

RESOLUTION NO. 25-098

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, APPROVING THE SECOND AMENDMENT TO LEASE BETWEEN THE CITY OF KEY WEST, FLORIDA AND KEY WEST PLAYERS, INC. EXTENDING THE TERM FOR A PERIOD OF SIX (6) MONTHS; AUTHORIZING NECESSARY BUDGET AMENDMENT OR ADJUSTMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, via Resolution 14-069, the City of Key West entered into the current ten-year lease agreement with Waterfront Players, Inc., a Florida non-profit organization, to operate a theater playhouse located at Mallory Square, 407 Wall Street, Key West, Florida supporting the City's arts and culture; and

WHEREAS, the City Commission approved a First Amendment to Lease on October 10, 2024, via Resolution 24-249, extending the lease term for an additional twelve-month period. The term is now set to expire on October 31, 2025; and

WHEREAS, the proposed Second Amendment extends the Lease Agreement for an additional six months commencing November 1, 2025; provides for a \$500.00 below market minimum base rent, per month, in addition to 50% of the net revenue generated with the tenant to pay for all operating costs and maintenance, replacement and renovation of the premises as needed; and

WHEREAS, the City Commission finds that the Lessee provides a valuable public benefit and is otherwise consistent with City

Code of Ordinances section 2-941(c), supporting a below-market rental rate; and

WHEREAS, the City of Key West desires to continue its support of the Key West Players, Inc. who remain a valuable element of the Key West Arts Community and provide a public benefit through utilization of the City-owned Waterfront Playhouse Building at Mallory Square;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: The City Commission hereby approves the Second Amendment to Lease between the City of Key West, Florida and the Key West Players, Inc.

Section 2: The City Commission hereby authorizes the City Manager to approve any necessary budget transfers or adjustments.

Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

SIGNATURES ON NEXT PAGE

Passed and adopted by the City Commission at a meeting held  
this 6th day of May, 2025.

Authenticated by the Presiding Officer and Clerk of the  
Commission on the 6th day of May, 2025.

Filed with the Clerk on May 6, 2025.

Mayor Danise Henriquez	<u>Yes</u>
Vice Mayor Lissette Carey	<u>Yes</u>
Commissioner Aaron Castillo	<u>Yes</u>
Commissioner Monica Haskell	<u>Yes</u>
Commissioner Mary Lou Hoover	<u>Yes</u>
Commissioner Sam Kaufman	<u>Yes</u>
Commissioner Donald "Donie" Lee	<u>Yes</u>

  
DANISE HENRIQUEZ, MAYOR

ATTEST:  
  
KERI O'BRIEN, CITY CLERK



## MEMORANDUM

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Date: May 6, 2025

To: Honorable Mayor and Commissioners

Via: Brian L. Barroso  
City Manager

From: Gary Moreira  
Senior Property Manager

Subject: **File ID 25-3699 Waterfront Playhouse - Second Amendment to Lease  
extending the current lease term for an additional six-month period effective  
November 1, 2025.**

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### **Introduction**

This is a request to approve a Second Amendment to Lease with Waterfront Players, Inc., (lessee of the Waterfront Playhouse), extending the term of the current below market lease for a period of six months.

### **Background**

Via Resolution 14-069, the City of Key West entered into the current ten-year lease agreement with Waterfront Players, Inc., a Florida non-profit organization, to operate a theater playhouse supporting the city's arts and culture. The lease was amended by a First Amendment to Lease on October 10, 2024 via Resolution 24-249, extending the lease term for an additional twelve-month period. The term is now set to expire on October 31, 2025.

The requested six-month extension will allow time for the City to conduct a structural assessment of the building and reviews consistent with the Mallory Square master plan. The master plan reviews include, but are not limited to, proposed plaza modifications, adding commercial space to the rear of the playhouse and a revenue study. Additionally, the tenant has secured approximately \$270,000.00 in TDC funding earmarked for building repairs that include the roof, mechanical, plaster, emergency doors and building fascia that will commence during the current production off-season.

This term extension ahead of any long-term extension allows the tenant to secure programming for the 2025/26 theater season, allows for tenant funded building repairs, and provides an opportunity for the City to consider and/or implement recommended actions from the resulting assessment and study.

