



---

## Historic Architectural Review Commission Staff Report for Item 3

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: July 27, 2022

Applicant: City of Key West

Application Number: H2022-0029

Address: Clinton Square

### **Description of Work:**

Renovations to Clinton Square and surrounding street. New sidewalks, driveways, and landscaping for park area.

### **Site Facts:**

The site under review has been known as Clinton Square and historically Clinton Place. The public space is listed as a contributing resource to the historic district. The square takes its shape due to the disposition of Front and Whitehead streets and surrounding parcels. The site has a historic memorial obelisk that was erected in 1866 by the Navy Club in honor of union soldiers who lost their life during the Civil War. The wrought iron fence surrounding the obelisk was built by confederate veteran J.V. Harris, father of the Southernmost house builder, to memorialize the loss of confederate soldiers. In 1966 the Historical Association of South Florida erected a historical marker on the site for Stephen Russell Mallory as his house stood nearby from this site from 1839 to 1895. The site has evolved through the years and the current configuration and design took place in the 1980's where stone pathways were installed. In the past years the city installed plastic barriers to impede vehicular parking in front of the Custom House. The Custom House and Building One, both buildings individually listed in the National Register of Historic Places, have driveways connecting to Front Street.



*Oldest photograph of the square available. Monroe County Library.*

### **SOIS's and Guidelines Cited on Review:**

- Secretary of the Interior's Standards (pages 16-23), specifically Standards 1, 2, 4, 5, 9, and 10.
- New construction (pages 38a-38q), specifically guidelines 2 and 8.
- Parking areas, landscaping, and open space environment (page 43), specifically first paragraph and guidelines 1, 4, and 8.

### **Staff Analysis:**

The Certificate of Appropriateness under review proposes renovations to a public space that contains one of the oldest monuments in the city, the memorial obelisk. Through historic maps and photographs there is evidence that the site developed around the monument, but unfortunately the current state of the square does not convey to the public a clear view or access to the monument.

The proposed plans create siting and planting areas using the obelisk as the point of convergence and bring the monument as the principal piece of the square. Concrete curved low walls that gradually increase in height will serve as retaining walls for planting areas and benches. These elements will define the pedestrian movement and use of the square. The portion of Front Street that crosses in front of Building One and the Custom House will be elevated at the same level as

the square and curb cuts will be provided on the north and south to give access to the driveways of both buildings.



*Aerial view of proposed plan.*

Concrete round benches with planters will be installed towards the west side of the site while concrete bollards and round benches will define the vehicular path through the site. The concrete benches will be planted with palm trees and low coverings. The main planting areas on the square will have poinciana trees and low coverings; historically Whitehead Street was named the poinciana street due to the number of poinciana trees planted there.



*Whitehead Street post card. Monroe County Library.*

The pavement of the site will have concrete bricks with a buff tone and the circles and semicircles will be done with repurposed granite from the street's curbs. Indirect lighting will be installed under the benches and in the green areas to accentuate the monument and landscape at night.

**Consistency with Cited Guidelines:**

It is staff's opinion that the proposed design complies with cited SOIS and guidelines. The design gives the historic monument prominence while establishing organized pedestrian and vehicular patterns in the urban space that includes sitting and green areas with canopy trees. Staff finds that elevating the street at the same level of the square will have no adverse effect to the site or surrounding historic buildings and will make the urban public space flexible for gatherings and other uses. The poinciana trees will be an homage to Whitehead Street and its historic poinciana plantings. Proposed colors of paving and sitting benches will be harmonious with the strong red color of the Custom House.

# APPLICATION

## HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



**City of Key West**  
1300 White Street  
Key West, Florida 33040

HARC COA # <b>22-0029</b>	REVISION #	INITIAL & DATE <b>TK 6/22/22</b>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	Clinton Square Park, Front Street, Key West, FL 33040	
NAME ON DEED:	City of Key West	PHONE NUMBER 305-809-3962
OWNER'S MAILING ADDRESS:	1300 White Street	EMAIL aballiu@cityofkeywest-fl.gov
	Key West, FL 33040	
APPLICANT NAME:	City of Key West	PHONE NUMBER 305-809-3700
APPLICANT'S ADDRESS:	1300 White Street	EMAIL
	Key West, FL 33040	
APPLICANT'S SIGNATURE:		DATE <b>6/18/2022</b>

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS  RELOCATION OF A STRUCTURE  ELEVATION OF A STRUCTURE   
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES  NO  INVOLVES A HISTORIC STRUCTURE: YES  NO   
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES  NO

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b> proposing new park area around the existing historic monument. The historic monument and existing fence around the monument to remain. Proposing new sidewalk, driveway and landscape for the park area.
<b>MAIN BUILDING:</b> N/A
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b> Demolishing existing pathways, road, sidewalk relocating some of the palms.



