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## **Historic Architectural Review Commission Staff Report for Item 8**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** May 23, 2017

**Applicant:** Pike Architects

**Application Number:** H17-03-0008

**Address:** Mallory Square

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### **Description of Work**

Major Development Plan- New pavilion for a restaurant and refurbish of existing cable hut. New ramps for the proposed restaurant and for the hospitality house. Repairs to existing cable hut.

### **Site Facts and History**

The cable hut or cable tank in question is a historic structure and is one of two still surviving structures related to the telegraph and telephone international communication industry. A survey done in 2011 recognized the structure as a contributing resource. The structure has the Florida Master Site File number MO05458. Staff opines that a possible reason of why this specific cable hut was not previously recognized as a contributing resource may be that the tank in question was not consistently depicted in the Sanborn Maps and due to all non-historic and insensible attached structures at the time of previous surveys. An element to be considered; the main purpose of the Sanborn Maps was for fire insurance review and due to the use of these structures there was no need to include them in such maps.

The cable hut in question was built in 1930, nine years after the first cable tank was erected. The American Telephone and Telegraph Co (AT&T) built both structures, as cable storage tanks on Mallory Docks. The lower portion is submerge into the seawater. The structure in question has a round footprint of approximately 29 feet in diameter and its concrete walls raise approximately 6'-7" from existing grade and extend another 3' below ground. The cable has a wood-slatted roof covered with metal v-crimp panels. Wooden posts support the

roof. There are still marks in the structure of the non-historic additions that were demolished two years ago. According to Tom Hambright “*the tanks were needed to support the underwater telephone lines to Cuba*” AT&T built the first tank in the early 1920’s when the first phone line to Cuba opened and built the second tank in 1930 to support the six channel telephone cable laid that year”. See the following link <http://atlantic-cable.com/CableCos/KeyWest>

The two cable huts were built as part of the efforts to expand the existing communications systems. For such endeavor, Key West was the connecting point between the main land and Cuba. Due to the almost one mile depth of the seawater between the two islands only gutta-percha cables were available as the most efficient communication cables. These cables needed to be under water at all time. The tanks not only were integral part during the submerging process but also, provided the necessary environment to protect the cables when in storage. Historic documents reveal the need to construct the second cable hut closer to the shore due to the large demand of communications, more cables more service.

After the Second World War, the communication technology advanced and at the end of the 1940’s, underwater cables were upgraded with underwater vacuum tubes cables, which were able to resist the pressure of the deep waters between Key West and Cuba.

An interesting video from 1950 explains the new technology and how new cables were installed from Key West to Cuba can be watch in the following link;

<https://www.youtube.com/watch?v=495IC6YtJ3I>

1950’s AT&T video for new underwater cable lines from Key West to Havana.

It is important to point out that the cable hut in question was altered by the infill of an open gap between the upper portions of the walls and the roof, which created higher walls. The historic photographs are evidence of how both cable huts had the same height. By reviewing photographs of the cable huts, we can conclude that the west structure was altered at least since 1984; upper portions of walls were infilled with wood and the roof was elevated to accommodate, probably to create headroom over the extended eaves of the “mansard” roof. At this time, openings to the walls are also evident. A second alteration took place when the cable hut became a kitchen-pizza place, around 1999, staff believe that at that point the infill of the upper portions of the walls, about 3’-6” was done using metal lath with stucco and wood on the exterior and interior. At that time, the enlargement of the actual north side took place and a rollup door was installed. Towards the south façade, metal lath with stucco covered the curved wall in order to accommodate a door. Staff has not been able to find any approved Certificate of Appropriateness for such changes to the cable hut. After reviewing the City’s Naviline system staff found several permits issued under building, electric and plumbing; only one Certificate of Appropriateness was found for an approval for two signs with copy “Doughball Pizza”. The following photographs depict such additions.



Top of historic portion of wall

Historic wood column

Added infill

West Cable Hut- Structure been under reviewed. May 18, 2017, staff's photograph.



Opening between wall and roof

Top of the historic wall

Historic wood column

East Cable Hut- Structure been used for the aquarium pumps. May 18, 2017, staff's photograph.



West Cable Hut

East Cable Hut

East and West Cable Huts- Photograph took facing north depicting height differences. May 18, 2017, staff's photograph.



Circa 1958. Monroe County Library



Circa 1965. Monroe County Library



West cable hut circa 1984 looking southeast. East cable hut and Hospitality house towards the left side of the photograph. Monroe County Library

There is plenty evidence that concludes that both cable huts located on Mallory Square has a significant role in the communications system developed by private investors in our Nation. In addition, the cable huts are an important part to the history of the Western Union Schooner, the State of Florida, and Key West Flagship and a resource listed in the National Register of Historic Places.

In January 24, 2010, the City published a Public Notice for the availability for lease of the Hospitality House and Cable House properties, both at Mallory Square. The public notice included the following:

*“At minimum, proposals should address the proposed use of the property which must comply with all regulatory and statutory requirements governing the use of the properties, any proposed improvements and the proposed income to the City of Key West.”*

In May 18, 2010, the City Commission approved Tropical Soup Corporation proposal by Resolution 10-167. In August 21, 2010, the Commission denied Certificate of Appropriateness No H10-01-300 for the demolition of the cable hut in question and built a new two-story restaurant building. In September 28, 2010, the Commission approved Certificate of Appropriateness No H10-01-355 for the demolition of non-historic attached additions to the Cable Hut and the design for a two-story building for restaurant. The application **included the re-use of the existing Cable Hut**. The City Commission denied the approval of the Major Development Plan stating that the two-story building was too

massive. In May 9, 2012, the Commission denied Certificate of Appropriateness No H12-01-0430 to change the roof form of the approved two-story building to a flat roof.

In October 20, 2016, the Planning Board approved, with conditions, a Major Development Plan. The two conditions imposed a cap of 156 seats for the restaurant, and they requested to leave at least 50% of the Cable Hut. In December 14, 2016, the Commission denied the Major Development Plan design under the basis that the proposed partial demolition was contrary to specific ordinance pertaining demolition of historic structures. Both cable huts are property of the City of Key West. The east cable hut houses mechanical equipment for the aquarium and both cable huts, have been neglected for many years.

**City of Key West Comprehensive Plan, Land Development Regulation's  
Ordinances, U.S. Secretary of the Interior's Standards and Guidelines for  
Rehabilitation and Guidelines Cited on Review**

**Comprehensive Plan**

- **Chapter 1: Future Land Use Element- Policy 1-1.1.6: Historic Preservation Areas:** Areas delineated on the Future Land Use Map for historic preservation shall be planned and managed using a regulatory framework designed to preserve the form, function, image, and ambiance of the Historic Preservation Districts. Dependent upon the size and scope of development proposals, either the City's Historic Architectural Review Commission (HARC) and/or Historic Preservation Planner, in addition to the Planning Board and/or staff, shall review all development proposals within the City's designated historic districts. Any development plans for these areas shall be subject to site plan review and shall be designed in a manner compatible with historic structures within the vicinity.
- **Chapter 1A: Historic Preservation Element-Policy 1A-1.2.10: Prevent Loss of Historic Structures.** There shall be no loss of historic resources on City-owned properties. Sensitive adaptive re-use of historic structures shall be encouraged as an alternative to demolition. Amended Land Development Regulations shall encourage that historic resources on private property will be protected, preserved, or re-used in a manner sensitive to the historic properties of the site and/or structure. Reference Objective 5-1.9 of the Coastal Management Element.
- **Chapter 5: Coastal Management Element- OBJECTIVE 5-1.9: PROTECT HISTORIC RESOURCES.** The City shall ensure protection of historic resources and shall ensure that there shall be no loss of historic resources on City owned property. The City's Land Development Regulations shall continue to ensure that historic resources on public and private property shall be protected, preserved, or re-used in a manner sensitive to the historic properties of the site and/or structure. The City shall continue to staff the City's Historic Architectural Review



Commission (HARC) which is the entity charged with enforcing the adopted guidelines for managing historic preservation.

### **Land Development Regulations- Chapter 102 Historic Preservation**

- Section 102-6. - Other regulations applicable to all development proposed.

Development activities shall include precautions necessary to prevent the following adverse impacts to historic or archaeological sites of significance:

- (1) **Destruction or alteration of all or part of such site;**
- (2) **Isolation from or significant alteration to its surrounding environment;**
- (3) Introduction of visible, audible, or atmospheric elements that are out of character with the property or significantly alter its setting;
- (4) Transfer or sale of a site of significance without adequate conditions or restrictions regarding preservation, maintenance, or use; and
- (5) Other forms of neglect resulting in its deterioration.

- Section 102-7. - Mitigation plan required.

Development impacting a historic or archaeological site or structure shall include a site plan that mitigates any potential adverse impacts. The site plan shall address the following:

- (1) Destruction or alteration of all or part of such site;
- (2) Isolation from or alteration of the surrounding environment;
- (3) Introduction of visual, audible, or atmospheric elements that are out of character with a property or alter its setting;
- (4) Transfer or sale of the site of significance without adequate conditions or restrictions regarding preservation, maintenance, use, or reuse;
- (5) Vegetation removal shall not be permitted on a historic or archaeological site unless the vegetation to be removed is a part of a duly authorized scientific excavation or is a part of an approved development plan; and
- (6) Other forms of neglect resulting in resource deterioration.

### **U.S. Secretary of the Interior's Standards and Guidelines for Rehabilitation, specifically:**

**Standard 1.** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building, and its site and environment.

**Standard 2.**The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Building Site- The relationship between a historic building or buildings and landscape features within a property's boundaries-or the building site- help to define the historic character and should be considered an integral part of overall planning for rehabilitation project work.

Not Recommended- Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

### **Ramps Guidelines**

Guideline 1. Commercial and residential structures may comply with ADA requirements by constructing ramps on less publicly visible elevations using wrap-around ramp designs to achieve the needed grade changes.

### **New Construction Guidelines**

Goals 1- Preserve Historic Character: New construction should not destroy any remaining historic materials, features, or special relationships that characterize a property or setting. (Page 38-c)

Guideline 1- Acceptable proposals will be compatible with the size, scale, color, texture, material and character of the district, sub-area or block and designed so that when completed the urban context in which it stands will not be jarred by the look of the new building. **New buildings shall not overshadow the historic properties around it.**

Guideline 11- Guideline 11: New buildings must be of a similar scale, form and massing to buildings on adjacent sites of the same land use.

### **Staff Analysis**

The proposed design includes a new covered structure that will have no walls, windows, nor doors, and will be supported by steel columns. The steel columns will be clad with wood as a finish material. The structure will be located in front and detached from the west cable hut and facing Mallory Square. The structure will have a flat roof and will be rectangular in footprint, having its wider side facing the north and south. The structure will be approximately 2'- 6" taller and 14' wider than the existing west cable hut. The new structure will need to comply with FEMA regulations, and the proposed height is the minimum in order to achieve the federal requirement. The structure, or pavilion, was design as two modules with a lower roof connector to brake the scale and roof size. Cable railings supported with concrete columns 5' tall will surround the perimeter of the rented property.

Since the structure will be elevated, the plan also included a ramp that will be located towards the east side of the new pavilion. The plan also proposes the introduction of a ramp at the hospitality house, as the bathrooms for the restaurant will be at the historic house. No other plans are included for the hospitality house.

The design includes the removal of all non-historic doors at the west cable house. The existing timber columns, and timber and steel beams found in the historic hut, will remain and will be repaired, as required. The plan proposes a new roofing system over the beams as well as new floor. As included in the demolition report, the existing infill over the historic walls will be removed and will not be replaced. The cable hut will be used for seating and will be visible from the west and south, as it will be overshadowed on its north side by the new structure.

### **Consistency with Guidelines**

It is staff's opinion that the project fails many of the cited ordinances as well as the US Secretary of the Interior Standards and Guidelines. Staff opines that, although the scale, form and mass of the proposed new structure is in keeping with existing structures of same type adjacent to it, the proposal will overshadow and obscure a significant historic resource, as it will be built in front of the west cable hut.

Since the construction of the west cable hut, these two structures have been together, representing a record of their time and history, they are iconic and symbolic structures that the definitely are in need to be cared, preserved and re-use. However, the question here is what will be the most sensible, compatible and less invasive re-use. For sure, with today's technology these structures will not be used for their original intent, but one question that everyone should ask while reviewing this application; is the proposed design requires minimal change to the defining characteristics of the building, and its site and environment? The removal of insensible additions to the cable hut including all doors, and roof, is definitely a part of the design that cleans the historic structure from all wrong done additions. The proposed pavilion is an open structure with a massing and scale adequate for same land use structures found in the area, it is not compatible with the two cable huts nor the hospitality house in terms of form. Its location will obscure and drastically change the historic site as it will become the primary and focal structure in that portion of Mallory Square. Because of its location, the new structure will be the most prominent structure in the south portion of the square, leaving the west cable hut been only visible from the south, west or once you are inside of it. This will destroy the historic relationship the west cable hut has with its site and with the east cable hut, and will isolate the structure from its surrounding environment

The proposed ramp to the hospitality house has been designed in a manner that will not compromise any historic fabric, as it is proposed towards the rear and on the west side, which has an existing door and deck. Staff opines that the ramp complies with cited guidelines.

It is a disgrace that an iconic and significant historic resource, such as the West Cable Hut, has been neglected for decades; the entire site, including the Hospitality house and the East Cable Hut is used as a storage area. Remarkably, the site contains an almost unreadable plaque;



### ***“Cable Tanks”***

*“These two round tanks were built to store cables used to repair underwater telephone lines connecting Key West and Cuba. The multi stranded copper cables ranged in diameter from 1.0 to 2.5 inches and were coated with a heavy layer of gutta percha insulation which would melt in the heat. To prevent the gutta percha from melting, the cables were kept submerged in salt water. The cable repair ship Western Union will anchor alongside the tanks and load up to two miles of cable below deck before setting out to make repairs.*

*American Telephone and Telegraph Company built the tank shown in the photograph in 1921; a second one was built in 1930. The building in the background was the office and warehouse for Mallory Steamship Company, which ran from New York City to Galveston, Texas.”*

Here is a copy of the referenced photograph from the Monroe County Library circa 1920:



In conclusion, staff opines that building a structure in front of the historic west cable hut will have an adverse effect on the historic site, as it will obscure, and overshadow the structure (SOIS 1). With this plan, the historic hut will become a secondary and obstructed building while viewing the site from Mallory Square. The proposed removal of non-historic elements is a laudable and appropriate design strategy. However, as the historic building will be liberated from insensible additions, will it be appropriate to install a structure in front of it?