The monthly rental of \$500.00 is below market rate that must demonstrate public benefit and require approval by a super-majority vote pursuant to Section 2-941(c) of the Code of Ordinances. Key West Players, Inc., will continue to produce professional theater productions, providing valuable public benefit by supporting the Key West arts community. This lease extension is otherwise consistent with City of Code of Ordinances 2-941(C).

**Procurement**

<b>Demised Premises:</b>	The building located at 407 Wall Street in Mallory Square.
<b>Term:</b>	Six months commencing November 1, 2025.
<b>Current Rent:</b>	\$500.00 minimum base rent per month in addition to 50% of net revenue generated by use of the theater by third party for profit uses. (Monthly base rent reflects an increase of \$174.80 over the current rent of \$325.20).
<b>Expenses:</b>	The tenant will pay for operating costs including all utilities, repairs and maintenance, replacements and renovation necessary to keep the premises in good repair and condition.

**Recommendation:**

With the City's continuing support, the Key West Players will remain a valuable element of the Key West arts community and continue to provide a public benefit with utilization of the City owned Waterfront Playhouse building at Mallory Square. Staff recommends approval and execution of the Second Amendment to Lease.

Exhibits:  
Second Amendment to Lease

## SECOND AMENDMENT TO LEASE AGREEMENT

This Second Amendment to Lease Agreement is entered into this 8<sup>th</sup> day of MAY, 2025, by and between the City of Key West, a municipal corporation, hereinafter ("LESSOR") and Key West Players, Inc., a Florida 501(C)(3) Non-profit Corporation whose address is P.O. Box 724, Key West, Florida 33040, (hereinafter "TENANT").

### WITNESSETH

WHEREAS, LANDLORD and TENANT entered into a Lease Agreement on the 13th day of February 2014, and as amended by the First Amendment to Lease dated October 10, 2024 for the property located and described as follows:

407 Wall Street, Key West, FL and as outlined in Exhibit A of the Lease Agreement.

WHEREAS, the LANDLORD and TENANT now desire to amend their Lease Agreement, which is attached hereto,

NOW, THEREFORE, in mutual consideration of the benefits conferred upon the parties by the terms of this Amendment, LANDLORD and TENANT agree as follows:

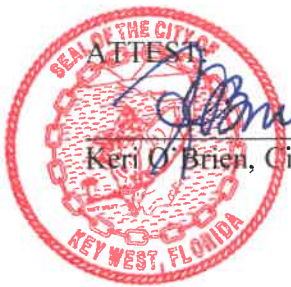
1. Term: The lease expiration date shall be April 30, 2026. In the event a new longer-term agreement is not reached by the expiration date of this Second Amendment, then the Agreement shall continue on a month-to-month basis and may be terminated by either party upon thirty (30) days written notice.
2. Rent: Minimum Base Rent shall be \$500.00 per month commencing November 1, 2025.
3. TENANT agrees and understands that LANDLORD will be engaged in structural assessments of the Premises and possible extensive renovations during the term of this lease. If such work is so extensive that it requires an interruption in operations and/or vacating of the Premises, TENANT understands that legal consideration is being assigned to this below market lease to provide for such instance and shall waive any and all claims in equity or law for interruption, up to and including cancellation.

In the event it is determined that the premises or any part of the structure containing the demised premises is either unsafe, in need of structural repair or structural remediation, Landlord will notify Tenant in writing of the need to affect repairs and prescribe the necessary action to perform the work. If in Landlord's sole determination structural repairs are required that do not present a danger to the Tenant or others, then Landlord shall include in its notice to Tenant a mutually acceptable schedule for completing said repairs. In the event an unsafe condition is discovered that risks the safe occupancy of the premises, or condition that if left unaddressed would cause continued damage or deterioration, then Landlord's notice will include a requirement to cease operation and vacate until such time

that repairs can be completed. This provision does not relieve Tenant of its obligations under Paragraph 9 of the Lease Agreement.

4. Except as modified herein, the Lease Agreement as amended shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have made this Second Amendment to Lease Agreement on the date first written above.



Keri O'Brien, City Clerk

City of Key West  
A Municipal Corporation

By:   
Danise Henriquez, Mayor

Date:

5/6/2025

Key West Players, Inc., a Florida 501(c)(3)  
Non-profit Corporation

Witness 

Name:

Title:

  
PRESIDENT

Date:

5-8-2025



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
KEY WEST PLAYERS, INC.