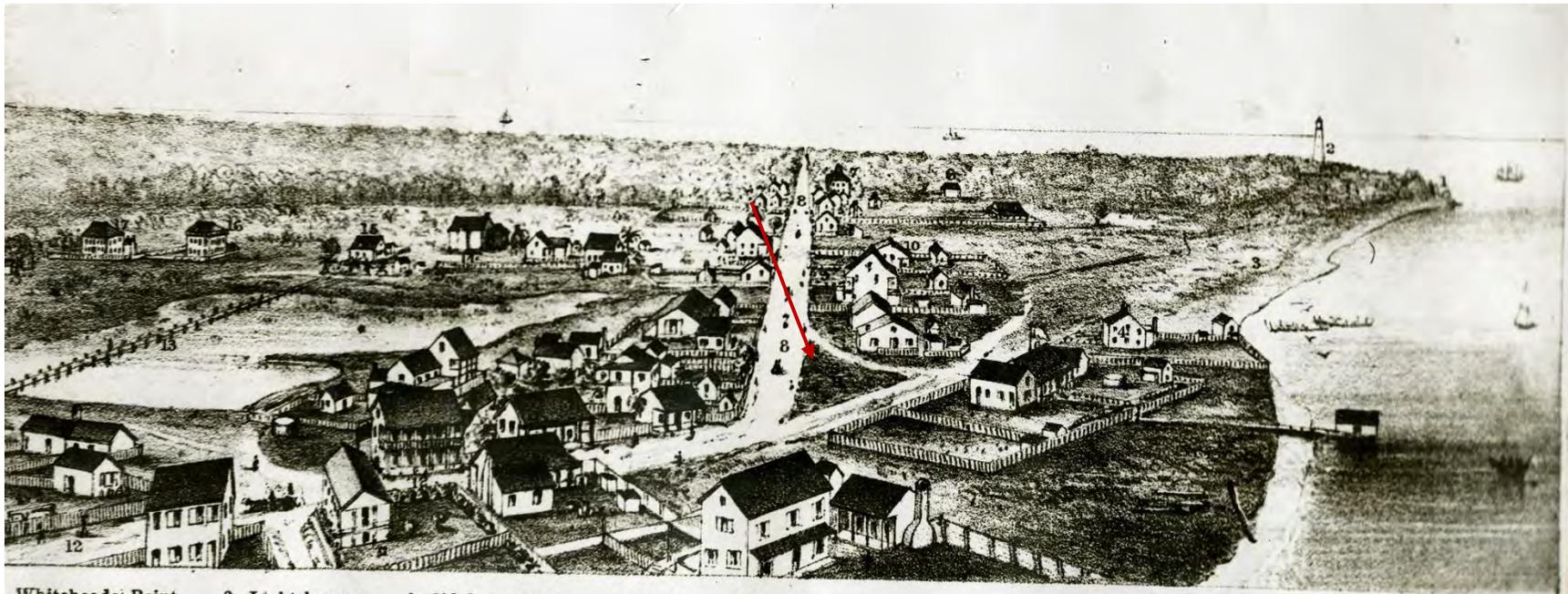
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S): n/a	
PAVERS: proposing 4"x4" pavers to be installed	FENCES: to remain, no new fencing to be installed
DECKS: n/a	PAINTING: n/a
SITE (INCLUDING GRADING, FILL, TREES, ETC): proposed	POOLS (INCLUDING EQUIPMENT): n/a
grading and drainage system to remain, see plans	
for my details	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): n/a	OTHER:

