



# Key West Maritime Historical Society of the Florida Keys, Inc.

**“A nonprofit, all volunteer, Society for Preservation, Research, Service, and Education”**

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P.O. Box 695, Key West, Florida 33041

E-mail and more at: [keywestmaritime.org](http://keywestmaritime.org)

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October 17, 2016

To Whom It May Concern:

The Key West Maritime Historical Society is an all-volunteer, educational and cultural organization. We are dedicated to the study and preservation of the rich maritime heritage of Key West and the Florida Keys. We were founded in 1985, and over the ensuing years we have contributed to the preservation of many historic and cultural resources.

Please know that the Key West Maritime Historical Society fully supports any effort to restore the historic Cable Huts at Mallory Square, in Key West.

These huts are linked with Key West's and Florida's flagship the schooner *Western Union* and telegraphic era of Key West. The *Western Union* supplied itself with cable from these very storage facilities.

We should work together to preserve the maritime history of Key West and vigorously protect it from destruction. The Cable Huts tell an important story from our island's past and its past means of communication to the outside world. We are aware that there are groups proposing to preserve the Cable Huts, and we feel that their ideas and proposals should be considered for the future of these unique and important structures.

Sincerely,

Corey Malcom, President

Key West Maritime Historical Society



# Schooner Western Union

PRESERVATION SOCIETY & MARITIME MUSEUM

OFFICIAL FLAGSHIP OF FLORIDA & THE CITY OF KEY WEST



November 14, 2016



Bryan Green  
Chair  
Historic Architecture Review Commission  
3140 Flagler Avenue  
Key West, FL 33040

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- Edwin O. Swift, III  
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Re: Preservation of the Mallory Square (schooner Western Union) historic Cable Huts

Chairman Green,

The board of directors of the *Schooner Western Union Preservation Society & Maritime Museum*, whom are now completing a \$2 million, 8-yr. restoration of the *Official Flagship of the State of Florida & the City of Key West*, the schooner *Western Union*, unanimously endorse the efforts to save and restore the historic Mallory Square (*Western Union*) Cable Huts.

The historic Mallory Cable Huts served an integral role in the mission of the cable ships including that of our State & City Flagship, the schooner *Western Union*, to maintain and establish telegraph & phone communications between Florida and the world.

The Cable Huts played an important role in supporting the cable ships like the *Western Union* to sustain Florida's critical global telegraph & telephone communication lines which enabled the creation and development of the significant international economic trade that defines our great state today.

In addition to being the State & City Flagship, the *Western Union* is on the National Register of Historic Places; the historic Mallory Cable Huts should be saved and restored to be included in this prestigious honor as part of our island's proud maritime heritage. It is our duty to future generations to preserve our history.

On behalf of the board of directors,

William M. Barry  
Chairman

Copy: Enid Torregrosa, Historic Preservation Planner, CKW  
Schooner Western Union Preservation Society, BOD

[www.SchoonerWesternUnion.org](http://www.SchoonerWesternUnion.org) ■ [wmbarry@outlook.com](mailto:wmbarry@outlook.com) ■ Phone (305) 240-0898

P.O. Box 4379, Key West, FL 33041 ■ 201 William Street, Key West FL 33040

The Schooner Western Union Preservation Society is a 501(c)(3) not-for profit-organization FEI # 20-5958968. A COPY OF OUR OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE FLORIDA DIVISION OF CONSUMER SERVICES BY CALLING (800) 435-7352. REGISTRATION DOES NOT IMPLY ENDORSEMENT BY THE STATE.

*Florida's Historic Sailing Maritime Museum*

**From:** Thorn Grafton <tgrafton@zyscovich.com>  
**Sent:** Friday, December 09, 2016 12:38 PM  
**To:** HARC  
**Subject:** Mallory Square Cable Huts Report (Re: Tropical Soup Restaurant Application)  
**Attachments:** Zyscovich Cable Huts Report 2016-1208.pdf

Dear Ms. Torregrossa,

On behalf of the Key West organization SAVE MALLORY SQUARE, I am submitting the attached report which advocates for the preservation of the 2 Mallory Square Cable Huts.

I will attend the HARC meeting on 12/14/16, and will request to speak briefly to give a summary of my points.

I look forward to meeting you then.

I will also call to confirm you received this report.

If you miss my call and prefer to reply to this email, I would appreciate it.

