

Sunset Celebration at Mallory Square: Task 1 Discovery

Existing Historic Building & Restroom Needs Assessment

May 2023



Table of Contents

1.0 EXECUTIVE SUMMARY.....	2
2.0 SITE ANALYSIS.....	4
2.1 Background.....	4
2.2 Site Analysis.....	5
2.3 The Mallory Family of Mystic Connecticut.....	10
2.4 The End of an Era / Transition.....	11
2.5 A New Era.....	12
3.6 Recommendations.....	12
3.0 EXISTING HISTORIC BUILDING ASSESSMENT.....	14
3.2 Buildings.....	15
3.2.a Tift & Company: Icehouse.....	15
3.2.b Tift & Company: Ships Chandlery.....	17
3.2.c Tift & Company: Cistern #1 / Public Restrooms.....	19
3.2.d Wall & Company Warehouse.....	21
3.2.e Mallory Steamship Company Ticket Office (Hospitality House)	23
3.2.f Grocer / Key West Art Center	25
3.2.g Key West Aquarium	27
3.2.h Tift and Mallory Warehouse / Waterfront Playhouse	29
3.2.i Cable Huts.....	31
3.2.j Tift & Company: Cistern #2	32
4.0 REPOSITORIES	34
5.0 BIBLIOGRAPHY.....	35
APPENDIX A: PHOTOGRAPHS.....	39
APPENDIX B: HISTORIC AMERICAN BUILDINGS SURVEYS	86
APPENDIX C: OTHER RESOURCES	132

1.0 EXECUTIVE SUMMARY

For Task 1: Discovery, R.J. Heisenbottle Architects (RJHA) was tasked with performing a Historic Building Inventory, Existing Historic Building Assessment, and a Public Restroom Needs Assessment.

The Historic Building Inventory included assembling and reviewing historic designation reports and documents to understand the property's history and role in the broader context of the area's development, original construction, and later modifications, occupancies and uses over time. The research was conducted at the following repositories: Key West Art and Historical Society; Monroe County Public Library; Florida Keys Public Libraries flickr; the Florida Department of State, Division of Historic Resources; Florida State Archives; Library of Congress, Historic American Buildings Survey; Newspapers.com; and the Florida Department of Transportation Aerial Photography Archive. Please refer to Section 6.0 for a complete list of repositories.

The information revealed during this process necessitated an analysis of the site to understand the site's history and the evolution of Mallory Square. This analysis is presented in Section 2.0 Site Analysis and provides an overview of the site's history. During the initial kickoff meetings, Commissioner Kaufman, informed the consultant team that Mallory Square is named after Stephen R. Mallory and there is community-wide confusion about the origin of the name. This conflicted with the research information reviewed during the site analysis that revealed that Mallory Square is associated with the Mallory Steamship Company and the Mallory Family of Mystic Connecticut. The Mallory Steamship Company operated their steamships out of A. J. Tift's Docks from 1866-1902 and then owned the docks from 1902-1923. The sources reviewed did not mention Stephen R. Mallory or connect him to Mallory Square.

The question about how Mallory Square was named was raised during the discovery process, so a meeting was held on Monday, September 19th with Corey Malcom, Lead Historian, at the Florida Keys History Center to review the history of Mallory Square. It was concluded that Mallory Square should be named after the Mallory Steamship Company. A detailed discussion on this is provided in Section 2. During this site visit, a review of the Old Island Restoration Foundation Inc. historical records revealed a pamphlet used to disseminate information about the history and preservation of Mallory Square in 1962 that acknowledged that Mallory Square was named in honor of Stephen R. Mallory. Recommendations are provided in Section 2 for hosting a rededication ceremony for Mallory Square to provide accurate information about the site's history and to reassociate Mallory Square with the Mallory Steamship Company and the Mallory Family of Mystic Connecticut—one of the most important American shipping, shipbuilding and seafaring families in the nation's maritime history.

The existing historic buildings assessment evaluates the current condition of various architectural and structural building components and identifies maintenance deficiencies that will lead to or are causing damage. This is a non-comprehensive assessment intended to provide an overview of the buildings and their general conditions at the time of the survey. This assessment provides resource information, conditions ratings, building descriptions, conditions descriptions, recommendations and corresponding photographs.

Recommendations Summary:

- Building Conditions:
 - 1 building is in poor condition.
 - 5 buildings are in fair to poor condition.

