

CITIZENS COMMENTS

From: Thorn Grafton <tgrafton@zyscovich.com>
Sent: Monday, May 15, 2017 11:48 PM
To: HARC
Subject: RE: Mallory Square Cable Huts Report (Re: Tropical Soup Restaurant Application)
Attachments: KW Cable Huts Concept_HARC 2017-0512.pdf; KW Cable Huts Concept 2017-0512.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Torregrossa,
Please see follow-up letter and proposed alternate concept plan. Please enter our concern into the record that the revised restaurant proposal not be approved.
Thank you for your consideration.

Thorn Grafton, AIA, LEED AP
Director of Sustainable Initiatives
Senior Project Manager

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From: Thorn Grafton
Sent: Friday, December 9, 2016 12:38 PM
To: harc@cityofkeywest-fl.gov
Subject: Mallory Square Cable Huts Report (Re: Tropical Soup Restaurant Application)

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

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May 12, 2017

 Historical Architectural Review Commission
 City of Key West, Florida

▪ MIAMI ▪ NEW YORK

 Attention:
 Mr. Bryan Green
 Ms. Enid Terragrossa

 3140 Flagler Ave.
 Key West, Florida
harc@cityofkeywest-fl.gov
Re: Application of “Tropical Soup” for Mallory Square restaurant approval on the site of the Historic Cable Huts

Dear Mr. Green and Ms. Torregrossa,

As a follow-up to my letter of Dec. 8, 2016, my firm continues to advocate on behalf of the Save Mallory Square, in the examination of the proposed demolition and/or significant modification of the Historic Cable Huts at Mallory Square. As we argued in that letter and at our appearance before the Commission, the Huts are eminently adaptable structures that should be rehabilitated in the context of their original use, and not encased within commercial development. We were gratified that the Commission voted to officially confirm the community’s view that the resources are indeed historically-significant.

The recent revision to the plan for incorporating one of the Huts into a restaurant, while revealing more of the affected Hut, does not present and interpret this valuable historic resource with integrity. We again strongly urge the Commission to deny this application in favor of a City initiative (in partnership with community and appropriate business interests) to appropriately restore of the Huts as part of cultural activities open to the public, and to their period of maximum historic significance, the early 1930’s. An example plan and narrative is attached here. This is an economically-sustainable approach that does not submit to short-sighted expediency. A plan like this would benefit Mallory Square and surroundings for future generations.

I have copied the Project Concept Narrative included on the Concept Plan here again:

CONCEPT NARRATIVE, Plan dated 5/12/17:

This concept depicts the 2 historic cable huts as restored to maintain their historic integrity. We recommend that the City consider issuing an RFP for restoration and reuse following the Secretary of the Interior’s Guidelines and Standards. The recommended reuse is a combination of a low intensity commercial and cultural venue, combined with historic interpretive exhibits. The site is recommended to be fenced and gated, with native landscape and a generous open plaza suitable for relatively low-volume or non-amplified events and activities.

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Redevelopment should accommodate appropriate commercial use that will not generate adverse impacts such as significant waste and noise generation. Use of the site as a bar/restaurant or for amplified music should be precluded because such uses would diverge from and overwhelm the character and scale of the historic resources and surrounding public space. Economic sustainability would be achieved through the incorporation of a sales booth for museum, tour and boating tickets, appropriately-aligned corporate sponsorships, fees for special events in the plaza, and cultural grants.

A restoration plan should include a program like the one shown here, which features exhibits in both huts, a formal ticket booth in CH-1 and a possible kiosk/ vendor table in the inset in CH-2. The buildings would not need to be air conditioned if well ventilated through the louvered roof overhangs augmented with fans, with an option to air-condition CH-1 only. A skylight at the center of each hut would reveal the winch systems used to load the cable into the hut and would also provide additional illumination.

Construction costs are estimated at \$250,000 for basic restoration. Save Mallory Square has informed me that they have received a funding pledge of \$75,000 to attract matched grants and contributions toward the cost of restoration. The cost of additional improvements, including site work and exhibits, would be undertaken by the successful RFP responder.