Thank you,

**THORN GRAFTON, AIA, LEED AP**

*Director of Sustainable Initiatives*

**ZYSCOVICH**  
ARCHITECTS

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Historic Architectural Review Commission  
 Attention:  
 Bryan Green, Chairman  
 Enid Torregrossa, Historic Preservation Planner

3140 Flagler Ave  
 Key West, FL 33040  
 and via e-mail to: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

**Re: Application of “Tropical Soup” for Mallory Square restaurant approval**

Dear Mr. Green and Ms. Torregrossa,

My firm has been retained by Save Mallory Square to examine the issue of the proposed demolition and/or significant modification of the Historic Cable Huts at Mallory Square. As an introduction to the writer, I have been a preservation-oriented Architect for 36 years, and was responsible for preservation / restoration of dozens of historic projects, including several National Register properties, and many more locally-designated and eligible sites. Several of our projects have won State and local preservation awards - a full list of my historic preservation experience is attached. This focus requires application of the Secretary of the Interior's Standards (36 CFR 67) and the related Guidelines for Rehabilitating Historic Buildings.

The Zyscovich Architecture and Urban Design philosophy mandates that we help communities weave together new and existing assets in ways that are faithful to the real essence and history of the place. Because the firm's leaders happen to love Key West, we have also been honored to work in the City and throughout the Keys on occasion.

This assignment has been an exciting discovery for us. The Cable Huts represent a vivid weave of several threads. There is the physical connection to Cuba, in a City whose history is so flavored by the island nation. The Huts are rare remaining participants in the historic Key West working waterfront. Like the several vintage cable huts around the world situated at promontories, capes, or where a long road ends at the ocean, they mark the place where lines were cast into the sea - the only means to achieve international communication by human voice. Mallory Square is still about human voices, a congregation of them in the glow of sunset. The Square is a very special place, a common ground for the Conch Republic, and the Huts are part of that.

It would be an easy thing to put restaurants in Mallory Square – not in the center perhaps but on the edge, just a minor incursion on the public domain, it might seem. Soon it may be another commercial establishment on the other side, or perhaps expand the first one. The harder, more virtuous path is preserving urban open space, and the integrity of its edges. This is particularly critical when space is so limited and the use of the open space is already so successful. The Cable Huts are clearly historic and eminently adaptable structures that if rehabilitated, will help maintain the integrity of Mallory Square for future generations.

**ANALYSIS:**

I have reviewed the Historic Structures Report, Dec. 2015, by Bender and Associates Architects, prepared for Mr. Bill Verge, Executive Director, USCGC Ingham Maritime Memorial. This document establishes, in a highly professional way, the historic and cultural significance of the structures, and the feasibility and techniques for saving them. This brief report does not repeat much of that analysis, but simply emphasizes and amplifies its conclusions.

I have personally visited the Cable Huts on Mallory Square, and they are indeed significant historic structures. They are in suitable condition for rehabilitation and reconstruction of missing elements to take the structures back to the key period of interpretation, the early 1930's.

I have also reviewed the Engineering study by Atlantic Engineering Services of Jacksonville FL – its findings are consistent with the concrete restoration protocols and feasibility that we have used on projects in saline environments such as the National Register District in Miami Beach and the concrete lighthouse at Boca Chita Key.

The report provides sound recommendations to formulate an RFP that includes the full restoration and adaptive reuse of the Cable Huts for any of several compatible uses, such as a visitor's center, interpretive historical museum, small cultural/ arts venue, or limited commercial. No new structures should be constructed, either attached or adjacent to the historic Cable Huts, that would threaten or destroy their historic character.

Restoration Construction Budget – The Bender report includes an estimated construction budget of \$212,000 for both huts, including A/E fees. Due to some escalation in the past 12 months, and due to continuing lack of maintenance, it is recommended that this amount be increased to \$250,000. Several sources of funding were included in the Bender report, and still others would be easy to find with the right program and design solution.

**ZYSCOVICH RECOMMENDS:**

We recommend the City strongly consider and advocate Mallory Square as a cultural resource, not a commercial one. A major opportunity exists to engage corporate support in the creation of exhibition kiosks themed in the subject areas of a communications and transportation. Only one of several possibilities is shown on **the attached rendering and plan**. The rehabilitated Huts could be linked on a story-lined pathway, possibly involving the adjacent Hospitality House. Each Hut interior could serve as a gallery, with an at-grade platform bridging the original sunken floor, complete with exhibits on their communication history, and the history of transportation to and from Key West. Other thematically-consistent features such as corporate-sponsored public Wi-Fi zone, bicycle rental and boat tour terminus - all woven into a whole with public art, native landscape, and soft evening lighting. It is critical that the full extent of Mallory Square be completed as public open space, using and not losing its existing historic resources.