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

# SANBORN MAPS AND HISTORIC MAPS

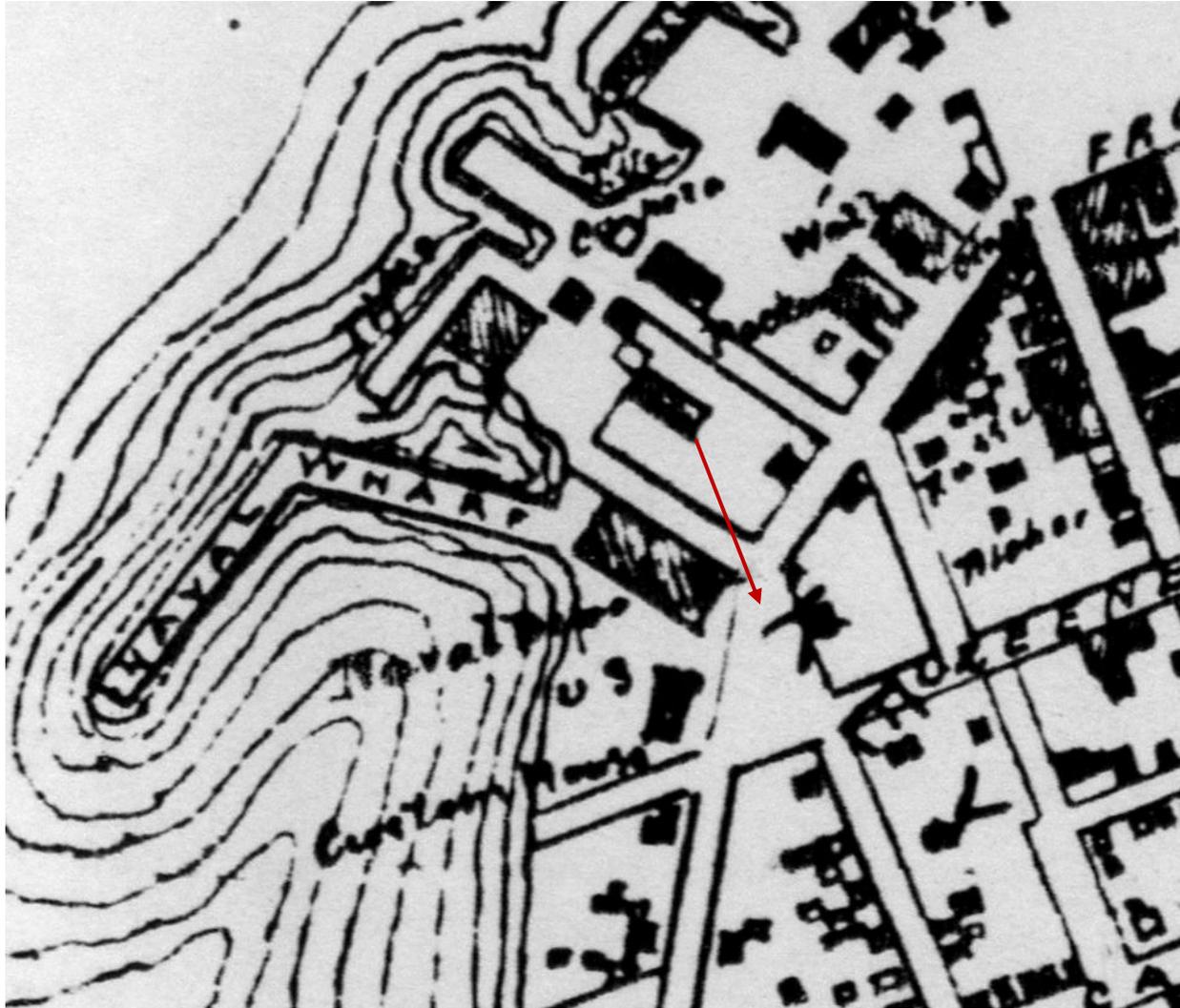


1. Whiteheads' Point.    2. Light-house.    3. Old Grave Yard.    4. Residence of F. A. Browne.    5. Custom House and Collector's Residence.    6. Jail.    7. Court House  
 8. Whitehead Street.    9. Caroline Street.    10. Residence of A. Gordon.    11. Clinton Place.    12. Front Street.    13. Foot-bridge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