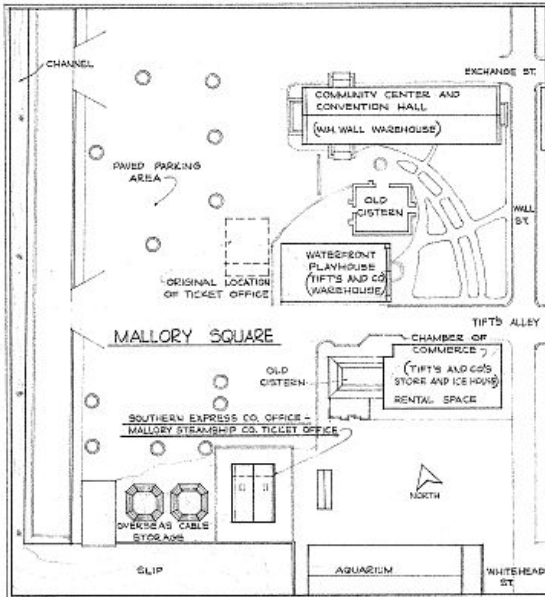


# SOUTHERN EXPRESS COMPANY OFFICE - MALLORY STEAMSHIP COMPANY TICKET OFFICE

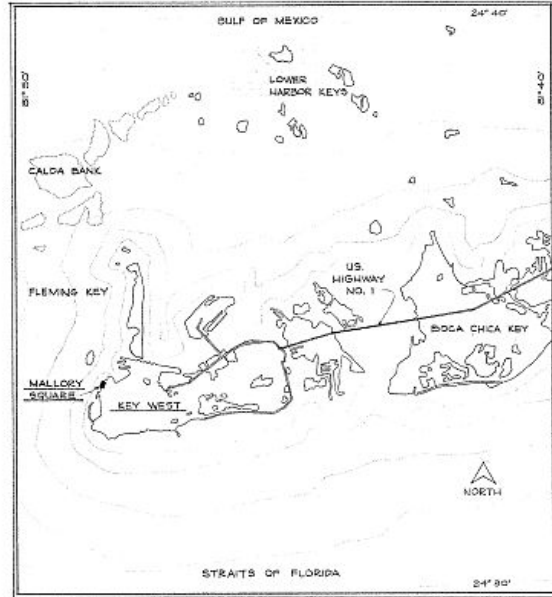
MALLORY SQUARE                      KEY WEST                      MONROE COUNTY                      FLORIDA

THIS SMALL COMMERCIAL BUILDING OF THE LATE 19TH CENTURY, AN ENLARGED VERSION OF THE TYPICAL CIGAR MAKER'S COTTAGE, WAS ERRECTED CIRCA 1899 BY THE SOUTHERN EXPRESS COMPANY. AFTER 1905, IT BECAME THE KEY WEST TICKET OFFICE FOR THE MALLORY STEAMSHIP COMPANY. IT IS NOW OCCUPIED BY THE OLD ISLAND RESTORATION FOUNDATION, INC., A LOCAL GROUP ORGANIZED IN 1960 AND DEDICATED TO THE PRESERVATION OF THE ARCHITECTURAL HERITAGE OF KEY WEST.

THIS PROJECT WAS CO-SPONSORED BY THE OLD ISLAND RESTORATION FOUNDATION INC. AND THE NATIONAL PARK SERVICE. IT WAS DIRECTED BY JAMES C. MASSEY, CHIEF HABS, R. BLAIR REEVES, SUPERVISORY ARCHITECT, UNIVERSITY OF FLORIDA, AND STUDENT ASSISTANT ARCHITECTS JOHN O. CROSBY, UNIVERSITY OF FLORIDA, JOHN P. DAVENPORT, TEXAS A AND M, AND JOHN R. GRIMM, TEXAS A AND M.



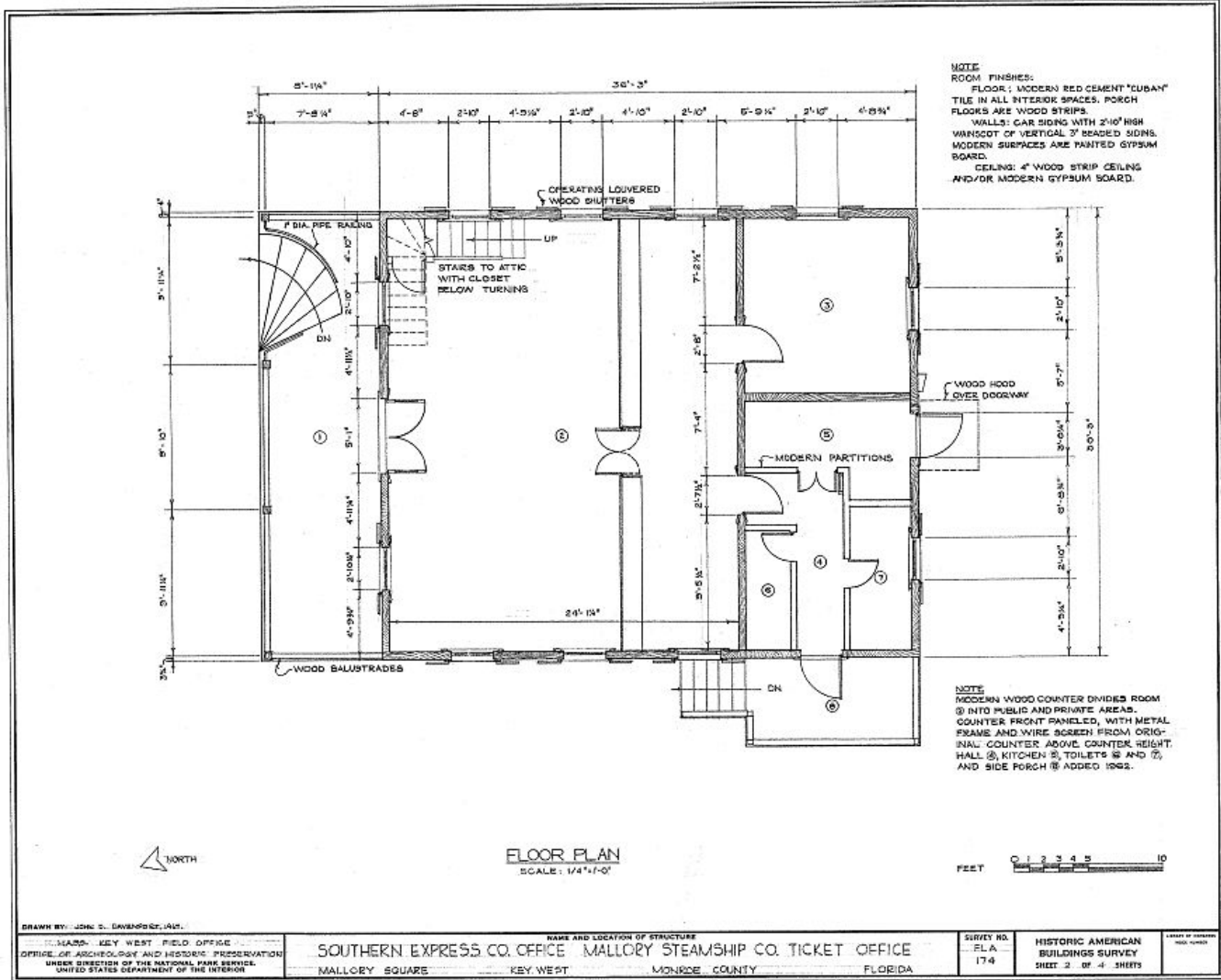
MAP REFERENCE: ADAPTED FROM MALLORY DOCK PROPERTY MAP, DATE 1962. NO SCALE



MAP REFERENCE: BY US DEPARTMENT OF COMMERCE, COAST AND GEODETIC SURVEY, DATE 1964. SCALE 1:80,000

<p><small>DRAWN BY: JOHN O. CROSBY, 1967</small></p> <p><small>H.A.B.S. KEY WEST FIELD OFFICE OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION UNDER DIRECTION OF THE NATIONAL PARK SERVICE, UNITED STATES DEPARTMENT OF THE INTERIOR</small></p>	<p><small>NAME AND LOCATION OF STRUCTURE</small></p> <p><b>SOUTHERN EXPRESS CO. OFFICE - MALLORY STEAMSHIP CO. TICKET OFFICE</b></p> <p>MALLORY SQUARE                      KEY WEST                      MONROE COUNTY                      FLORIDA</p>	<p><small>SURVEY NO.</small></p> <p>FLA 174</p>	<p><small>HISTORIC AMERICAN BUILDINGS SURVEY</small></p> <p>SHEET 1 OF 4 SHEETS</p>	<p><small>DATE OF COMPLETE FIELD SURVEY</small></p>
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Mallory 2/80





NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

**NOTE:**  
EXTERIOR FINISH: 4" HORIZONTAL WOOD SIDING PAINTED GREY; DOOR AND WINDOW TRIM PAINTED RED; LOUVERED SHUTTERS PAINTED DARK GREEN  
ADDED 1962: SIDE PORCH AND WOOD LATTICE (GREY)



DRAWN BY: JOHN D. CROGAN, 1967

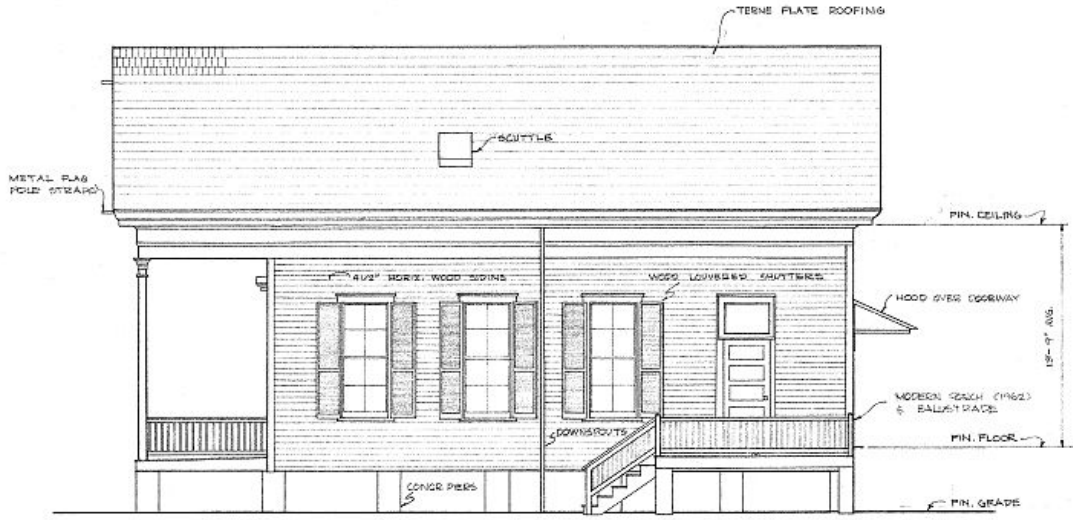
H.A.B.S. KEY WEST, FIELD OFFICE  
OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION  
UNDER DIRECTION OF THE NATIONAL PARK SERVICE,  
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE  
SOUTHERN EXPRESS CO. OFFICE MALLORY STEAMSHIP CO. TICKET OFFICE  
MALLORY SQUARE KEY WEST MONROE COUNTY FLORIDA

SURVEY NO.  
FLA  
174

HISTORIC AMERICAN  
BUILDINGS SURVEY  
SHEET 3 OF 4 SHEETS

OFFICE OF CHIEF OF BUREAU



WEST ELEVATION  
SCALE 1/4" = 1'-0"



DRAWN BY JOHN SELIGER, 1967.

HABER KEY WEST FIELD OFFICE  
OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION  
UNDER DIRECTION OF THE NATIONAL PARK SERVICE  
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE  
SOUTHERN EXPRESS CO. OFFICE - MALLORY STEAMSHIP CO. TICKET OFFICE  
MALLORY SQUARE KEY WEST MONROE COUNTY FLORIDA

SURVEY NO.  
FLA.  
174

HISTORIC AMERICAN  
BUILDINGS SURVEY  
SHEET 4 OF 4 SHEETS

CREATED BY JENNIFER  
PAGE NUMBER



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 MO05458
Field Date 10-20-2011
Form Date 8-31-2012
Recorder #

Original
Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) Cable Tank
Survey Project Name Key West Historic Resources Survey
National Register Category (please check one) building structure district site object
Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: Part of Mallory Square
Cross Streets (nearest / between)
USGS 7.5 Map Name KEY WEST USGS Date 1971 Plat or Other Map
City / Town (within 3 miles) Key West In City Limits? yes no unknown County Monroe
Township 68S Range 25E Section 6 1/4 section: NW SW SE NE Irregular-name:
Tax Parcel # 00072082-003700 Landgrant
Subdivision Name Block Lot
UTM Coordinates: Zone 16 17 Easting Northing
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1938 approximately year listed or earlier year listed or later
Original Use Communications-related From (year): 1938 To (year): 2011
Current Use From (year): To (year):
Other Use From (year): To (year):
Moves: yes no unknown Date: Original address
Alterations: yes no unknown Date: Nature
Additions: yes no unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.) Cuban-American Telephone & Telegraph Company (1930)

Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe HARC Review

DESCRIPTION

Style Commercial Exterior Plan Circular Number of Stories 1
Exterior Fabric(s) 1. Unspecified 2. 3.
Roof Type(s) 1. Flat 2. 3.
Roof Material(s) 1. Unspecified 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) none

Distinguishing Architectural Features (exterior or interior ornaments) round cable tank 2/wood pent- part of commercial property

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) vacant bar/restaurant, mallory square

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, Keeper - Determined eligible, NR Criteria for Evaluation, Date, and Init.

DESCRIPTION (continued)

Chimney: No. \_\_\_ Chimney Material(s): 1. \_\_\_ 2. \_\_\_

Structural System(s): 1. \_\_\_ 2. \_\_\_ 3. \_\_\_

Foundation Type(s): 1. \_\_\_ 2. \_\_\_

Foundation Material(s): 1. \_\_\_ 2. \_\_\_

Main Entrance (stylistic details) \_\_\_\_\_

Porch Descriptions (types, locations, roof types, etc.) \_\_\_\_\_

Condition (overall resource condition): excellent good fair deteriorated ruinous

Narrative Description of Resource \_\_\_\_\_

Archaeological Remains \_\_\_\_\_ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- FMSF record search (sites/surveys) library research building permits Sanborn maps
FL State Archives/photo collection city directory occupant/owner interview plat maps
property appraiser / tax records newspaper files neighbor interview Public Lands Survey (DEP)
cultural resource survey (CRAS) historic photos interior inspection HABS/HAER record search
other methods (describe) Google Earth

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) \_\_\_\_\_

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Contributing resource to the Key West Historic District.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- 1. Community planning & development 3. \_\_\_ 5. \_\_\_
2. \_\_\_ 4. \_\_\_ 6. \_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type \_\_\_ Maintaining organization \_\_\_
Document description \_\_\_ File or accession #'s \_\_\_
2) Document type \_\_\_ Maintaining organization \_\_\_
Document description \_\_\_ File or accession #'s \_\_\_

RECORDER INFORMATION

Recorder Name Stacey Griffin and Christine Longiaru Affiliation PanAmerican Consultants, Inc.

