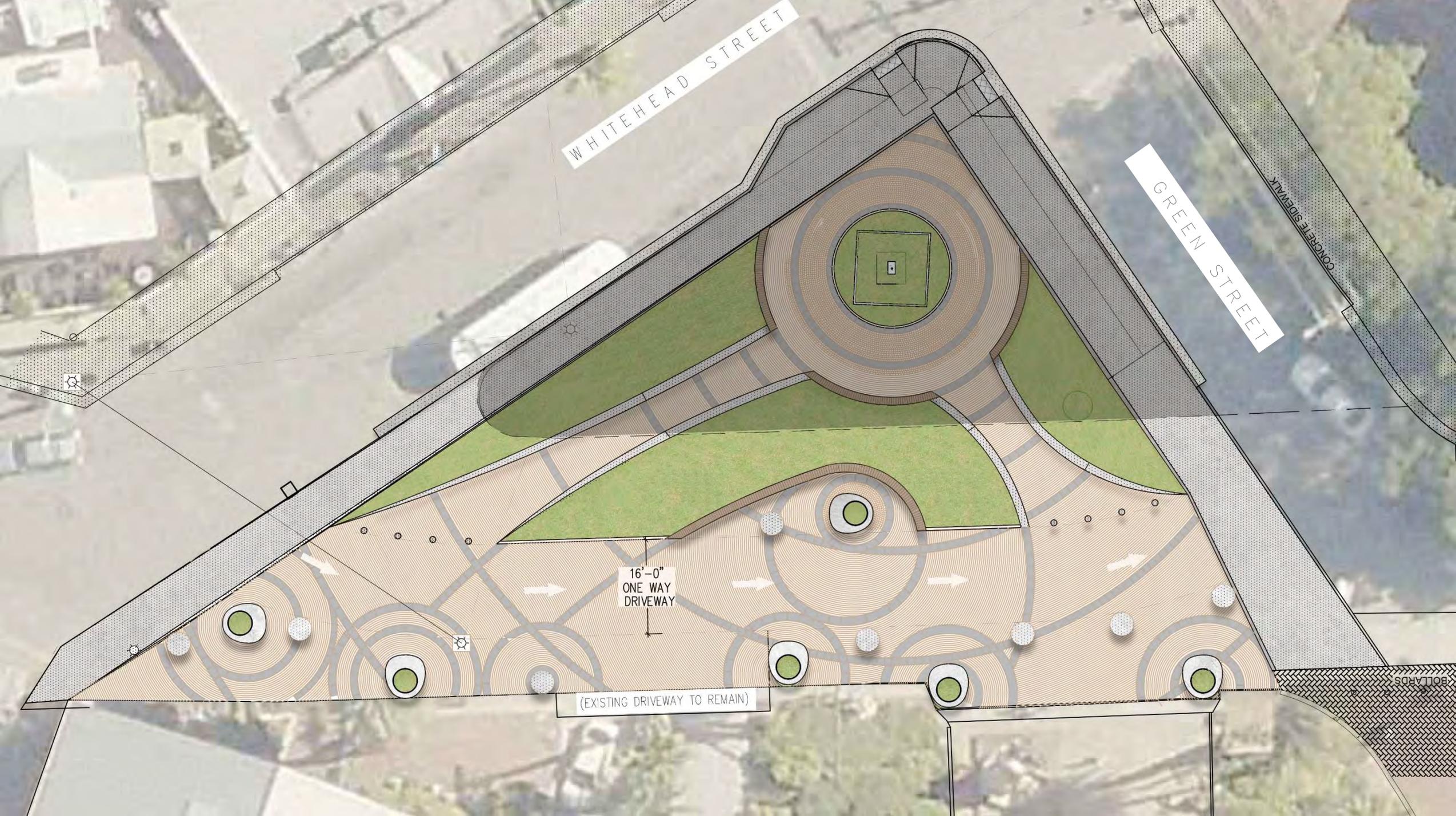
GREEN STREET

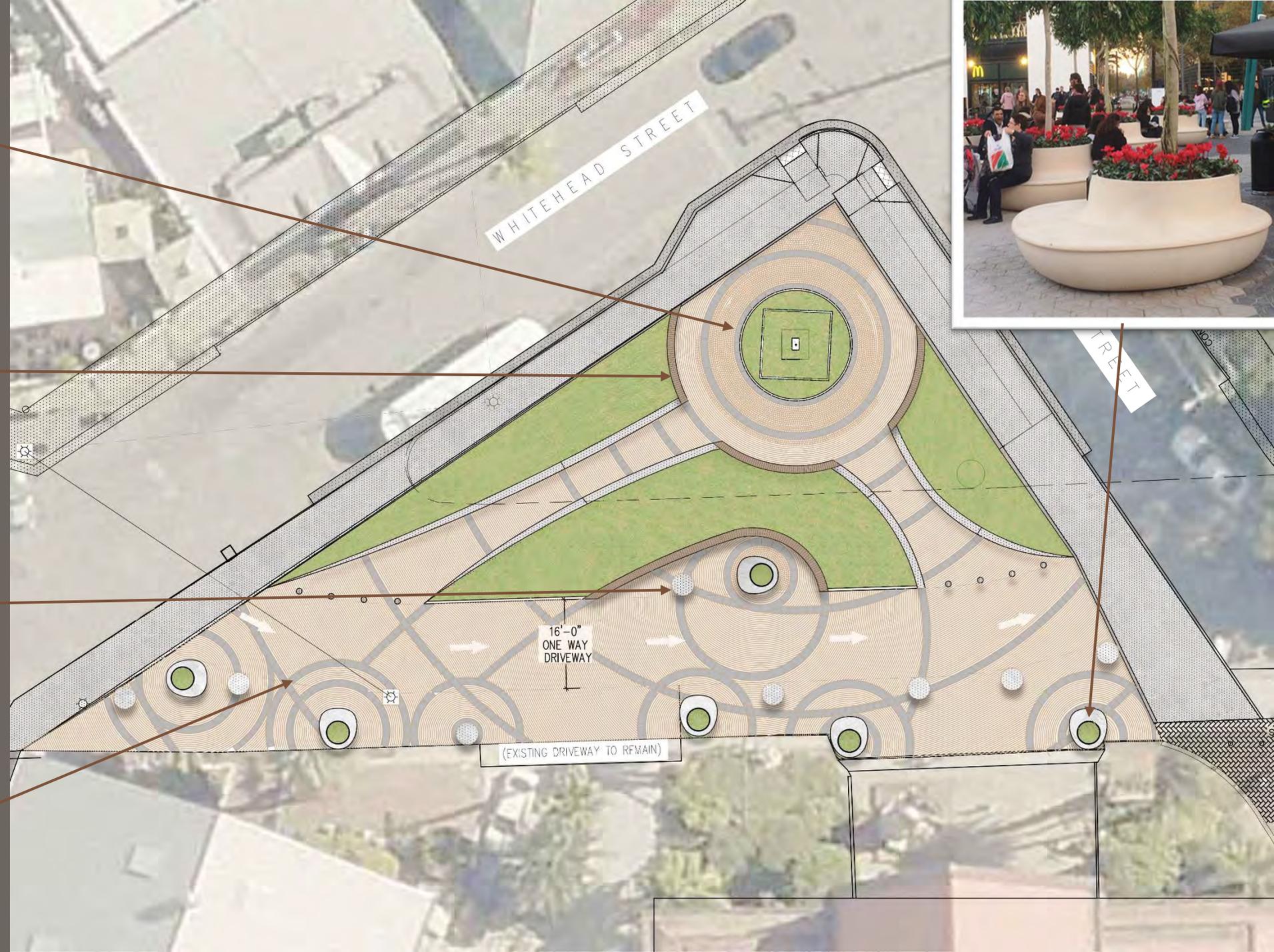
CONCRETE SIDEWALK

BOLLARDS

16'-0"
ONE WAY
DRIVEWAY

(EXISTING DRIVEWAY TO REMAIN)

















Thank you



CLINTON PARK SQUARE

Create an historic park area for sitting, walking, alcove gathering, resting, meeting, relaxing shaded for the city and its residents.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., August 23, 2022, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO CLINTON SQUARE INCLUDING NEW PAVEMENT, SAME ELEVATION OF PARK, FRONT STREET, AND SIDEWALK. NEW PAVING MATERIAL, BENCHES, AND FURNITURE.

