

MONROE COUNTY HISTORIC JAIL



HISTORIC STRUCTURES REPORT

January 2018

Prepared for:
Monroe County
Board of County Commissioners

By: *Bender & Associates Architects p.a.*
410 Angela Street
Key West, Florida 33040



TABLE OF CONTENTS

I.	Introduction	3
II.	Historical Background	7
	by Jonathan G. Lammers of James J Miller PHD LLC	
	Historic Introduction	
	Chronology	
	Historic Context	
	Additional Historic Photographs	
	Bibliography	
III.	Historic Period of Concern	80
IV.	Rehabilitation & Adaptive Reuse Potential.....	81
V.	Architectural Analysis by Building Element.....	82
VI.	Mechanical, Electrical and Plumbing Condition	105
	Assessment	
VII.	Structural Condition Assessment.....	117
VIII.	Work Priorities & Recommendations/Budget.....	148
IX.	Grant Sources List.....	150
X.	Additional Historic Photos	152
XI.	Existing Conditions Photos & Drawings	165
XII.	Probable Historic Configuration Drawings	183

I. Introduction

In August 2017, the Monroe County, Florida Board of County Commissioners commissioned a team of Architects to commence work on a Historic Structures Report of the historic Monroe County Jail building on Whitehead Street in Key West. The Monroe County Jail is an important resource that represents the prosperity and civic-mindedness of Key West in the 1890's. Key West was one of the largest and most prosperous cities in Florida at this time, and the size and style of their civic buildings, including this jail, reflects this. The Jail is a distinctive concrete structure built in the popular classical style, representative of the best, high-profile civic architecture of the era. The historic Monroe County Jail is one of the most significant buildings in Key West, and is deserving of rehabilitation.

The consultant team, led by Bender & Associates Architects of Key West, includes Bender & Associates of Key West, Florida, (Architectural); Atlantic Engineering, Inc., (Structural Engineering Consultant); HNGS Engineers, Inc. (Mechanical Electrical and Plumbing Consultant), and James J. Miller, PhD LLC (Historian, Archaeologist, Heritage Planner)

The first step in an accurate restoration or rehabilitation is to prepare a Historic Structure Report. An adaptive use for the building has not been identified, but Monroe County has established a goal of restoration that would reflect the significant history of the building.

RECOMMENDATIONS:

The historic Monroe County Jail is an important resource that reflects the municipal and civic history of both the City of Key West and Monroe County. The building is also an important symbol of the changing appearance of Jackson Square, which has been a center of government in Key West since the very first plat map of the City was drafted by William Whitehead in 1829.

We recommend a design approach that will respect this history and serve as a visual record of that era. We recommend restoring the early 20th century components of the jail, including cell blocks and prison barred windows, for use as a museum. Some of the jail building should also be dedicated to displays of the notable history of the building and its relationship to the civic history of Jackson Square. Consideration should also be given to rebuilding the lost front of the building, which was demolished in 1952. Doing so would restore the lost relationship of County Courthouse and Jail facing Whitehead Street.

SUMMARY RECOMMENDATIONS

1. Update the National Register Nomination Form and any related site files to reflect additional historic data or modifications that affect accuracy.
2. Comply with the Secretary of the Interior's Standards for Rehabilitation.
3. Restore the building configuration to its historic period of concern appearance, i.e. 1910 to

1952. Restore the existing jail building, and reconstruct the front portion of the building which faced Whitehead Street.

4. Submit this report to the State of Florida, Division of Historical Resources, for a courtesy review, and to support future grant applications.
5. Establish final uses for the building. This report recommends a possible commercial occupancy that will support the building financially. Such uses could include a Jail museum, a law office, municipal (Federal, State, or County) office space, or other commercial office space.
6. Begin the application process for grant funding. Applications should be made to the State of Florida, DHR, for a Special Category Grant and to any applicable local programs.

SECRETARY OF INTERIOR'S STANDARDS FOR

HISTORIC PRESERVATION PROJECTS:

General Standards for Historic Preservation Projects

The following general standards apply to all treatments undertaken on historic properties listed in the National Register.

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive architectural features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

Specific Standards for Historic Preservation Projects

The following specific standards for each treatment are to be used in conjunction with the eight general standards and, in each case, begin with number 9. For example, in evaluating acquisition projects, include the eight general standards plus the four specific standards listed under Standards for Acquisition. The specific standards differ from those published for use in Historic Preservation Fund grant-in-aid projects (36 CFR Part 68) in that they discuss more fully the treatment of archeological properties.

STANDARDS FOR REHABILITATION

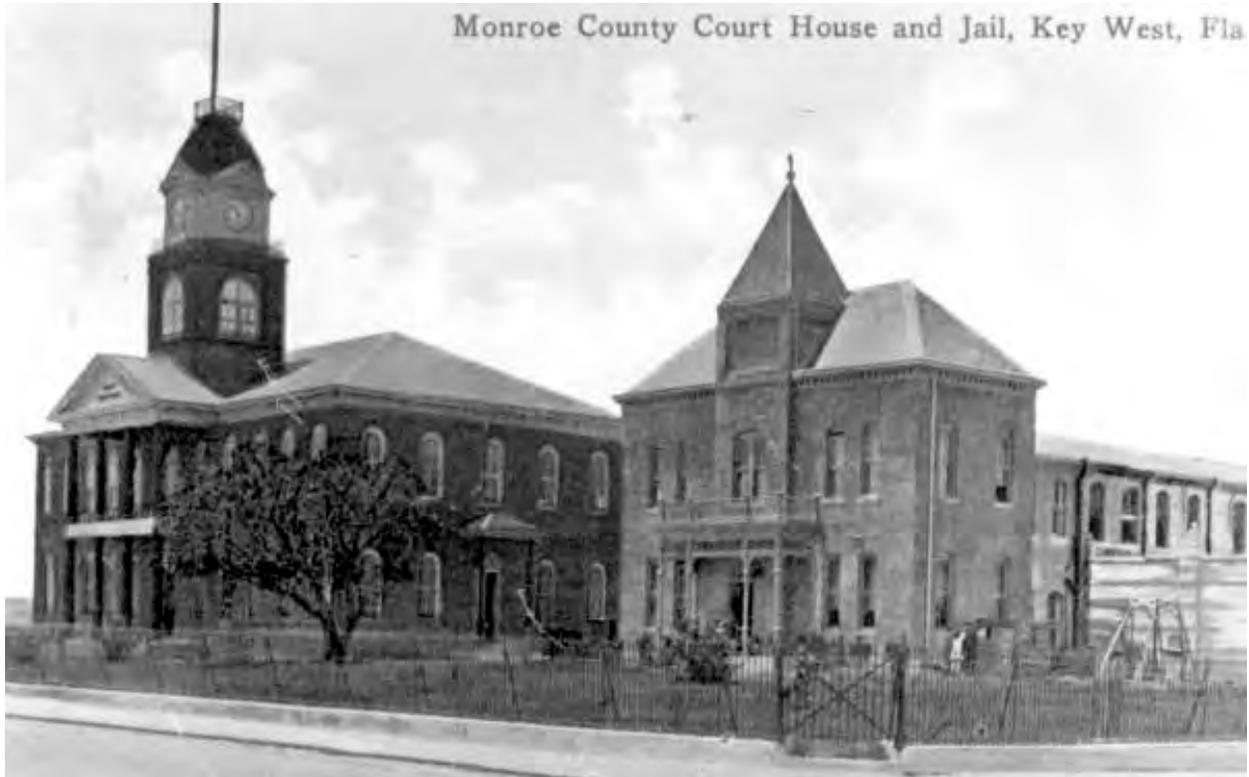
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
10. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

STANDARDS FOR RESTORATION

11. Every reasonable effort shall be made to use a property for its originally intended purpose or to provide a compatible use that will require minimum alteration to the property and its environment.
12. Reinforcement required for structural stability or the installation of protective or code required mechanical systems shall be concealed wherever possible so as not to intrude or detract from the property's aesthetic and historical qualities, except where concealment would result in the alteration or destruction of historically significant materials or spaces.
13. Restoration work such as the demolition of non-contributing additions that will result in ground or structural disturbance shall be preceded by sufficient archeological investigation to determine whether significant subsurface or structural features or artifacts will be affected. Recovery, curation and documentation of archaeological features and specimens shall be undertaken in accordance with appropriate professional methods and techniques.

II. Historical Background

HISTORICAL BACKGROUND OF THE MONROE COUNTY JAIL AT JACKSON SQUARE KEY WEST, FLORIDA



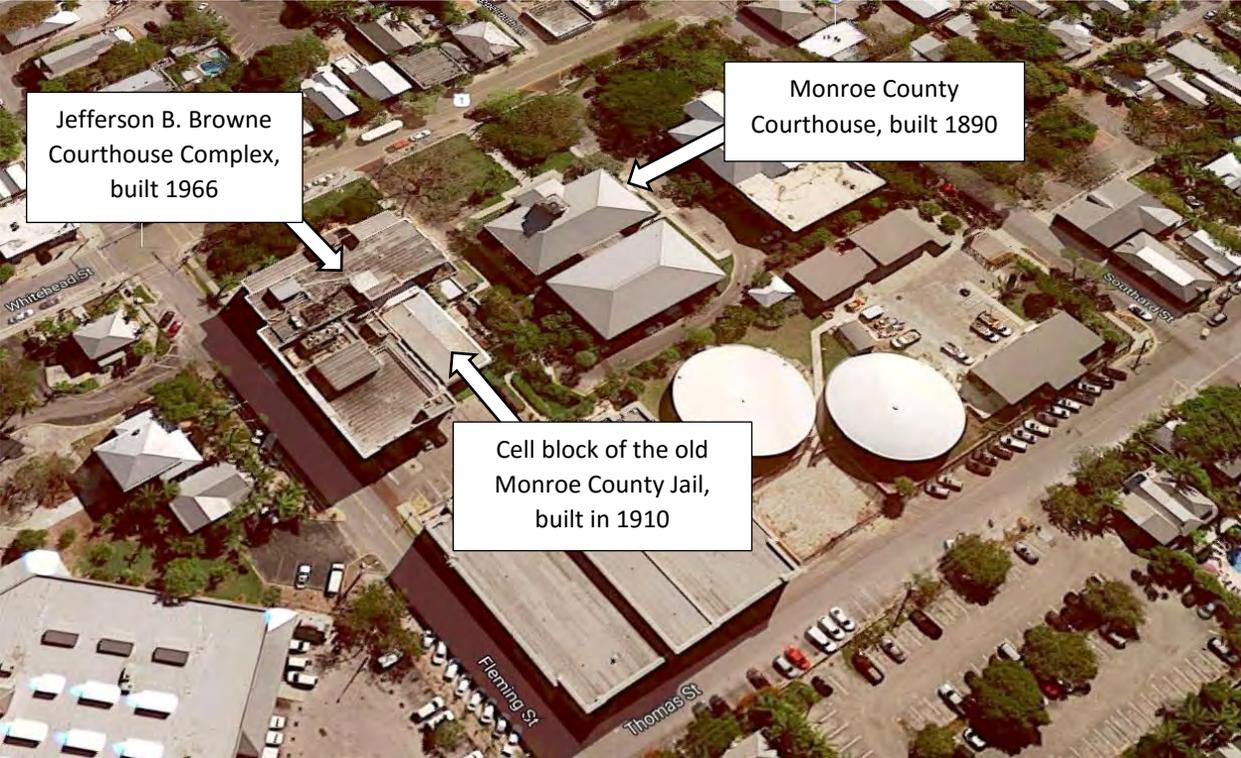
PREPARED UNDER CONTRACT BY:
JONATHAN G. LAMMERS & JAMES J. MILLER, PH.D., RPA
OF
JAMES J. MILLER PHD LLC
TALLAHASSEE, FL
jim@jimiller.com