Sincerely, *Thorn Grafton*

Thorn Grafton, AIA, LEED AP, Director of Sustainable Initiatives

## **Thorn Grafton, AIA, LEED AP, FL Registered Architect #8200**

directs all historic-related work at Zyscovich, using his personal knowledge and perspective on the unique resources of South Florida culture, history, and the environment. Grafton re-joined the firm in 2005, having been principal in his own architectural firms since 1979. His firms have been responsible for over \$100,000,000 in construction values during his 28 year career, and a substantial portion of that has been in older and historic building projects. Grafton carries on a tradition as a third generation Miami-area Architect. His grandfather (and early mentor), Architect Russell T. Pancoast, FAIA, was the grandson of Miami Beach pioneer developer John S. Collins. Pancoast designed many Mediterranean Revival styled buildings designed on Miami Beach in the 20's and 30's. Russell's career evolved in the 50's and 60's to embrace modernism that was responsive to the local climate. Thorn Grafton's introduction to historic preservation came in 1969 when his forefather's architectural firm purchased for their offices the sprawling Douglas Entrance complex, a 1926 masterpiece of Coral Gables developer George Merrick. There he learned preservation tricks such as spreading sheep manure on new clay tile roof tiles, and mild acid etching of copper, to accelerate "patina" on building materials.

Grafton received a Master of Architecture from Tulane University School of Architecture - while there he explored the full variety of Louisiana's historic architecture. After graduation in 1976, he worked 8 intense months as an apprentice to 3 restoration carpenters restoring two 1880's Victorian houses in New Orleans. He returned to his Alma Mater in 2004 to deliver the annual Richard Koch Lecture to the Graduate Preservation Studies Program, and in 2006 as a Post-Katrina neighborhood preservation planner to work on Neighborhood Rebuilding Plans for 4 of New Orleans' most historic neighborhoods, including Treme and the 7<sup>th</sup> Ward, where jazz music was conceived and evolved. Grafton uses actual construction experience to benefit the design process; this has provided a "can-do" mentality through hands-on problem solving. He led Zyscovich's historic preservation component of the comprehensive Miami Senior High School project starting in 2005 with a Historic Preservation Master Plan, and completion of 4½ years of phased construction in early 2014.

Grafton was a member of the City of Miami Historic and Environmental Preservation Board from 2007-2010.

### **HISTORIC PRESERVATION PROJECTS:**

#### **Miami Senior High School (1927)**

**Historic Preservation Master Plan, Historic Rehabilitation and Preservation  
Historically Compatible Re-Roofing Project  
Miami-Dade County Public Schools**

Already of the largest planned historic rehabilitation / preservation in South Florida, this project also required the sensitive addition of new square footage to accommodate State class size regulations and program requirements. The documents for the project entailed over one thousand sheets in five volumes. Zyscovich's scope of work included the removal of insensitive alterations and additions, including new windows and doors in infilled locations, and restoration of beautiful cast stone work and interior decoration throughout the school. The original project construction budget was \$83 M, and during the recession bids came in at \$49.8 M. After 4 years of phased construction, the final construction cost was under \$55 M. The project included design of 3 interpretive panels in the school lobby describing the school's history and the details of the preservation / expansion project. The project won an Award of Honor from the Florida Trust for Historic Preservation in 2015.

#### **New Orleans Neighborhood Rebuilding Plans**

**Post-Katrina Planning Coordinator, 4 historic neighborhoods  
Treme-6<sup>th</sup> Ward / Historic 7<sup>th</sup> Ward / Bayou St. John / Fairgrounds-Dessaix  
Zyscovich as subconsultant to the Lambert Group**

In 2006, after Hurricane Katrina devastated the City of New Orleans, Zyscovich was one of 6 planning/ design firms working with economic redevelopment firm the Lambert Group. The City Council was required by the State and FEMA to produce neighborhood Rebuilding Plans of the 49 flooded neighborhoods. Four of the most historic neighborhoods, including Treme, where Jazz was essentially born, were assigned to Zyscovich. The project entailed a synthesis of neighborhood priorities through a series of public workshops, with neighborhood plans including specific infrastructure and redevelopment recommendations, and a matrix of funding priorities. The plans were used by the City Council as the initial rebuilding direction for the City, and to begin to obtain significant State and Federal funds.

#### **Historic Pres. of Royal Palm / Shorecrest Hotels (1939-40)**

**Royal Palm Crown Plaza Resort  
1545 Collins Ave. Miami Beach FL  
Peebles Atlantic Development Corp.**

To date one of the City of Miami Beach's most significant initiatives combining preservation and new economic development, this project combined redevelopment of two Art Deco hotels and the addition of hundreds of new hotel / condo units. Grafton was the Preservation Architect working in tandem with Arquitectonica to develop the initial

planning concepts used to win the project competition, through successful completion. His involvement included approvals hearings and documentation required for the reconstruction of the Royal Palm, the restoration of the Shorecrest, and finishing with the design of the project's historic exhibit panels in the restored lobby.