### Filing Information

<b>Document Number</b>	755880
<b>FEI/EIN Number</b>	59-1966652
<b>Date Filed</b>	01/14/1981
<b>State</b>	FL
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<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	07/01/2005
<b>Event Effective Date</b>	NONE

### Principal Address

407 WALL ST  
WATERFRONT PLAYHOUSE  
KEY WEST, FL 33040

Changed: 06/20/2018

### Mailing Address

P.O. BOX 724  
KEY WEST, FL 33041

Changed: 04/26/2006

### Registered Agent Name & Address

Scott, Lena  
1107 Key Plaza  
414  
Key West, FL 33040

Name Changed: 01/18/2024

Address Changed: 01/18/2024

### Officer/Director Detail

#### **Name & Address**

Title PRESIDENT



ELWELL, CHRISTOPHER  
P.O. BOX 724  
KEY WEST, FL 33041

Title DIRECTOR

KAUFMAN, STUART  
P.O. BOX 724  
KEY WEST, FL 33041

Title DIRECTOR

Frechette, Robert  
P.O. BOX 724  
KEY WEST, FL 33041

Title DIRECTOR

Frechette, Lynda  
P.O. BOX 724  
KEY WEST, FL 33041

Title DIRECTOR

Price, Mary-Lynne  
P.O. BOX 724  
KEY WEST, FL 33041

Title DIRECTOR

Regardie, William  
PO BOX 724  
KEY WEST, FL 33041

Title VP

MALONEY, TIMOTHY  
PO BOX 724  
KEY WEST, FL 33041

Title TREASURER

MENDITCH, FRANK  
PO BOX 724  
KEY WEST, FL 33041

Title DIRECTOR

MIANO, KATE  
PO BOX 724  
KEY WEST, FL 33041

## Title DIRECTOR

RUNSTADLER, RYAN  
407 WALL ST  
WATERFRONT PLAYHOUSE  
KEY WEST, FL 33040

## Title DIRECTOR

MARTIN, DANIELLE  
407 WALL ST  
WATERFRONT PLAYHOUSE  
KEY WEST, FL 33040

## Title DIRECTOR

JONES, BRANDON  
407 WALL ST  
WATERFRONT PLAYHOUSE  
KEY WEST, FL 33040

## Title SECRETARY

WISE, STEPHANIE  
407 WALL ST  
WATERFRONT PLAYHOUSE  
KEY WEST, FL 33040

## Title DIRECTOR

TRIPPI, JOE  
407 WALL ST  
KEY WEST, FL 33041

## Title DIRECTOR

TISHOCK, PAULA  
407 WALL ST  
KEY WEST, FL 33041

**Annual Reports**

Report Year	Filed Date
2022	01/24/2022
2023	03/01/2023
2024	01/18/2024

**Document Images**[01/18/2024 – ANNUAL REPORT](#)[View image in PDF format](#)[03/01/2023 – ANNUAL REPORT](#)[View image in PDF format](#)[01/24/2022 – ANNUAL REPORT](#)[View image in PDF format](#)

**Mallory Square Master Plan - Opinion of Probable Construction Cost**

S A S A K I

**SUMMARY SHEET**

02/06/25

Project Number: 28009.00

CORE STUDY AREA COSTS	HARD COSTS	NOTES
Phase 1	\$22,937,556	
Phase 2	\$18,107,860	Assumed building size of 6,000 SF
CORE STUDY AREA TOTAL	\$41,045,416	

ADJACENT AREA COSTS FOR BUDGETING	HARD COSTS
Wall St., Tift St., Exchange St., Rose Lane	\$3,755,000
Front Street and Duval Street	\$5,150,000
Waterfront Playhouse Renovation	\$11,687,481
Key West Art Center	\$1,408,680
El Meson de Pepe's	\$2,673,840
Commerce Building	\$350,000

OTHER COSTS*	Approx Cost or % of Hard Cost	Notes
Design Fees	14%-17%	Varies based on scope, size, and variety of consultants required
Geotechnical Investigation	\$50-\$150k	This scope may be broken out by project and/or Phase
Materials Testing	1%-2%	Varies by project
Permitting Fees	Varies	Varies depending on scope of project
Public Art	1%	KW to provide feedback
Survey	See Note	Undertaken by City
Environmental Mitigation	Varies	Scope would require additional definition
FFE	Varies	Varies by project
Owner's Contingency	5%	Cover unforeseen costs beyond those in construction
Programming and Maintenance	Varies	Varies by project