- 3 buildings are in fair condition.
 - 2 buildings are in good condition.
- Comprehensive existing conditions assessments should be prepared for all the buildings. The existing conditions assessments should be prepared by an Historic Architect that meets the requirements of Federal Regulation 36 CFR Part 61. The assessment should also include Structural Engineering and Mechanical, Electrical and Plumbing Engineering reports. The sub-consultants should also meet the Professional Qualification Standards (36 CFR Part 61).
- The Structural Assessment should pay specific attention to the masonry at the Icehouse, Chandlery, Tift/Mallory Warehouse and Wall & Company Warehouse buildings.
- All buildings will need to undergo an Accessibility Review to ensure compliance with the Americans with Disabilities Act. Building access and site design will need to be carefully coordinated.
- All buildings will need to undergo a Flood Adaption Review. The review should include an analysis of Chapter 34 Floods of the Key West Code of Ordinances, and the flood-resistant construction requirements of the Florida Building Code. All proposed work shall comply with the guidance in the National Park Service Guidelines on Flood Adaption for Rehabilitating Historic Buildings and FEMA Floodplain Management Bulletin for Historic Structures. Again, this will need to be carefully coordinated with the proposed site design.
- The restoration of the buildings should be carefully coordinated with the site work. If possible, all buildings should be renovated or restored in a sequential manner that aligns with the construction timeline for Mallory Square.

The Public Restroom Needs Assessment revealed that the current restrooms are undersized and only provide 10 water closets, or 26% of the water closets needed to adequately service an occupancy load of 2,000 people. Stated otherwise, the current restroom facility is short 29 water closets. As the project progresses and Task 2 gets underway, RJHA will prepare Master Plan level space planning/volume sizing concept alternatives for the new restroom facilities. Before that time, the City should consider whether or not they are interested in providing gender neutral restrooms.

3.0 EXISTING HISTORIC BUILDING ASSESSMENT

The Existing Historic Building Assessment process included an initial two-day site visit held on August 4th and 5th, 2022 to review the existing conditions prior to preparing the written assessment. A second site meeting was conducted on September 20, 2022 to review and document the existing conditions of the Tift/Mallory Warehouse - Waterfront Playhouse. These site visits were attended by Richard Heisenbottle, President, and Nina Caruso, Director of Historic Preservation Services, of RJHA. The surveys utilized visual and photographic methods to investigate potential problem areas in order to identify the existing conditions of the structures. The visual overview was obtained from vantage points at grade level. Areas of concern were inspected visually and documented through digital images.

The existing historic buildings assessment evaluates the current condition of various architectural and structural building components and identifies maintenance deficiencies that will lead to or are causing damage. The existing historic buildings assessment will inform the scope of preservation and rehabilitation work required for the reuse of the buildings in Mallory Square, as well as two adjacent structures. This report provides resource information, conditions ratings, building descriptions, conditions descriptions, recommendations and corresponding photographs. As a management tool, the report is intended to assist with the development of a building program that addresses maintenance deficiencies and creation of rehabilitation plans. The report may also be useful for acquiring funds necessary to undertake various building assessments and projects.

3.1 Condition Ratings

The conditions are rated as Good, Fair, or Poor and describe the actual condition of the building at the time of survey and are based on those outlined by the National Park Service Facility Management Division's Asset Management Process (AMP) under the Facility Condition Index Rating Scale.

Condition Ratings: Describe the physical condition of a building component.

Good - This rating indicates:

- routine maintenance should be sufficient to maintain the current condition.

Fair - This rating indicates:

- the condition of the component doesn't impact building operations, but
- the component requires more than routine maintenance and repair/rehabilitation work is required in the near future.

Poor – This rating indicates:

- the component requires immediate repair/rehabilitation work to meet life safety requirements.
- maintenance should be scheduled for the current year and / or
- immediate repair / rehabilitation should be coordinated with long term management objectives.