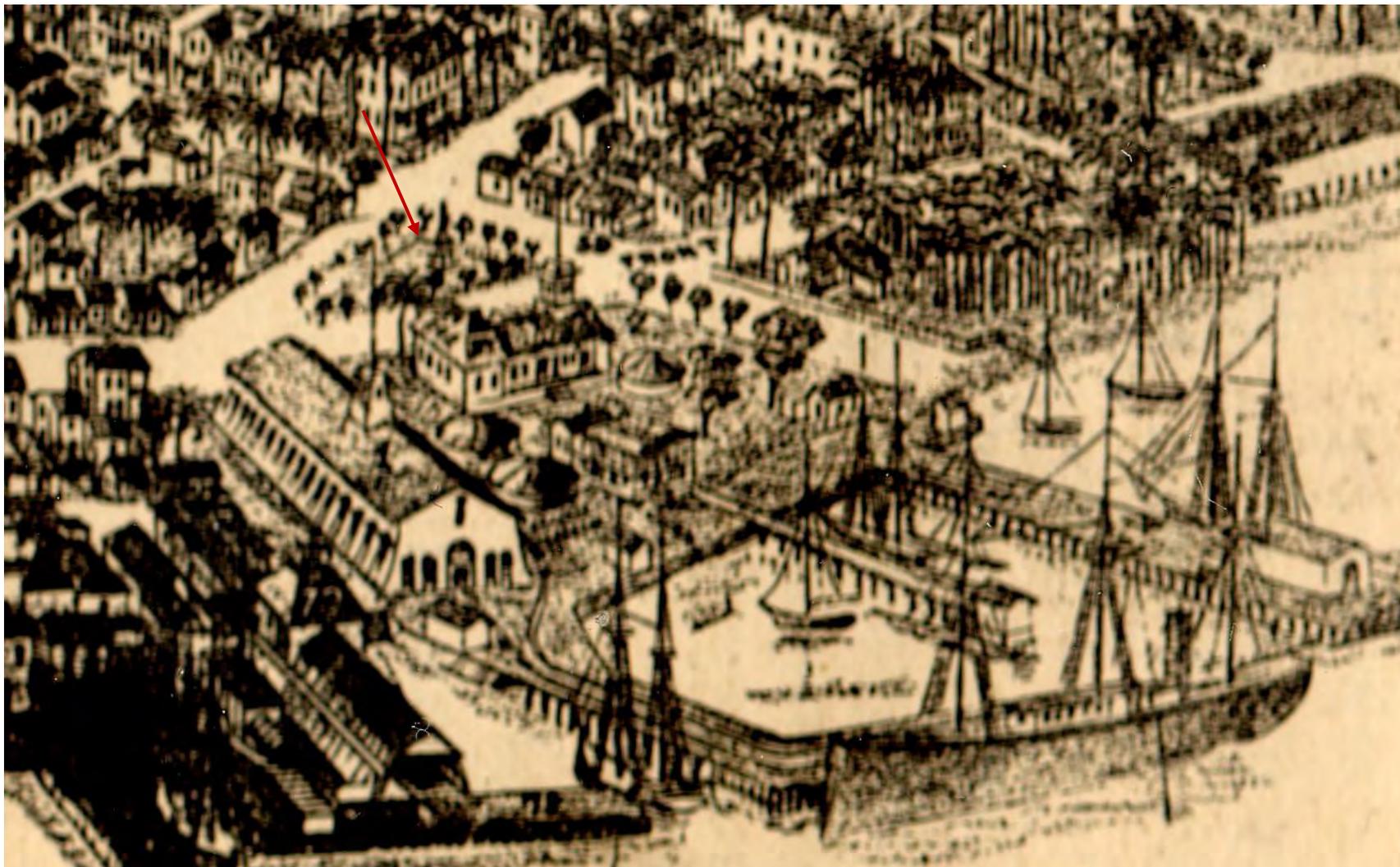
**KEY - WEST.**

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

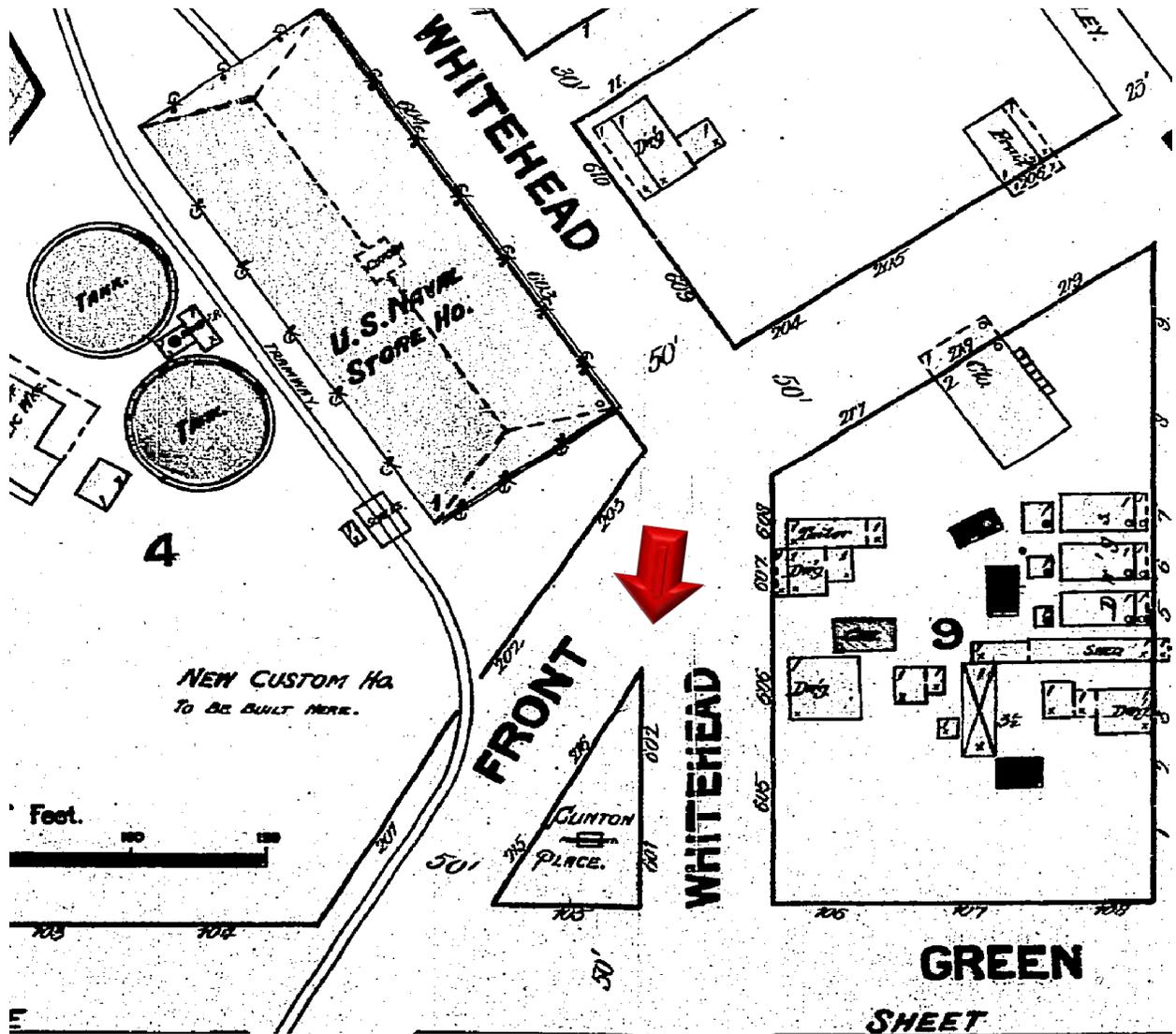
**Whitehead's pencil sketch of the city 1838. Monroe County Library.**