**Historic Rehab. of the Shelborne House Apartments,  
Fernwood and Aimee Apartments (all appx. 1926)  
935 Pennsylvania Ave. Miami Beach FL  
Miami Beach Community Devel. Corp.**

These projects represent a continuing relationship between approximately 1995 and 2004 with the Miami Beach Community Development Corporation, a not-for-profit affordable housing developer. The budget-conscious rehabilitation of these 3 historic buildings provided for Housing for Persons with AIDS, or for the elderly and/or disabled. Through awareness of this work, the Housing Authority of Miami Beach retained Grafton for a series of redevelopment studies in historic neighborhoods in South Miami Beach.

**Pelican Parking Garage (public-private partnership)  
375 space, 7 level new garage in historic district  
1042 Collins Ave. Miami Beach, FL  
Park One, Inc. / Tchopitoulas Partners**

One of the most significant challenges regarding historic resources is how to add new construction into historic settings. In this case the City of Miami Beach used a competitive selection process to partner with a private sector developer on a solution to a very tight mid-block site that would provide much-needed parking for the central Ocean Drive mixed use entertainment area of the National Register of Historic Places Miami Beach Architectural District. Grafton's solution was to break down the 150 foot front elevation into a series of 3 distinct masses with implied voids between each – recalling the existing development pattern of small hotels. Attractive ground floor retail completes the solution.

**Boca Chita Lighthouse, Boca Chita Key,  
Biscayne Bay National Monument  
Interior Spiral Stair Structural Restoration  
National Parks Service Atlanta Office**

One of a series of smaller yet highly sensitive projects was the repair and reconstruction of the interior spiral staircase in the historic lighthouse. Grafton coordinated the services of Edward Landers, PE, a structural engineer noted for concrete restoration design for projects affected by salt-laden air. The consulting team traveled to the island on several occasions to work with restoration tradespersons from the National Park Service to repair (and in several cases replace) the spiral stair treads and railings to match the originals.

**Stranahan House (1912) and Museum &  
Coordination of City's Riverwalk Connection  
Consultation, Adverse Impact of Adjoining Development  
335 SE 6<sup>th</sup> Ave., Fort Lauderdale, FL  
Stranahan House, Inc.**

Work on interior of building to restore the original kitchen, and exterior work to design a hardscape / landscape connection to the City's Riverwalk and Las Olas Plaza. Also worked with the not-for-profit organization to attempt to minimize the negative effects of the planned 38 story tower directly abutting the house.

**Hurt Building (1926) Rehabilitation &  
Opa Locka Boulevard Historic Master Plan  
490 Opa Locka Blvd., Opa Locka, FL  
Opa Locka Community Development Corp.**

One of the early historic rehabilitation projects in Opa Locka, the Moorish-Revival dream neighborhood developed by aviation pioneer Glenn Curtis in the 1920's, for a local community development corporation.

**Sears Building (1929) Architectural Resource Analysis  
for inclusion in Performing Arts Center  
Biscayne Blvd. Miami FL  
Miami-Dade County GSA**

Provided historic resources report to Miami-Dade County in advance of closing on the sale of this property, to be used as part of the Performing Arts Center.

**Richmond Inn (1912) at the Deering Estate – Analysis**  
**Minimize Impact of Lead-based Paint Abatement on the Historic Resource**  
**Miami-Dade Parks & Recreation Dept.**

Provided report to Miami-Dade County which was delivered on the Friday before Hurricane Andrew hit on a pre-dawn Monday morning in 1992. The hurricane severely damaged the property.

**Bethel House African American Bahamian Museum**  
**Building Relocation and Rehabilitation**  
**West Perrine, FL**

**Mz. Goose, Inc. (not-for-profit community organization)**

Provided several phases of service to this small historic resource in West Perrine. It is believed that originally the house was built by Flagler's forces while constructing the railroad to the Keys. Services were provided to design the relocation of the house to a property donated by Habitat for Humanity. Phased rehabilitation design and master plan were provided over the years, as funds became available.

**William Anderson's General Store (1912)**  
**Post-Hurricane Andrew Restoration / Rehab**  
**Anderson's Corners, Redland, South Dade Co.**  
**Private Owners**

Funded by a post-hurricane grant from the State of Florida, plans were developed to structurally straighten the historic 2 story wood frame building that was a successful restaurant before the storm. Significant hurricane damage included a 10 degree slant. Phase one restoration was complete when a dispute developed between the 2 owners, and the property was sold to a low bidder.

