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## Historic Architectural Review Commission Staff Report for Item 8

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: September 12, 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.

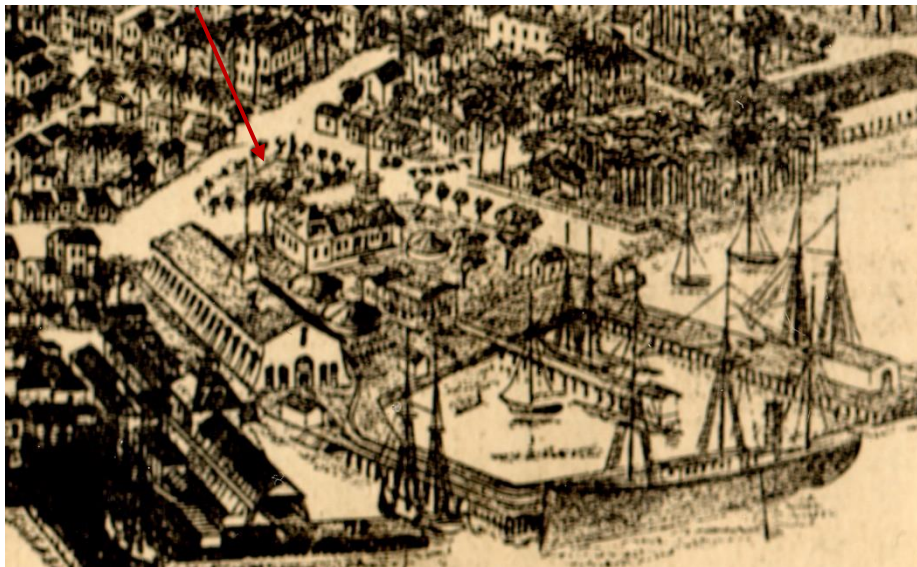
The shape of the public space is rectangular as Front Street and Whitehead Street converge in the norther point of the square. The south side of the square is bounded by Greene Street. Three institutional buildings surround the west and south boundaries of the square and two of them are individually 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.



*Clinton Square 1918. Monroe County Library.*

# 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 # <i>HARC 0036</i>	REVISION #	INITIAL & DATE <i>TK 7/29/22</i>
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	EMAIL <i>aballiu@cityofkeywest-fl.gov</i>
	Key West, FL 33040	
APPLICANT NAME:	City of Key West	PHONE NUMBER 305-809-3700
APPLICANT'S ADDRESS:	1300 White Street	EMAIL
	Key West, FL 33040	
APPLICANT'S SIGNATURE:	<i>[Signature]</i>	DATE <i>7/29/2022</i>

### 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: *TK*

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](mailto: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:
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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

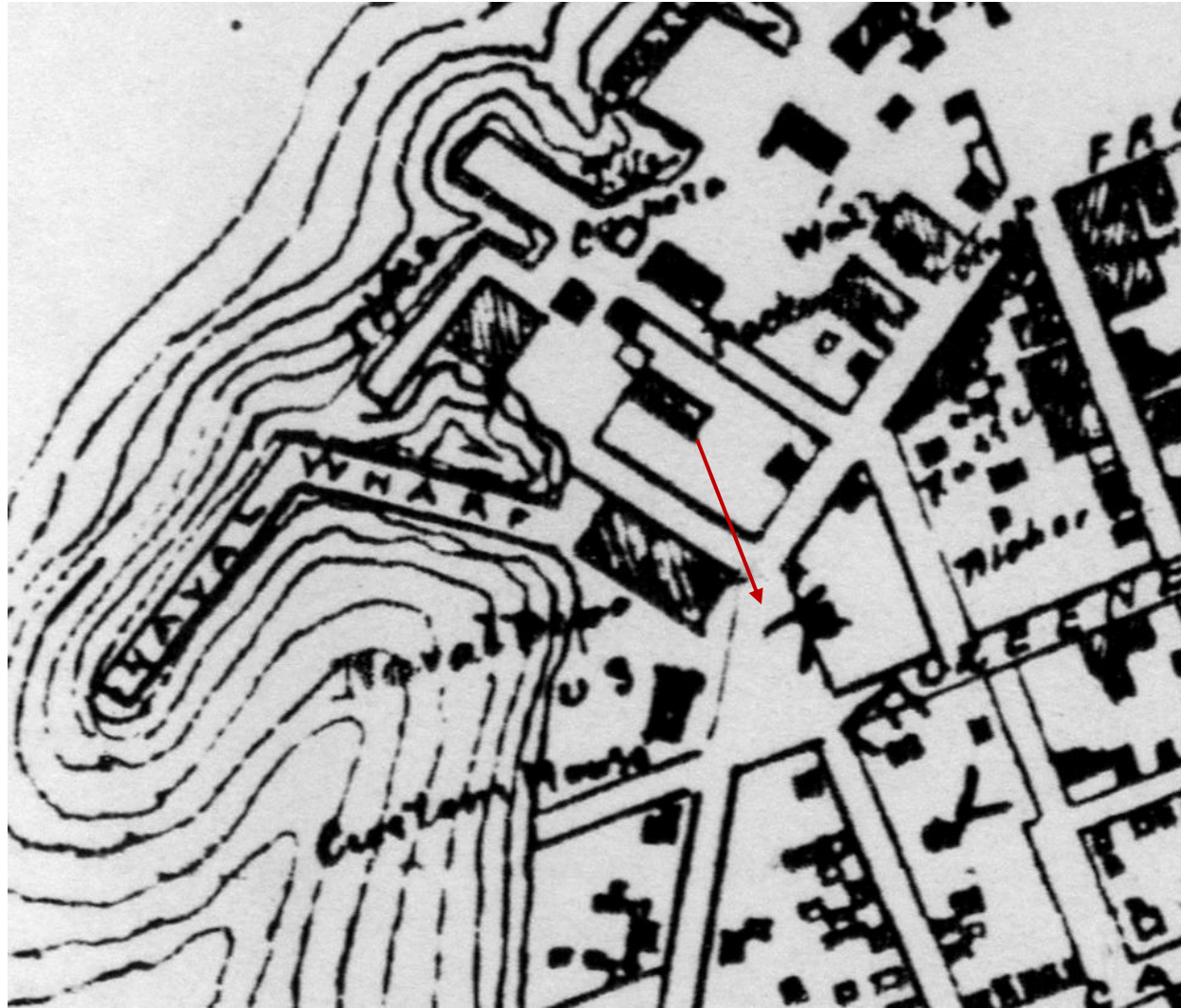


1. Whiteheads' Point.    2. Light-house.    3. Old Grave Yard.    4. Residence of F. A. Browne.    5. Custom House and Collector's Residence.    6. Jail.    7. Court House  
 8. Whitehead Street.    9. Caroline Street.    10. Residence of A. Gordon.    11. Clinton Place.    12. Front Street.    13. Foot-bridge 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.