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

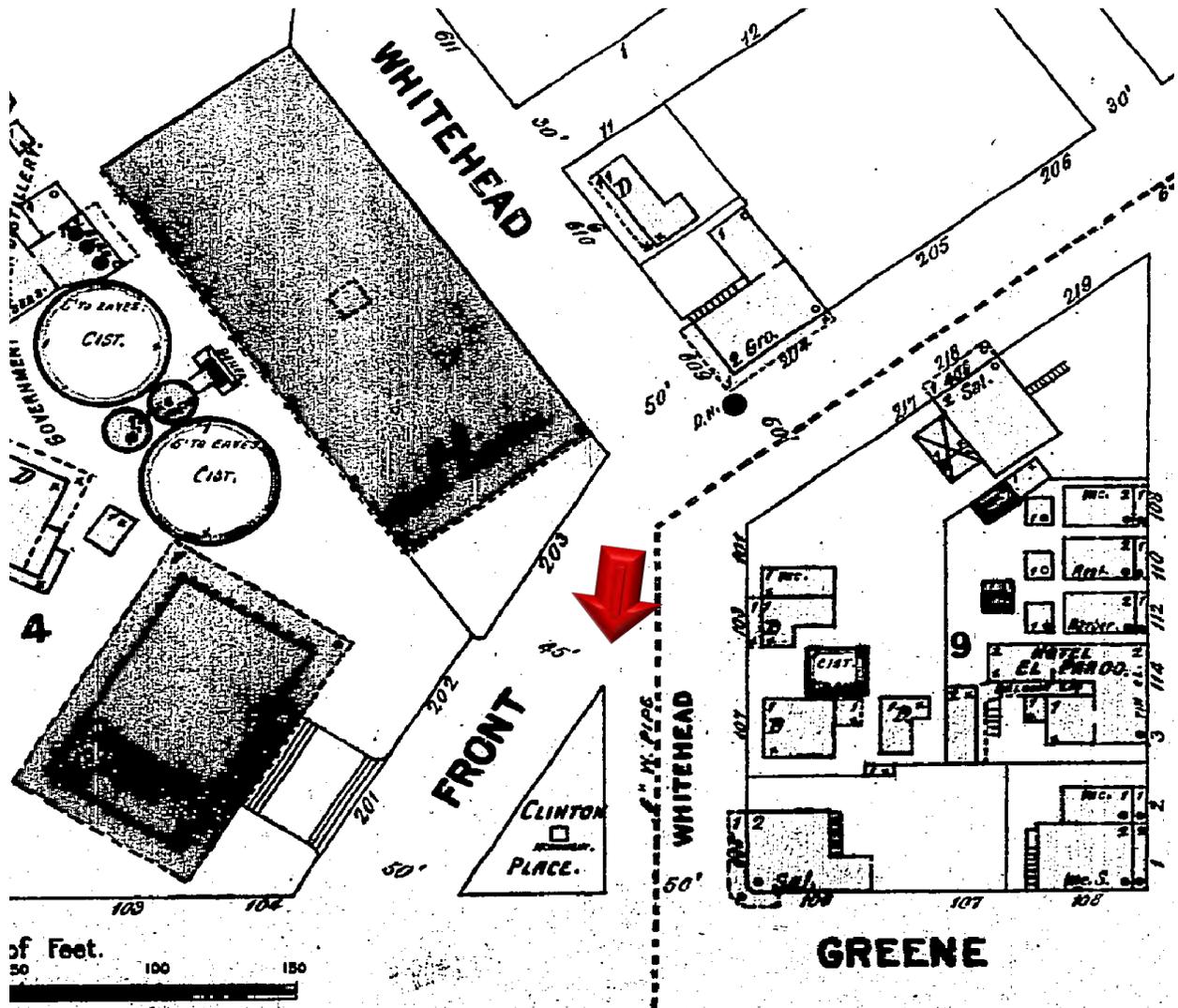


1886 Bird's eye view of the city. Monroe County Library.

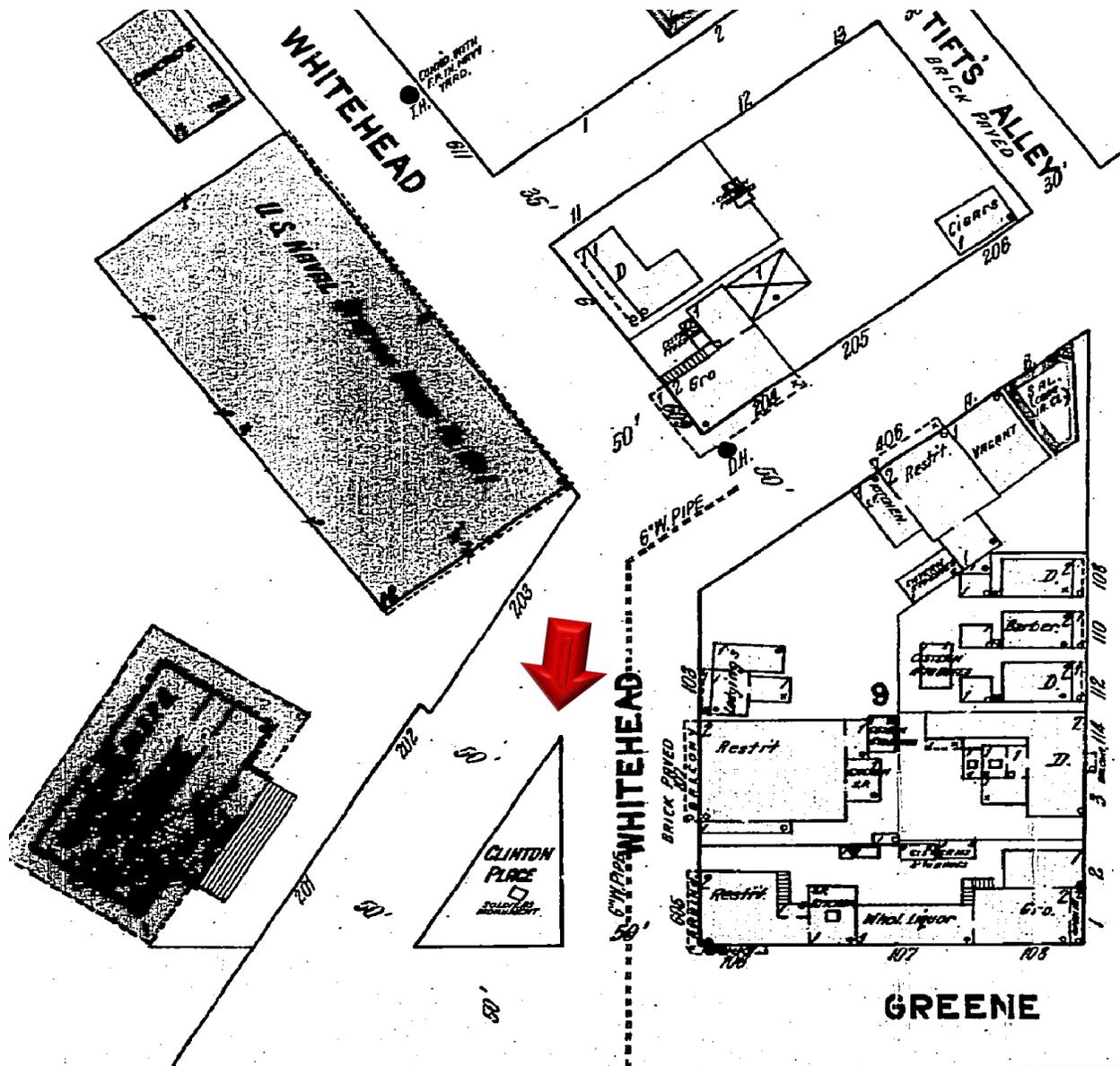


Sanborn Map 1889



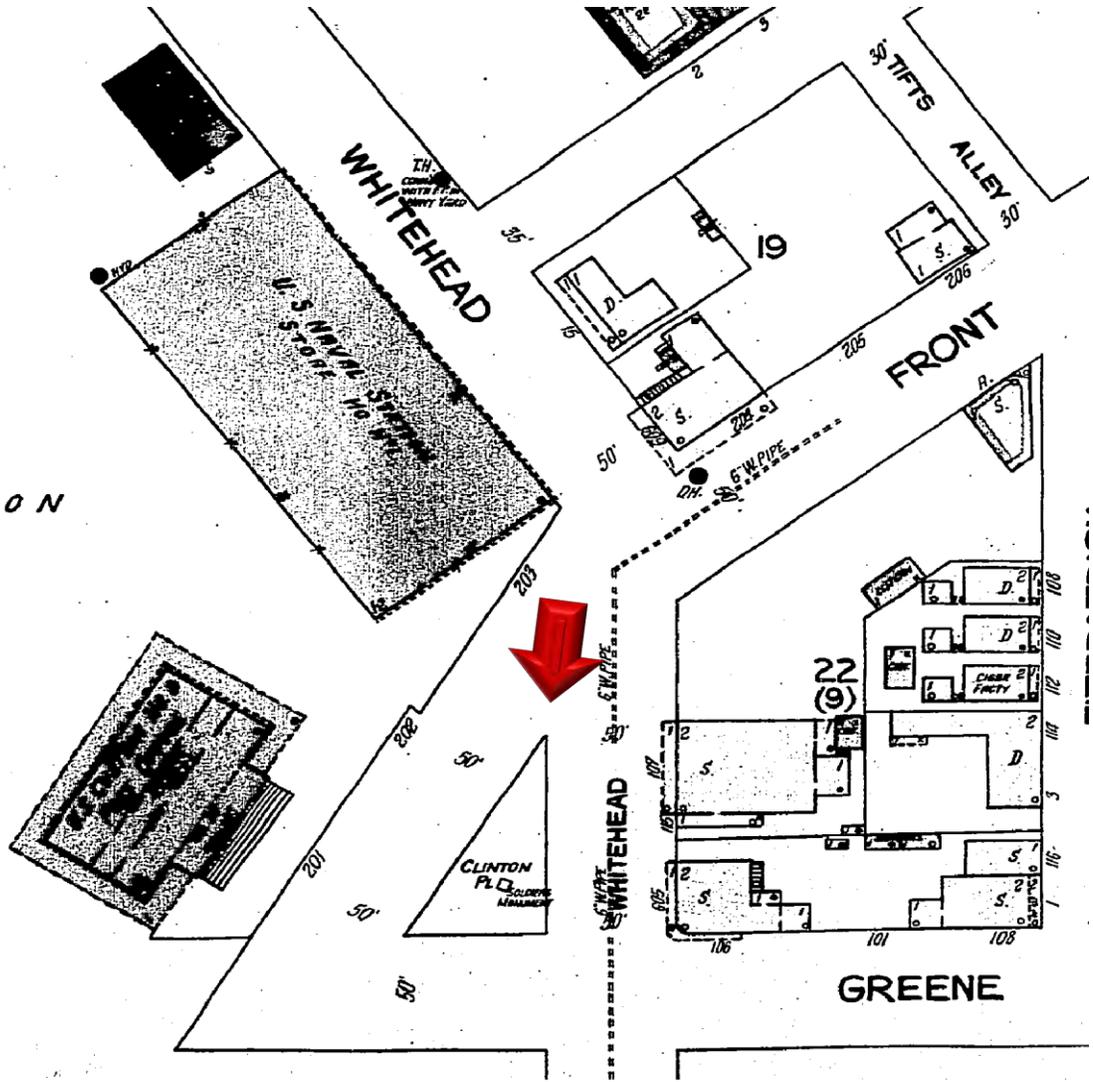


Sanborn Map 1899



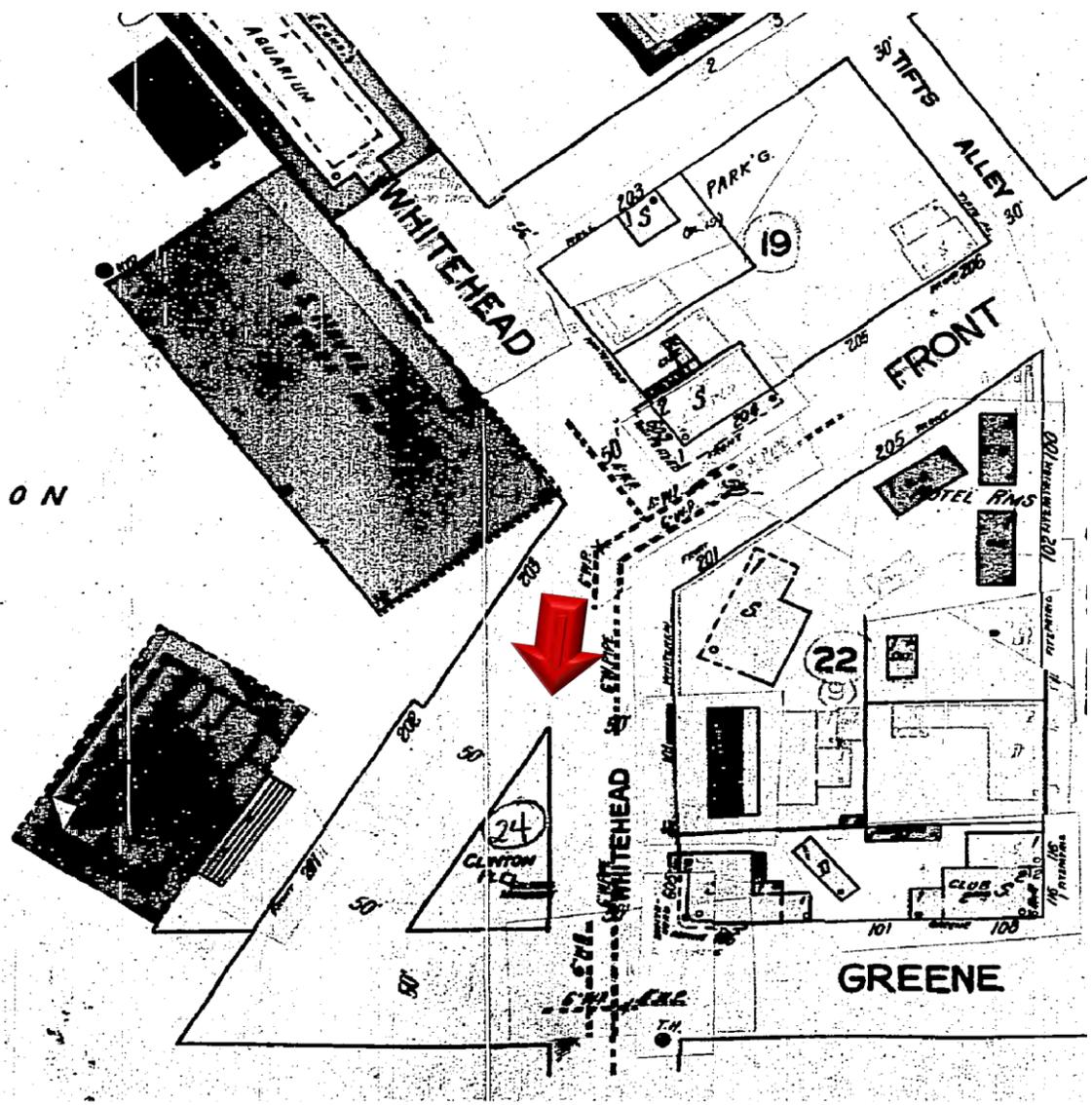
Sanborn Map 1912

STATION  
BUILDINGS



Sanborn Map 1926

TATION  
DINGS



Sanborn Map 1948



# PROJECT PHOTOS



**Circa 1870. Monroe County Library.**



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



**Clinton Square and Old Custom House circa midst 1880. Monroe County Library.**



**Clinton Square 1890. Monroe County Library.**



**Clinton Square circa 1898. Monroe County Library.**



**Clinton Square March 1899. Monroe County Library.**



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