JANUARY 16, 2017
FINAL REPORT

Introduction

This report discusses the history and evolution of the old Monroe County Jail, located at Jackson Square in Key West, Florida. The portion of the jail that survives today is a reinforced concrete cell block that was built in 1910-1911 as a rear addition to the Monroe County Jail. The front part of the jail was originally constructed in 1892 as the fifth (and largest) jail built at Jackson Square. The jail had been specifically designed to mimic the Monroe County Courthouse, built just two years earlier. Both the jail and courthouse were considered impressive civic accomplishments, and symbols of Monroe County's position as the most populous city in Florida at that time. Both were also built using red brick, although the front of the jail was later covered in stucco (see cover photo).

As Florida boomed in the early 1950s, the front part of the jail was demolished and replaced by a new facility for the Monroe County Sheriff's Office. However, the old concrete cell block was retained at the rear, as well as portions of a historic concrete wall built in 1907 and a small portion of the 1892 brick jail. In the mid-1960s, the sheriff's office was replaced by what is today known as the Jefferson B. Browne Courthouse Complex. The surviving portion of the jail is thus located behind the Jefferson B. Browne Courthouse Complex, and also shielded from view by another wing of Courthouse Complex along Fleming Street.



Aerial view looking northeast across Jefferson Square in Key West.
(Google maps image annotated by the authors)

To understand the jail's historic context, this report identifies patterns in the larger history of Key West and traces them to the physical development of Jackson Square as a civic lot. It also touches on Jackson's Square's connections to African American history in Key West. Today the Monroe County Jail and the courthouse are the oldest physical links to the early history of the Jackson Square. A large kapok tree planted around 1900 is also located along Whitehead Street between the old jail and the courthouse.

Chronology

- 1513 Spanish explorer and conquistador, Ponce de León, reputedly becomes the first European to view Key West. It is named “Cayo Hueso” or “Bone Key.” For the next 300 hundred years the island is used sporadically by fisherman and wreckers.
- 1763 Great Britain takes control of Florida from Spain. The Spanish and Native Americans living in Key West were moved to Havana.
- 1783 Spain retakes control of Florida from Great Britain.
- 1815 The Spanish Governor of Cuba deeds the island of Key West to Juan Pablo Salas, an officer in the Royal Spanish Navy.
- 1821 Florida becomes a United States territory.
- 1822 Juan Pablo Salas sells Key West to American businessmen, John W. Simonton, who spends years establishing a legal claim to the island.
- U.S. Navy Lt. Commander Matthew Perry sails to Key West and claims the Keys as United States Property. Key West is declared an official port of entry.
- 1823 The Florida Territorial Legislature establishes Monroe County as the 6th county in Florida, with Key West as its seat. The county’s original boundaries were vast and included most of south Florida and the Florida Keys.
- 1825 The U.S. Congress declares that all property shipwrecked in American waters must be brought to a U.S. port of entry. The wrecking industry in Key West grows exponentially as a result.
- 1828 John W. Simonton’s claim to island ownership is confirmed by the U.S. government.
- Key West is incorporated.
- A U.S. Superior Court is established in Key West, with a small court building located at Jackson Square.
- 1829 An official survey is made of Key West by William A. Whitehead. It shows Jackson Square as a public square with a jail and courthouse.
- 1830 The U.S. Census shows 517 residents of Key West, including 368 Whites, 83 free Blacks, and 66 slaves.
- 1831 The Florida Territorial Legislature appoints commissioners Win. A. Whitehead and Lackland M. Stone to construct a new stone jail using a \$2,000 appropriation.
- 1832 A stone jail is constructed at Jackson Square near the court house. It stood on the Thomas Street side of Jackson Square, and had limestone walls three feet thick.

- 1840 The U.S. Census shows 688 residents of Key West, including 516 Whites, 76 free Blacks, and 96 slaves.
- 1845 The first jail is abandoned in favor of a second stone jail constructed in Jackson Square near the intersection of Fleming and Whitehead Streets.
- Florida is admitted to the Union.
- Construction begins of Fort Zachary Taylor. Much of the labor force consists of slaves rented by their owners, and the slave population in Key West increases dramatically.
- 1850 The U.S. Census shows 2,645 residents of Key West, including 2,088 Whites, 126 free Blacks, and 431 slaves.
- Florida Reef is officially marked by lights.
- 1860 The U.S. Census shows 2,913 residents of Key West, including 2,302 Whites, 160 free Blacks, and 451 slaves.
- 1861 The State of Florida secedes from the Union. However, Key West remains under federal control owing to the presence of Fort Zachary Taylor.
- 1863 All slaves at Key West are freed by the Emancipation Proclamation
- 1867 Telegraph service is opened between Key West and Havana, Cuba via an underwater cable line.
- 1868 The first of three wars for Cuban independence begins. Many Cubans relocate to Key West, influencing Key West's economy and politics.
- 1870 The U.S. Census shows 5,675 residents of Key West, including 4,631 Whites and 1,026 free Blacks.
- The Douglass School, named for Frederick Douglass, is opened in Jackson Square.
- 1875 A small one-story brick building is erected in Jackson Square to serve as an office for the clerk of the circuit court. It included a fireproof vault to store county records.
- 1880 The second Monroe County Jail built in 1845 is replaced by a new brick jail, located near the corner of Whitehead and Fleming streets.
- The U.S. Census shows 9,890 residents of Key West.
- 1886 The worst fire in Key West History erupts in a hall on Duval Street and spreads to nearby buildings, damaging or destroying several blocks. In response, the city builds several new firehouses, including Fire Engine House No. 2, located facing Fleming Street behind the county jail.
- 1889 Key West enacts a new charter allowing the entire island to be included in the city boundaries. Key West becomes the most populous city in Florida.

- 1890 The old wood frame Monroe County Courthouse is replaced by a new and larger brick courthouse, designed by architect John R. Scott.
The U.S. Census shows 18,080 residents of Key West.
- 1892 A new brick jail is constructed behind the older Monroe County Jail, built in 1880. The older jail is demolished.
A new city pumping station is built at Jackson Square.
- 1895 An artesian well is sunk in Jackson Square to a depth of two thousand feet in order to obtain fresh water for Key West.
- 1897 A proposed lynching of an African American prisoner at the jail results in a racial uprising.
- 1898 Key West supports naval operations during the Spanish American War.
- 1900 Key West's population fall slightly to 17,114 persons.
- 1901 Frank Adams is the first sheriff's deputy killed in the line of duty.
- 1904 Fred Ewart is hanged in the rear yard of the Monroe County Jail. This is the last public execution in Monroe County.
- 1905 Work begins on the "Overseas Railroad," Henry Flagler's Key West Extension of the Florida East Coast Railway.
- 1907 A concrete block wall is constructed around the rear yard of the Monroe County Jail.
- 1909 A severe hurricane strikes Key West in October. The following month, the Monroe County Board of Commissioners begins discussing plans to build an addition to the county jail.
- 1910 Construction begins on a rear addition is made to the Monroe County Jail. It consists of a reinforced concrete cell block. The old portion of the jail is converted for use as a residence by the sheriff.
Key West's population rises to 19,945 persons.
- 1911 The rear addition to the Monroe County Jail is completed.
- 1912 Henry Flagler completes work on the Overseas Railroad, linking Key West to the entire east coast of Florida by rail.
- 1921 Army veteran Manuel Cabeza is taken from the Monroe County Jail and lynched by the KKK.
- 1926 An intense hurricane strikes Miami. The crash of the Florida Land Boom begins
- 1930 Key West's population falls to 12,831, a 30 percent decline from 1920.

- 1934 The City of Key West declares insolvency. The head of Florida's Federal Emergency Relief Administration (FERA) program, Julius F. Stone, begins efforts to beautify Key West and encourage tourism.
- 1935 The Labor Day Hurricane destroys the Overseas Railroad through the keys.
- 1938 The Overseas Highway is completed, restoring Key West's connection to mainland Florida.
- 1943 An influx of workers and military personnel during World War II leads Key West's population to double from 15,000 to 35,000 in a single year.
- 1952 A new two-story concrete block office and jail facility is built for the Monroe County Sheriff's Office. The building replaces the front of the old brick jail constructed in 1892. At this point, a wall built in 1907 and the jail's rear cell block built in 1910 remain standing.
- 1966 The Monroe County Courthouse Annex (today the Jefferson B. Browne Courthouse Complex) is constructed in the area previously occupied by the Monroe County Sheriff's Office. The architect of the Annex is Edward M. Ghezzi & Associates. A portion of the complex includes additional cell block facilities purchased from an older prison in Texas.
- 1981 Inmate Edmund McIntyre files a class-action lawsuit on behalf of jail inmates complaining of cramped and unsanitary conditions.
- 1987 The Monroe County Sheriff's Office moves from the Courthouse Annex into the Lester Building at Jackson Square.
- 1990 The Monroe County Jail is privatized and turned over to the Wackenhut Corrections Corporation.
- 1991 The Monroe County Jail is transferred back to the Sheriff's Office. Monroe County settles the lawsuit filed by McIntyre.
- 1993 A new Monroe County Jail is completed at Stock Island.
- 1994 Prisoners are transferred from the old jail at Jackson Square to Stock Island.