\* Other Costs may not be inclusive off all project costs, but attempt to identify soft cost outside of contractor bids

**Assumptions, Notes, and Costs Not Included**

- 1 Estimate includes limited replacement of existing sanitary sewer, potable water, gas, and communications systems. Connections for new services are included. A detailed utility assessment is required to determine if more extensive system upgrades are necessary.
- 2 Movable seats, tables and umbrellas / shade canopies shall be included in FFE budget
- 3 Cost of removal and disposal of contaminated soils not included
- 4 Assumes no dredging of inlet
- 5 Figures represent 2023 cost. Escalation not included.

# Mallory Square Master Plan - Opinion of Probable Construction Cost

PHASE 1 PLAZA

Project Number: 28009.00

S A S A K I

02/06/25

Item No.	Item	Quantity	Unit	Unit Cost	Subtotal	Total	Remarks
<b>HARD COSTS</b>							
1	<b>Site Preparation &amp; Demolition</b>						
	Softscape Clearing	0.11	AC	\$ 15,000.00	\$ 1,714		
	Hardscape Clearing	2.86	AC	\$ 100,000.00	\$ 285,507		
	Infrastructure / Structure Removal	1	AL	\$ 75,000.00	\$ 75,000		
	Utility Demolition - General Site	1	AL	\$ 40,000.00	\$ 40,000		
	Site Demolition of Misc. Elements	1	AL	\$ 20,000.00	\$ 20,000		
	Temporary Facilities	1	AL	\$ 40,000.00	\$ 40,000		
	SWPPP - Erosion Control	1	AL	\$ 25,000.00	\$ 25,000		
						<b>\$487,221</b>	
2	<b>Earthwork</b>						
	General Earthwork Allowance	5,207	CY	\$ 15.00	\$ 78,108		Assumed 1' depth below hardscape
	Imported Fill Allowance	5,207	CY	\$ 20.00	\$ 104,144		Assumed 1' depth
	Planting Soil Allowance	1,533	CY	\$ 60.00	\$ 91,956		Assumed 2.5' depth of planting soil
						<b>\$274,207</b>	
3	<b>Utilities &amp; Infrastructure</b>						
	Site Lighting and Electrical Service Allowance	1	AL	\$ 750,000.00	\$ 750,000		
	Water System - Appurtenances and Connections	1	AL	\$ 25,000.00	\$ 25,000		
	Water System - New Lines	100	LF	\$ 70.00	\$ 7,000		
	Water System - Hose bib connections	500	LF	\$ 40.00	\$ 20,000		
	Utility Relocation and Adjustments	1	AL	\$ 25,000.00	\$ 25,000		
	Sanitary Sewer - Lift Station	1	AL	\$ 65,000.00	\$ 65,000		
	Sanitary Sewer - New Line	115	LF	\$ 80.00	\$ 9,200		
	Sanitary System - New Manhole	2	AL	\$ 4,500.00	\$ 9,000		
	Communication Allowance	1	AL	\$ 30,000.00	\$ 30,000		
	Storm Drain Allowance	1	AL	\$ 150,000.00	\$ 150,000		
						<b>\$1,090,200</b>	
4	<b>Hardscape</b>						
	Plazas - Concrete	82,522	SF	\$ 20.00	\$ 1,650,442		Assumes concrete with textured finish
	Plazas - Pavers	20,154	SF	\$ 50.00	\$ 1,007,690		Precast concrete unit pavers on concrete base
	Coral Stone Seat Walls	1,340	LF	\$ 750.00	\$ 1,005,000		
	Step Down Seating Finishes	468	LF	\$ 350.00	\$ 163,800		
	Stair treads	1,090	LF	\$ 200.00	\$ 218,000		
						<b>\$4,044,932</b>	
5	<b>Parking</b>						
	Asphalt	2,000	SF	\$ 15.00	\$ 30,000		
	Curb	100	LF	\$ 50.00	\$ 5,000		
						<b>\$35,000</b>	
7	<b>Site Furnishings</b>						
	Site Furnishings Allowance	1	AL	\$ 200,000.00	\$ 200,000		
	New Guardrail	400	LF	\$ 650.00	\$ 260,000		
	Site Signage and Interpretive Elements	1	AL	\$ 135,000.00	\$ 135,000		
						<b>\$595,000</b>	
8	<b>Landscaping</b>						
	Trees - New	1	AL	\$ 253,000.00	\$ 253,000		Per RJL
	Understory/Accent/Groundcover Planting	11,056	SF	\$ 9.00	\$ 99,504		Per RJL
	Lawn	9,557	SF	\$ 5.00	\$ 47,785		Per RJL
	Specialty Plant Allowance	1	AL	\$ 5,000.00	\$ 5,000		Per RJL
	Irrigation	1	AL	\$ 60,000.00	\$ 60,000		Per RJL
						<b>\$465,289</b>	
9	<b>Special Elements</b>						
	Shade Structure	7,100	SF	\$ 300.00	\$ 2,130,000		Assumes custom canopy structure
	Water Play	1	AL	\$ 350,000.00	\$ 350,000		
	Dumpster Enclosure		AL	\$ 65,000.00	\$ -		Include in Phase 2
	Waterfront Playhouse Expansion	2,250	SF	\$ 1,200.00	\$ 2,700,000		
	Restroom Building	1,600	SF	\$ 1,200.00	\$ 1,920,000		
	Ex. Memorial Removal, Protection and Relocation	1	AL	\$ 25,000.00	\$ 25,000		Assume limited improvements in Phase 1.
						<b>\$7,125,000</b>	
10	<b>Seawall Reconstruction*</b>						*Pending Marine Investigation
	Bulkhead	100	LF	\$ 5,000.00	\$ 500,000		Assumes 20% reconstruction of existing bulkhead wall
	Structural Decking System	14,000	SF	\$ 100.00	\$ 1,400,000		
	Marine Structural Demolition	468	SF	\$ 50.00	\$ 23,400		
						<b>\$ 1,923,400</b>	
<b>Sub-Total</b>						<b>\$16,040,249</b>	
<b>Markups</b>							
	General Conditions/Gen Req's/Bond, 8%	0.08			\$1,283,220		
	Design + Pricing Contingency, 20%	0.20			\$3,208,050		
	Construction Contingency, 10%	0.10			\$1,604,025		Per an email from Karen Wilman (City) on 03/28/2023
	Key West Location Contingency, 5%	0.05			\$802,012		Per an email from Karen Wilman (City) on 03/28/2023