**Clinton Square postcard circa 1910. Monroe County Library.**



**Clinton Square circa 1910. Monroe County Library.**



**Clinton Square circa 1940. Monroe County Library.**



**Aerial 1999. Monroe County Library.**



**View facing east looking at tall curb and monument.**



**View facing south looking at monument.**



**View facing north looking at the square.**



**View facing west looking at the square.**

# PROPOSED DESIGN



---



# CLINTON PARK SQUARE



---



CITY OF KEY WEST

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



— — — — —  
Clinton Square Park  
— — — — —

The First Custom House  
The moment at Clinton Square  
Park taken circa 1880

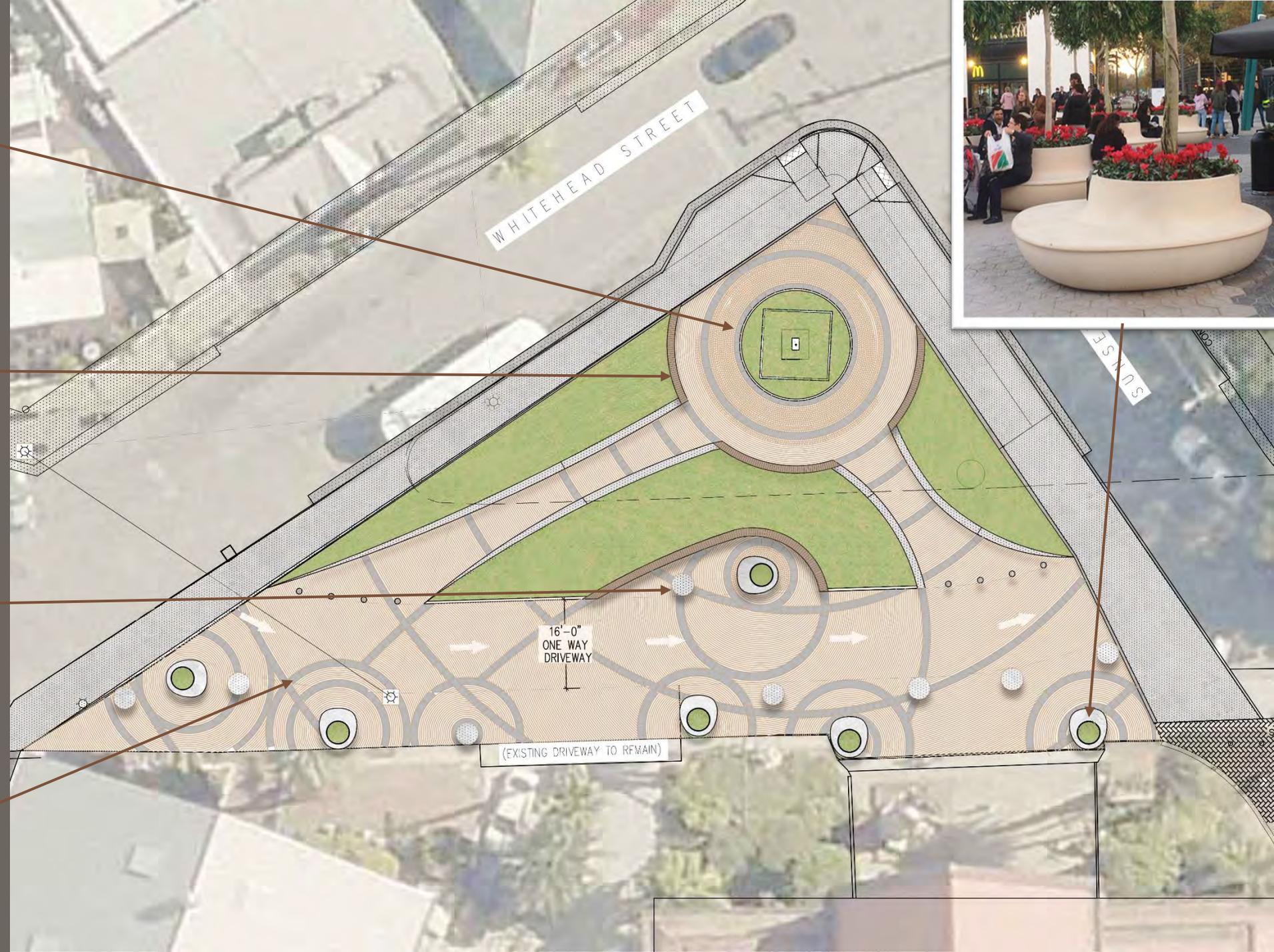


Clinton Square, February 2020



Clinton Square, February 2020







Historic Photo of Whitehead Street



WHITEHEAD STREET

SUNSET LANE

CONCRETE SIDEWALK

16'-0"  
ONE WAY  
DRIVEWAY

(EXISTING DRIVEWAY TO REMAIN)

SCHWAB







American Render  
www.americanrender.com







# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., July 27, 2022 at City Hall, 1300 White Street, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