Historic Context

The following section presents a brief history of Key West, with a special emphasis on identifying themes and patterns which influenced the historic development of Jackson Square. This is followed by a more detailed discussion of the Monroe County jails constructed at Jackson Square, including the present cell block structure.

Early Key West History

During the pre-colonial era, Key West was inhabited by Native peoples. Reputedly, the first European to visit Key West was the Spanish explorer Juan Ponce de León in 1513. The island was named “Cayo Hueso,” or “Bone Key.” For the next 300 years, Key West was of only marginal importance to the Spanish empire.

In 1815, the Spanish Governor of Florida granted Cayo Hueso to Juan Pablo Salas in return for his services to the crown. In 1819, however, Spain ceded Florida to the United States and in 1821 Florida became a U.S. territory. As such, Salas could not exert his claim to the island until the land grant was confirmed by the United States government.¹

U.S. officials quickly recognized the strategic value of Key West, which sat astride Gulf Stream shipping routes and had a natural deep water harbor. In May 1822, the Secretary of the Navy wrote to President James Monroe about the importance of the island:

It affords a very eligible depot for wrecked property which is highly necessary and advantageous where the navigation is attended with so many dangers and difficulties ... [Key West] is considered so convenient a place of rendezvous for our public vessels on the West Indies Station, that it is intended to make it a depot for provisions and supplies, for the expedition against the pirates, lately authorized by Congress.”²

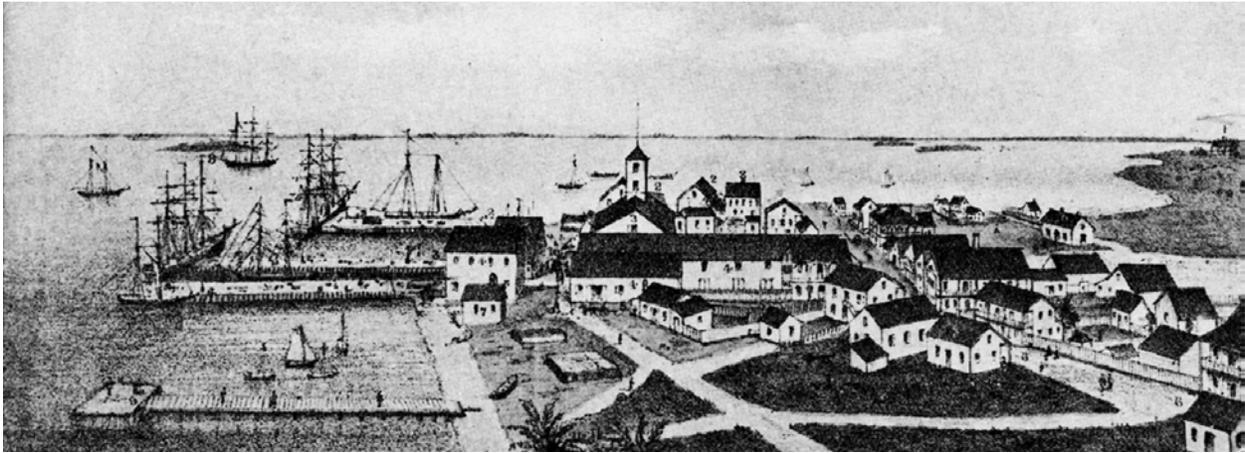
By the end of 1822 Key West had been declared an official U.S. port of entry, and the West Indies Anti-Piracy Squadron was sent to ensure safe passage for vessels operating in the area. That same year, Juan Salas decided to sell his interest in Key West rather than undertake legal proceedings to have his land grant confirmed. Salas sold Key West to John Simonton, a native of New Jersey who managed shipping interests in Havana, Mobile and New Orleans. Simonton sold off some portions to individual investors who built wharves, warehouses and stores.

However, it later emerged that Salas had also sold the island to General John Geddes of Charleston, who challenged Simonton’s ownership. To assert his claim, Simonton relied on business and political connections, and divided his claim among three northern business partners: John W. C. Fleming, John Whitehead, and Pardon C. Greene. After several years of legal and political wrangling,

¹ Love Dean, *Lighthouses of the Florida Keys*, (Pineapple Press: Sarasota, FL, 1998), 23.

² URS, Historic Resources Survey of Key West, Monroe County Florida, (URS: Gaithersburg, MD, September 20, 2004).

the U.S. Congress in 1828 confirmed the legality of the original land grant to Salas, as well as Simonton's ownership of the island. That same year, the Town of Key West was incorporated. According to the 1830 Census, the population of the island included 368 white persons, 83 free blacks, and 66 slaves.



"The Business Part of Key West," from a sketch by William A. Whitehead, published June 1838. (Florida Memory)

Wrecking and Admiralty Law

The Secretary of the Navy had been astute in identifying Key West as an ideal spot for "wrecking," or the salvaging of shipwrecks. For centuries, numerous ships had been sunk or damaged on the reefs of the Florida Keys. By the 1800s, a vibrant wrecking industry had developed in the Keys and was largely managed by ship captains from the Bahamas. The process of "wrecking" entailed the rescue of crews, vessels and cargo for which some kind of payment was expected. Sometimes the salvage was completed by a single crew, while at other times several independent crews worked in cooperation—or in competition. The rewards could be enormous—as much as half or more of the cargo.

As the wrecking industry grew, salvage claims were typically adjudicated at Nassau or Havana, or between the ship captains and the wreckers directly. Once Florida became a U.S. territory however, government officials sought to assert control of wrecking within U.S. territorial waters. In 1825, the U.S. Congress enacted the Federal Wrecking Act. It stipulated that all property shipwrecked in American waters had to be brought to a U.S. port of entry. As a result, Key West boomed as an entrepot for wrecked cargo. John Simonton reported that from December 1824 to December 1825, some \$293,000 worth of cargo was sold at Key West. Trade in conventional goods also increased steadily. Between 1826 and 1830 some 1,360 ships—mostly American—made entrance at the Key West Customs House.³

Given the significant maritime commerce in the area, the U.S. Government in 1828 established the U.S. District Court, Southern District in Key West as part of Florida's territorial court system. A

³ Albert W. Diddle, "Adjudication of Shipwrecking Claims at Key West in 1831." *Tequesta*, No. 6, 1946, 49.

wooden courthouse was built in the area known today as Jackson Square, and the court began operation in November of that year.⁴ A small jail also appears to have been built around the same time. The court handled civil and criminal cases, but most importantly was given exclusive jurisdiction for all civil maritime affairs. According to a summary prepared by the National Archives, “The court was open year-round for admiralty and maritime litigation, in contrast to the May and November sessions during which it handled other judicial processes.”⁵ One court observer mentioned that civil and criminal cases before the court were few, and that the court was “principally occupied in matters of salvage connected with shipwrecks.”⁶ The court’s first judge, James Webb, remained at Key West from 1828 to 1839. His successor, William Marvin, administered the granting of occupational licenses to wreckers.⁷ He also authored an influential legal work, *A Treatise on the Law of Wreck and Salvage*.

Key West Prior to the Civil War

From its earliest days, military activity at Key West was an important factor in the island’s economy and development. In 1829, David Porter wrote to his superiors extolling the military value of Key West. “The advantages of its location as a military and naval station has no equal except Gibraltar. It commands the outlet of all the trade from Jamaica, the Caribbean Sea, the Bay of Honduras and the Gulf of Mexico It is a check to the naval forces of whatever nation may possess Cuba.”⁸

In 1831 the U.S. Army established a camp on lands donated by the proprietors of Key West. Additional lots were ceded to the Army during the Second Seminole War (1835-1842). The tensions of the war appear to have slowed settlement. U.S. Census returns indicate Key West grew only modestly during the 1830s, from 517 to 688 persons. Although Key West was never attacked, a devastating raid was made at Indian Key in 1840. Naval schooners, gun barges and other vessels also patrolled the Keys to protect settlers and stop arms smuggling to the Seminoles from Cuba and the Bahamas. After the war, military officials sought to better fortify the island, and in 1845 the U.S. Army began construction on Fort Taylor as a coastal defense. That same year, Florida became a state. Military activity expanded during the Mexican-American War (1846-1848), and construction of Fort Taylor continued into the 1850s, bringing in a steady stream of federal money.

For civilian residents, maritime commerce and wrecking were the primary economic drivers. Fishing also emerged as a viable pursuit, and some of the island’s residents attempted salt making. In time, the trade in sponges grew, as did catching turtles for meat. Cigar making was also in its infancy. In 1846 Key West was struck by a devastating hurricane which damaged nearly every structure on the island. Nevertheless, between 1840 and 1850 the island’s population nearly quadrupled from

⁴ Walter C. Maloney, *Sketch of the History of Key West, Florida – An Address Delivered at the Dedication of the New City Hall, July 4, 1876*, (Newark, NJ: The Advertiser Printing House, 1876), 12.

⁵ Gayle P. Peters, National Archives, “Admiralty Final Record Books, U.S. District Court, Southern District of Florida, Key West, 1829-1911,” National Archives Trust Fund Board, National Archives and Records Administration, Washington: 1987.

⁶ Walter C. Maloney, *Sketch of the History of Key West, Florida – An Address Delivered at the Dedication of the New City Hall, July 4, 1876*, (Newark, NJ: The Advertiser Printing House, 1876), 14.

⁷ Albert W. Diddle, “Adjudication of Shipwrecking Claims at Key West in 1831.” *Tequesta*, No. 6, 1946, 45.

⁸ Jefferson B. Browne, “Key West: The Old and the New,” (St. Augustine: The Record Company, 1912), 213.

approximately 690 to 2,650 persons. A major factor in this growth was the arrival of large numbers of slaves who were hired out by their owners to help construct Fort Zachary Taylor. Between 1840 and 1850 the slave population increased nearly 350 percent, from 96 to 451 slaves. Large numbers of Bahamians also relocated to Key West during this period.



Circa 1850 photo of Key West from an observation tower near Front and Simonton streets. (Florida Memory)

The Civil War and Reconstruction

Key West played a vital role during the Civil War because of its strategic position and established military presence. It was also the center of U.S. Navy's Gulf and East Gulf blockading forces, which focused on disrupting the flow of goods to the Confederacy. Numerous seized ships were brought to Key West for disposition, and it was the only southern city which remained in Union hands for the duration of the war.

Key West also experienced a unique relationship with slavery during this period. On the cusp of the Civil War, more than one out of every six inhabitants in Key West was a slave.⁹ The nature of slavery in Key West, though, was atypical. Here, slaves were frequently treated more like contract laborers, especially in the construction of Fort Taylor. The Army in 1845 advertised a rate of \$1.12 per day for slave labor, and scores of slaves were hired out to the military.¹⁰ It was also customary in

⁹ Jerry Wilkinson, "History of Key West," Keyshistory.org, accessed September 17, 2017 from: <http://www.keyshistory.org/keywest.html>.