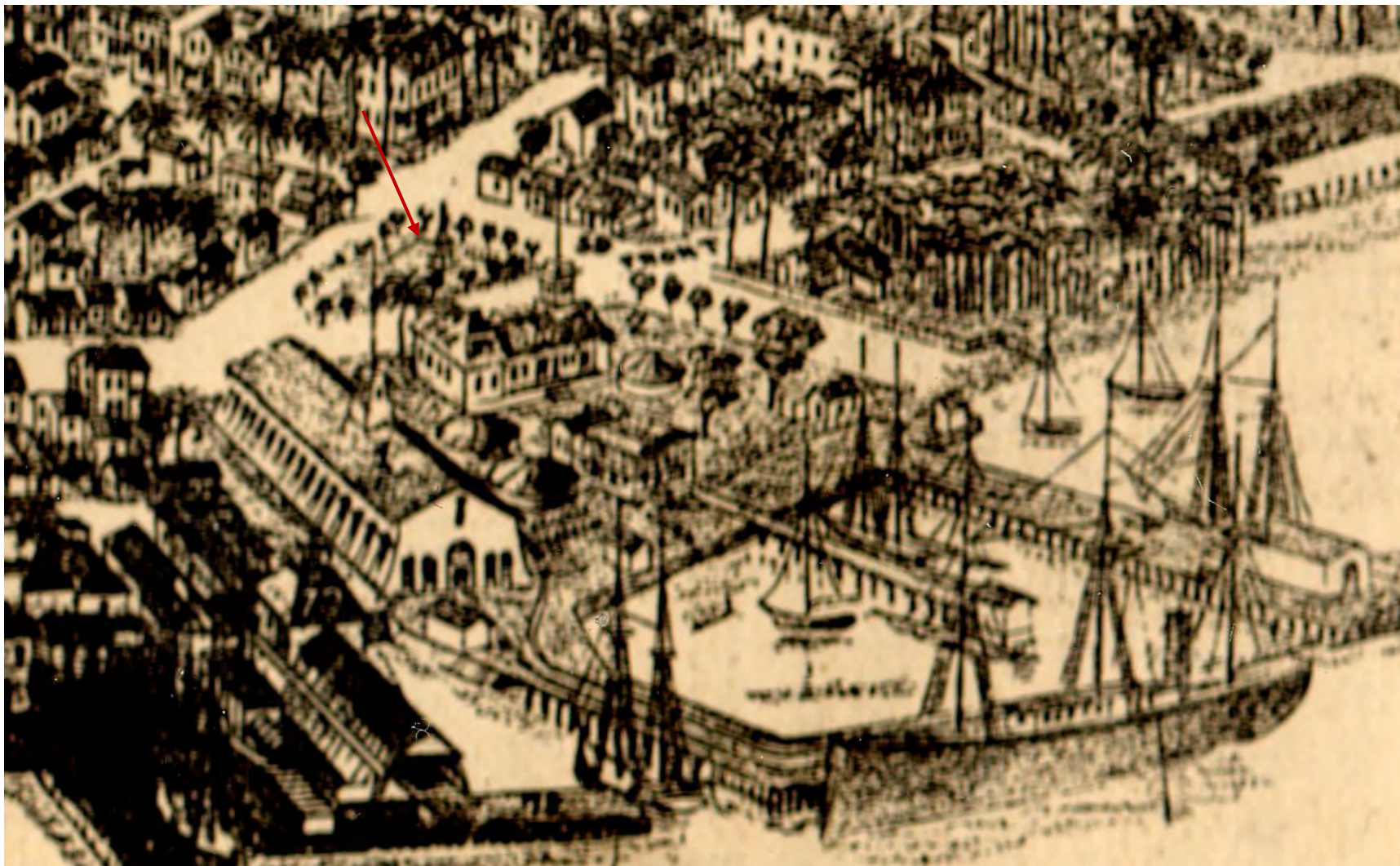
**KEY - WEST.**

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.**

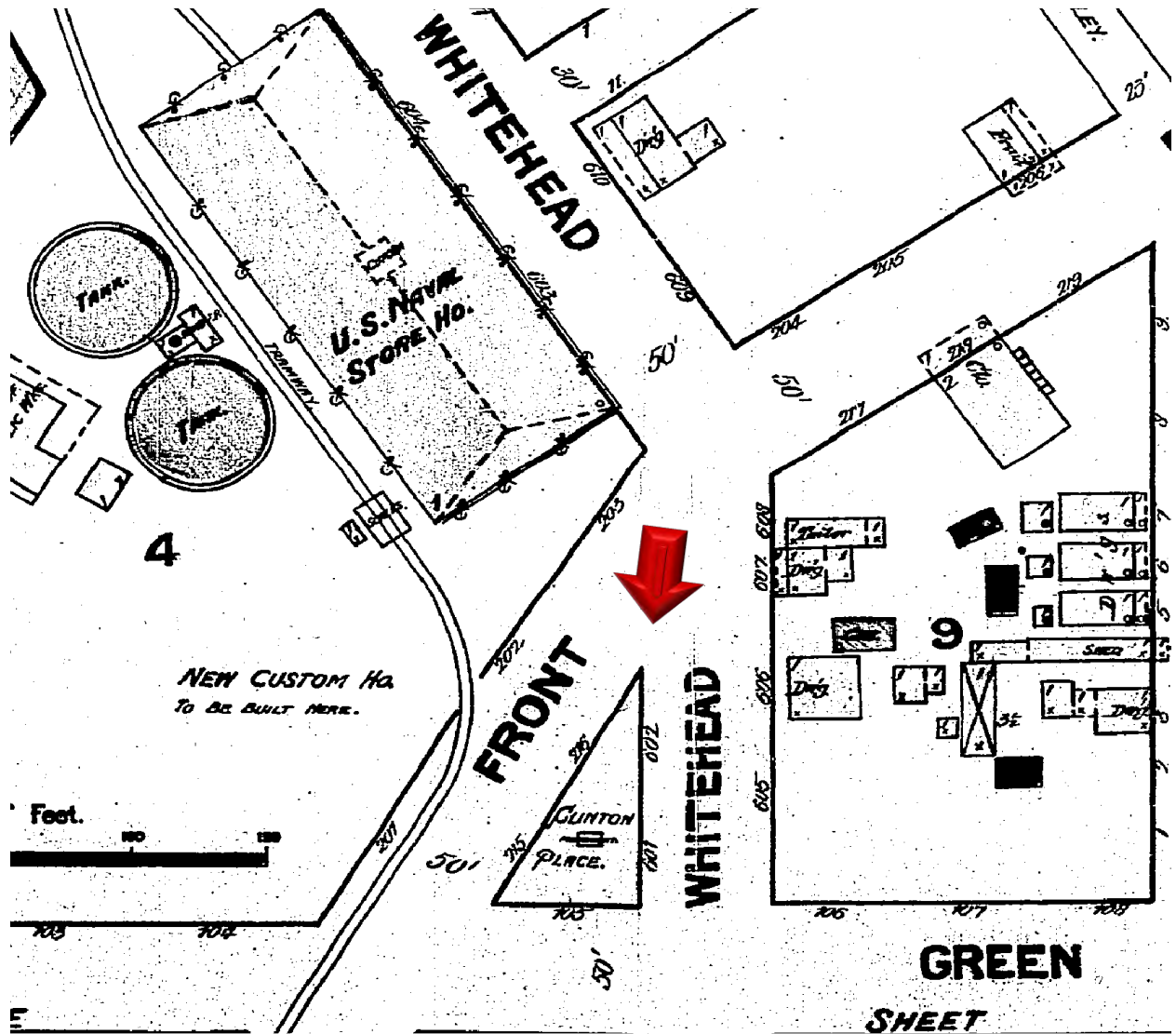


Portion of Topographical Map Corps of Engineer September 1861.  
Monroe County Library.