3.2.h Tift and Mallory Warehouse / Waterfront Playhouse

Resource Name:	Tift and Mallory Warehouse/Waterfront Playhouse
Address:	310 Wall Street Key West, FL 33040
Year Constructed:	Ca. 1850
Owner/Manager:	City of Key West
Current Use:	Key West Players Lease
Open to Public:	Yes
National Register Status:	Listed
Significance:	This building was constructed around 1850 and originally served as Tift and Company's warehouse storage and was last used by the Mallory Steamship Co. "In 1960, the Key West Players, a local theater group, found a home in this warehouse with the help of fellow Player, Tennessee Williams. The Key West Players completely restored the building and converted it into a modern, functional playhouse for their use. The building and theatre group then became known as the Waterfront Playhouse, which is considered the oldest continuously running theatre group in Florida today." ²²
Condition Rating:	Poor
Description:	<p>The Waterfront Playhouse is a one-story rectangular building constructed with exterior load-bearing masonry walls consisting of limestone finished with a parge coat. The gabled ended roof structure bears on the masonry walls and is finished with standing seam metal roofing at the exterior and is exposed at the interior. The roofline is accented with a stepped cornice. The east elevation features a large round arched opening with paired solid wood doors with sidelights and transom windows. Above the</p>

²² "History of Mallory Square." *History of Mallory Square | Key West, FL*, www.cityofkeywest-fl.gov/743/History-of-Mallory-Square. Accessed 31 May 2023.

door opening is a large round arched window opening with an infill panel. Four curved steps lead up to the front entrance and two decorative metal handrails are mounted to the stairs. The stairs are flanked by two curved sidewalls. A large canopy is mounted to the walls. At the south elevation, there is a segmental arched opening with paired wood doors.

An ell addition was construed sometime between 1971 and 1985 to enlarge the theater space. The addition is constructed of either CMU or concrete. The exterior is finished with metal lath and stucco. An enclosed entry vestibule with gabled roof extends out from the west elevation. There is a secondary entrance at the west elevation that is accessed by a concrete ramp. The rectangular masonry opening has two paired wood doors. There is a second entrance at the south elevation. The roof of the addition continues the same form as the Waterfront Playhouse. There are two one-over-one windows at the north elevation.

Condition: The building is in poor condition.

The parge coat is cracking and failing exposing sections of the limestone. The exposed sections of the limestone reveal the weathered condition of the stone and the mortar joints. There are several areas at the south elevation, where ferns and other vegetation are growing out of the wall. The stone at this location is discolored from bio growth and has mortar deterioration problems. The front (east) entry steps are also constructed of limestone finished with parge coat. The parge coat on the steps needs to be repaired.

At the interior, the condition of the stone is worse than the exterior. Chunks of stone and stone dust fall to the floor and require cleaning every couple of weeks. The debris observed on the aisle carpet is about two months worth of deterioration. This is signifying an active problem that needs to be addressed immediately. Furthermore, cracks were observed along the top of the wall just below the roof framing.

The exterior wall surface of the addition has significant cracking and is failing. Water has penetrated the coating and has caused the metal lath to rust. As the metal lath rusts, and expands and contracts it is causing the stucco to fail and the metal lath to break.

Recommendations:

- Prepare a comprehensive existing conditions assessment that includes:
 - Structural and Mechanical, Electrical and Plumbing Engineering Reports.
 - The Structural Engineering Report should include an analysis of the roof framing and evaluation of the condition of the interior and exterior wall surfaces.
 - An Accessibility Review to ensure compliance with the Americans with Disabilities Act.
 - A Flood Adaptation Review to ensure compliance with Chapter 34 Floods of the Key West Code of Ordinances, and the flood-resistant construction requirements of the Florida Building Code.
- Doors: Repair the doors as necessary to maintain their functionality.
- Install ADA accessible signage that directs one to an accessible entrance. The existing assessable entrance is sloped slightly downward, consider making improvements to level the surface.

- Inspecting the roof and roof edge for leaks.
- Repair and replace and rotted wood components like the door surrounds and frames.

Photo Numbers: 49-63



49. Tift and Mallory Warehouse / Waterfront Playhouse, east elevation, camera facing northwest.



50. Tift and Mallory Warehouse / Waterfront Playhouse, partial east elevation, camera facing northwest. Note saturation of parge coat and cracking.