¹⁰ Bender and Associates, *Master Plan for Fort Zachary Taylor Historic State Park*, May 25, 2006: 2-13.

Key West for slaves to hire their own time in return for paying their owner a portion of their earnings.¹¹

Among the town's 2,300 residents there were also some 160 free blacks, many of them Bahamians and mulattos, as well as persons of various other nationalities.¹² Racial and ethnic boundaries were not as rigidly enforced in Key West as they were elsewhere in Florida, but pressure on free Blacks had been stepped up after statehood. In 1847, it became illegal for any vessel to bring any free Black or mulatto to Key West. State laws also restricted the movements of freedmen.

As talk of secession grew, so did tensions between the U.S. military at Key West and the government of Florida. By the time Florida seceded early in 1861, the military was already prepared to keep the island in federal hands. On January 13, 1861, a military detachment from Fort Taylor took possession of the city. Nevertheless, the government continued to pay slave owners for work on Fort Taylor, a situation that remained unchanged until the Emancipation Proclamation in 1863. Slaves in Key West were immediately freed, and many continued to work as laborers at Fort Taylor.¹³ Over 200 also volunteered as recruits for the 2nd South Carolina Volunteers, a Union African American regiment.

African Americans and Monroe County Government

During Reconstruction, Florida was formally joined with the Union after adopting a new state constitution in 1868. African Americans were enfranchised and were first able to vote in Key West's mayoral election in 1869. The following year, the Douglass School was constructed at Jackson Square to educate African American children. Its first teacher and principal was Nassau-born educator William Middleton Artrell, who later served on the city council from 1875-1876, and as inspector at the Customs House.¹⁴

During the Reconstruction era, Blacks in Key West were able to achieve a measure of political power by joining with the growing Cuban émigré community as a potent force within the Republican party¹⁵ (see below). Several African Americans served as public officials in Key West or were elected to local office. These included James A. Roberts and Charles Brown, who were elected as county constables in the early 1870s.¹⁶ Roberts then served as Monroe County sheriff from 1877-1880. Three African Americans also served on the county commission from 1874-1877. Robert Gabriel served as City Commissioner in 1876, and later as a member of the Florida House. In 1882 Nelson English was appointed postmaster.

¹¹ *New York Times*, "From Key West," September 2, 1862.

¹² Thaddeus Cohen and Sienna Leon, *Bahama Village Redevelopment Plan City of Key West Florida*, July 1995, II-3.

¹³ Bender and Associates, *Master Plan for Fort Zachary Taylor Historic State Park*, May 25, 2006: 2-13.

¹⁴ Larry E. Rivers and Canter Brown, Jr., "African American in South Florida: A Home and a Haven for Reconstruction-era Leaders," *Tequesta*, No. 56, 1996, 10.

¹⁵ Gerald E. Poyo, "Cuban Revolutionaries and Monroe County Reconstruction Politics, 1868-1876," *Florida Historical Quarterly*, Vol. 55, No. 4 (April, 1977). 413.

¹⁶ Larry E. Rivers and Canter Brown, Jr., "African American in South Florida: A Home and a Haven for Reconstruction-era Leaders," *Tequesta*, No. 56, 1996, 7.



Circa 1880 photo of the Douglass School at Jackson Square. (Florida Keys Public Libraries)

In 1888, James Dean was elected as Florida's only African American county judge in the 1800s. That same year, Charles F. Dupont became the first popularly elected African American sheriff in Florida, and served as the Monroe County Sheriff until 1893.¹⁷ During this period, Dupont was party to construction of a new county jail in 1892. This was the fifth Monroe County Jail built at Jackson Square, and was later expanded to include the portion of the jail which survives today. This is discussed at greater length in the following section.

Cuban Influences

The election of African Americans to public office in Monroe County coincided with political shifts influenced by the first of three Cuban wars of independence from Spain. The first war began in 1868 and prompted large numbers of Cubans associated with the independence movement to relocate to Key West. By 1870, more than twenty percent of residents were Cuban—the second largest émigré community outside of New York. Ten years later, Key West's population had doubled and “the city was the capital of the Cuban exiles and the conspiratorial center for their independence movement.”¹⁸

¹⁷ Tom Hambricht, Monroe County Library, “Black History,” 2001. (PowerPoint presentation accessed via <http://www.keyslibraries.org/wp-content/uploads/2012/02/Black-History.pdf>)

¹⁸ Antonio Rafael de la Cova, “Cuban Exiles in Key West during the Ten Years' War, 1868-1878,” *Florida Historical Quarterly*, Vol. 89, No. 3 (Winter 2011), 287.

The nucleus of the Cuban community was the most racially diverse area of Key West, and was strung out along Thomas and Southard streets near Jackson Square.¹⁹ The rapid influx of Cubans propelled the cigar industry, and by 1876 there were twenty-nine cigar factories in Key West employing more than 2,100 persons. Cigar manufacturers built “colonies” of cottages next to their factories which could be rented or sold to employees through payroll deductions.²⁰

Many Cubans became American citizens and emerged as a potent force in local Republican party politics. As observed by Cuban scholar, Gerald E. Poyo, “the Cubans in Key West represented a highly politicized group receptive to organizing efforts of American politicians.”²¹ Republican leaders lobbied for patronage, and in 1871 Juan Maria Reyes was appointed justice of the peace. In 1876 the son of a Cuban patriot, Carlos de Cespedes, was elected mayor of Key West. The city council also included Jose Ramos and Manuel Pino. By the 1880s, Cuban Americans held numerous civic positions, including Ildefonso Salgado as the assistant warden of the jail, while others served on the police force.²² During the 1890s, Key West became the birthplace of Jose Marti’s successful Cuban independence movement.

The Most Populous City in Florida

Aided by the influx of Cubans, Key West’s population grew from 5,675 persons in 1870 to nearly 10,000 in 1880. In 1889, the Florida Legislature allowed Key West to expand the city boundaries to include the entire island, which counted more than 18,000 persons. Thus, Key West became the most populous city in Florida.



¹⁹ Ibid: 298-299.

²⁰ Ibid: 299-302.

²¹ Gerald E. Poyo, “Cuban Revolutionaries and Monroe County Reconstruction Politics, 1868-1876,” *Florida Historical Quarterly*, Vol. 55, No. 4 (April, 1977). 411.

²² Antonio Rafael de la Cova, “Cuban Exiles in Key West during the Ten Years’ War, 1868-1878,” *Florida Historical Quarterly*, Vol. 89, No. 3 (Winter 2011), 318.

Circa 1900 view of Key West with Whitehead Street at center. The Monroe County Courthouse and the standpipe for the city's waterworks at Jackson Square are visible at upper right. (Keys Public Libraries)

The city's growth was such that it rebounded quickly from a disastrous fire in 1886, which destroyed much of the commercial section of the city, as well as City Hall and the U.S. District Court building. The city and county governments responded with a raft of new construction, including a new city hall, county courthouse and jail, new firehouses, and a municipal waterworks. Many of the new civic buildings were constructed using brick, a fire-resistant material that was used throughout the commercial section.

At the turn of the 20th century, Key West provided key naval support during the Spanish American War. By March of 1898, some forty ships of the North Atlantic Squadron had assembled at Key West, and Fort Zachary Taylor was extensively altered and given a lower profile facing the sea. Key West did not serve as a troop depot, however, as the island lacked sufficient water to serve thousands of soldiers a day. Nevertheless, after the invasion of Cuba over 500 sick and wounded soldiers were sent to Key West for medical attention. Despite the military activity, the war briefly damaged Key West's economy. Key West fisherman could no longer sell their catch in Havana, and cigar manufacturers were unable to obtain shipments of Cuban tobacco.²³

Key West in the 20th Century

At the dawn of the 20th century, the economic signals in Key West were mixed. After three decades of robust growth, the city for the first time in its history lost population, dropping slightly to 17,100 citizens in 1900. New prospects appeared with construction of the Overseas Railroad, which brought men, materials and new commercial connections. The bursting of the Florida land boom during the 1920s led to population declines which were accentuated by the Great Depression. Key West boomed again as an important military center during World War II, and continued to grow along with the rest of Florida during the post-war years.

The Overseas Railroad & Highway

In 1905 work commenced on Henry Flagler's Overseas Railroad connecting Key West with mainland Florida. The scale of the work was immense and took seven years to complete. Thousands of laborers, many immigrants recruited from northern cities, were brought to Florida to work in railroad labor camps. At any one time as many as 4,000 workers were employed in construction across the keys.²⁴ At Key West, Flagler dredged more than 100 acres of new land for a rail yard and sea terminal at what is today Trumbo Point. Despite back-to-back hurricanes at the end of the decade, the island's population had grown more than 16 percent to 19,945 persons in 1910. The first train arrived in 1912 to joyous celebrations, and principal civic buildings including the Monroe

²³ Wright and Joan Langley, *Key West & the Spanish American War*, (Key West: Langley Press, 1998), 55.

²⁴ Henry S. Marks, "The Labor Problems of The Florida East Coast Railway Extension from Homestead to Key West: 1905-1907," *Tequesta*, No. 32, 1972, 29-32.

County Court House, Jail and fire houses were decorated for the occasion.²⁵ Although the line earned steady revenue, the immense outlay in capital and maintenance meant that its returns were modest at best.



Postcard depicting the arrival of the first train in Key West. (Florida Memory)

During World War I, Key West's military presence expanded. The island became headquarters of the Seventh Naval District in 1914, which conducted training and patrol operations that included destroyers, submarines and sub chaser. In 1917 construction began for a Naval Air Station, which emerged as the largest training center for seaplane pilots in the United States. By the war's end, the station's personnel had grown to some 1,000 enlisted men and officers.

Boom and Bust

The Florida Land Boom was a real estate bubble that developed during the early 1920s. Within a few short years, real estate promoters encouraged ever-increasing speculation, leading to soaring real estate values across the state. In 1925, real estate investor Malcolm Meacham purchased some 1,000 acres of land on the east side of Key West and began platting the tract for development. As the boom neared its climax in 1926, the La Concha Hotel opened in Key West as the tallest non-military building on the island. That same year, Monroe County floated a \$2.5 million bond issue to aid in construction of the Overseas Highway—an automobile adjunct to the Overseas Railroad.