Recorder Contact Information 2619 University Blvd, Tuscaloosa, AL 35401, 205-556-3096/205-556-1144, sgriffin@pana
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

MO05458  
Cable Tank at Mallory Square  
10/20/2011





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Original x  
Update 8-15-98

HISTORICAL STRUCTURES FORM  
FLORIDA MASTER SITE FILE

SITE Mo3426  
Recorder JD

SITE NAME: Cable Tank

HISTORIC CONTEXTS: Boom Times

NAT. REGISTER CATEGORY: Site

OTHER NAMES OR MSF NOS:

COUNTY: Monroe

OWNERSHIP TYPE: government

PROJECT NAME: Key West Historic Sites Survey

DHR NO: 5508

LOCATION:

ADDRESS: Mallory Square

CITY: Key West

VICINITY OF/ROUTE TO: south side of Mallory Square next to Hospitality House

SUBDIVISION:

BLOCK NO:

LOT NO:

PLAT OR OTHER MAP: TAX PARCEL NUMBER RE-unknown

TOWNSHIP:

RANGE:

SECTION:

1/4:

1/4-1/4:

IRREGULAR SEC?

LAND GRANT:

USGS 7.5' MAP: Key West Quadrangle, 1971

UTM: ZONE:

EASTING:

NORTHING:

COORDINATES: LATITUDE:

LONGITUDE:

HISTORY

ARCHITECT: unknown

BUILDER: American Telephone & Telegraph

CONST DATE: 1921

CIRCA:

RESTORATION DATE (S):

MODIFICATION DATE (S):

MOVE: DATE:

ORIG LOCATION:

ORIGINAL USE (S): cable tank

PRESENT USE (S): cable tank

DESCRIPTION

STYLE: Masonry Vernacular

PLAN: EXTERIOR: round

INTERIOR:

NO: STORIES: 1

OUTBUILDINGS:

PORCHES:

DORMERS:

STRUCTURAL SYSTEM (S): masonry

EXTERIOR FABRIC (S): stucco

FOUNDATION: TYPE: slab

MATLS: concrete

INFILL:

PORCHES:

ROOF: TYPE:

SURFACING:

SECONDARY STRUCT.:

CHIMNEY: NO:

MATLS:

LOCNS:

WINDOWS:

EXTERIOR ORNAMENT:

CONDITION: good

SURROUNDINGS: waterfront

NARRATIVE: A second tank next to this tank was erected in 1930 and has been converted into office space.

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? Y x N (IF Y, ATTACH)

ARTIFACTS OR OTHER REMAINS none observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: architecture

ELEGIBLE FOR NAT. REGISTER?	Y	N	LIKELY, NEED INFO	x	INSF	INF
SIGNF. AS PART OF DISTRICT?	x	Y	N	LIKELY, NEED INFO	INSF	INF
SIGNIFICANT AT LOCAL LEVEL?	x	Y	N	LIKELY, NEED INFO	INSF	INF

SUMMARY ON SIGNIFICANCE

This is one of two round tanks built to store cables used to repair underwater telephone lines connecting Key West to Cuba.

\* \* \*DHR USE ONLY \* \* \* \* \* DHR USE O\*

\* DATE LISTED ON NR \_\_\_\_\_ \*

\* KEEPER DETERMINATION OF ELIG. (DATE): -YES \_\_\_\_\_ -NO \_\_\_\_\_ \*

\* SHPO EVALUATION OF ELIGIBILITY (DATE): -YES \_\_\_\_\_ -NO \_\_\_\_\_ \*

\* LOCAL DETERMINATION OF ELIG. (DATE): -YES \_\_\_\_\_ -NO \_\_\_\_\_ \*

\* OFFICE \_\_\_\_\_ \*

\* \* \* \* DHR USE ONLY\* \* \* \* \* DHR USE ONLY\* \*

RECORDER INFORMATION: NAME F Jane M S L Day

DATE: MO 2 YR 98 AFFILIATION Research Atlantica, Boca Raton, Florida

PHOTOGRAPHS

LOCATION OF NEGATIVES

NEGATIVE NUMBERS roll #92, neg. #

PHOTOGRAPH MAP



# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 MO03426

Recorder # \_\_\_\_\_

Field Date \_\_\_\_\_

Form Date \_\_\_\_\_

FormNo 200402

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

## GENERAL INFORMATION

Site Name (address if none) CABLE TANK

Multiple Listing (DHR only) \_\_\_\_\_

Other Names \_\_\_\_\_ >> \_\_\_\_\_

Survey or Project Name Key West Historic Resources Survey

Survey# \_\_\_\_\_

National Register Category Building(s)

## LOCATION & IDENTIFICATION

### Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>UNSPECIFIED</u>		<u>MALLORY</u>	<u>Square</u>	<u>Unknown direction</u>

Cross Streets (nearest/ between) MALLORY SQUARE

City / Town (within 3 miles) KEY WEST

In Current City Limits? YES

County Monroe

Tax Parcel #(s) UNKNOWN

Subdivision Name \_\_\_\_\_

Block \_\_\_\_\_

Lot \_\_\_\_\_

Ownership Public-unspecified

Name of Public Tract (e.g., park) \_\_\_\_\_

Route to (especially if no street address) SOUTH SIDE OF MALLORY SQUARE NEXT TO HOSPITALITY HOUSE

## MAPPING

USGS 7.5' Map Name \_\_\_\_\_

Publication Date \_\_\_\_\_

>> KEY WEST; 1971

Township: \_\_\_\_\_

Range: \_\_\_\_\_

Section: \_\_\_\_\_

1/4 section: \_\_\_\_\_

>> 67S ; 25E ; 34 ; UNSP

Irregular Section Name: UNSPECIFIED

Landgrant \_\_\_\_\_

UTM: Zone 0

Easting 0

Northing 0

Plat or Other Map (map's name, location) \_\_\_\_\_

## DESCRIPTION

Style Masonry Vernacular

Other Style \_\_\_\_\_

Exterior Plan Other

Other Exterior Plan ROUND

Number of Stories 1

Structural System(s) \_\_\_\_\_

>>

Masonry - General

Other Structural System(s) \_\_\_\_\_

Foundation Type(s) \_\_\_\_\_

>>

Slab

Other Foundation Types \_\_\_\_\_

Foundation Material(s) \_\_\_\_\_

>>

Other

Other Foundation Material(s) CONCRETE

Exterior Fabric(s) \_\_\_\_\_

>>

Stucco

Other Exterior Fabric(s) \_\_\_\_\_

Roof Type(s) \_\_\_\_\_

>>

Unspecified

Other Roof Type(s) \_\_\_\_\_

Roof Material(s) \_\_\_\_\_

>>

Unspecified

Other Roof Material(s) \_\_\_\_\_

Roof Secondary Structure(s) (dormers etc) \_\_\_\_\_

>>

Not applicable

Other Roof Secondary Structure(s) \_\_\_\_\_

Number of Chimneys 0

Chimney Material Not applicable

Other Chimney Material(s) \_\_\_\_\_

Chimney Location(s) NOT APPLICABLE

# HISTORICAL STRUCTURE FORM

8MO03426

## DESCRIPTION (continued)

Window Descriptions N/A

Main Entrance Description (stylistic details) \_\_\_\_\_

Porches: #open \_\_\_\_\_ #closed \_\_\_\_\_ #incised \_\_\_\_\_ Location(s) \_\_\_\_\_

Porch Roof Types(s) \_\_\_\_\_

Exterior Ornament \_\_\_\_\_

Interior Plan Unspecified

Other Interior Plan \_\_\_\_\_

Condition Good

### Structure Surroundings

Commercial: Unspecified by surveyor Residential: Unspecified by surveyorInstitutional: Unspecified by surveyor Undeveloped: Unspecified by surveyor

Ancillary Features (Number / type of outbuildings, major landscape features) \_\_\_\_\_

Archaeological Remains (describe): NONE OBSERVEDIf archaeological remains are present, was an Archaeological Site Form completed? NONarrative Description (optional) A SECOND TANK NEXT TO THIS TANK WAS ERECTED IN 1930 AND HAS BEEN CONVERTED INTO OFFICE SPACE

## HISTORY

Construction year 1921Architect (last name first): UNKNOWNBuilder (last name first): AMERICAN TELEPHONE & TELEGRAPH

### Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> <u>Unspecified; ; ;</u>			

### Structure Use History

Use \_\_\_\_\_ Year Use Started \_\_\_\_\_ Year Use Ended \_\_\_\_\_ >> Other; ;Other Structure Uses CABLE TANK

Ownership History (especially original owner, dates, profession, etc.) \_\_\_\_\_

## RESEARCH METHODS

Research Methods \_\_\_\_\_ >> Examine local tax recordsOther research methods Sanborn Maps

## SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible Key West Historic DistrictIndividually Eligible for National Register? NOPotential Contributor to NR District? YESArea(s) of historical significance \_\_\_\_\_ >> Architecture

Other Historical Associations \_\_\_\_\_

Explanation of Evaluation (required) This is a contributing resource in the Key West Historic District, listed in the National Register

# HISTORICAL STRUCTURE FORM

8M003426

## DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, including Field Notes, Plans, other Important Documents.

Document type: \_\_\_\_\_

Maintaining Organization: \_\_\_\_\_

File or Accession #: \_\_\_\_\_

Descriptive Information: \_\_\_\_\_

>> Photographs (Archived)

## RECORDER INFORMATION

Recorder Name (Last, First) Geoff Henry, Shelby Spillers, Heather Yost

Recorder Address / Phone 200 Orchard Ridge Dr, Suite 101, Gaithersburg, MD 20878 (301)258-9780

Recorder Affiliation Other Other Affiliation URS Corporation

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

## MASTER SITE FILE USE ONLY

Cultural Resource Type: SS

Electronic Form Used: SHPO

Form Type Code: SMO

Form Quality Ranking: MS

Form Status Code: SCAT

SHPO's Evaluation of Resource

Date \_\_\_\_\_

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: RECORDERS SMARTFORM

Computer Entry Date: 12/3/2004

Form Comments: \_\_\_\_\_

### REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

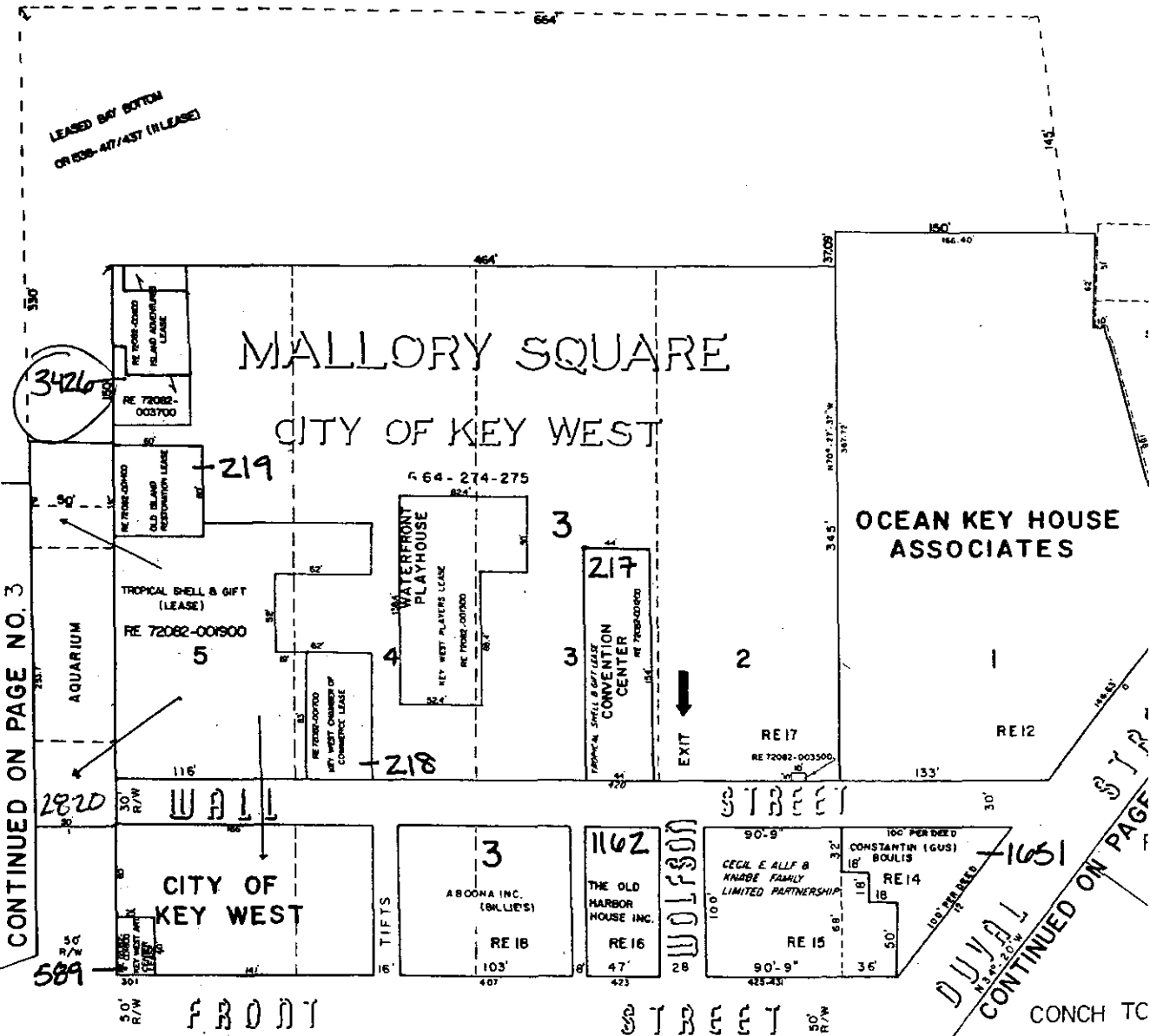
# MO03426-200402

## Supplementary Printout

- > **[Other name(s)]:**
  
- > **USGS map name/year of publication or revision:**  
KEY WEST;1971
  
- > **Township/Range/Section/Qtr:**  
67S ;25E ;34;UNSP
  
- > **Foundation types:**  
Slab
  
- > **Foundation materials:**  
Other
  
- > **Exterior fabrics:**  
Stucco
  
- > **Roof types:**  
Unspecified
  
- > **Roof materials:**  
Unspecified
  
- > **Roof secondary structures (dormers etc):**  
Not applicable
  
- > **Change status/year changed/date noted/nature:**  
Unspecified;;;
  
- > **Original, intermediate, present uses/year started/year ended:**  
Other;;  
Unspecified;;  
Other;1921;
  
- > **Research methods:**  
Examine local tax records
  
- > **Area(s) of historical significance:**  
Architecture
  
- > **Repositories: Collection/Housed/Accession#/Describe**  
:::Photographs (Archived)
  
- > **Structural system(s):**  
Masonry - General

WEST HARBOR

EDGE OF SHIPS CHANNEL



CONTINUED ON PAGE NO. 3

CONTINUED ON PAGE NO. 4

CONTINUED ON PAGE NO. 5

3426





Mo3426  
Mallory Square  
Key West  
Roll #92 Neg #  
Camera Facing North



M03426

Cable Tank / Mallory Square location

Key West

Monroe

Feb. 2004

**PUBLIC NOTICE**

**AVAILABLE FOR LEASE  
MALLORY SQUARE**

**CABLE HOUSE PROPERTY PARCEL ID # 00072082-001100  
HOSPITALITY HOUSE PROPERTY PARCEL ID # 00072082-001400**

Pursuant to City Ordinance Section 2-941, notice is hereby given that the City of Key West, Florida is seeking proposals to conform with section 2-941(c) for the market rate, highest and best use, lease of either one or both properties which may have a contiguous area joining the two parcels.