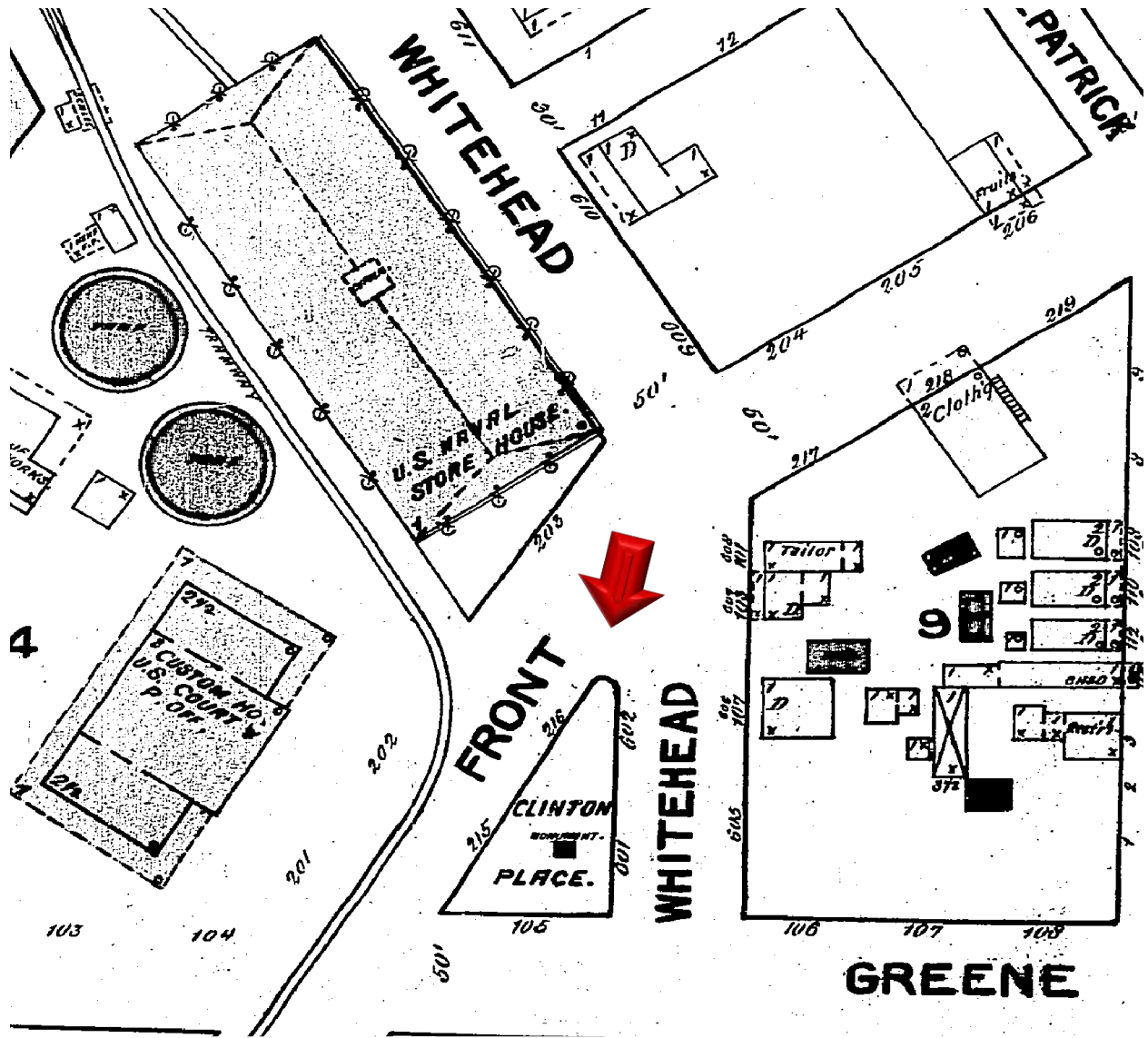


1886 Bird's eye view of the city. Monroe County Library.

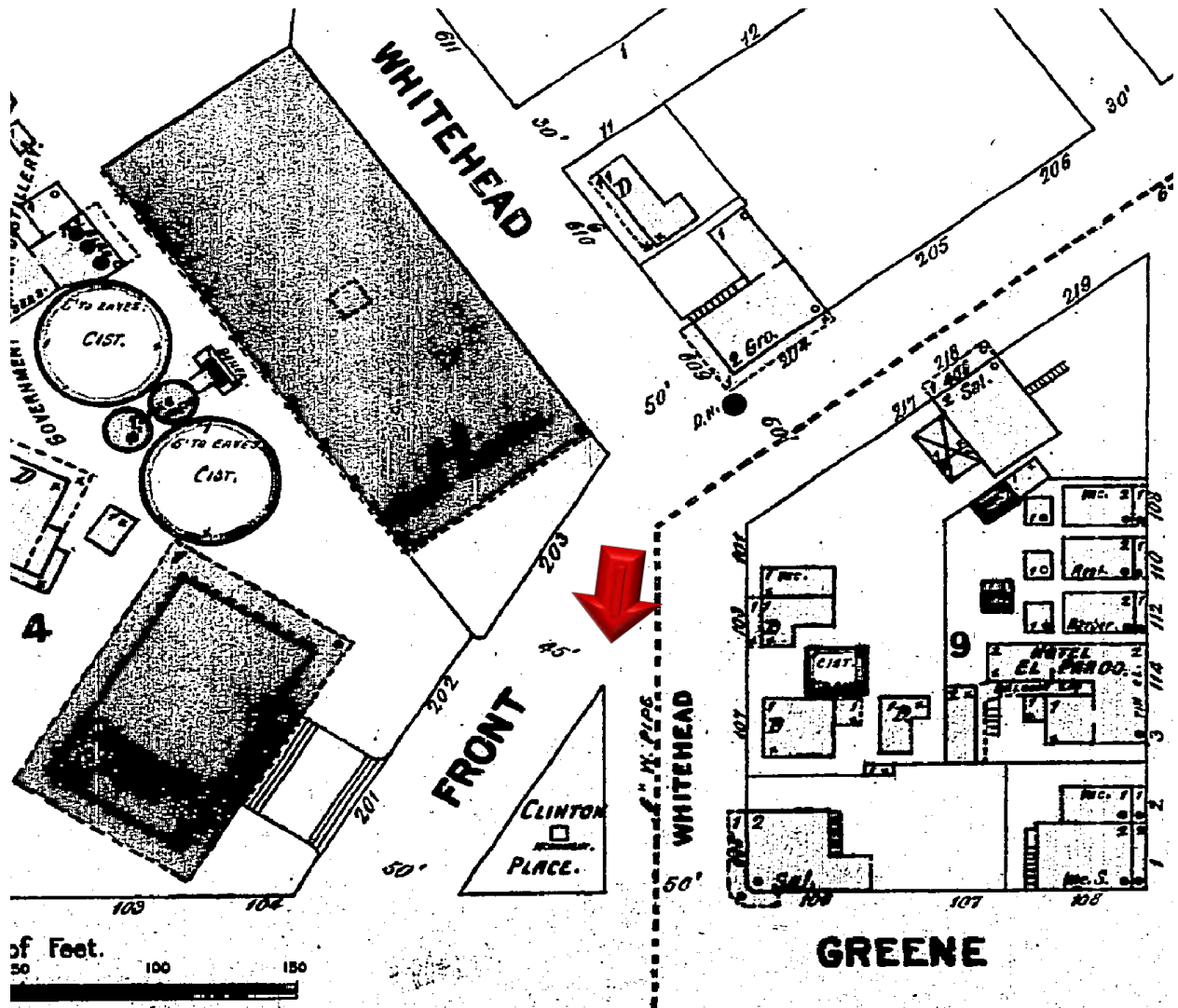




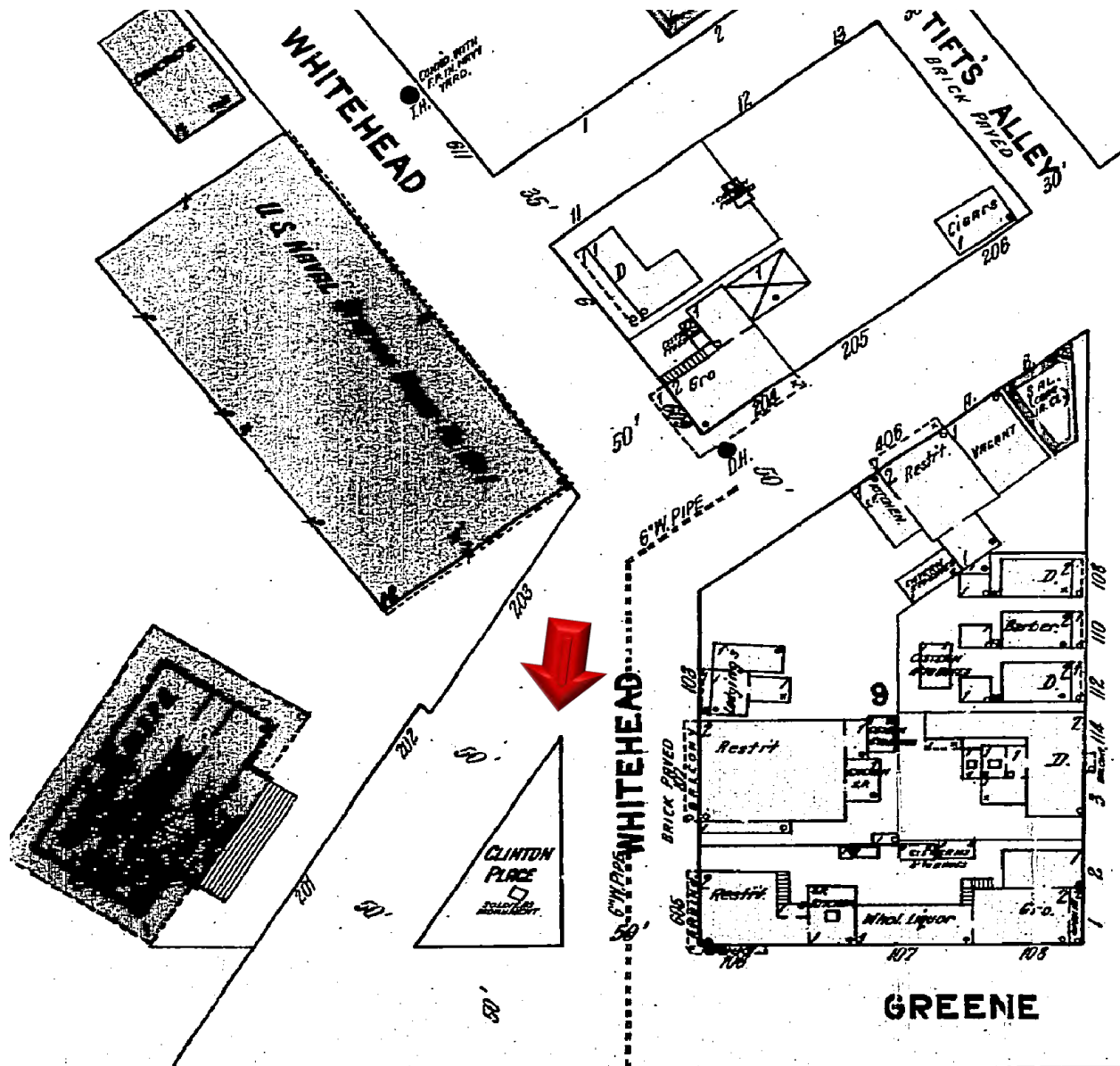
Sanborn Map 1889



Sanborn Map 1892

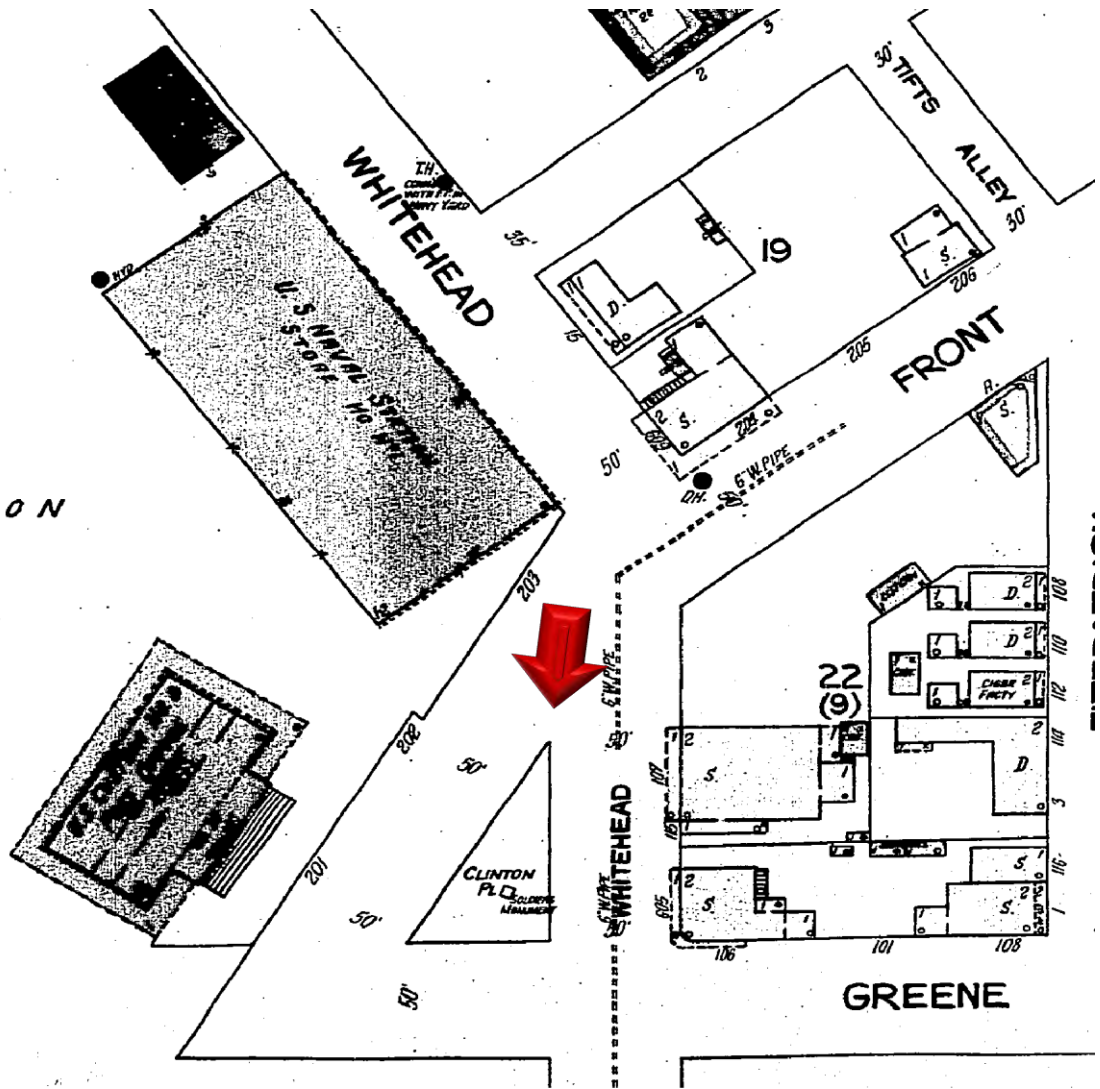


Sanborn Map 1899



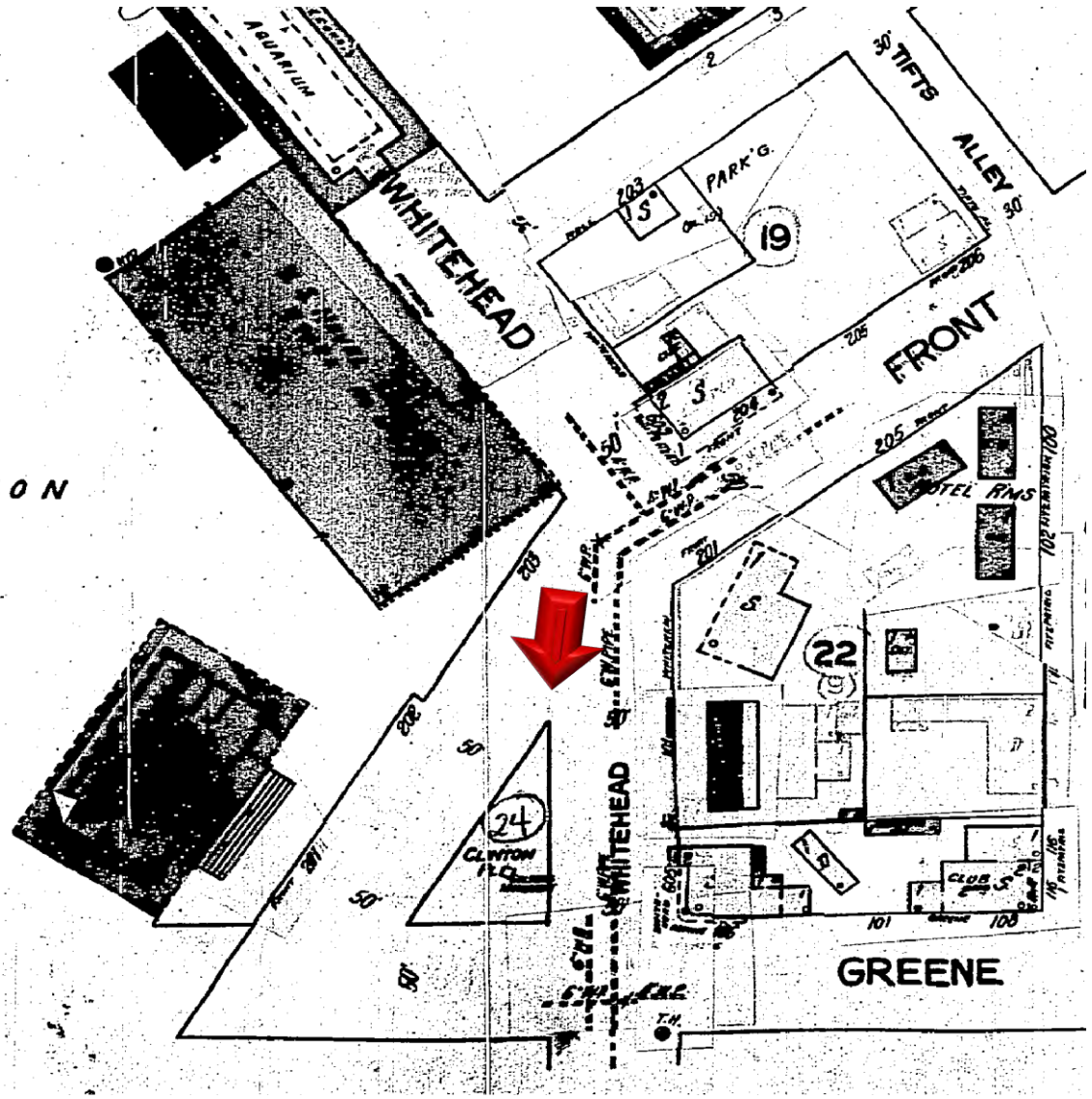
Sanborn Map 1912