Just months later, however, the 1926 Miami Hurricane caused extensive damage in southern Florida, followed by the Okeechobee Hurricane of 1928. The Florida Land Boom fizzled rapidly, and many

²⁵ Monroe County Commission, Meeting Minutes, January 3, 1912.

investors were wiped out financially. The failure of the land boom and subsequent Great Depression led to an outmigration from Key West. By 1930, more than 6,000 residents had left, reducing the island's population to approximately 12,800 persons. The situation worsened when Key West declared insolvency in 1934.²⁶

To improve conditions on the island, Julius F. Stone, the head of Florida's Federal Emergency Relief Administration (FERA), implemented a work program designed to showcase Key West as a tourist destination. An aquarium was constructed, flowers and palm trees were planted throughout the city, and garbage collection was vastly improved. Artists and writers were also recruited via the Federal Art Project to paint murals and write guidebooks for Key West.

These efforts suffered a severe setback following the 1935 Labor Day Hurricane, which damaged significant sections of the Overseas Railroad and left Key West isolated. The railroad's right-of-way was subsequently purchased by the State of Florida to expand the Overseas Highway, and construction began in 1937 using a loan from the Public Works Administration. The Works Progress Administration (WPA) also funded new sewer, water and electrical improvements for the island. By the time the Overseas Highway opened in March 1938, the level of unemployment in Key West had been cut by two-thirds.²⁷ Nevertheless, the city's population had barely nudged, and by 1940 Key West still counted thousands fewer citizens than it had had in the mid-1880s.



World War II era photo of sailors outside the military hospital. (Keys Public Libraries)

²⁶ Jerry Wilkinson, "History of Key West," Keyshistory.org, accessed September 17, 2017 from: <http://www.keyshistory.org/keywest.html>.

²⁷ Gene Burnett, "A New Deal Experiment Transforms Key West," *Florida Trend*, February 1987.

Key West During World War II

World War II touched off a period of rapid population growth. During 1943 alone, the population of the island more than doubled to 35,000 persons. Key West's civilian airport, Meacham Field, was pressed into service as a military airfield. The U.S. Navy embarked on a massive construction campaign and expanded its property from 50 to 3,200 acres—including dredging new land to enlarge the island. A new Fleet Sonar School was opened, the Naval Hospital was constructed, and the submarine basin deepened. Thousands of civilian electricians, carpenters, welders and laborers worked shifts around the clock.

The booming population and need for services led to the construction of numerous new civic facilities at Jackson Square. These include a new health department building and a USO building, along with improved water facilities. Wartime needs also led to the construction of new alignments for the Overseas Highway, shortening the route to the mainland by 17 miles.

Postwar Key West

Although thousands of workers left Key West after the war, the city enjoyed renewed growth during the 1950s, a decade which ushered in a period of unprecedented population growth in Florida. Once again municipal government responded to the increasing demand for services by replacing or upgrading facilities at Jackson Square, including a new building for the Monroe County Sheriff's Department (see following section).

The military presence also remained robust. In 1955 Key West's military population, including dependents and civil service, numbered more than 18,000 persons, while the civilian population stood at some 26,400 persons.²⁸ During this period the island's economy was boosted by a growing trade in commercial shrimp, sometimes referred to as "pink gold." Key West was also steadily increasing in popularity as a tourist destination.

²⁸ Jerry Wilkinson, "History of Key West," Keyshistory.org, accessed September 17, 2017 from: <http://www.keyshistory.org/keywest.html>.



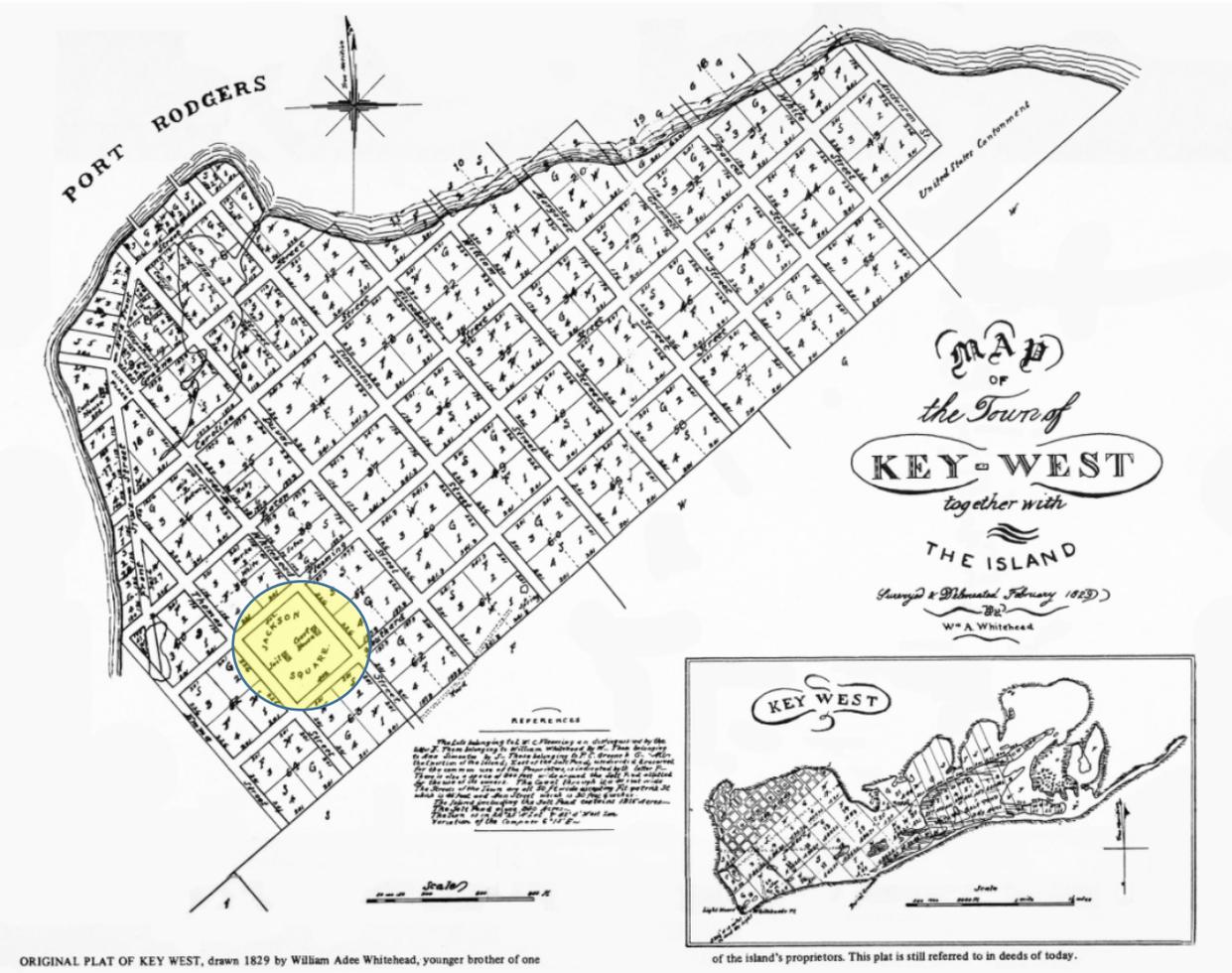
Woman vacationing in Key West in the late 1950s. (shorpy.com)

Key West entered another period of population decline during the 1960s, largely the result of military cutbacks. A growing trade in illegal drugs also entrenched itself in the local economy. During the 1970s, thousands of tons of marijuana were smuggled into the United States through Key West. By the 1980s, marijuana was being replaced by cocaine, and the enormous profits led to a series of scandals involving corruption by law enforcement and civilian officials.

Key West's resources were also severely strained by the Mariel Boatlift from Cuba in 1980. In total, approximately 125,000 Cubans arrived in the United States on some 1,700 boats. The U.S. Coast Guard was overwhelmed, and processing stations were set up throughout south Florida. In 1982, the U.S. Border Patrol established a road block near Florida city to check the citizenship of anyone leaving the keys, as well as search for narcotics. The ensuing traffic backups were so bad that Key West declared itself the "Conch Republic" and symbolically seceded from the United States. Since that time, Key West's population has largely remained stable. The 2010 U.S. Census reported the city was home to approximately 24,650 persons.

History of Jackson Square

Jackson Square appears on the original Map of the Town of Key West, prepared in February 1829 by William A. Whitehead. Along with Clinton Place, it was one of two public spaces reserved in trust to the inhabitants of Key West. Jackson Square at that time was already home to a courthouse used by the U.S. Superior Court and other territorial officials. A crude jail also stood on the lot. William A. Whitehead later recalled that Key West officials had initially proposed a public square nearer the water, but felt the land for Jackson Square was more appropriate given that a courthouse was already there. Whitehead stated that “I do not believe that any application was made to the town authorities for permission to erect the jail ... but knowing as I do the views and wishes of all the original proprietors, I do not hesitate to affirm that it was their intention that the square should be used for any legitimate purpose, either of town or county.”²⁹

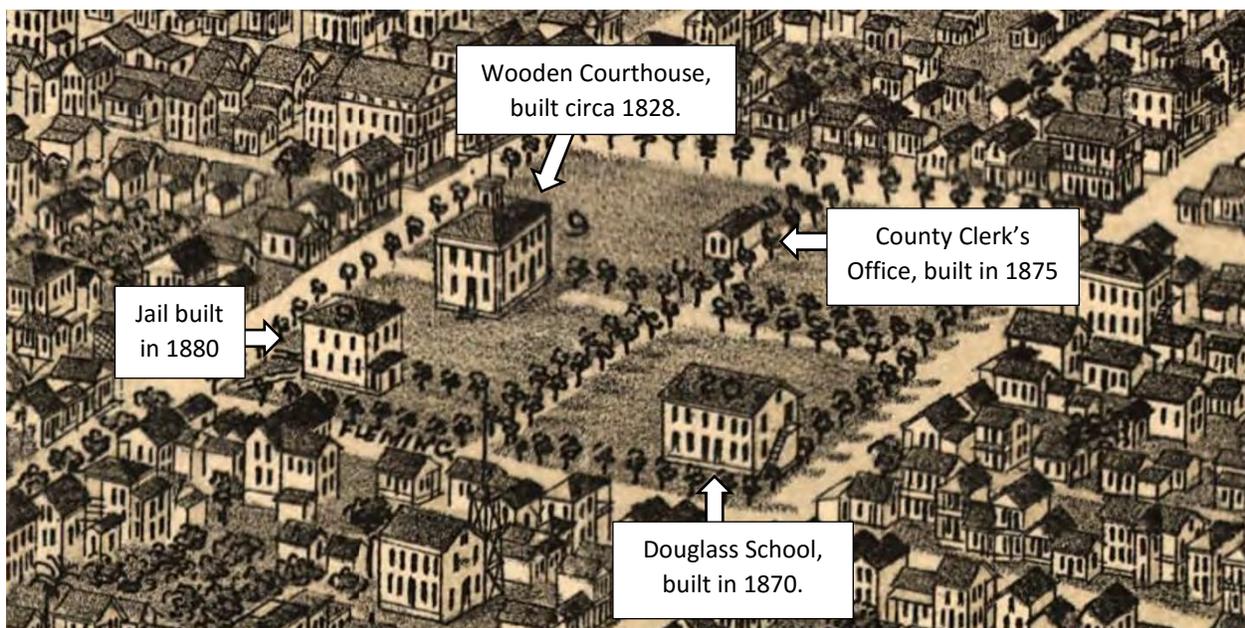


1829 map of Key West, with Jackson Square highlighted by authors.