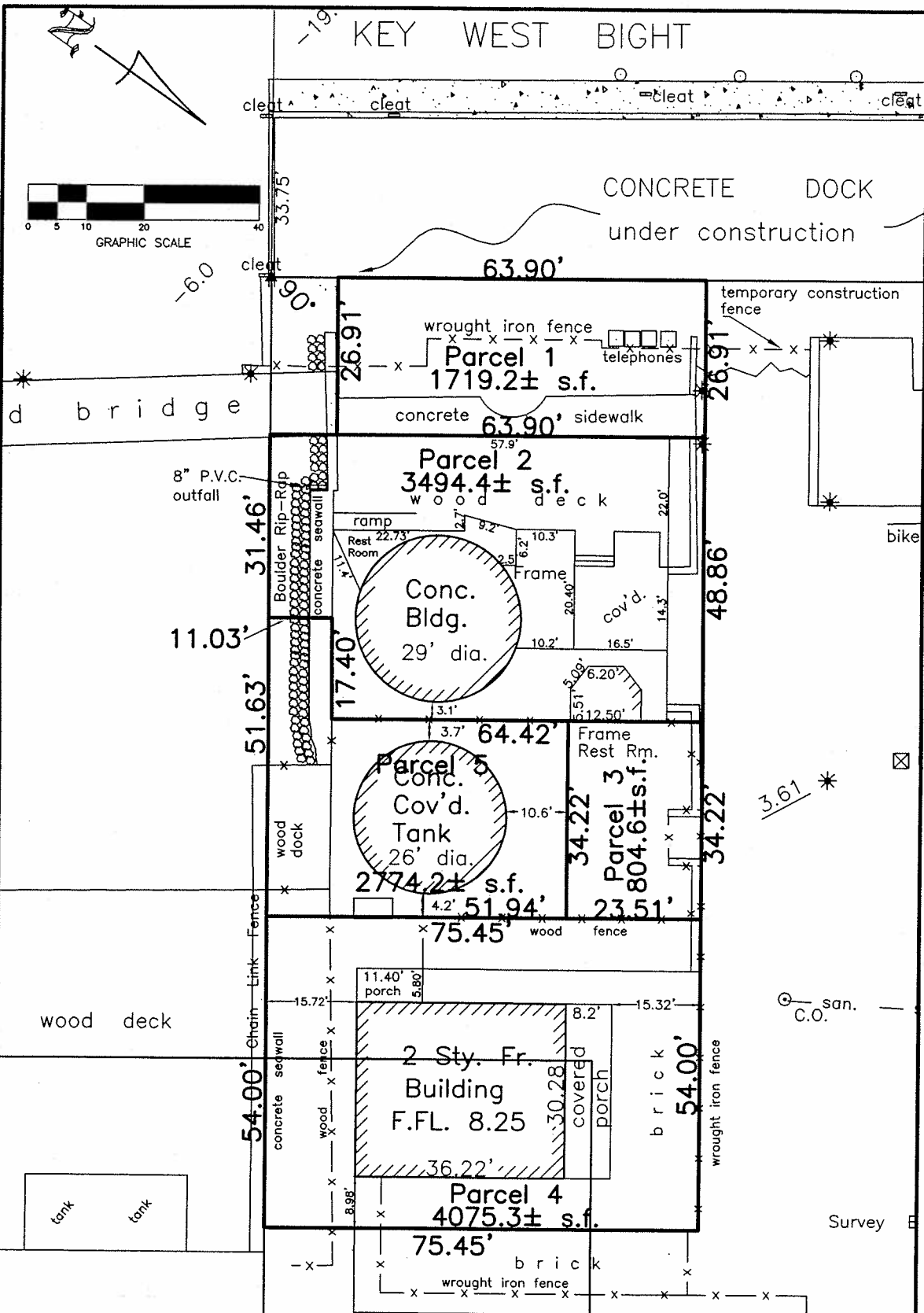
The parcels are located at Mallory Square and are known as the Cable Hut and as the Hospitality House. The parcels are zoned Historic Public Service. There are existing non-conforming uses for the Cable House parcel that may be continued. A listing of the existing and allowable uses is available upon request.

At a minimum, proposals should address the proposed use of the property which must comply with all regulatory and statutory requirements governing the use of the properties, any proposed improvements and the proposed income to the City of Key West. A mandatory pre-proposal meeting and walk-through of the properties will be held on January 29, 2010 at 9:00AM, additional property specific information will be distributed at that time. Sealed proposals shall be clearly identified as a proposal on the exterior of the envelope and delivered to the office of the City Clerk, City of Key West, 525 Angela Street, Key West, FL 33040 and must be received no later than March 2, 2010 at 3:00 PM. All proposals must contain a non-collusive affidavit and a public entity crimes form sworn and executed by the offeror and acknowledged before a notary public with the notary seal affixed to the document.

All proposals will be opened by the City Clerk at 525 Angela on March 3, 2010 3:00PM. City management will analyze and summarize proposals for presentation to the City Commission.

For additional information, interested parties should contact Marilyn Wilbarger, 305-809-3794, Fax: 305-809-3806, E-mail: [mwilbarg@keywestcity.com](mailto:mwilbarg@keywestcity.com)

Published, January 24, 2010



City of Key West  
Mallory Square

Lease Areas		Dwn No.: 10-108	
Scale: 1"=20'	Ref. file	Flood panel No. 1516K	Dwn. By: F.H.H.
Date: 1/28/10		Flood Zone:	Flood Elev.
REVISIONS AND/OR ADDITIONS			

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite \2101  
Key West, Fl. 33040  
(305) 293-0466  
Fax. (305) 293-0237  
fhilldeb1@bellsouth.net

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

HARC PERMIT NUMBER <b>17-00300008</b>		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %		

ADDRESS OF PROPOSED PROJECT:

**MALLOTT SQUARE** # OF UNITS

RE # OR ALTERNATE KEY:

**RE # 00072082-001100, 00072082-001400, 0072082-003700**

NAME ON DEED:

**CITY OF KEY WEST** PHONE NUMBER

OWNER'S MAILING ADDRESS:

**7300 WHITE STREET** EMAIL

**KEY WEST, FL 33040**

CONTRACTOR COMPANY NAME:

PHONE NUMBER **MAR 24 2017**

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

**PIKE ARCHITECTS - SETH NEAL** PHONE NUMBER **305-296-1692**

ARCHITECT / ENGINEER'S ADDRESS:

**471 US HWY 1 SUITE 101** EMAIL **seth@pikearchitects.com**

**KEY WEST, FL 33040**

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING:  YES  NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

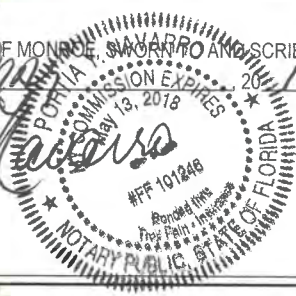
FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE:  ONE OR TWO FAMILY  MULTI-FAMILY  COMMERCIAL  NEW  REMODEL  
 CHANGE OF USE / OCCUPANCY  ADDITION  SIGNAGE  WITHIN FLOOD ZONE **AE10**  
 DEMOLITION  SITE WORK  INTERIOR  EXTERIOR  AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., **A NEW RESTAURANT CONSISTING OF 1 NEW PAVILION & REFURBISH THE EXISTING CABLE HUT. NEW PAVILION IS 1,100 S.F. & CABLE HUT IS 685 S.F. BOTH STRUCTURES WILL HAVE FLAT ROOFS. NEW PAVILION WILL BE STEEL FRAME WITH WOOD CLAD COLUMNS & CLG.**

**REMOVE EX. NON HISTORIC MANSARD ROOF AT CABLE HUT & REPAIR EX. STRUCTURE AS REQUIRED.**

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: <b>J.K. Scholl</b>	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>J.K. Scholl</i>	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <b>19th</b> DAY OF <b>MAY</b> , 20 <b>17</b>	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.



8100-9657-018

**PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT: \_\_\_ MAIN STRUCTURE \_\_\_ ACCESSORY STRUCTURE \_\_\_ SITE

ACCESSORY STRUCTURES: \_\_\_ GARAGE / CARPORT \_\_\_ DECK \_\_\_ FENCE \_\_\_ OUTBUILDING / SHED

FENCE STRUCTURES: \_\_\_ 4 FT. \_\_\_ 6 FT. SOLID \_\_\_ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: \_\_\_ INGROUND \_\_\_ ABOVE GROUND \_\_\_ SPA / HOT TUB \_\_\_ PRIVATE \_\_\_ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW \_\_\_ ROOF-OVER \_\_\_ TEAR-OFF \_\_\_ REPAIR \_\_\_ AWNING  
 5 V METAL \_\_\_ ASPLT. SHGLS. \_\_\_ METAL SHGLS. \_\_\_ BLT. UP \_\_\_ TPO \_\_\_ OTHER

FLORIDA ACCESSIBILITY CODE: \_\_\_ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE:  # OF SINGLE FACE \_\_\_ # OF DOUBLE FACE \_\_\_ REPLACE SKIN ONLY \_\_\_ BOULEVARD ZONE  
 \_\_\_ POLE \_\_\_ WALL \_\_\_ PROJECTING \_\_\_ AWNING  HANGING \_\_\_ WINDOW

SQ. FT. OF EACH SIGN FACE: **10**

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL:  DUCTWORK \_\_\_ COMMERCIAL EXH. HOOD \_\_\_ INTAKE / EXH. FANS \_\_\_ LPG TANKS  
 A / C: \_\_\_ COMPLETE SYSTEM \_\_\_ AIR HANDLER \_\_\_ CONDENSER \_\_\_ MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT \_\_\_ LOW VOLTAGE  
 SERVICE: \_\_\_ OVERHEAD  UNDERGROUND \_\_\_ 1 PHASE \_\_\_ 3 PHASE \_\_\_ AMPS

PLUMBING: \_\_\_ ONE SEWER LATERAL PER BLDG. \_\_\_ INGROUND GREASE INTCPTRS. \_\_\_ LPG TANKS

RESTROOMS:  MEN'S  WOMEN'S \_\_\_ UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100  
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
**ATTENTION:** NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)  
 INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: \_\_\_ GENERAL \_\_\_ DEMOLITION \_\_\_ SIGN \_\_\_ PAINTING \_\_\_ OTHER  
 ADDITIONAL INFORMATION: \_\_\_\_\_

**PROJECT SPECIFICATIONS:** PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

**DEMOLITION:** PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.  
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) \_\_\_ BUSINESS SIGN \_\_\_ BRAND SIGN \_\_\_ OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_



SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:                      INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

<b>OFFICIAL USE ONLY:</b>			<b>HARC STAFF OR COMMISSION REVIEW</b>				
<input type="checkbox"/> APPROVED		<input type="checkbox"/> NOT APPROVED		<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION		<input type="checkbox"/> TABLED FOR ADD'L. INFO.	
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:			
REASONS OR CONDITIONS:							
STAFF REVIEW COMMENTS:							
HARC PLANNER SIGNATURE AND DATE:				HARC CHAIRPERSON SIGNATURE AND DATE:			

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

<b>OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:</b>				<b>CBO OR PL. EXAM. APPROVAL:</b>	
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:		
				DATE:	

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H-\_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_\_



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

**CRITERIA FOR DEMOLITIONS**

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

THE PROPOSED REMOVAL IS FOR NON  
HISTORIC ELEMENTS, SEE PAGE 3

**OR THAT THE BUILDING OR STRUCTURE;**

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

NA

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

NA

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

NA

- (d) Is not the site of a historic event with a significant effect upon society.

NA

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

NA

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

NA

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

NA

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

NA

- (i) Has not yielded, and is not likely to yield, information important in history.

NA

CITY OF KEY WEST  
CERTIFICATE OF APPROPRIATENESS  
APENDIX FOR DEMOLITIONS  
APPLICATION NUMBER H- \_\_\_\_\_



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

\_\_\_\_\_ Yes Number of pages and date on plans \_\_\_\_\_

\_\_\_\_\_ No Reason \_\_\_\_\_

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

REMOVING THE NON-HISTORIC ELEMENTS ON THE EXTERIOR & INTERIOR OF THE EXISTING CABLE HUT. REMOVING & REPLACING THE EXISTING DETERIORATED ROOF. NON HISTORIC ELEMENTS: METAL ROOFING, DOORS, KITCHEN APPLIANCES, SHEETROCK, LOW WALLS ABOVE CONCRETE WALL & ROOF, ELECTRICAL, DETERIORATED FLOORING, ETC.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

RELATION SHIPS BETWEEN THE 2 CABLE HUTS WILL REMAIN, THEREFOR NOT DESTROYING THE HISTORIC RELATIONSHIP

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

THE EXISTING CABLE HUT CONCRETE TANK WALLS WILL REMAIN & BE REPAIRED AS REQUIRED. EXISTING TIMBER BEAMS & COLUMNS WILL REMAIN & BE REPAIRED AS NEEDED. KEEPING & REPAIRING MAJORITY OF THE EXISTING CABLE HUT

(4) Removing buildings or structures that would otherwise qualify as contributing.