STATION  
BUILDINGS



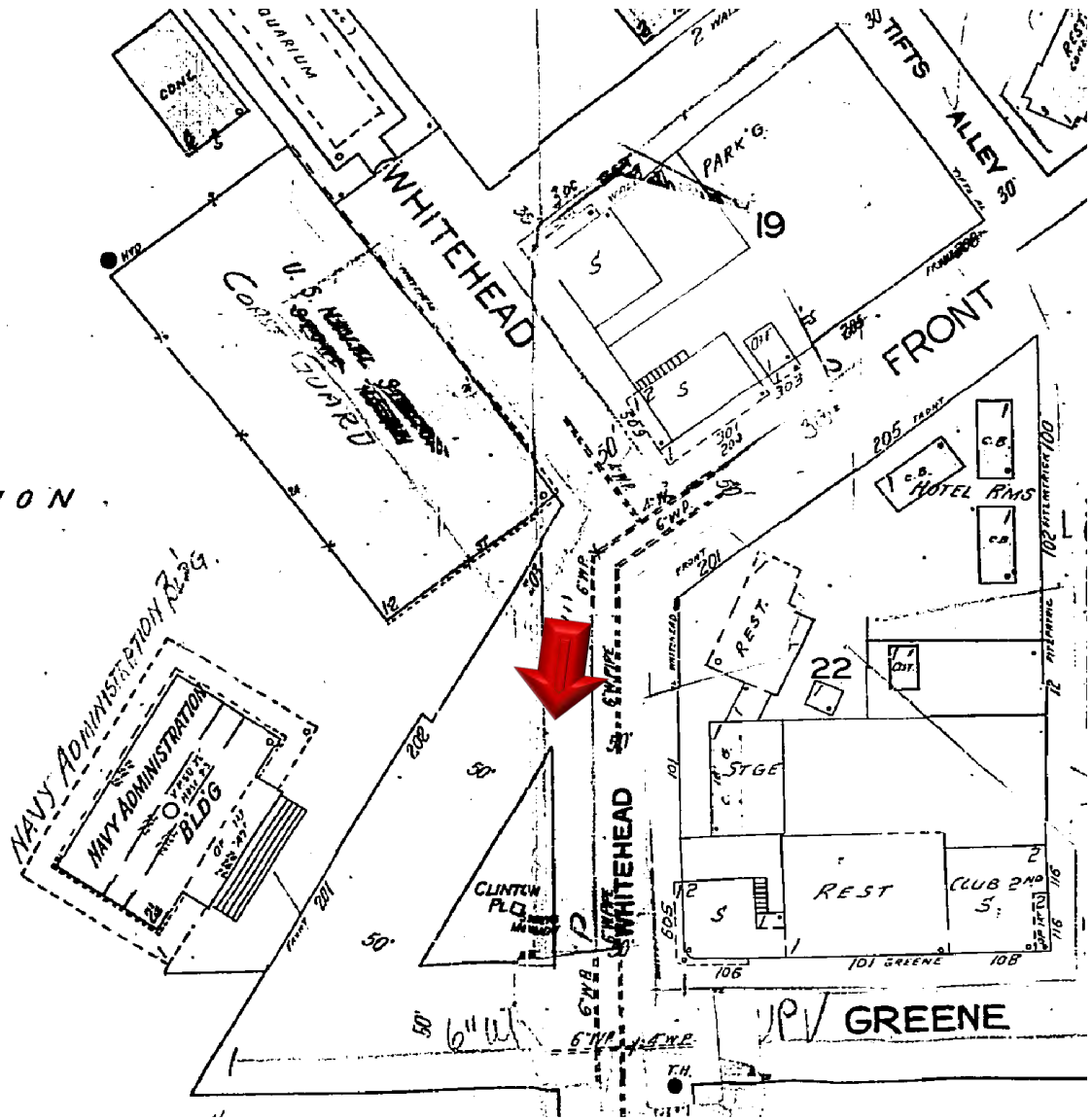
Sanborn Map 1926

TATION  
DINGS



Sanborn Map 1948

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.**

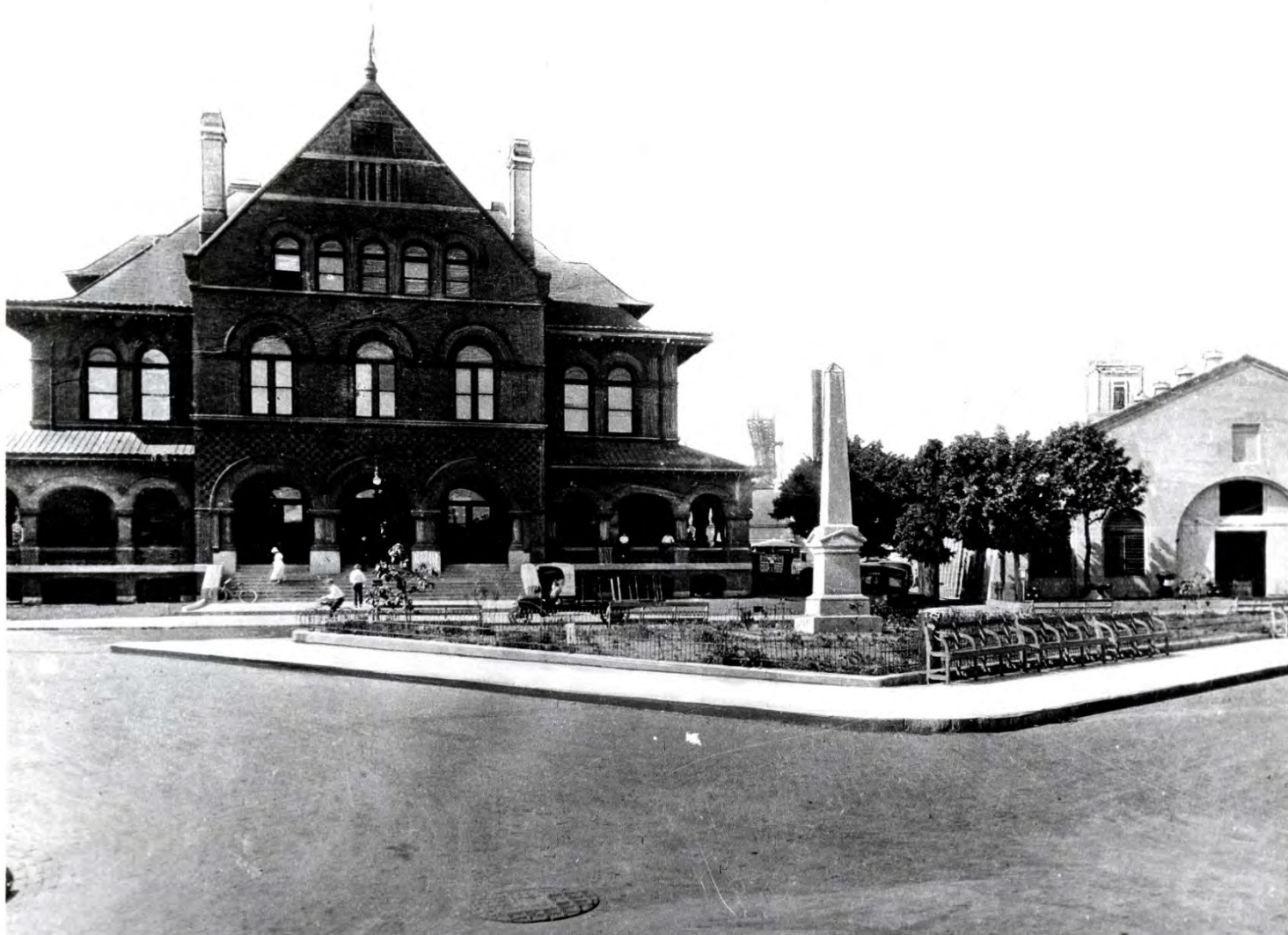


**Clinton Square circa 1900. Monroe County Library.**



**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

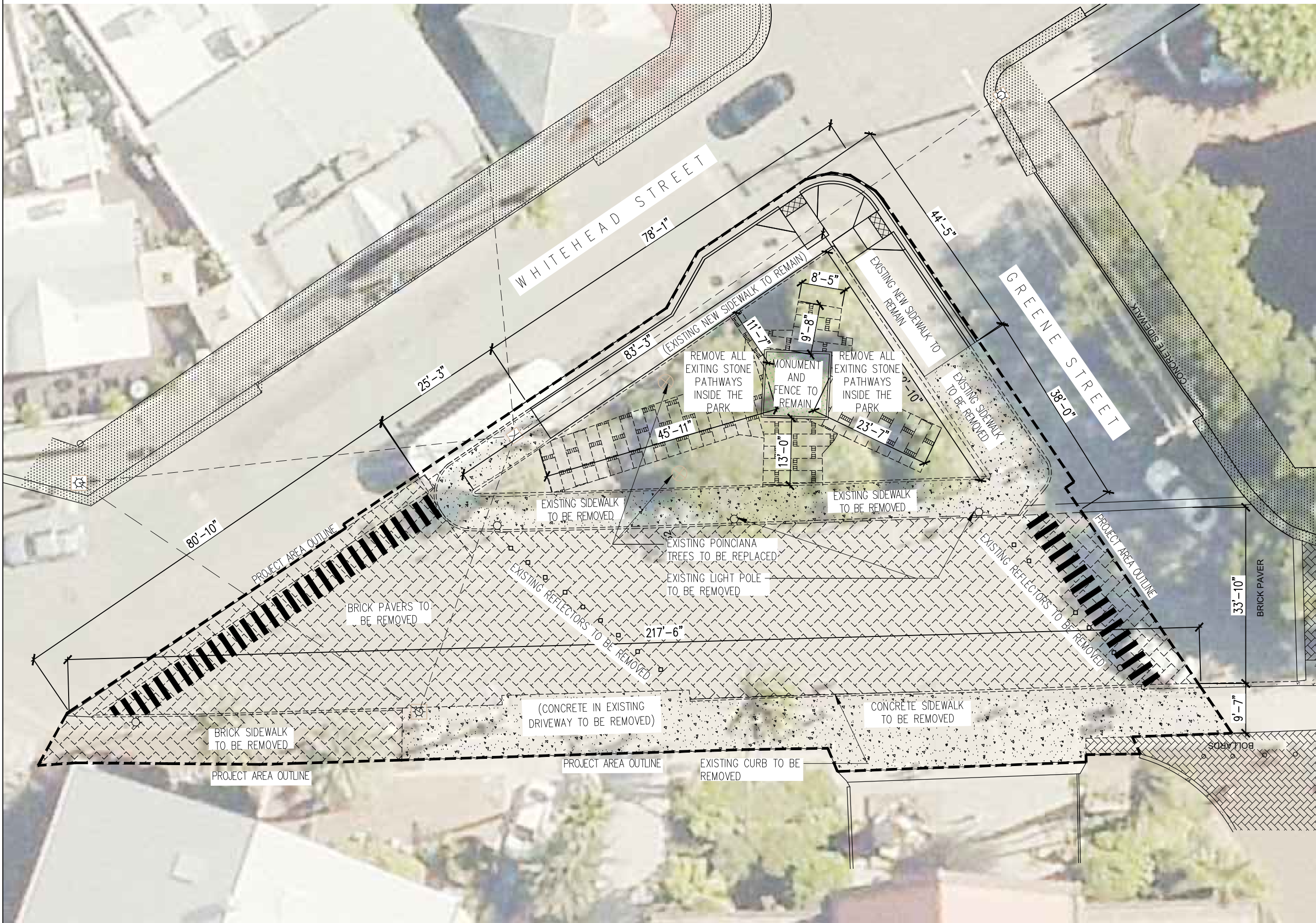