## RENOVATIONS TO CLINTON SQUARE AND SURROUNDING STREET. NEW SIDEWALKS, DRIVEWAY, AND LANDSCAPING FOR PARK AREA.

### CLINTON SQUARE

**Applicant – City of Key West Application #H2022-0029**

**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.

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared ENID TORREGROSA-SILVA, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:  
CLINTON SQUARE / WHITEHEAD STREET on the 17 day of JULY, 2022.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on JULY 27, 2022.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H 2022-0029

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

Signed Name of Affiant:

Date: JULY 18, 2022  
Address: 1300 WHITE STREET  
City: KEY WEST  
State, Zip: FLORIDA 33040

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

By (Print name of Affiant) ENID TORREGROSA who is personally known to me or has produced identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Gerzale R. Curry Hill  
Print Name: GERZALE R. CURRY HILL  
Notary Public - State of Florida (seal)  
My Commission Expires: \_\_\_\_\_





**NO PARKING**  

---

**TOW AWAY**  
**ZONE**

Public  
Meeting  
Notice



City of Key West Ordinance No. 12-04 Section 26.101  
B. NO LYING ON TABLES AND OR BEHAVIOR

**NO  
PANHANDLING  
NO  
SOLICITING**

**Public Meeting Notice**  
NOTICE OF PUBLIC MEETING  
The City of Key West will hold a public meeting on the following date and location to discuss the proposed project. The meeting is open to the public and all interested parties are invited to attend. The meeting will be held in the City of Key West, Florida. The meeting will be held on the following date and location: **DATE AND TIME**  
The meeting will be held on the following date and location: **DATE AND TIME**  
The meeting will be held on the following date and location: **DATE AND TIME**