NA

**Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.**

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR to proceeding with the work outlined above** and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

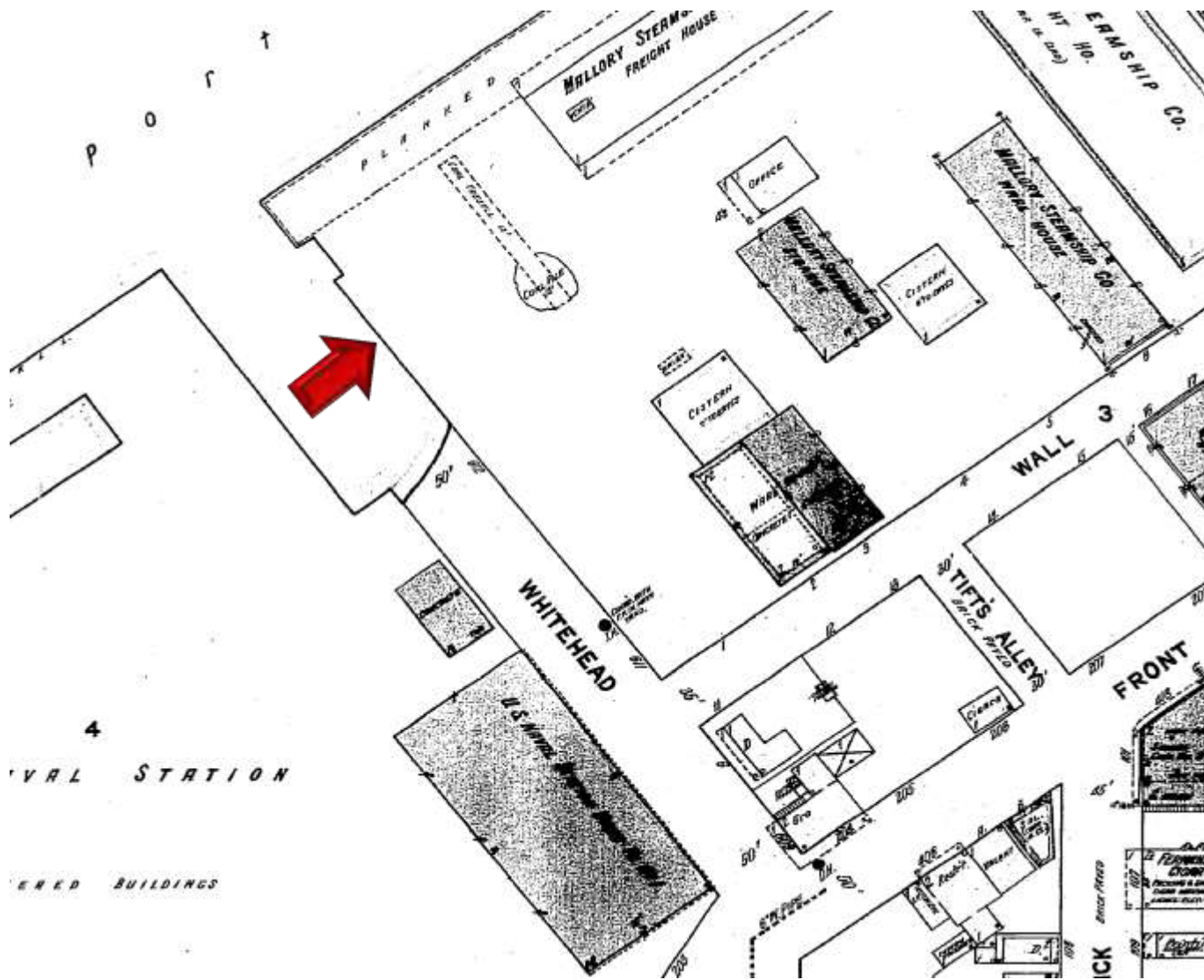
PROPERTY OWNER'S SIGNATURE:	DATE AND PRINT NAME:
-----------------------------	----------------------

**OFFICE USE ONLY**

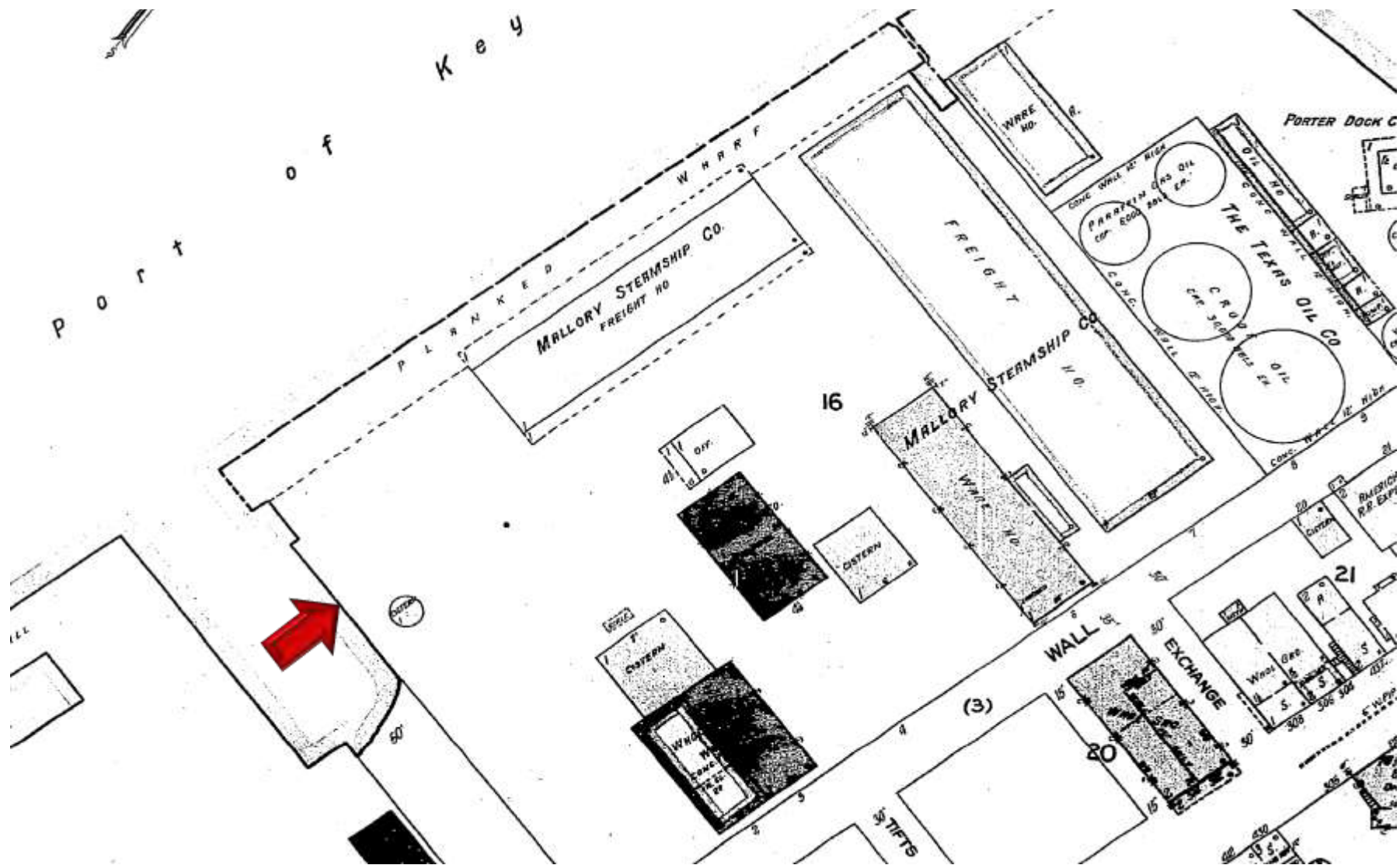
<b>BUILDING DESCRIPTION:</b>			
___ Contributing	Year built _____	Style _____	Listed in the NRHP _____ Year _____
___ Not listed	Year built _____	Comments _____	

___ Reviewed by Staff on _____ ___ Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ <b>TWO YEAR EXPIRATION DATE</b> _____	<b>Staff Comments</b>     
--	---