CLINTON SQUARE

Applicant – City of Key West Application #H2022-0036

If you wish to see the application or have any questions, you may visit the Planning Department 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.

**THE CITY OF KEY WEST
PARK RULES**

- 1. NO ALCOHOLIC BEVERAGES OR DRUGS ARE PERMITTED IN THE PARK.
- 2. NO ANIMALS ARE PERMITTED IN THE PARK.
- 3. NO BICYCLES ARE PERMITTED IN THE PARK.
- 4. NO SMOKING IS PERMITTED IN THE PARK.
- 5. NO FIREWORKS ARE PERMITTED IN THE PARK.
- 6. NO LITTERING IS PERMITTED IN THE PARK.
- 7. NO VANDALISM IS PERMITTED IN THE PARK.
- 8. NO OBSCENE MATERIALS ARE PERMITTED IN THE PARK.
- 9. NO LOITERING IS PERMITTED IN THE PARK.
- 10. NO SOLICITING IS PERMITTED IN THE PARK.
- 11. NO PANHANDLING IS PERMITTED IN THE PARK.
- 12. NO PUBLIC MEETINGS ARE PERMITTED IN THE PARK.

**NO
PANHANDLING
NO
SOLICITING**

**Public
Meeting
Notice**

Public Meeting Notice

NOTICE IS HEREBY GIVEN THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, WILL HOLD A PUBLIC MEETING ON THE 15th DAY OF MAY, 2011, AT 7:00 P.M. AT THE COUNTY ADMINISTRATION CENTER, 1600 AVENUE C, SAN DIEGO, CALIFORNIA.

AGENDA

1. APPROVAL OF THE AGENDA
2. APPROVAL OF THE MINUTES OF THE MEETING HELD ON APRIL 27, 2011
3. APPROVAL OF THE BUDGET FOR FISCAL YEAR 2012
4. APPROVAL OF THE BUDGET FOR FISCAL YEAR 2013
5. APPROVAL OF THE BUDGET FOR FISCAL YEAR 2014
6. APPROVAL OF THE BUDGET FOR FISCAL YEAR 2015
7. APPROVAL OF THE BUDGET FOR FISCAL YEAR 2016
8. APPROVAL OF THE BUDGET FOR FISCAL YEAR 2017
9. APPROVAL OF THE BUDGET FOR FISCAL YEAR 2018
10. APPROVAL OF THE BUDGET FOR FISCAL YEAR 2019
11. APPROVAL OF THE BUDGET FOR FISCAL YEAR 2020
12. APPROVAL OF THE BUDGET FOR FISCAL YEAR 2021
13. APPROVAL OF THE BUDGET FOR FISCAL YEAR 2022
14. APPROVAL OF THE BUDGET FOR FISCAL YEAR 2023
15. APPROVAL OF THE BUDGET FOR FISCAL YEAR 2024
16. APPROVAL OF THE BUDGET FOR FISCAL YEAR 2025
17. APPROVAL OF THE BUDGET FOR FISCAL YEAR 2026
18. APPROVAL OF THE BUDGET FOR FISCAL YEAR 2027
19. APPROVAL OF THE BUDGET FOR FISCAL YEAR 2028
20. APPROVAL OF THE BUDGET FOR FISCAL YEAR 2029
21. APPROVAL OF THE BUDGET FOR FISCAL YEAR 2030

OWN TR

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Enid Torregrosa, 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:

Clinton square on the 18 day of August, 2022.

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 AUGUST 23, 2022.

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 HARC 2022-0030

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

Signed Name of Affiant:

Date: August 18, 2022

Address: 1300 ~~and~~ Mitchell Street White St. Ct.

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 18 day of August, 2022.

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

NOTARY PUBLIC

Sign Name: Patrick D Mobley

Print Name: Patrick Dominick Mobley

Notary Public - State of Florida (seal)

My Commission Expires: 10/31/2023