²⁹ Jefferson B. Browne, “Key West: The Old and the New,” (St. Augustine: The Record Company, 1912), 61.

Throughout most of the 1800s, Jackson Square was home to facilities operated by either Monroe County or the Town of Key West. The oldest building was the courthouse, which was altered and enlarged by federal officials in 1830 for use by the Superior Court of the Southern District.³⁰ The Superior Court continued to use the building until approximately 1845, when it moved to a building on Wall Street after Florida achieved statehood. The building continued to be used by Monroe County and state officials, with Monroe County's records stored in the second story of the building in the office of the Clerk of the Circuit Court.³¹ Throughout this period the courthouse also served as a non-denominational church, as a schoolhouse, and a venue for all kinds of ceremonies secular and religious.³²

In 1832 a stone jail was built at Jackson Square, but was replaced by newer jails in 1845, 1880 and 1892 (see discussion of early jails below). In 1870, the Douglass School, a public school for African American children was opened at Jackson Square with William M. Artrell serving as principal.³³ To protect the most sensitive county records, a brick office and storage vault for the county clerk was built at Jackson Square in 1875.³⁴



Detail of Jackson Square from the 1884 Bird's Eye view of Key West, published by J. J. Stoner.

³⁰ Jefferson B. Browne, "Key West: The Old and the New," (St. Augustine: The Record Company, 1912), 59.

³¹ Walter C. Maloney, *Sketch of the History of Key West, Florida – An Address Delivered at the Dedication of the New City Hall, July 4, 1876*, (Newark, NJ: The Advertiser Printing House, 1876), 60-68.

³² Jefferson B. Browne, "Key West: The Old and the New," (St. Augustine: The Record Company, 1912), 60-61.

³³ *Ibid*: 22.

³⁴ *Ibid*: 59.

Turn of the Century Improvements

The late 1880s inaugurated a wave of civic construction at Jackson Square. Fire Engine House No. 2 was built in 1886 after a disastrous fire ravaged the city.³⁵ The firehouse was made of wood and stood along with its bell tower behind the jail adjacent to a large cistern. Historic maps also show a scattering of wood frame buildings located behind the jail and labeled as the Key West Lunatic Asylum.

Several more facilities were added the following decade. In 1890, the old wooden courthouse at Jackson Square was replaced by a much larger brick structure designed with a central clock tower. Around the same time, the Monroe County Jail was expanded, only to be replaced in 1892 by a new brick jail which mimicked the design of the courthouse. As mentioned previously, these projects were undertaken at a time when both the Monroe County judge and sheriff were popularly-elected African Americans.

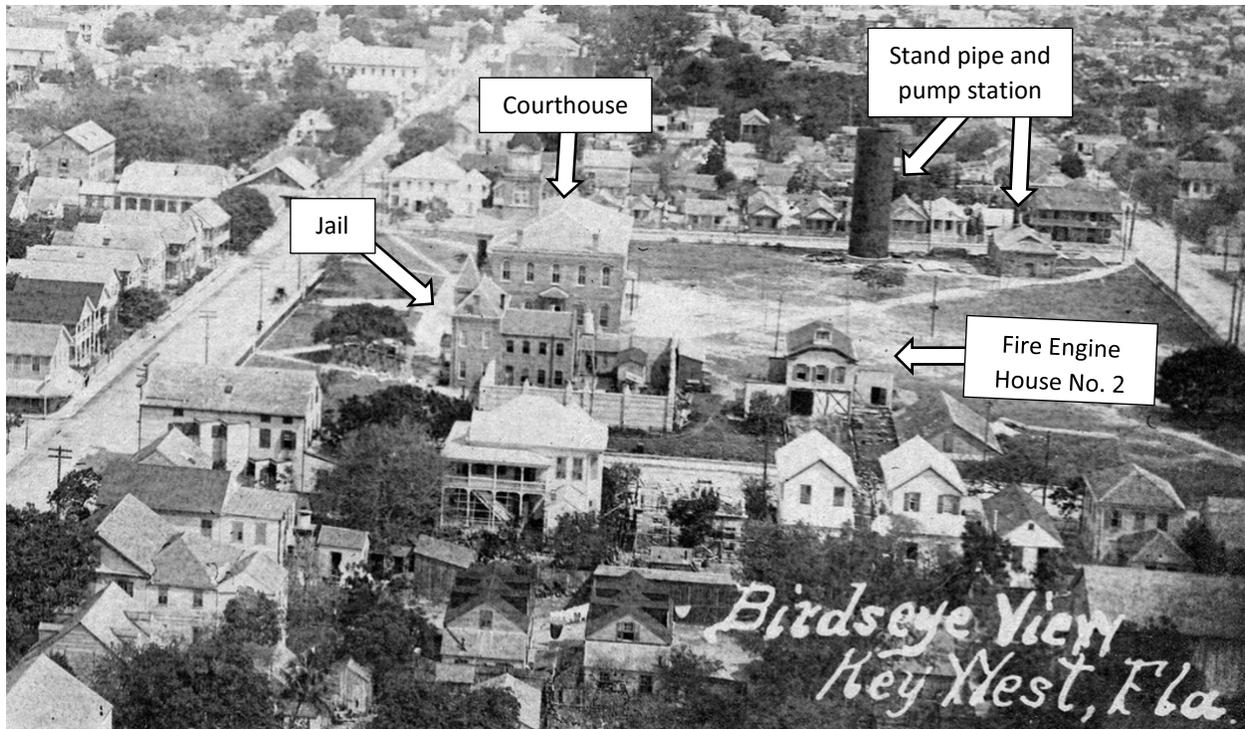


Circa 1890 photo of the new Monroe County Courthouse, with the old wooden courthouse still standing in front.
(Florida Keys Public Libraries)

In 1892, the Key West Water Works were constructed at Jackson Square near the intersection of Thomas and Southard streets, along with a 75-foot-tall stand pipe capable of holding more than 175,000 gallons of fresh water. Around the same time, the Douglass School was relocated.

³⁵ City of Key West, "History of the Key West Fire Department," accessed September 27, 2017 from: <http://www.cityofkeywest-fl.gov/department/division.php?structureid=100>

New construction was relatively scant during the early 1900s. A new cistern was built adjacent to the waterworks, and the jail facilities were expanded. By 1926, however, the firehouse had been demolished, and Jackson Square was home to only three facilities: the courthouse, jail and waterworks. By this time, the brick façade of the jail had been covered in stucco. Ernest Hemingway, writing in *To Have and Have Not*, described a nighttime walk through Jackson Square “past the back of the brick courthouse with its clock luminous at half-past ten, past the whitewashed jail building shining in the moonlight.”³⁶



Detail from a circa 1908 Birdseye View of Key West showing Jackson Square.
(Keys Public Libraries, annotated by authors)

³⁶ Ernest Hemingway, *To Have and Have Not*, (New York: Scribner, 1937), 131-132.



1926 view toward Jackson Square from the La Concha Hotel. Visible are the courthouse, jail and waterworks standpipe. Note that the exterior of the jail has been covered in stucco. (Keys Public Libraries)



Circa 1920s aerial photo of Jackson Square (Keys Public Libraries, annotated by author)

World War II and Beyond

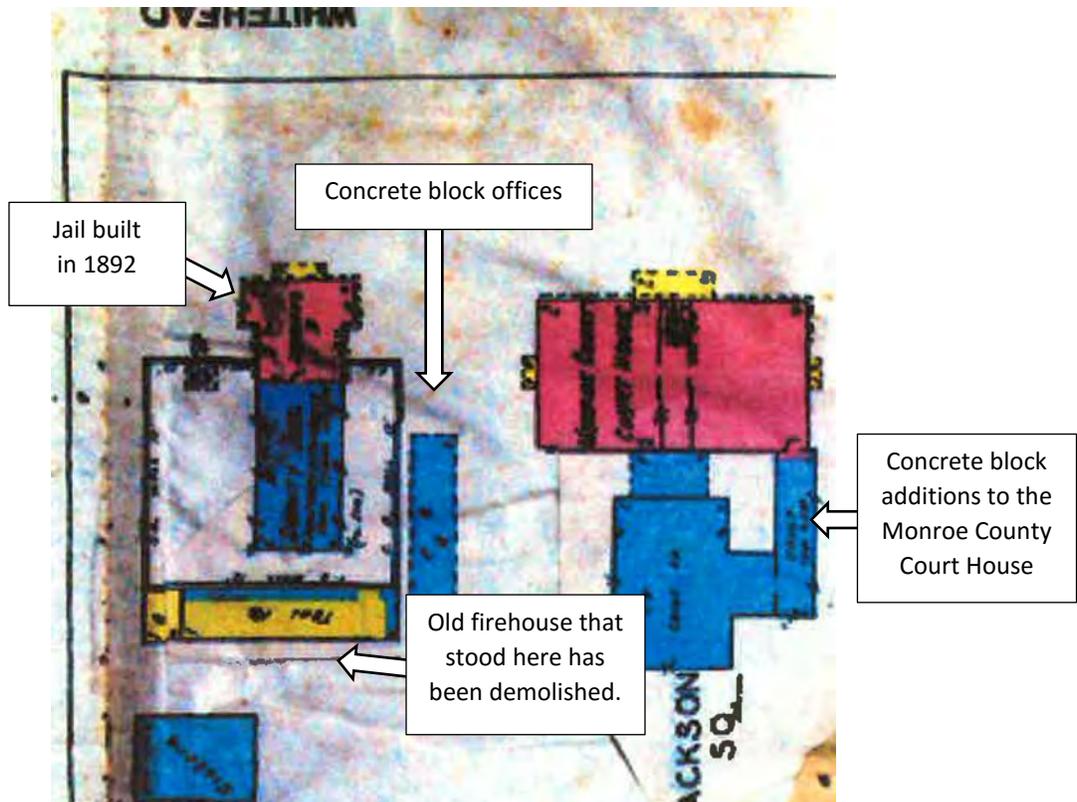
The World War II era heralded a massive wave of construction at Key West. By 1948, Jackson Square featured four new concrete block structures: a USO and YMCA building near the corner of Southard and Whitehead streets; a new Health Department building at the corner of Thomas and Fleming streets, a large addition at the rear of the Monroe County Courthouse, and a small office building between the jail and the courthouse. The city waterworks was also expanded with the construction of a large new reservoir and additional storage buildings. A short time later a new steel water tank was built behind the courthouse with a capacity of a million gallons.