Item No.	Item	Quantity	Unit	Unit Cost	Subtotal	Total	Remarks
Escalation not included - Pricing reflects current costs							
HARD COST TOTAL						\$22,937,556	
Project Area		155,945	SF				
Cost per Square Foot		\$147.09	\$/SF				

# Sunset Celebration at Mallory Square: Task 1 Discovery

## Existing Historic Building & Restroom Needs Assessment

May 2023



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## 1.0 EXECUTIVE SUMMARY

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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 19<sup>th</sup> 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

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The Existing Historic Building Assessment process included an initial two-day site visit held on August 4<sup>th</sup> and 5<sup>th</sup>, 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

<b>Resource Name:</b>	Tift and Mallory Warehouse/Waterfront Playhouse
<b>Address:</b>	310 Wall Street Key West, FL 33040
<b>Year Constructed:</b>	Ca. 1850
<b>Owner/Manager:</b>	City of Key West
<b>Current Use:</b>	Key West Players Lease
<b>Open to Public:</b>	Yes
<b>National Register Status:</b>	Listed
<b>Significance:</b>	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." <sup>22</sup>
<b>Condition Rating:</b>	Poor
<b>Description:</b> <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>	

<sup>22</sup> "History of Mallory Square " *History of Mallory Square | Key West, FL*, [www.cityofkeywest-fl.gov/743/History-of-Mallory-Square](http://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.