# SANBORN MAPS

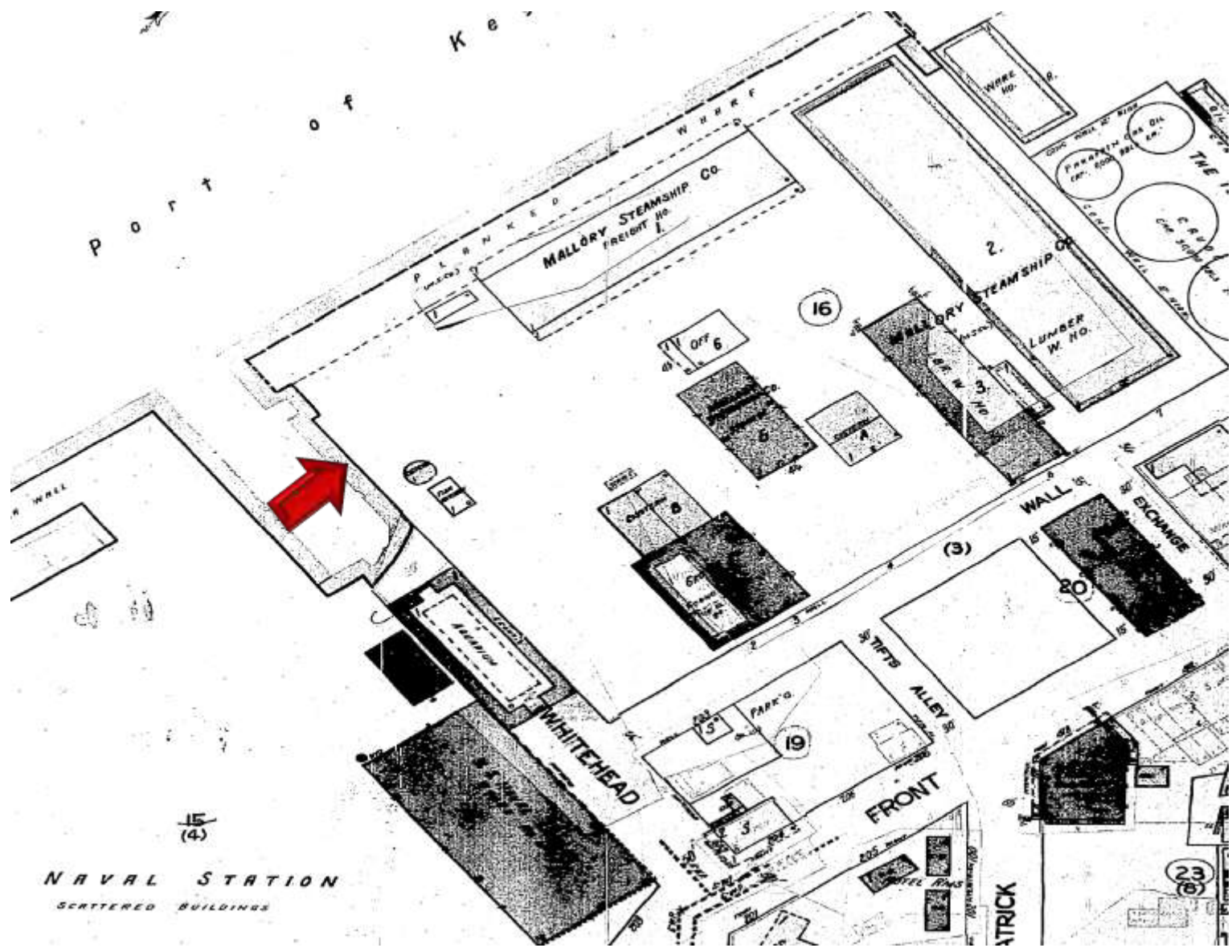


Sanborn map 1912

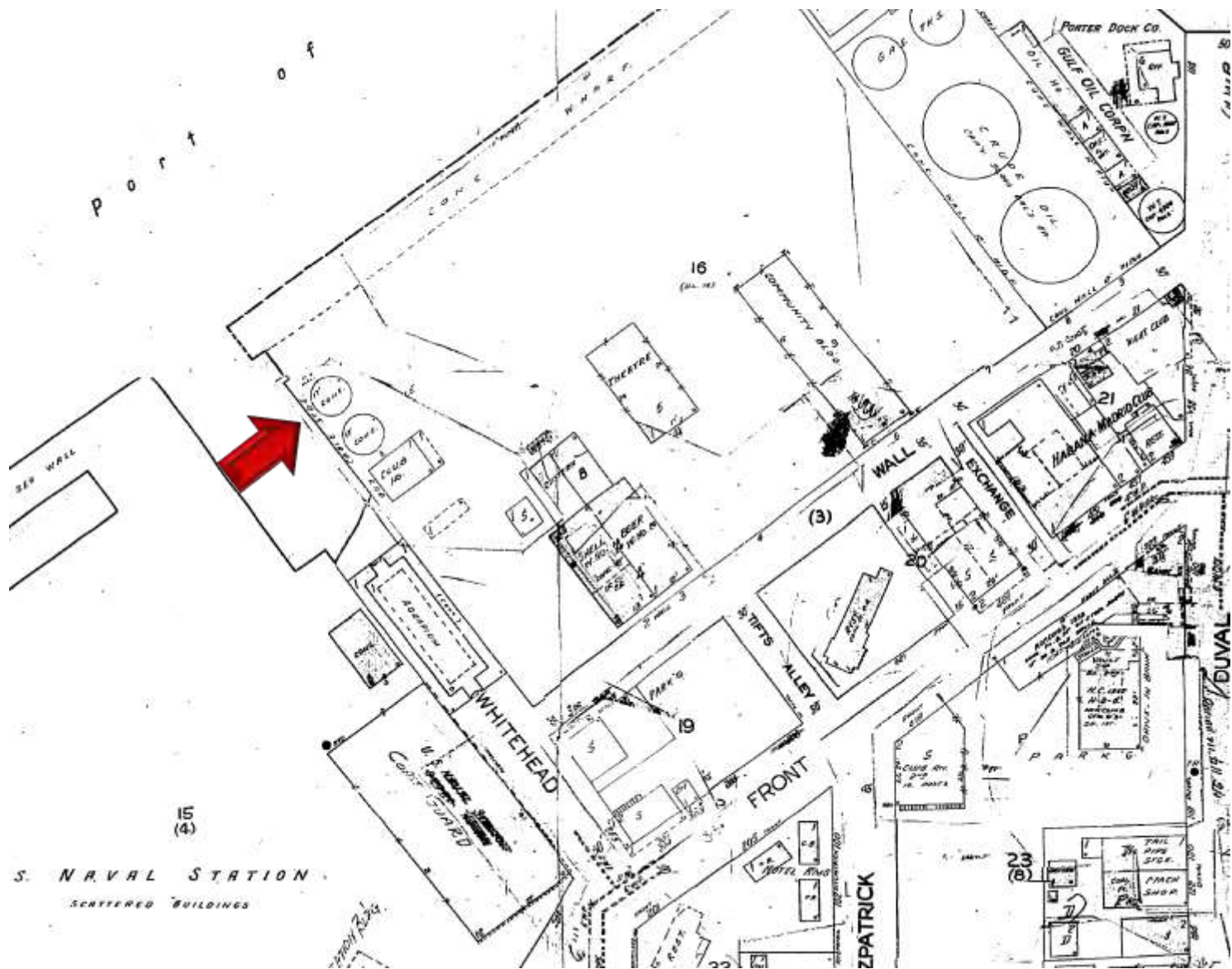


Sanborn map 1926





Sanborn map 1948



Sanborn map 1962

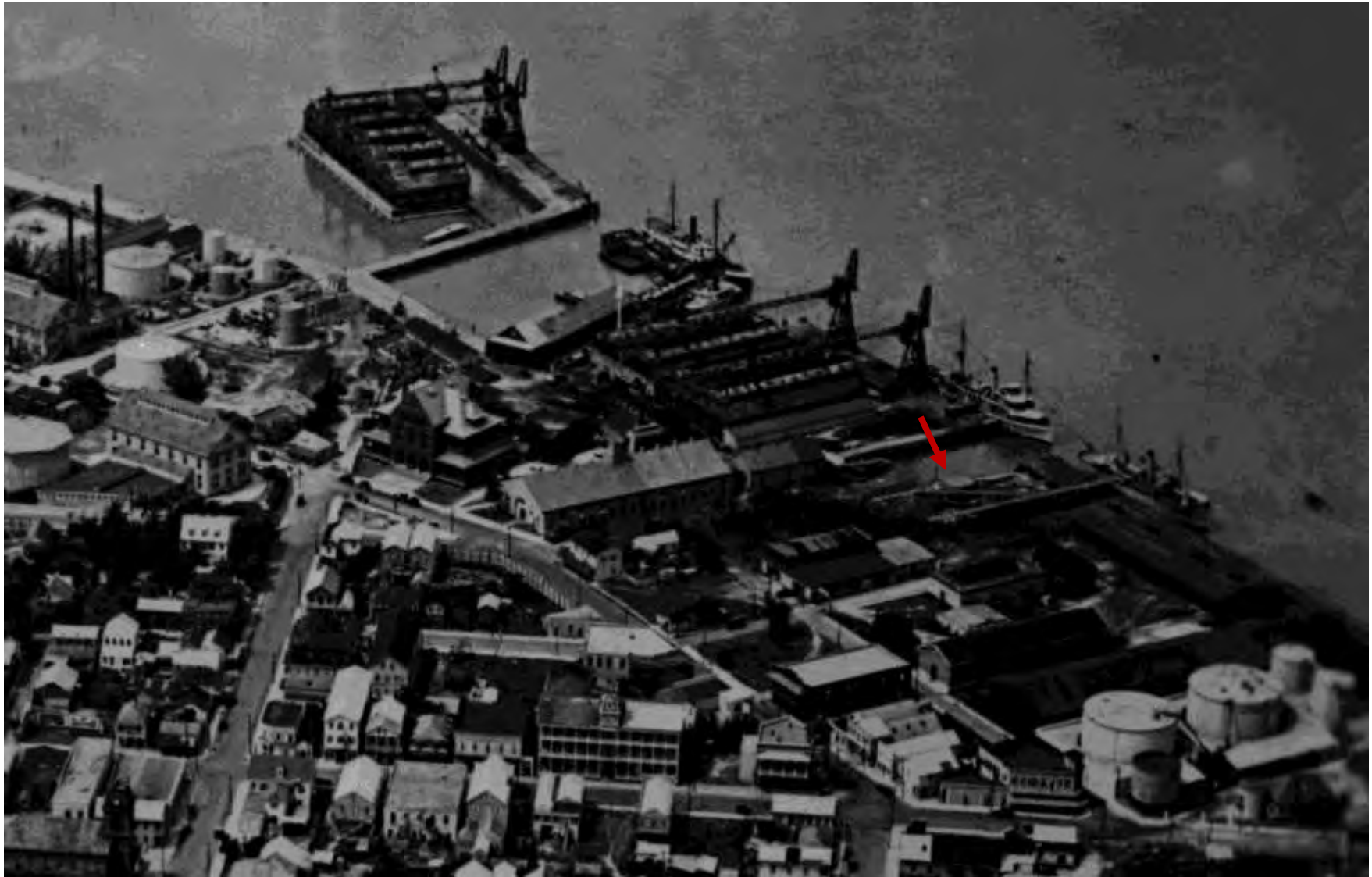
# PROJECT PHOTOS



## Cable Tanks

There was a need for cable wire to be used in the repair of the bridge. The bridge was damaged by the West and Central California earthquake. The bridge was damaged in December 1907. It was 2,500 feet long and 100 feet wide. It was made of heavy layered pine poles. The bridge was in danger of falling into the water. To prevent this, the cable tanks were built. The cable tanks were built in 1908.

The cable tanks were built in 1908. They were built by the San Francisco Cable Car Company. The cable tanks were built in 1908. They were built by the San Francisco Cable Car Company. The cable tanks were built in 1908. They were built by the San Francisco Cable Car Company. The cable tanks were built in 1908. They were built by the San Francisco Cable Car Company.



**Photograph circa 1922. Only one Cable hut can be seen. Monroe County Library.**



**Aerial photograph circa 1930. Monroe County Library.**



Aerial photograph circa 1937. Monroe County Library.



Photograph January 6, 1949. Monroe County Library.





Aerial photograph circa 1958. Both Cable huts still as utilitarian tanks at the Mallory Dock.

Monroe County Library.



**Photograph taken in circa 1960. Monroe County Library.**



**Photograph taken in 1961. Monroe County Library.**



**Photograph taken circa 1970. Monroe County Library.**



**June 11, 1970. Monroe County Library.**





KEY WEST  
HISTORICAL MUSEUM







SQUARE









The building is a single-story structure with a dark, weathered corrugated metal roof. The walls are primarily yellow with blue horizontal stripes. On the left side, there is a grey roll-up door partially covered by a metal grate. To the right of the door, there are two vertical panels with blue backgrounds and yellow fish painted on them. The roof shows signs of damage, with some sections missing or sagging, revealing the wooden frame underneath. A large silver metal pot sits on the roof near the center. The building is situated on a gravelly or sandy ground.

A black rooster with a red comb is standing in the foreground on the left side of the image.

In the background, a larger white building with several gabled windows is visible, partially obscured by green trees.















NO  
TRESPASSING

KEY  
WEST  
AQUARIUM







NO  
TRESPASSING

ZOO AQUARIUM













KE



KEY WEST AQUARIUM





KEY WEST AQUARIUM









# PROPOSED DESIGN

# HARC SUBMITTAL TROPICAL SOUP

BUILDING TYPE:  
USE # OCCUPANCY: A-2  
CONSTRUCTION TYPE: VB, SPRINKLED

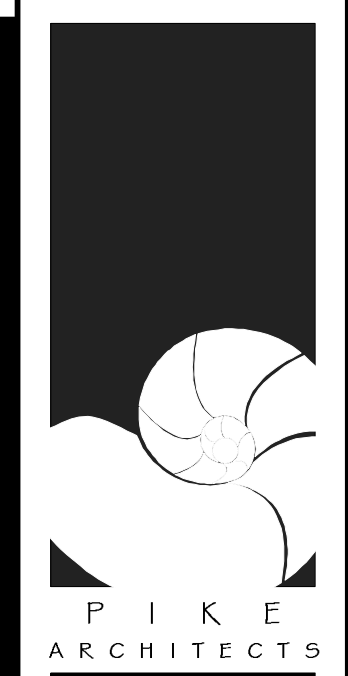
## DRAWING INDEX:

- AI.1 EXISTING SITE PLAN
- AI.2 PROPOSED SITE PLAN & SITE DATA
- AI.3 PROPOSED FLOOR PLAN
- AI.4 EXTERIOR ELEVATIONS
- AI.5 CONTEXT ELEVATIONS
- AI.6 SITE SECTION & AERIAL SITE PLAN
- AI.7 PHOTOS OF CABLE HUT

## FLOOD ZONE:

AE-10  
SEE ATTACHED FLOOD MAP  
FLOOD PROOFING BUILDING PER  
AE-10 PROPOSED STRUCTURAL FLOODPROOFING

## LOCATION MAP:



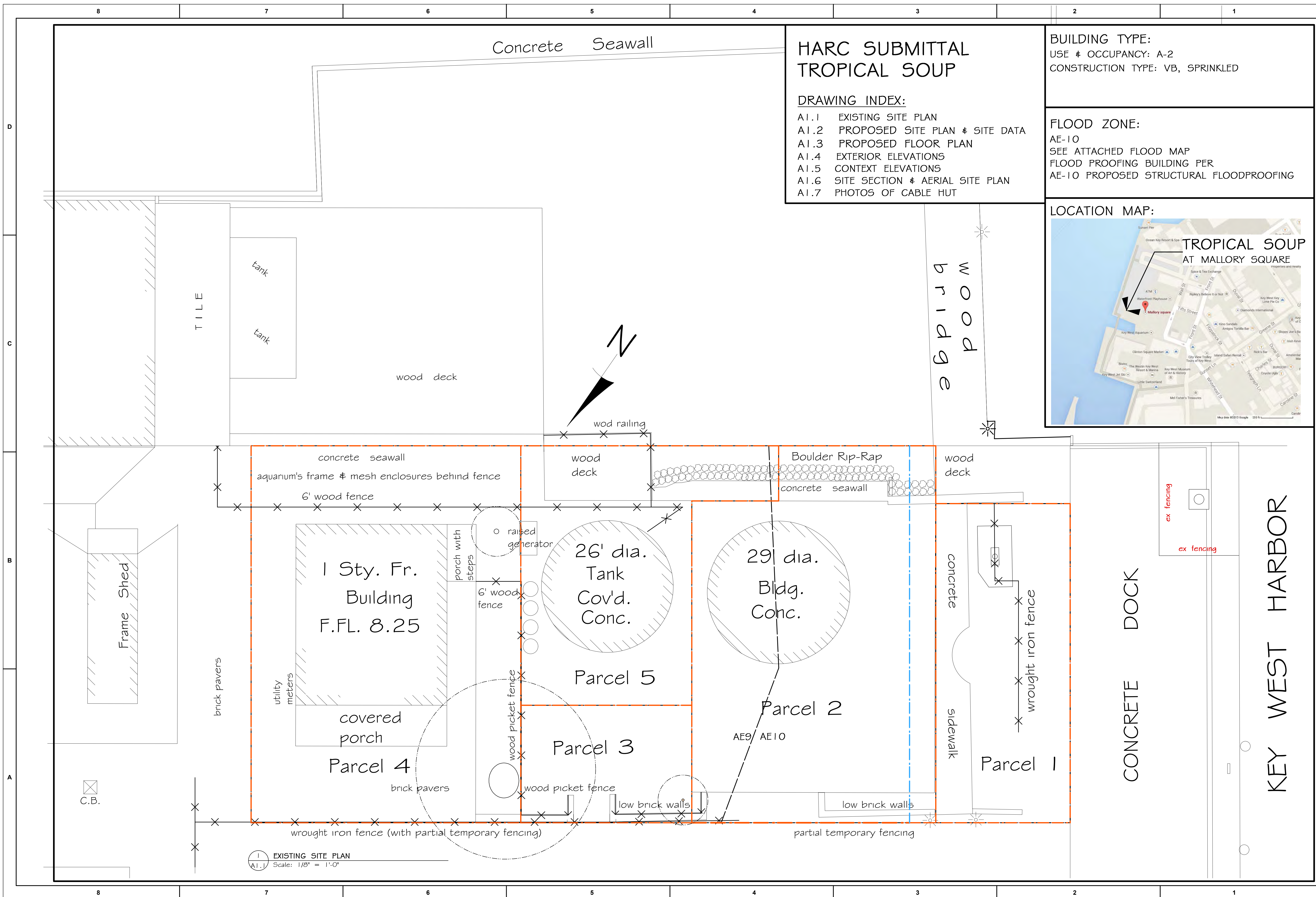
471 U.S. HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692