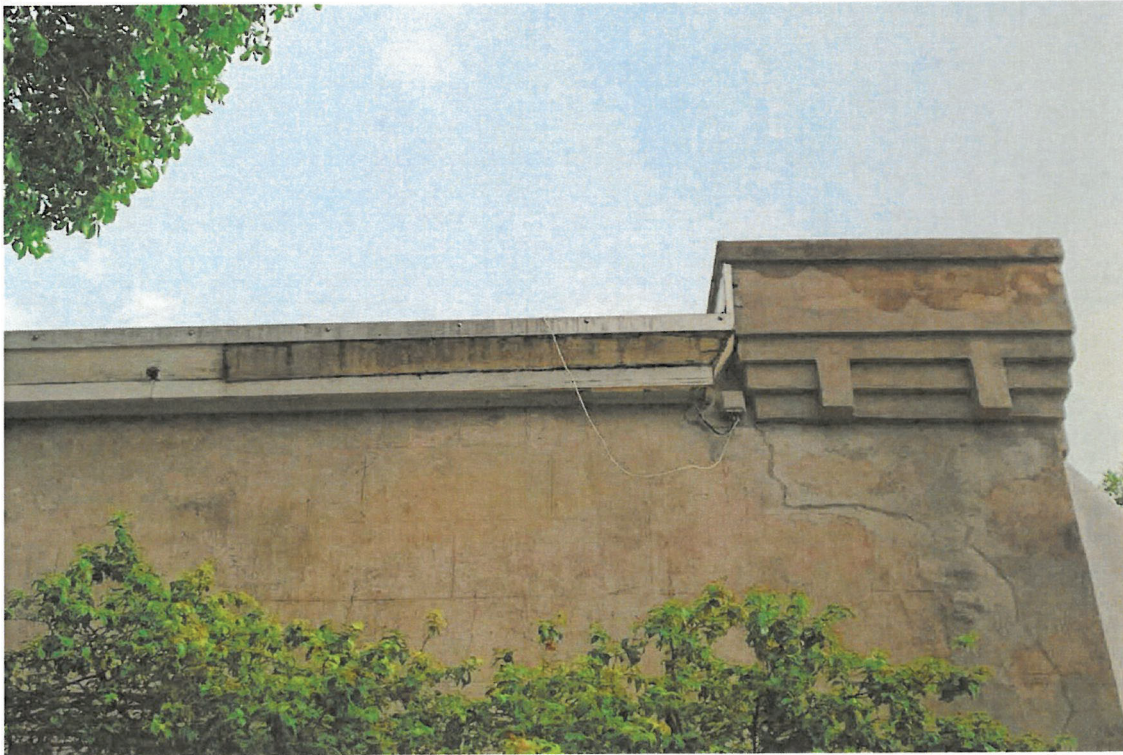
51. Tift and Mallory Warehouse / Waterfront Playhouse, partial east elevation, camera facing west. Note deterioration of parge coat and limestone.



52. Tift and Mallory Warehouse / Waterfront Playhouse, partial east elevation, camera facing west.



53. Tift and Mallory Warehouse / Waterfront Playhouse, front entry steps at east elevation, camera facing down and northwest. Note deterioration of steps.



54. Tift and Mallory Warehouse / Waterfront Playhouse, partial south elevation. Note crack.



55. Tift and Mallory Warehouse / Waterfront Playhouse, partial south elevation. Note deteriorated parge coat and cracking.



56. Tift and Mallory Warehouse / Waterfront Playhouse, partial west elevation.
Note severe deterioration and failure of parge coat.



57. Tift and Mallory Warehouse / Waterfront Playhouse, attic, camera facing southwest. Note daylight along roofline.



58. Tift and Mallory Warehouse / Waterfront Playhouse, attic, camera facing west. Note cracks in top of wall and below roof framing.



59. Tift and Mallory Warehouse / Waterfront Playhouse, interior, camera facing southwest. Example of conditions at south wall.



60. Tift and Mallory Warehouse / Waterfront Playhouse, interior, north wall, camera facing northeast.



61. Tift and Mallory Warehouse / Waterfront Playhouse, interior, camera facing southwest.



62. Tift and Mallory Warehouse / Waterfront Playhouse, south wall, camera facing down and southwest. Note deterioration of wall. Stone and mortar are on the carpet below.



63. Tift and Mallory Warehouse / Waterfront Playhouse, south wall, camera facing south. Note severe deterioration of wall.