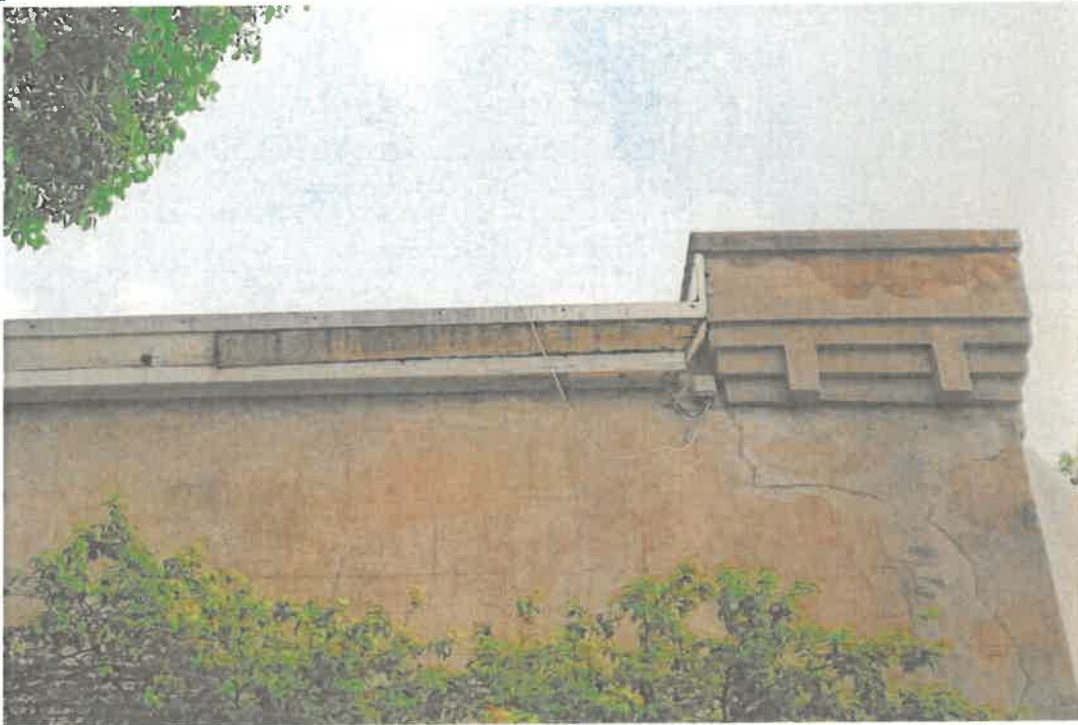


52. Tift and Mallory Warehouse / Waterfront Playhouse, partial east elevation, camera facing west.



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.