Circa late 1940s photo of the YMCA-USO building at Jackson Square.
(From "The United States Navy and the City of Key West," p. 59).

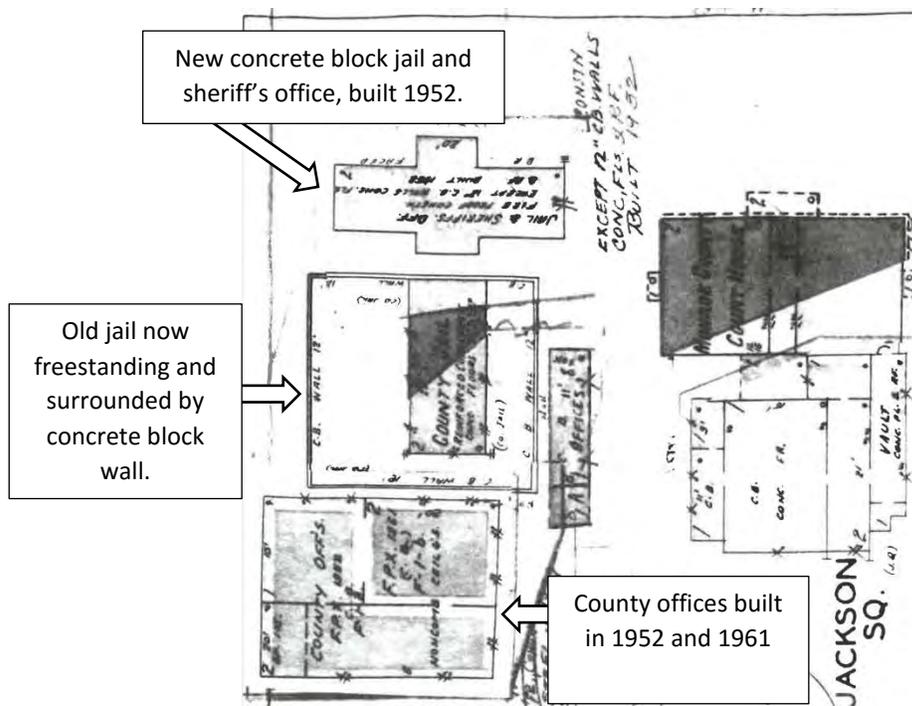


Detail from a 1940s photo looking southwest along Fleming Street. (Florida Memory Image No. JJS0196)

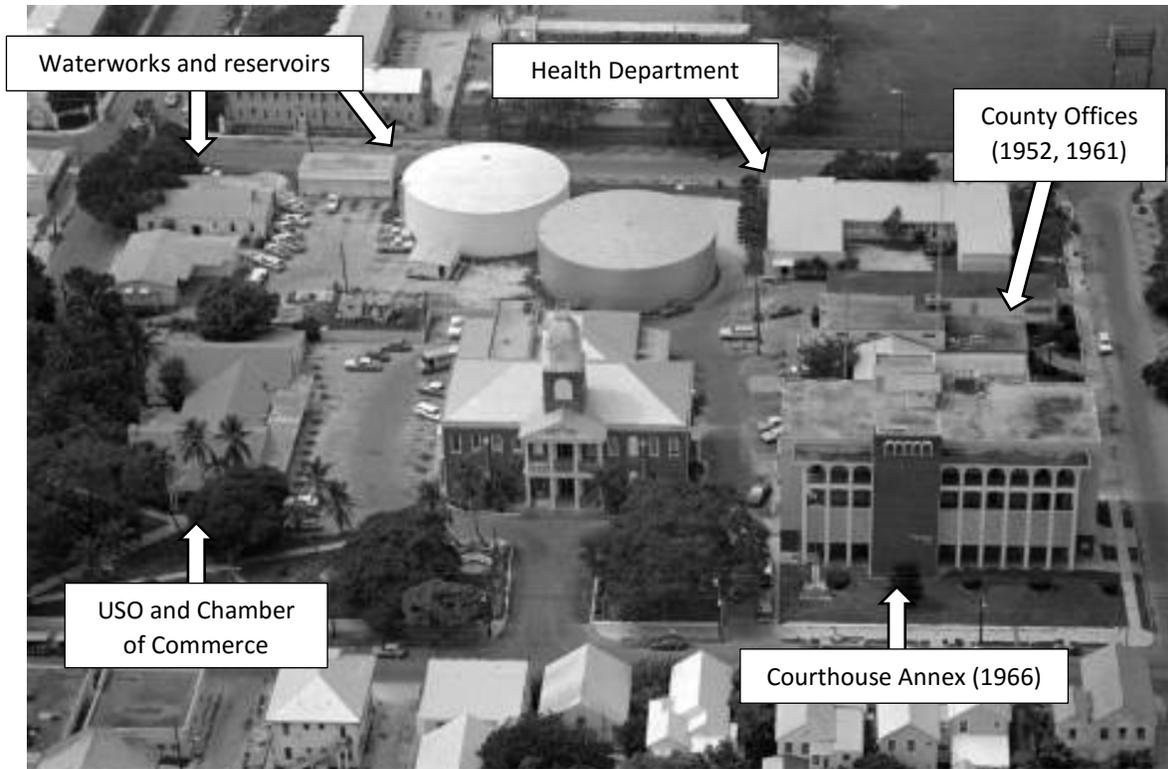


1948 Sanborn Company map, annotated by authors.

More municipal building followed in the 1950s and 1960s. In 1952, the front of the old jail was demolished and replaced with a new jail and office for the Monroe County Sheriff. New county offices were also built behind the jail in 1952, and again in 1961. In 1966, the sheriff's office was replaced with the Jefferson B. Browne courthouse annex. This annex was subsequently expanded in 1985 with construction of the Judge Aquilino Lopez Jr. building. By 2006, the Health Department building and offices behind the annex had also been replaced by new structures. Likewise, the old city waterworks pumping station was replaced by a new facility in 2007. The USO building was likewise demolished and replaced with the Lester Building, dedicated in 1987.



1965 Sanborn Company map, annotated by authors.



Circa 1970s aerial view of Jackson Square. (Keys Public Libraries)



2006 aerial view of Jackson Square. (Keys Public Libraries)

Monroe County Jails at Jackson Square

Early Jails

Between 1828 and 1892, no fewer than five jails were constructed at Jackson Square. These included two jails made of native limestone, and two constructed of brick. The last of the five jails was built in 1892. In 1907, the rear yard of this building was enclosed with a concrete wall, and in 1910 a new reinforced concrete cell block addition was also built within the rear yard. In 1952, the front of the old jail was replaced by a new jail and office facility. However, the 1910 cell block addition was left in place and remains standing today.

First Jail (ca. 1828-1835)

Construction of a jail appears to have been one of the first acts of the authorities in Key West. A newspaper article from 1828 states that the original jail was a “small frame building quite distant from the settled part of town.”³⁷ This same article identifies the keeper of the jail as Samuel Otis. According to the map of Key West prepared by William A. Whitehead, the building stood at Jackson Square near the center of the Thomas Street side, across from a small courthouse building. William A. Whitehead remembered in 1876 that locating the jail at Jackson Square had been done as a “convenience of the officers of the Court by having the two buildings—the Court House and the Jail—near each other, and to save some money for the then Territory.”³⁸



³⁷ Jefferson B. Browne, “Key West: The Old and the New,” (St. Augustine: The Record Company, 1912), 62.

³⁸ Walter C. Maloney, *Sketch of the History of Key West, Florida – An Address Delivered at the Dedication of the New City Hall, July 4, 1876*, (Newark, NJ: The Advertiser Printing House, 1876), 58-59.

Detail of Jackson Square from the Map of the Town of Key West,
surveyed and delineated in February 1829 by William A. Whitehead. (mapsofthepast.com)

Second Jail (1835-1845)

The first jail at Key West was replaced by a sturdier structure in 1835. The best estimates of its construction are that the building stood 26 feet by 16 feet with two rooms, and that its walls were “three feet thick.”³⁹ The text of an address prepared in 1876 by Walter C. Maloney indicates that its construction was funded by auction sales—almost certainly the cargoes of wrecked ships.