**Hollywood Beach Hotel, (1926) Hollywood, FL**  
**Historic Master Plan and Phase One Rehabilitation**  
**Private Developer**

Grafton's first large scale project, a grand beachfront hotel by Hollywood pioneer developer Joseph Young, was designed and taken through the City review process. Construction of phase one of the rehabilitation was implemented, but subsequent plans deviated from Grafton's direction for the project.

**21<sup>st</sup> Street Community Center, Miami Beach**  
**Restoration of Carl Fisher Clubhouse (1916)**  
**City of Miami Beach, FL. (with Bernard Zyscovich)**

This was the first historic preservation project of property owned by the City of Miami Beach. The historic rehabilitation was the winner of numerous awards including an Honor Award from the Florida Trust for Historic Preservation.

**Dr. David Fairchild Study, Historic Rehabilitation**  
**The Kampong, Coconut Grove, FL**  
**The National Tropical Botanical Garden, Inc.**

Project funded partially by a grant from the State of Florida Department of Cultural Resources.

**The Bennett Building (1926) Historic Rehabilitation**  
**Coral Gables, FL**  
**Headquarters of the Junior League of Miami, Inc.**

Historic rehabilitation and conversion of retail building to offices of the Junior League of Miami, Inc.

**Cauley Square Historic District**  
**Preservation/ Development Master Plan**  
Goulds, FL  
Private Owners

**Flipse-O'Donnell House (1920)**  
Rehabilitation and Addition to the oldest house in Palmetto Bay  
Private Owner

**Historic US Courthouse (Miami) Fountain Restoration**  
Miami Chapter, Federal Bar Association  
Coordinating w/ US General Services Admin.

**Fire House Four, Restaurant Rehabilitation and Additions**  
Tenant work coord. w/ City of Miami (owner)  
Private lessee - Restaurant owner

**Shores Performing Arts Theater - Phase 1 Restoration / Rehab**

Miami Shores, FL  
Not-for-Profit organization

**Dr. Jackson's Office and Surgery**

Post-hurricane restoration of the  
Dade Heritage Trust, Inc. headquarters, Brickell area, Miami

**Restoration / rehab of 3 historic houses, post-Hurricane Andrew**

Redland, South Miami-Dade County  
Miami-Dade Co. grant thru Dade Heritage Trust, Inc.

**Restoration / Rehab and compatible addition**

1926 2 story Dade County Pine and Oolitic Limerock Bungalow-style house  
Thorn and Teresa Grafton, Coconut Grove, FL