5.0 BIBLIOGRAPHY

- Bender & Associates Architects, Key West, FL, 2015, *Mallory Square Historic Cable Huts Historic Structures Report*.
- "City Takes Possession of Clyde Mallory Docks with \$25M Payment." *The Key West Citizen*, 3 Sept. 1952.
- "Florida Department of Transportation: Aerial Photography Archive."
<https://www.fdot.gov/gis/aerialmain.shtm>.
- "Forseth-Tift Family Collection." *Collections & Research*, Mystic Seaport Museum, 8 June 2016,
<https://research.mysticseaport.org/coll/coll277/>.
- "History of Key West Aquarium." *Key West Aquarium*, 24 May 2022,
www.keywestaquarium.com/aquarium-history.
- "History of Mallory Square." *History of Mallory Square | Key West, FL*, www.cityofkeywest-fl.gov/743/History-of-Mallory-Square. Accessed 31 May 2023.
- The History of Mallory Square*, Old Island Restoration Foundation, Inc., Key West, FL, 1960.
- Key West Art Center. "About Us - History." *Key West Art Center & Gallery*,
<https://keywestartcenter.com/history>.
- Kirkland, Edward C. "The Mallorys of Mystic: Six Generations in American Maritime Enterprise. By James P. Baughman. Middletown, Conn., Wesleyan University Press, 1972. Pp. Xvii 496. \$17.50." *Business History Review* 47.1 (1973): 103-04. Print.
- Kohler, P.C. "Lone Star Liner: S.S. Henry R. Mallory." *Wanted on Voyage*, 20 Aug. 2020,
<https://wantedonthevoyage.blogspot.com/2020/08/lone-star-liner-ss-henry-r-mallory.html>.
- Langley, Joan, and Wright Langley. *Key West, Images of the Past*. C.C. Belland & E.O. Swift, 1982.
- Langley, Wright, and Joan Langley. *Key West and the Spanish-American War*. Langley Press, 1998.
- "Mallory Family Collection." *Collections & Research*, Mystic Seaport Museum, 19 Dec. 2019,
<https://research.mysticseaport.org/coll/coll005/#d0e36>.
- "The Mallory Line Launches Another Handsome Steamer." *The Tampa Sunday Tribune*, 20 Aug. 1916, p. 15.

"National Register Bulletin 16A - How to Complete the National Register Registration Form."
Publications of the National Register of Historic Places, National Park Service,
<https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>.

National Register Bulletin: How to Apply the National Register Criteria for Evaluation, National Park Service, 1995, pp. 5–5.

"National Register of Historic Places registration form/working files, NPS: Key West Historic District."

"National Register of Historic Places registration form/working files, NPS: Key West Historic District (Boundary Increase)."

"Southern Express Company, Mallory Square, Key West, Monroe County, FL." *Historic American Buildings Survey*, 1967, <https://www.loc.gov/pictures/collection/hh/item/fl0147/>.

"Sunset Celebration at Mallory Square." *About Us*,
<https://www.sunsetcelebration.org/index.php/about-us/>.

"Tift & Company, Ships Chandlery & Icehouse, Mallory Square, Key West, Monroe County, FL." *Historic American Buildings Survey*, 1967, <https://www.loc.gov/pictures/collection/hh/item/fl0148/>.

"Wall & Company Warehouse, Wall & Exchange Streets, Key West, Monroe County, FL." *Historic American Buildings Survey*, 1967, <https://www.loc.gov/pictures/collection/hh/item/fl0152/>.

"Waterford Birthplace of Charles Mallory of Mystic." *Connecticut Digital Archive*, Mystic Seaport Museum, <https://ctdigitalarchive.org/islandora/object/70002%3A1255>.

Waterman, Sue. "Historic Charles Mallory House In Mystic." *Mystic Knotwork*, Mystic Knotwork, 1 Sept. 2021, <https://mysticknotwork.com/blogs/news/historic-charles-mallory-house-in-mystic>.

Whitehead, William A. "Map of the Town of Key West Together with the Island." *Maps of the Past*, <https://www.mapsofthepast.com/key-west-florida-fl-landowner-map-whitehead-1829.html>.

Windhorn, Stan, and Wright Langley. *Yesterday's Key West*. Langley Press Inc, 1996.

Maps

1884 Maps: Stoner, J. J, H Wellge, and Beck & Pauli. *Bird's eye view of Key West, Fla., Key West Island, C.S. Monroe Co.* [Madison, Wis.: J.J. Stoner, 1884] Map. Retrieved from the Library of Congress, <www.loc.gov/item/83693954/>.

1906 Maps: Ashe, T. J, and E.P. Noll & Co. *Map of the city of Key West, Monroe Co., Florida: from the original maps and surveys of Wm. A. Whitehead dated Feb., from meets and bounds shown on the map, from deeds recorded in Monroe County*. Philadelphia, Pa.: E.P. Noll & Co, 1908. Map. Retrieved from the Library of Congress, <www.loc.gov/item/2010592711/>.