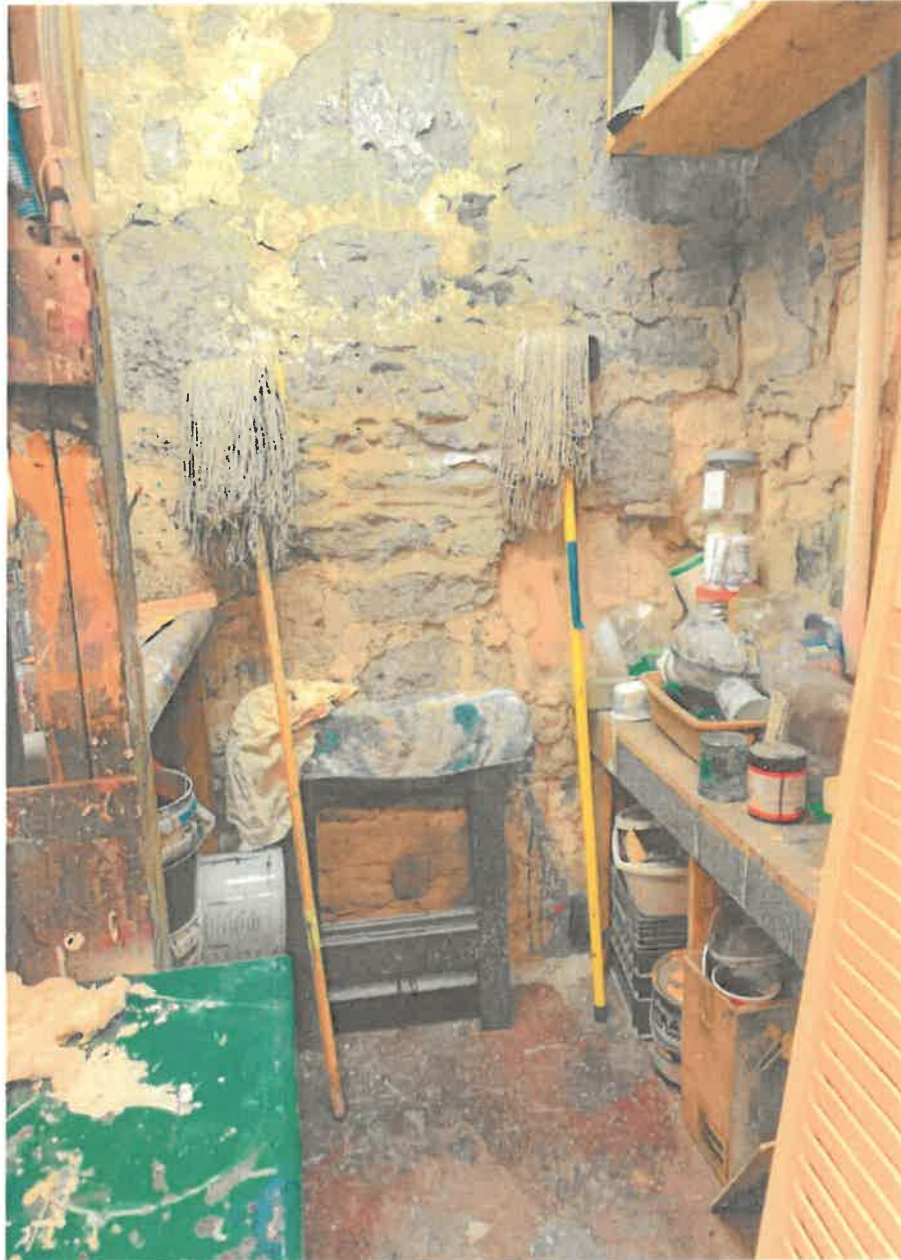




57. Tift and Mallory Warehouse / Waterfront Playhouse, attic, camera facing southwest. Note daylight along roofline.

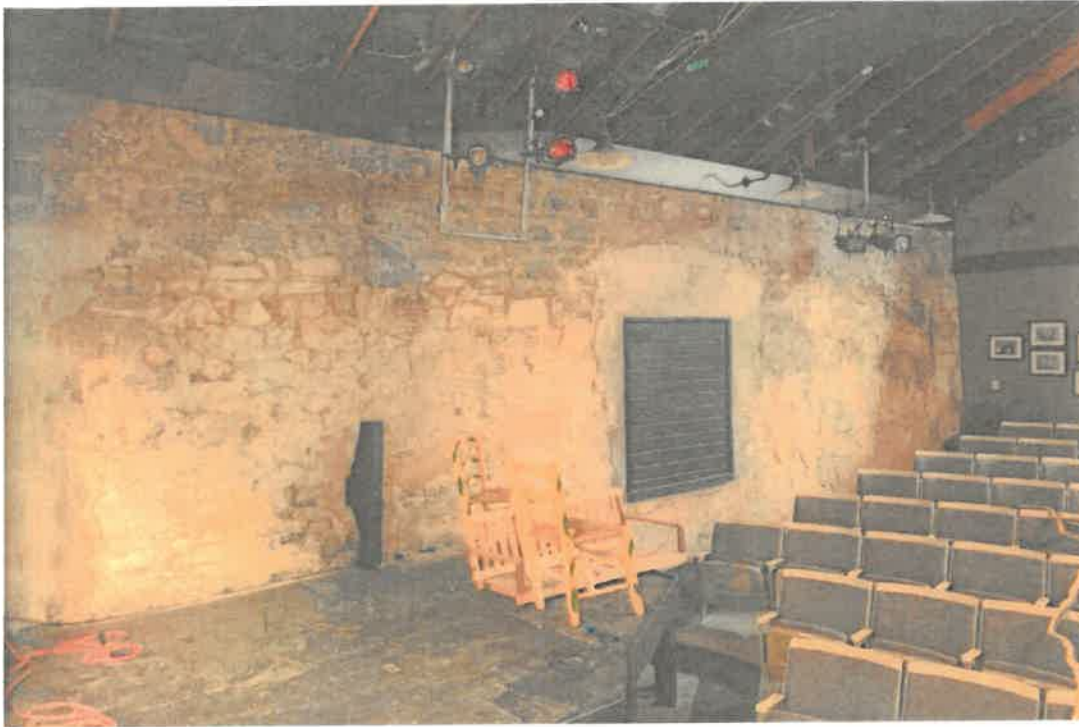


58. Tift and Mallory Warehouse / Waterfront Playhouse, attic, camera facing west. Note cracks in top of wall and below roof framing.