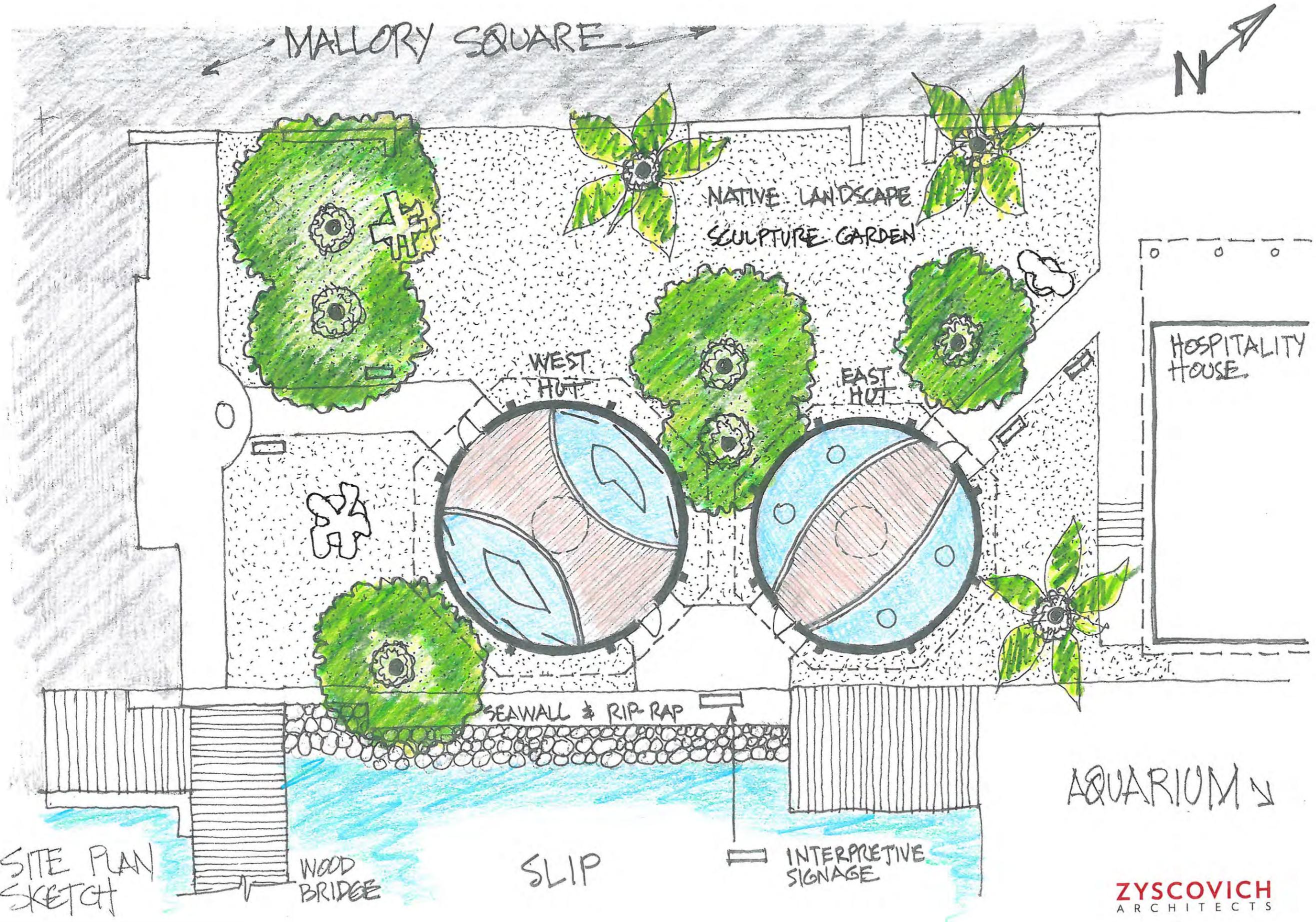
**Special Studies:**

"Engineering for Preservation" – 2004, 1 week professional training course  
Including field work and case studies  
National Center for Preservation Training and Technology  
A division of the US National Park Service  
Natchitoches, LA