McDonald, Dale M., 1949-2007. *Aerial view of a section of the city - Key West, Florida*. 1970 (circa). State Archives of Florida, Florida Memory. Accessed 6 Sep. 2022. <<https://www.floridamemory.com/items/show/99425>>

Sanborn Fire Insurance Map from Key West, Monroe County, Florida. Sanborn Map Company, Apr, 1889. Map. Retrieved from the Library of Congress, <www.loc.gov/item/sanborn01291_001/>.

Sanborn Fire Insurance Map from Key West, Monroe County, Florida. Sanborn Map Company, Apr, 1892. Map. Retrieved from the Library of Congress, <www.loc.gov/item/sanborn01291_002/>.

Sanborn Fire Insurance Map from Key West, Monroe County, Florida. Sanborn Map Company, Apr, 1899. Map. Retrieved from the Library of Congress, <www.loc.gov/item/sanborn01291_003/>.

Sanborn Fire Insurance Map from Key West, Monroe County, Florida. Sanborn Map Company, Apr, 1912. Map. Retrieved from the Library of Congress, <www.loc.gov/item/sanborn01291_004/>.

Images

Crowd checking sword during swallowing performance at the Sunset Celebration in Key West. 1991. State Archives of Florida, Florida Memory. Accessed 26 Sep. 2022. <<https://www.floridamemory.com/items/show/336010>>

Crowd watching sunset during celebration at Mallory Square in Key West. 1983. State Archives of Florida, Florida Memory. Accessed 26 Sep. 2022. <<https://www.floridamemory.com/items/show/335919>>

"Cookie Lady" Marilyn Kellner at the Sunset Celebration at Mallory Square in Key West. 1969 (circa). State Archives of Florida, Florida Memory. Accessed 26 Sep. 2022. <<https://www.floridamemory.com/items/show/338170>>

"Cookie Lady" Marilyn Kellner with juggler Will Soto at Mallory Square in Key West. 1969 (circa). State Archives of Florida, Florida Memory. Accessed 26 Sep. 2022. <<https://www.floridamemory.com/items/show/338175>>

"Drumusic Sunset" performing during the Sunset Celebration at Mallory Square in Key West. 1969 (circa). State Archives of Florida, Florida Memory. Accessed 26 Sep. 2022. <<https://www.floridamemory.com/items/show/338417>>

McDonald, Dale M., 1949-2007. *Crowds look on as street performer demonstrates his "puppet act" at Mallory Square, Key West, FL*. 1970 (circa). State Archives of Florida, Florida Memory. Accessed 26 Sep. 2022. <<https://www.floridamemory.com/items/show/59919>>

McDonald, Dale M., 1949-2007. *Old storage building on Mallory Square, Key West, FL*. 1980 (circa). State Archives of Florida, Florida Memory. Accessed 26 Sep. 2022. <<https://www.floridamemory.com/items/show/101113>>

McDonald, Dale M., 1949-2007. *Shrimp boat "Lady Gin" passing Mallory Square during shrimp fleet blessing ceremony - Key West, Florida*. 1974 (circa). State Archives of Florida, Florida Memory. Accessed 26 Sep. 2022. <<https://www.floridamemory.com/items/show/100068>>

McDonald, Dale M., 1949-2007. *"Sunset Celebration" at Mallory Square - Key West, Florida*. 1970 (circa). State Archives of Florida, Florida Memory. Accessed 26 Sep. 2022. <<https://www.floridamemory.com/items/show/100774>>

McDonald, Dale M., 1949-2007. *Sunset celebration at Mallory Square - Key West, Florida*. 1979. State Archives of Florida, Florida Memory. Accessed 26 Sep. 2022. <<https://www.floridamemory.com/items/show/98229>>

McDonald, Dale M., 1949-2007. *View of the Mallory Square Hall as it looked in the 1960's and early 1970's*. 1960 (circa). State Archives of Florida, Florida Memory. Accessed 26 Sep. 2022. <<https://www.floridamemory.com/items/show/101111>>

Overton, Robert M. *Will Soto juggling pins during the Sunset Celebration at Mallory Square in Key West, Florida*. 1994. State Archives of Florida, Florida Memory. Accessed 26 Sep. 2022. <<https://www.floridamemory.com/items/show/131703>>

Rothstein, A., photographer. (1938) *Aquarium*. Key West, Florida. United States Key West Monroe County Florida, 1938. Jan. [Photograph] Retrieved from the Library of Congress, <https://www.loc.gov/item/2017776568/>.