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

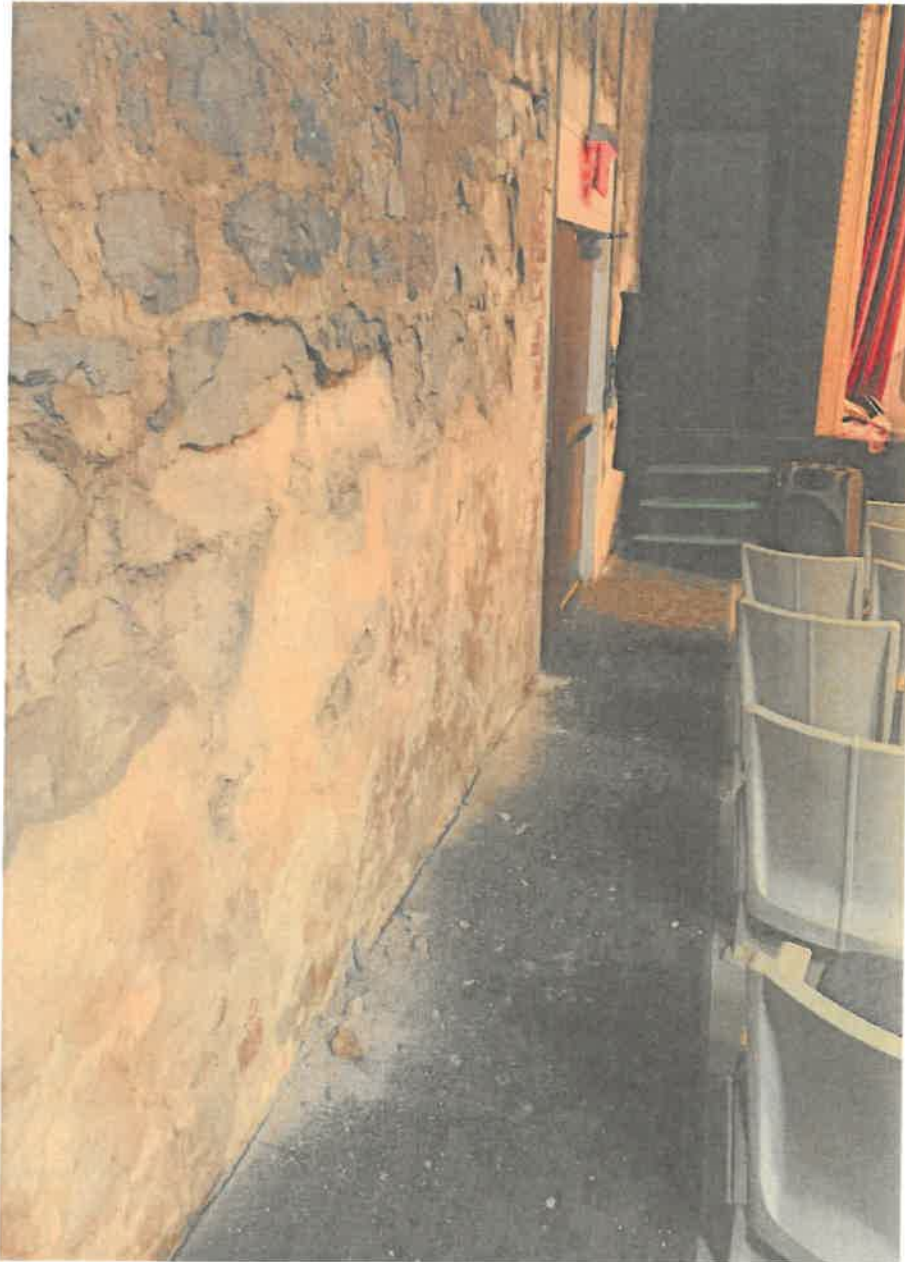




60. Tift and Mallory Warehouse / Waterfront Playhouse, interior, north wall, camera facing northeast.



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.



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