# Restoration of Historic Mallory Square Cable Huts

**ZYSCOVICH**  
ARCHITECTS  
WE MAKE PEOPLE PLACES





SITE PLAN SKETCH

WOOD BRIDGE

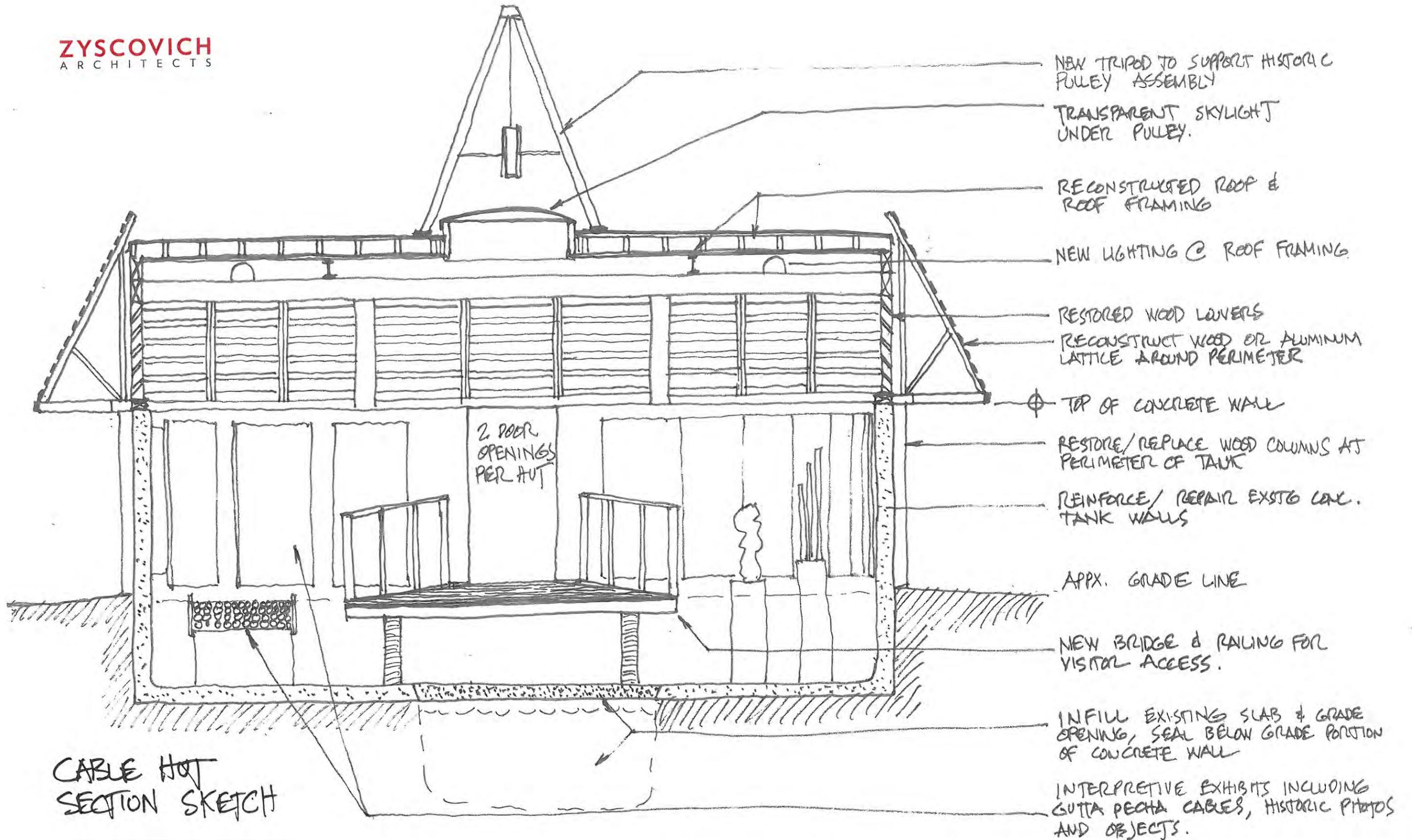
SLIP

INTERPRETIVE SIGNAGE

AQUARIUM

ZYSCOVICH ARCHITECTS

ONE OF MANY POSSIBLE CONCEPTS



SCHOONER WOLF  
6810 Front St.  
Key West, FL 33040

Historic Architectural Committee  
City Hall  
Key West, FL

Re: Mallory Square restaurant

December 9, 2016

Dear HARC members,

I recently learned that you will be hearing a proposal to demolish part of an historic masonry structure that was used to store the underwater cables laid by the schooner *Western Union* during her service as a Key West/Cuba cable tender beginning in the late '30s. As you may know, Florida's flagship *Western Union* is the last surviving authentic working tall ship built here, and she is listed on the US National Register of Historic Places. I had the honor of serving as her master after her retirement from cable tender service.

The cable buildings symbolize Key West's proud maritime tradition, and signify the historic link between Key West and Cuba. They help define Mallory Square. Shameful neglect has caused these important artifacts to deteriorate. Each should be restored, not demolished or hidden inside a new building.

Surely the City is not so desperate for money that it must allow demolition of an historic building on our most prominent harbor-front location, just to collect rent from a new building that doesn't belong there.

As captain of sailing vessels that have introduced thousands of visitors to Key West Harbor since the early '70s, I know that people don't visit Mallory Square looking for a beer and a burger, or to see a restaurant resembling something they might find in Disneyworld. They come there looking for something unique: a view of the harbor and a glimpse our historic waterfront, reminiscent of the days when the *Western Union* was working there.

Authentic artifacts like the cable houses are an important part of what makes Key West special. Please don't allow our maritime heritage to be irreparably diminished by this short-sighted scheme. Restore the cable houses!

Sincerely,



Captain Finbar Gittelman



Sharon Wells  
124 A Peary Court  
Key West, FL 33040

December 9, 2016

Historic Architectural Review Commission  
Att: Bryan Green, Chairman  
Enid Torregrosa, Historic Preservation Planner  
3140 Flagler Ave Key West, FL 33040  
and via e-mail to: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

re: Application for Mallory Square restaurant approval

Dear Mr. Green and Ms. Torregrosa:

I write with regard to HARC's review of the proposed restaurant, the development of which is to envelop, and generally destroy, most of one of Key West's historic cable huts.

The City of Key West has maintained ownership of both cable huts for decades. To argue that the structures are not listed on a Key West historic registry of historic structures, is to show the neglect by city staff to document and record the sites, and the City itself for allowing their partial destruction over a long period.

#### *History*

Constructed by AT&T as undersea cable storage tanks, the two cable huts, or tanks, stored underwater telephone cables for nearly forty years, from the early 1920's until the 1950's. The tanks contributed to the operation and maintenance of the overseas submarine cable system. Each represents a link to Cuban-American cultural and communications relations.