Key West, FL 33040

TITLE

DEMOLITION PLAN

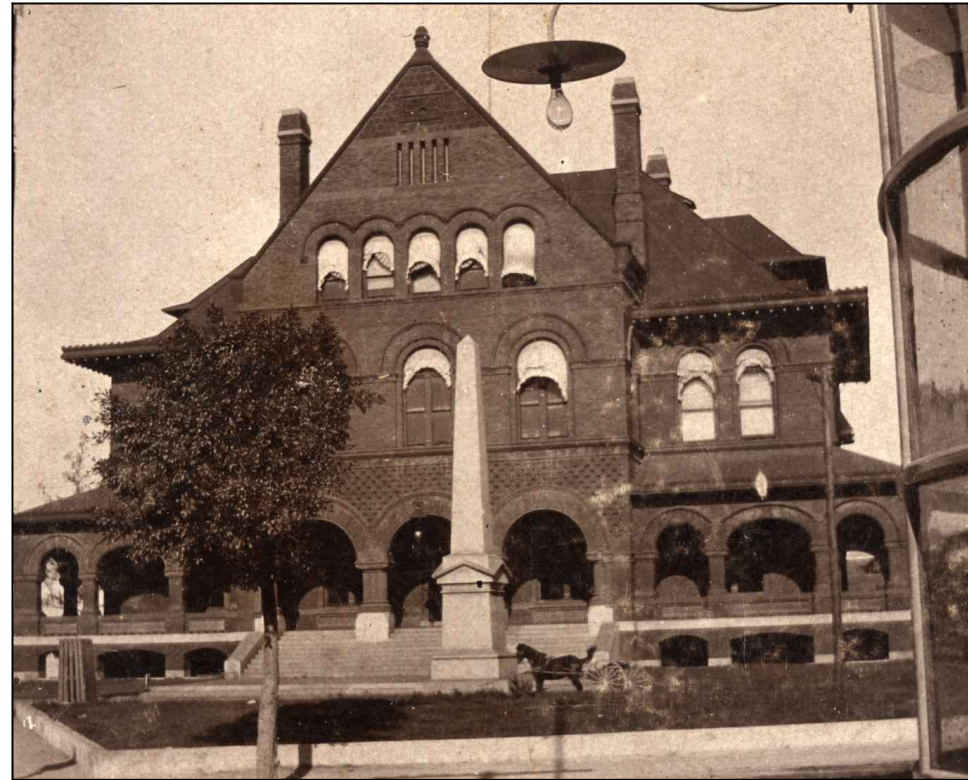
SHEET NUMBER

EX 1.0

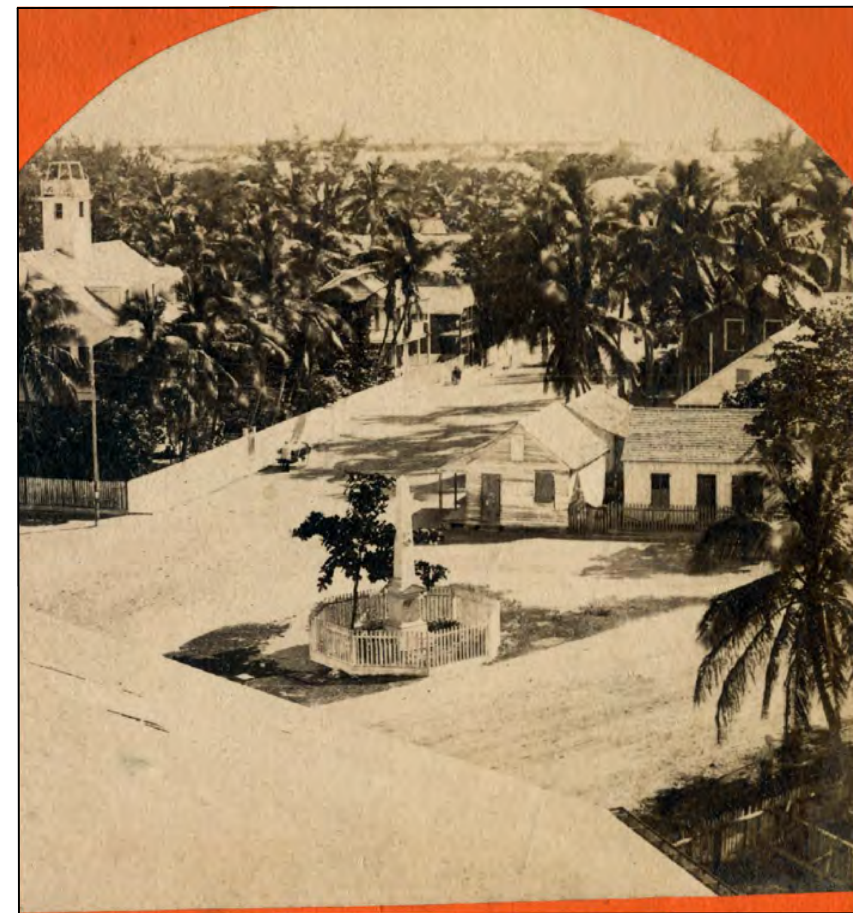




6  
EX1.1 HISTORIC PHOTO CLINTON SQUARE (C 1910) -3  
SCALE: N.T.S.



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

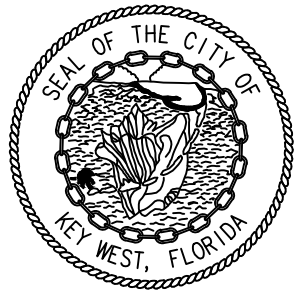