PROJECT:  
TROPICAL SOUP  
MALLORY SQUARE  
KEY WEST, FL 33040

DRAWING TITLE:  
EXISTING SITE

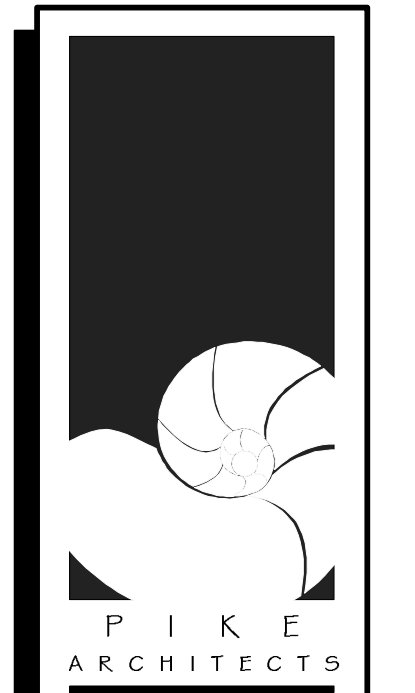
PROJECT NUMBER:  
14.17  
DRAWN: LS/TSN  
CHECKED:  
DATE: 03.07.2017

SHEET #  
A1.1



1 EXISTING SITE PLAN  
AI.1 Scale: 1/8" = 1'-0"

REVISION #	DATE
#1	04.25.2017



471 U.S. HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692

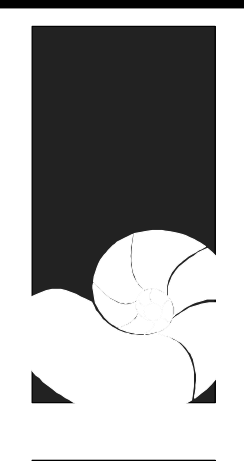
PROJECT:  
**TROPICAL SOUP**  
MALLORY SQUARE  
KEY WEST, FL 33040

DRAWING TITLE:  
**PROPOSED SITE PLAN**

PROJECT NUMBER:  
14.17

DRAWN: LS/TSN  
CHECKED:  
DATE: 03.07.2017

SHEET #  
**A1.2**



# "Tropical Soup"

## PROPOSED RESTAURANT

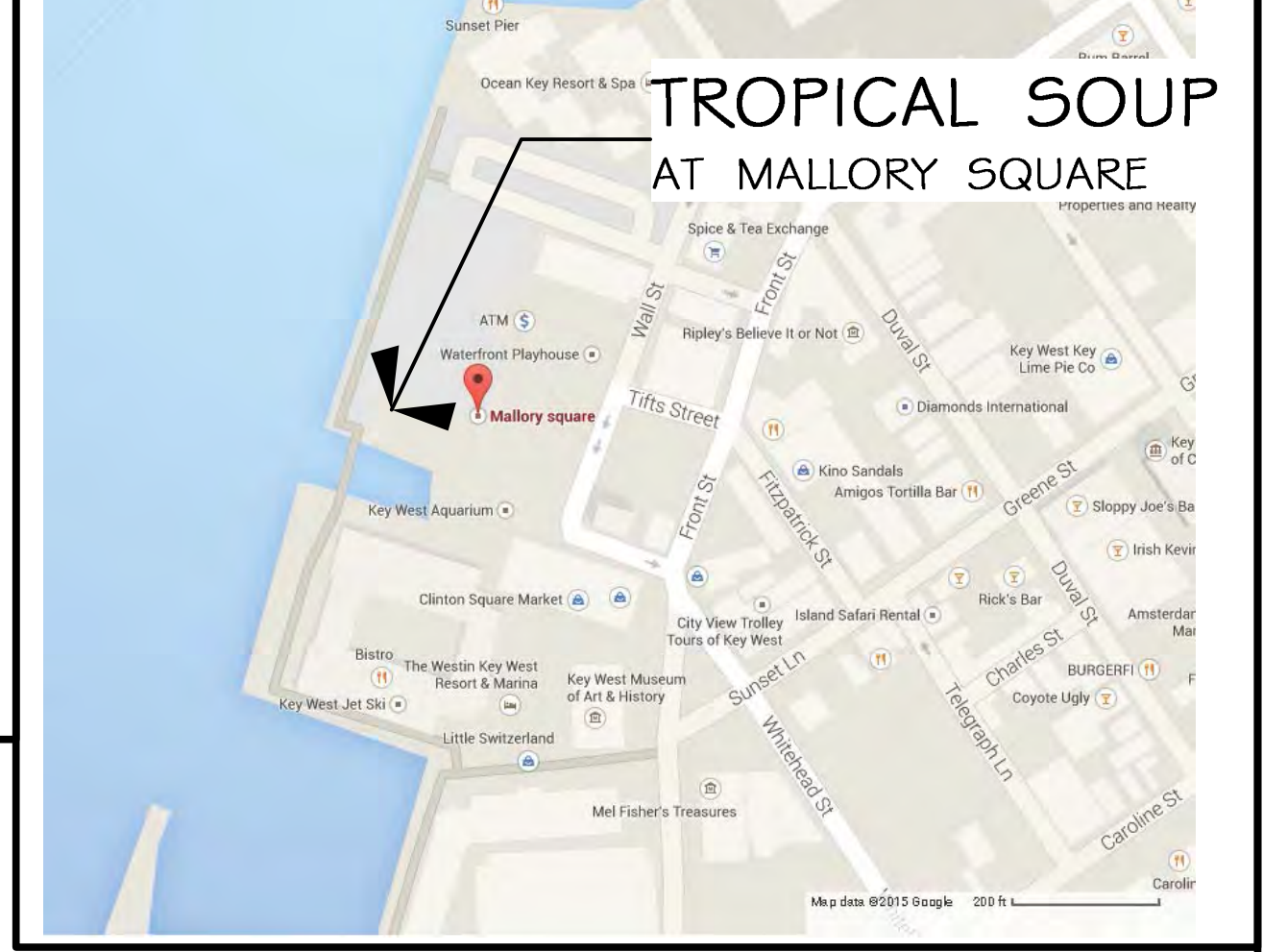
- AT MALLORY SQUARE -

ARCHITECTS : PETER PIKE & ASSOCIATES  
471 US HIGHWAY 1, KEY WEST, FLORIDA 305-296-1692

BUILDING TYPE:  
USE & OCCUPANCY: A-2  
CONSTRUCTION TYPE: VB, SPRINKLED

FLOOD ZONE:  
AE-10  
SEE ATTACHED FLOOD MAP  
FLOOD PROOFING BUILDING PER  
AE-10 PROPOSED STRUCTURAL FLOODPROOFING

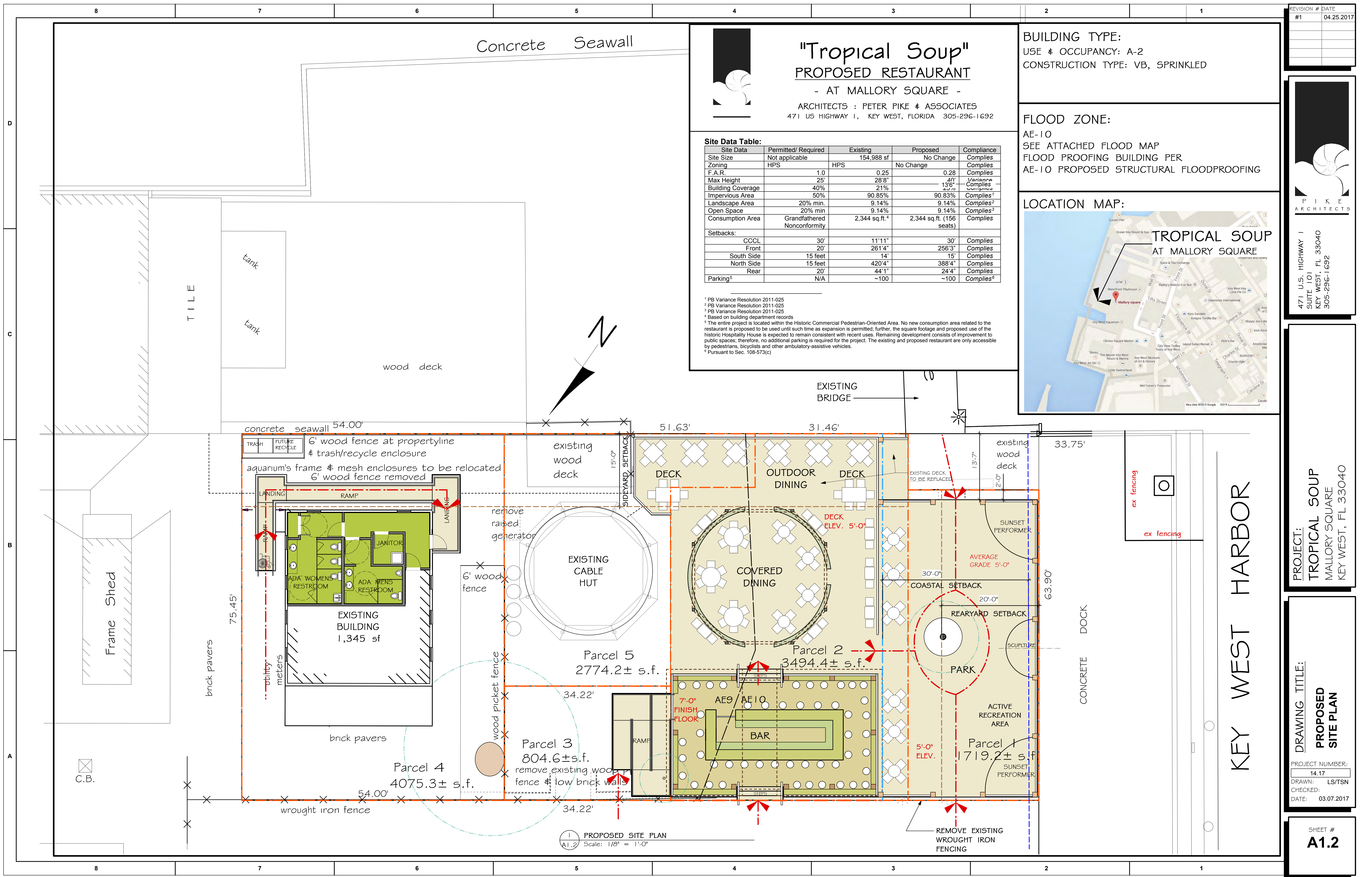
### LOCATION MAP:



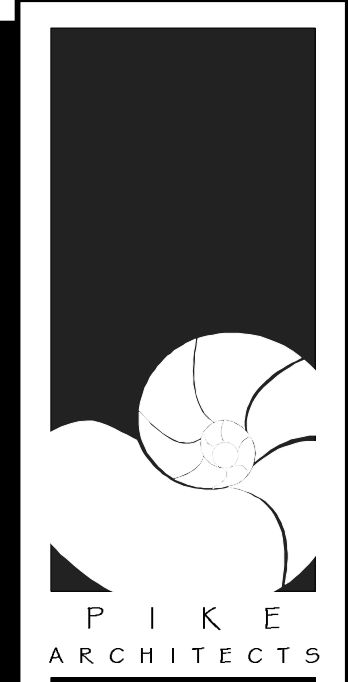
#### Site Data Table:

Site Data	Permitted/ Required	Existing	Proposed	Compliance
Site Size	Not applicable	154,988 sf	No Change	Complies
Zoning	HPS	HPS	No Change	Complies
F.A.R.	1.0	0.25	0.28	Complies
Max Height	25'	28'8"	40'	Variance Complies
Building Coverage	40%	21%	13'6"	Complies
Impervious Area	50%	90.85%	90.83%	Complies <sup>1</sup>
Landscape Area	20% min.	9.14%	9.14%	Complies <sup>2</sup>
Open Space	20% min	9.14%	9.14%	Complies <sup>3</sup>
Consumption Area	Grandfathered Nonconformity	2,344 sq.ft. <sup>4</sup>	2,344 sq.ft. (156 seats)	Complies
<b>Setbacks:</b>				
CCCL	30'	11'11"	30'	Complies
Front	20'	261'4"	256'3"	Complies
South Side	15 feet	14'	15'	Complies
North Side	15 feet	420'4"	388'4"	Complies
Rear	20'	44'1"	24'4"	Complies
Parking <sup>5</sup>	N/A	~100	~100	Complies <sup>6</sup>

<sup>1</sup> PB Variance Resolution 2011-025  
<sup>2</sup> PB Variance Resolution 2011-025  
<sup>3</sup> PB Variance Resolution 2011-025  
<sup>4</sup> Based on building department records  
<sup>5</sup> The entire project is located within the Historic Commercial Pedestrian-Oriented Area. No new consumption area related to the restaurant is proposed to be used until such time as expansion is permitted; further, the square footage and proposed use of the historic Hospitality House is expected to remain consistent with recent uses. Remaining development consists of improvement to public spaces; therefore, no additional parking is required for the project. The existing and proposed restaurant are only accessible by pedestrians, bicyclists and other ambulatory-assistive vehicles.  
<sup>6</sup> Pursuant to Sec. 108-573(c)



1 PROPOSED SITE PLAN  
A1.2 Scale: 1/8" = 1'-0"



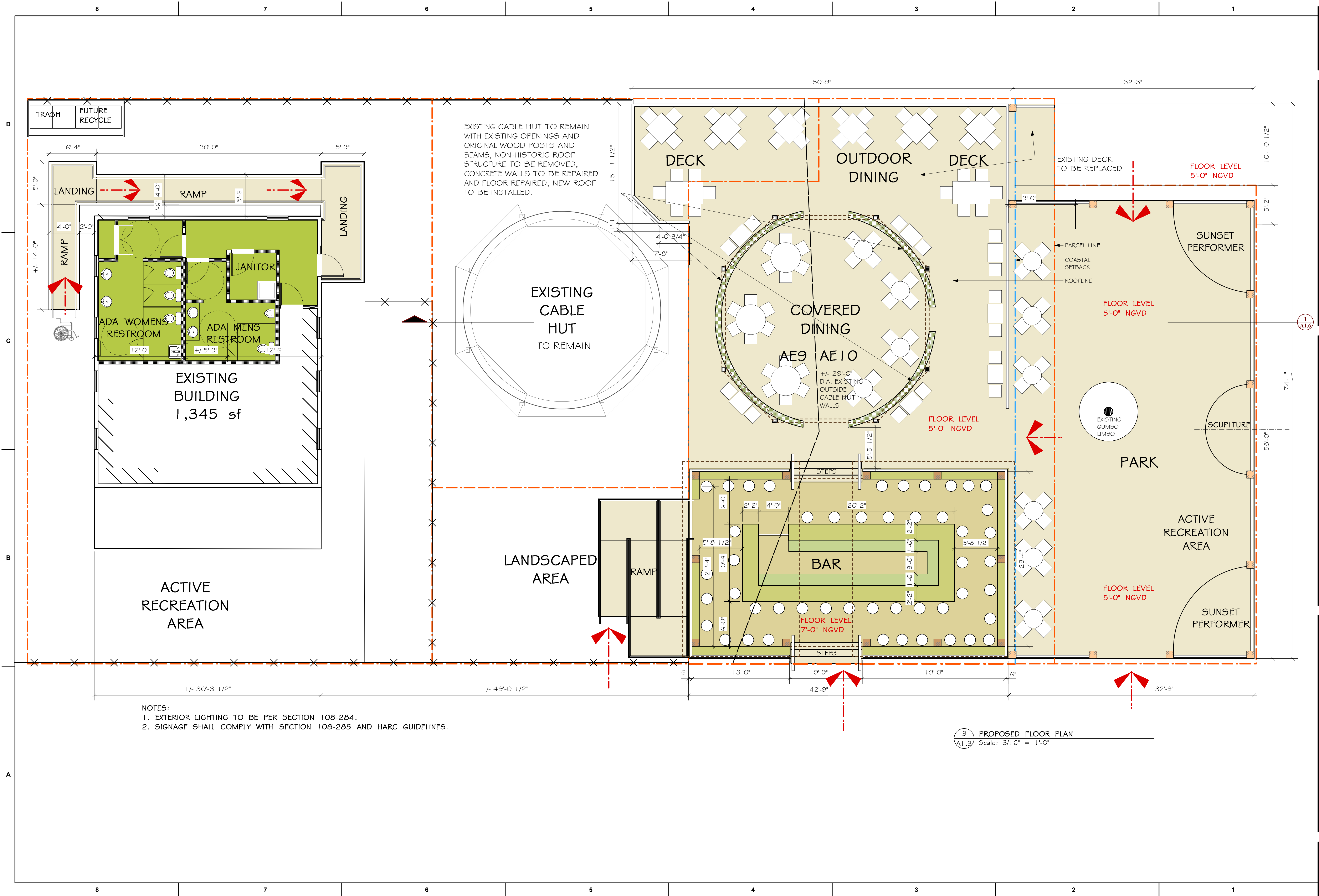
471 U.S. HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692