The two concrete cable huts situated on Mallory Square are historically significant to America's burgeoning international and undersea communications system and to Key West's twentieth century link to Cuba. These two significant historic structures, largely undocumented under the ownership of the City of Key West, remain in their original sites.

Today, the cable huts, though allowed to deteriorate under the aegis of the City, are still extant and intact symbols of Mallory Square's maritime past.

The Mallory Square Cable Huts were used to store undersea telephone cable from the 1920's until the 1960's. Today each is an important visible link to Mallory Square's history as an industrial waterfront, its maritime heritage, its relationship with Cuba and the island's key role in American communications history.

### *Preservation*

Under HARC's purview, *The Secretary of the Interior's Standards for Rehabilitation* apply.

To avoid adverse impacts to historic properties is HARC's purpose.

#### **At least 8 of the Ten Standards apply in this case.**

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.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

#### **NOT recommended by the Standards, are the following:**

-Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

-Replacing or rebuilding a major portion of exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction.

Key West's two cable huts are important surviving elements of our maritime heritage. Yes, we can spend 19 Million dollars to preserve a building for a new City Hall. Why destroy historic features which link Key West to its past, to support the construction of a new, totally unneeded, restaurant, which will compete with those already existing on city-owned properties. Greed, on the part of the City, should not overtake maintaining HARC's Guidelines.

Sincerely,

Sharon Wells  
Key West Historian and Preservationist

I will be out of town and not able to attend the HARC meeting scheduled for December 14. Please read my comments at the meeting and make a part of the record.

**From:** Hal Bromm <halbromm@gmail.com>  
**Sent:** Thursday, December 08, 2016 7:56 PM  
**To:** HARC  
**Subject:** Application of "Tropical Soup" for Mallory Square  
**Attachments:** 8 December 2016 letter p1.jpeg; 8 December 2016 letter p2.jpeg.jpeg

Dear Mr Green,

Attached is a two page letter from me regarding the application before HARC of "Tropical Soup". As you will read, I am opposed to the proposal.

Unfortunately I am unable to attend the HARC meeting scheduled for December 14th, but would appreciate having my letter read at the meeting and made a part of the record.

Thank you for your consideration,

Hal Bromm

Hal Bromm  
727 Poorhouse Lane  
Key West, FL 33040

December 8, 2016

Historic Architectural Review Commission  
Att: Bryan Green, Chairman  
Enid Torregrosa, Historic Preservation Planner  
3140 Flagler Ave  
Key West, FL 33040  
and via e-mail to: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

re: Application of "Tropical Soup" for Mallory Square restaurant approval

Dear Mr. Green and Ms. Torregrosa:

The proposal to partially demolish an historic structure on Mallory Square, and to remove the surviving remnant from public view, is fundamentally wrong. Mallory Square is a vital part of Key West's Historic District, and its two cable huts are important surviving elements of our maritime heritage. To do what the "Tropical Soup" application proposes to do would violate basic principles of historic preservation, as codified in the federal law on which HARC's Guidelines are based, including the following:

1. Avoiding **adverse impacts** on historic properties, as mandated by 36 CFR Part 800, which identifies and prohibits the following adverse impacts on historic properties:

- "Physical destruction of or damage to all or part of the property";
- "Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance";
- "Introduction of visual...or atmospheric elements that diminish the integrity of the property's significant historic features";
- "Neglect of a property which causes its deterioration".

2. **Standards for rehabilitation** of historic properties, established in 36 CFR part 68.3 (b):

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships. "
- "The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided."

--- "New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property."

As a long-time Key West Historic District property owner who has devoted much of the past four decades to historic preservation efforts in Key West and the Northeast, I find it incomprehensible and terribly sad that our own City government has violated historic preservation law by neglecting these historic structures. Worse, the City appears to be complicit with a private developer's misguided plan to destroy historic materials and alter the spatial relationships that characterize the Southerly edge of Mallory Square. To what end? The last thing that our community needs is another bar and restaurant, particularly one that would intrude into a public open space that enjoys international renown.

This proposal to destroy part of the historic cable hut and to bury its remnant inside a non-historic large restaurant/bar would adversely impact Mallory Square. Physically destroying much of an historic structure and surrounding what's left with a large new restaurant and bar is not "adaptive re-use" of that structure. If approved, the application would alter the "features, spaces and spatial relationships that characterize" Mallory Square, in violation of historic rehabilitation standards.

Please reject this ill-conceived proposal and direct the City of Key West to rehabilitate its long-neglected cable huts.

Respectfully,



Hal Bromm

Note: I am unable to attend the HARC meeting scheduled for December 14. Please have my letter read at the meeting and made a part of the record.