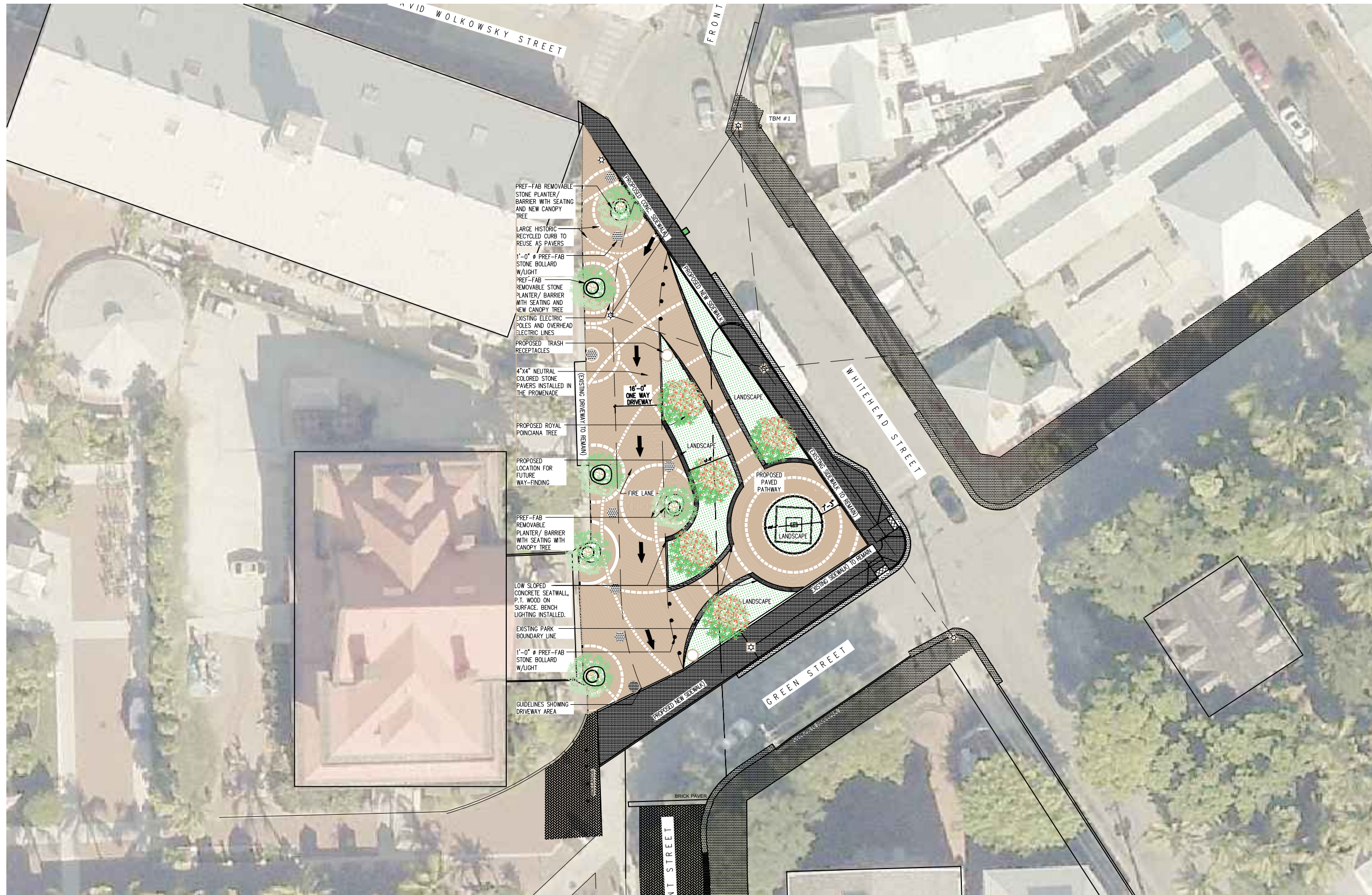
Key West, FL 33040

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





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# CLINTON SQUARE

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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



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# The Geiger House