PROJECT:  
TROPICAL SOUP  
MALLORY SQUARE  
KEY WEST, FL 33040

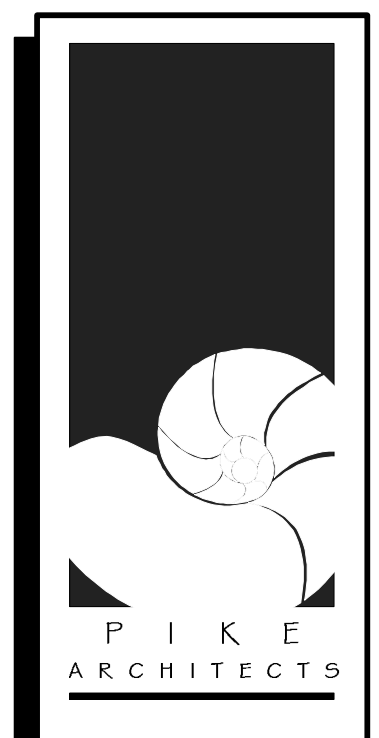
DRAWING TITLE:  
PROPOSED  
FLOOR PLAN

PROJECT NUMBER:  
14.17  
DRAWN: LS/TSN  
CHECKED:  
DATE: 03.07.2017

SHEET #  
A1.3



REVISION #	DATE
#1	04.25.2017



471 U.S. HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692

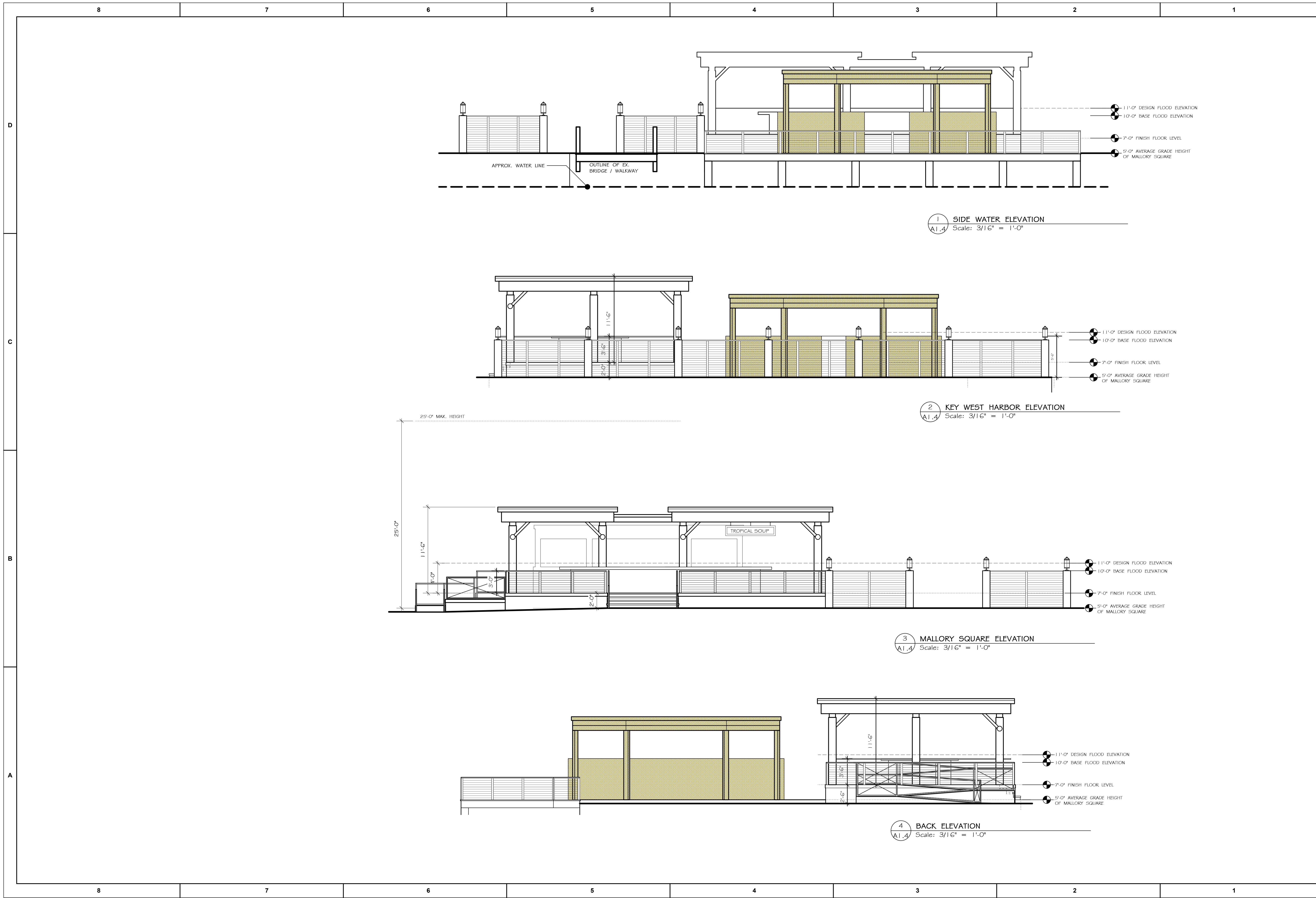
PROJECT:  
**TROPICAL SOUP**  
MALLORY SQUARE  
KEY WEST, FL 33040

DRAWING TITLE:  
**ELEVATIONS**

PROJECT NUMBER:  
14.17

DRAWN: LS/TSN  
CHECKED:  
DATE: 03.07.2017

SHEET #  
**A1.4**

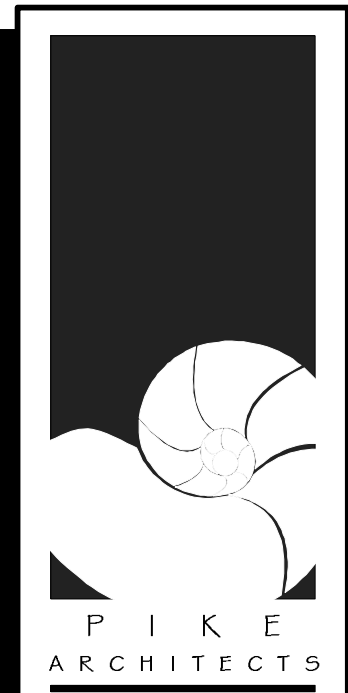


1 SIDE WATER ELEVATION  
Scale: 3/16" = 1'-0"

2 KEY WEST HARBOR ELEVATION  
Scale: 3/16" = 1'-0"

3 MALLORY SQUARE ELEVATION  
Scale: 3/16" = 1'-0"

4 BACK ELEVATION  
Scale: 3/16" = 1'-0"

P I K E  
ARCHITECTS

471 U.S. HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692

PROJECT:  
**TROPICAL SOUP**  
MALLORY SQUARE  
KEY WEST, FL 33040

DRAWING TITLE:  
**CONTEXT ELEVATIONS**

PROJECT NUMBER:  
14.17  
DRAWN: LSTSN  
CHECKED:  
DATE: 03.07.2017

SHEET #  
**A1.5**



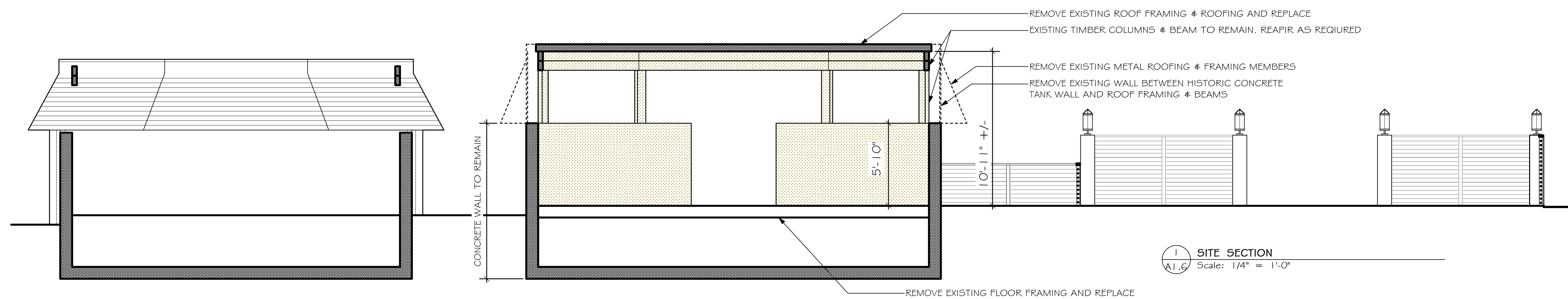
1 MALLORY SQUARE ELEVATION  
A1.5 Scale: 3/16" = 1'-0"

2 SOUTHWEST SIDE ELEVATION  
A1.5 Scale: 3/16" = 1'-0"

3 NORTHEAST SIDE ELEVATION  
A1.5 Scale: 3/16" = 1'-0"

4 SIDE WATER ELEVATION  
A1.5 Scale: 3/16" = 1'-0"

8 7 6 5 4 3 2 1



D

C

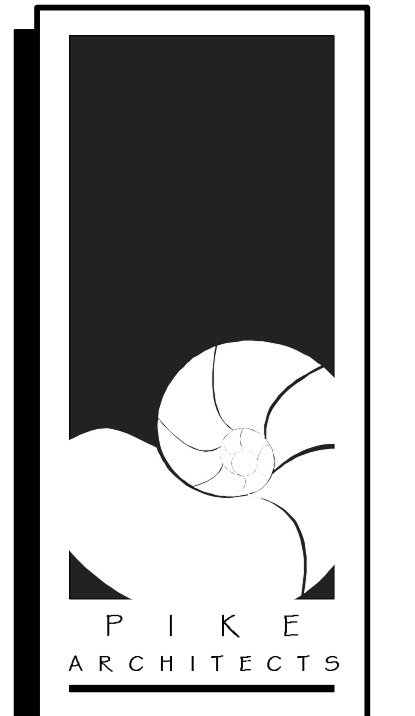
B

A



8 7 6 5 4 3 2 1

REVISION #	DATE
#1	04.25.2017
	12.08.2016



471 U.S. HIGHWAY 1  
 SUITE 101  
 KEY WEST, FL 33040  
 305-296-1692

PROJECT:  
**TROPICAL SOUP**  
 MALLORY SQUARE  
 KEY WEST, FL 33040

DRAWING TITLE:  
**SITE SECTION & AERIAL SITE PLAN**

PROJECT NUMBER:  
 14.17

DRAWN: LS/TSN  
 CHECKED:  
 DATE: 03.07.2017

SHEET #  
**A1.6**

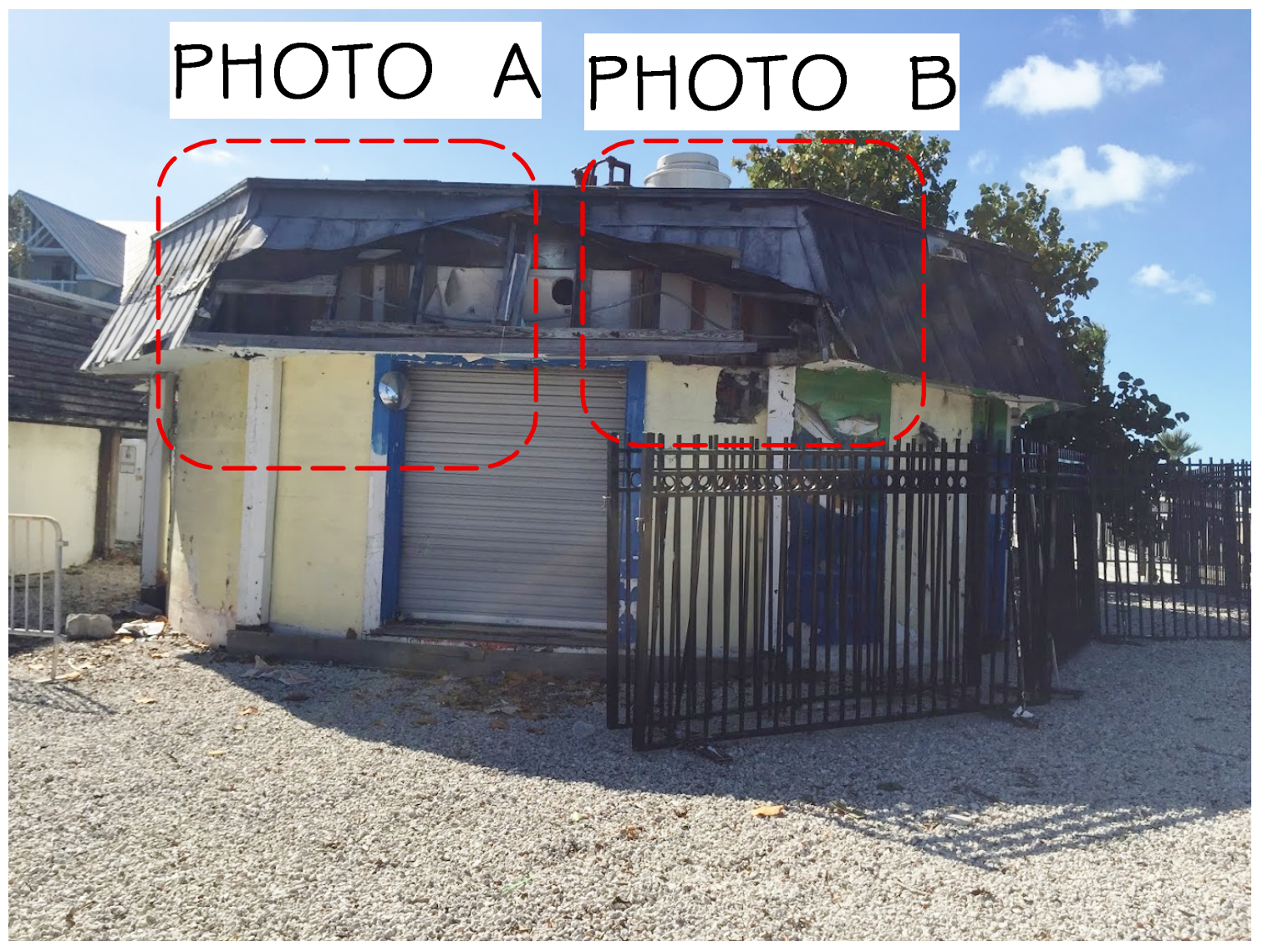




REMOVE EXISTING METAL ROOFING, FRAMING DETERIORATED SOFFIT & DOORS



REMOVE EXISTING METAL ROOFING, ROOF FRAMING AND DETERIORATED SOFFIT



EXISTING CABLE HUT



INTERIOR REMOVE DETERIORATED FLOORING AND REPLACE



REMOVE ALL EXISTING DOORS AND ROOFING. REPAIR ALL CONCRETE SPALLING AT WALLS



REMOVE ALL EXISTING DOORS AND ROOFING. ALL HISTORIC TIMBERS COLUMNS & BEAMS TO REMAIN AND REPAIRED AS REQUIRED



ALL HISTORIC TIMBERS COLUMNS & BEAMS TO REMAIN AND REPAIRED AS REQUIRED



EXISTING CABLE HUT INTERIOR REMOVE ALL INTERIOR KITCHEN EQUIPMENT & NON HISTORIC MATERIALS



EXISTING CABLE HUT INTERIOR REMOVE ALL INTERIOR NON HISTORIC MATERIALS AT WALLS AND ROOF

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., May 23, 2017 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**MAJOR DEVELOPMENT PLAN -REMOVAL OF NON-HISTORIC PORTIONS OF WALLS AND ROOF OF EXISTING CABLE HUT. NEW PAVILION FOR A RESTAURANT AND REFURBISH OF EXISTING CABLE HUT. NEW RAMPS FOR THE PROPOSED RESTAURANT AND FOR THE HOSPITALITY HOUSE. REPAIRS TO EXISTING CABLE HUT.**

**MALLORY SQUARE**

**Applicant – Pike Architects      Application #17-03-0008**

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.

# Public Meeting Notice

City of San Francisco Planning and Public Works Department, 450 Golden Gate Avenue, San Francisco, CA 94102-6219

**MAJOR DEVELOPMENT PLAN - REMOVAL OF NON-HISTORIC PORTIONS OF WALLS AND ROOF OF EXISTING CABLE HUT, NEW FACILION FOR A RESTAURANT AND REEUBRISH OF EXISTING CABLE HUT, NEW RAMPS FOR THE PROPOSED RESTAURANT AND FOR THE HOSPITALITY HOUSE, REPAIRS TO EXISTING CABLE HUT**

**WALLORY SQUARE**

Application # 2017-03-0000

For more information on this project, visit the Planning Department's public website at [www.sfdph.org/dph/epi/ehp/ehp.htm](http://www.sfdph.org/dph/epi/ehp/ehp.htm)

For more information on the City of San Francisco's public participation process, visit the Planning Department's public website at [www.sfdph.org/dph/epi/ehp/ehp.htm](http://www.sfdph.org/dph/epi/ehp/ehp.htm)