Sincerely,

Thorn Grafton

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

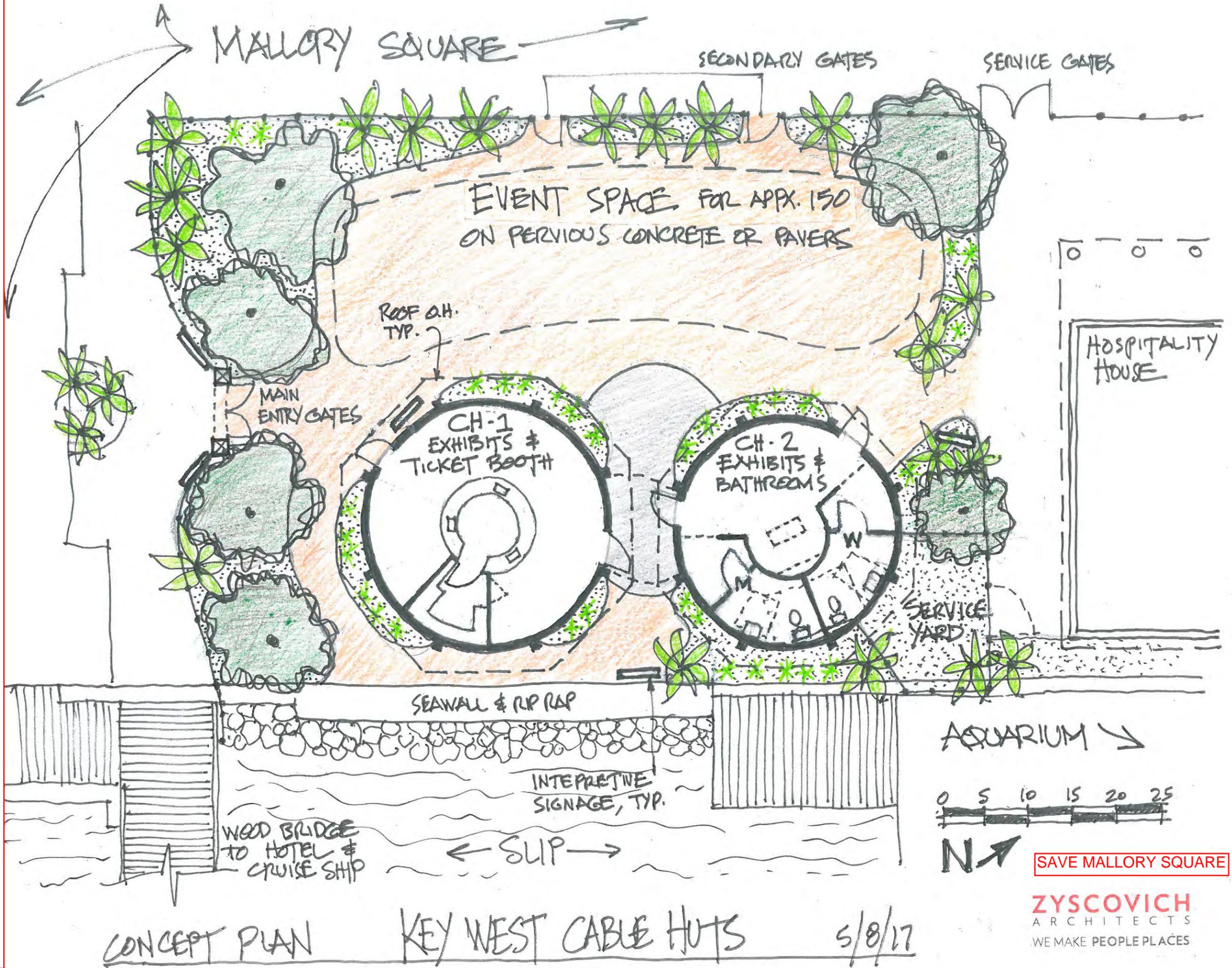
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CONCEPT PLAN KEY WEST CABLE HUTS 5/8/17

SAVE MALLORY SQUARE

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