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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



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# Design Concerns

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- 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

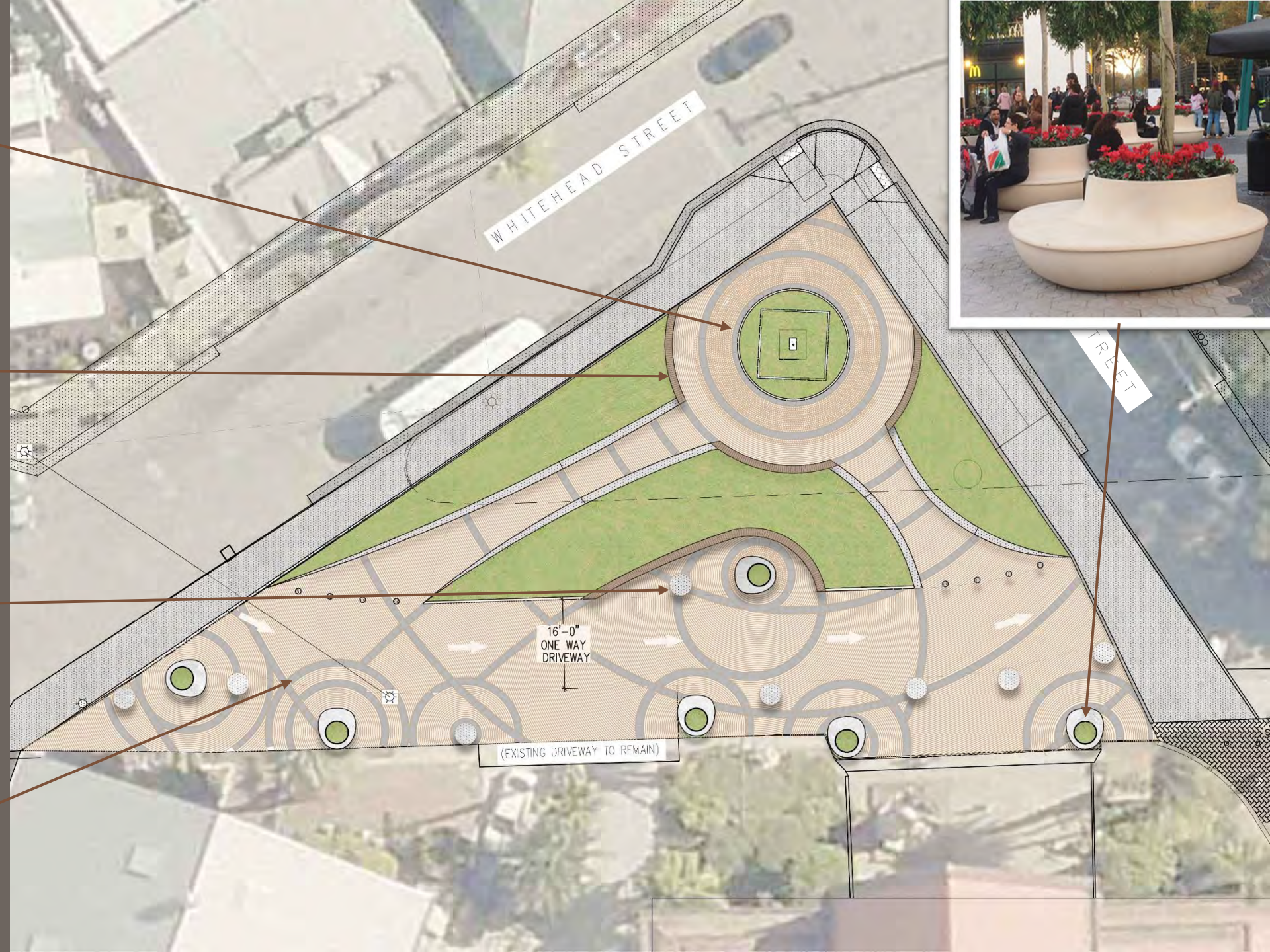
CONCRETE SIDEWALK

16'-0"  
ONE WAY  
DRIVEWAY

(EXISTING DRIVEWAY TO REMAIN)

BOLLARDS



















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 special public meeting at **5:00 p.m., September 12, 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](http://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.