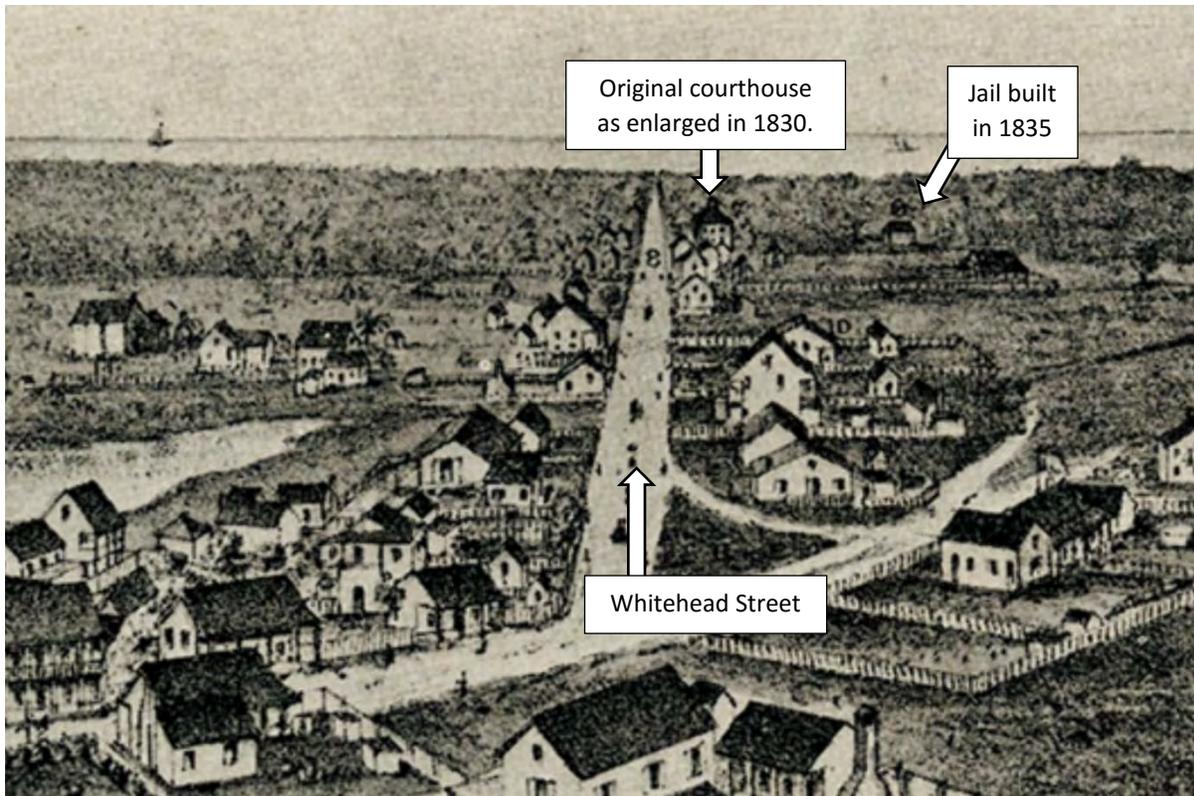
By examining the original map of the city you will notice a figure or block marked “Jail,” standing at a short distance from the line of Thomas Street, and about midway between Fleming and Southard streets. A jail constructed of limestone of the island once stood on the spot indicated on the map. The jail was authorized to be built by means of the auction taxes levied on sales in the city, and Commissioners (Messrs. W. A. Whitehead and L. M. Stone) were appointed by the Legislative Council of the Territory to superintend its construction This old jail was completed and placed in charge of the Sherriff in May, 1835.⁴⁰

Jefferson B. Browne recalled that the second jail remained standing as late as 1871, “but in its dilapidated condition was of no use except to afford shelter to wandering herds of goats.”⁴¹

³⁹ Jefferson B. Browne, “Key West: The Old and the New,” (St. Augustine: The Record Company, 1912), 59.

⁴⁰ Walter C. Maloney, *Sketch of the History of Key West, Florida – An Address Delivered at the Dedication of the New City Hall, July 4, 1876*, (Newark, NJ: The Advertiser Printing House, 1876), 58.

⁴¹ Jefferson B. Browne, “Key West: The Old and the New,” (St. Augustine: The Record Company, 1912), 62.



Detail view from an 1838 sketch of Key West by W. A. Whitehead. View is southeast along Whitehead Street. (Florida Memory – Florida State Archives).

Third Jail (1845-1880)

The third jail constructed at Jackson Square was built in 1845. It remained in operation for more than three decades, and was also discussed in the 1876 address by Walter C. Maloney. He states that the building was constructed using the same funding (wrecking auction sales), albeit in a different location:

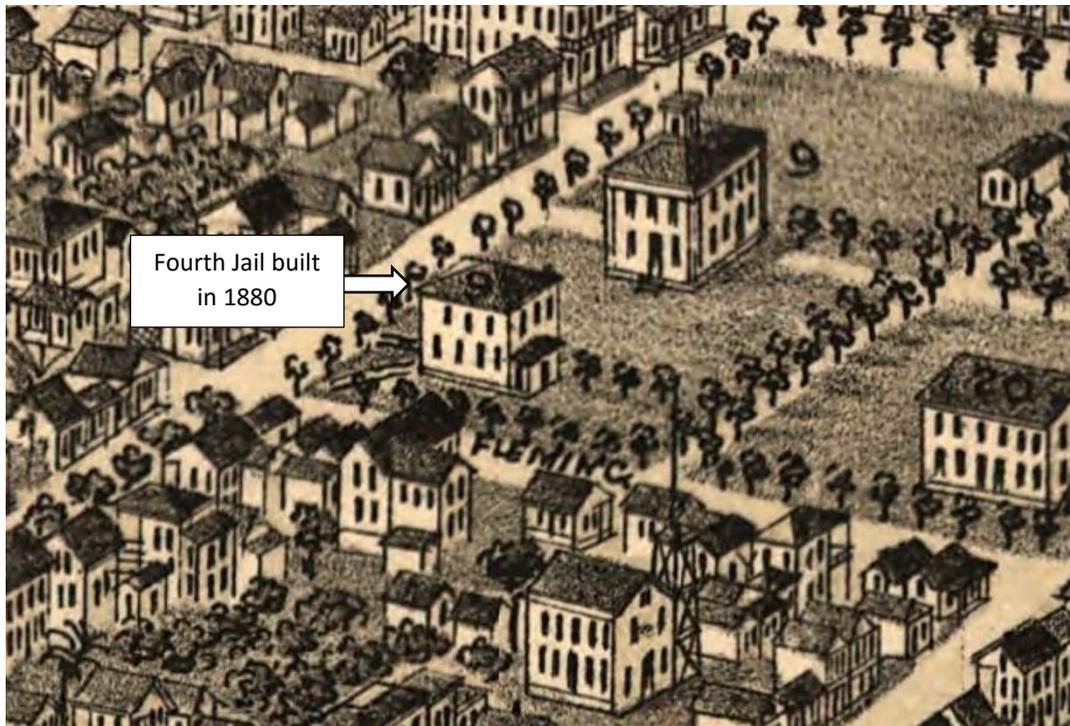
Near the corner of Fleming street on the same square, is the present county jail. This jail was authorized to be built by an act of the legislature of the State, in December, 1845, also from the revenues derived from auction sales. It is perhaps one of the best in the state, built of lime rock of the island, and it is gratifying to add that few prisoners at any time are occupants The number of the Jailor's family being almost, if not quite, as large as those occupying the building as prisoners, the latter numbering only six.⁴²

Fourth Jail (1880-1892)

In 1880, a new brick jail was built on or near the same location as the third jail at Jackson Square. Jefferson B. Browne recalled that “the second stone jail in turn gave way in the march of progress

⁴² Walter C. Maloney, *Sketch of the History of Key West, Florida – An Address Delivered at the Dedication of the New City Hall, July 4, 1876*, (Newark, NJ: The Advertiser Printing House, 1876), 17; 60.

(or crime?) to a larger and more modern structure in 1880.”⁴³ This jail is clearly visible in an 1884 bird’s eye view of Key West shown below.

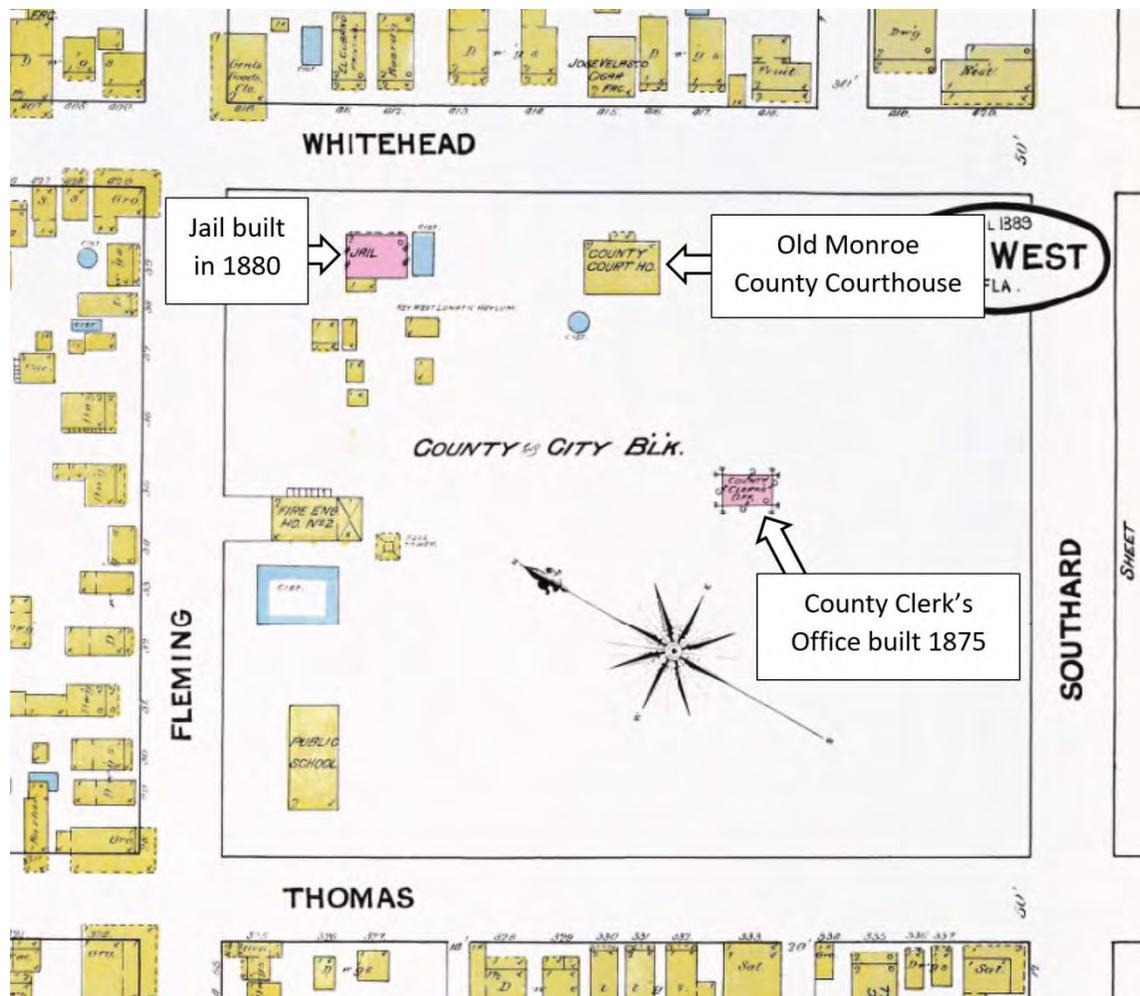


Detail of Jackson Square from the 1884 Bird’s Eye view of Key West, published by J. J. Stoner

Beginning in 1889, maps produced by the Sanborn Company provide key information about the evolution of Jackson Square and the Monroe County Jail. These maps include diagrams of buildings and information about their use. The maps are also color coded in order to show the materials used to construct the buildings. Most typical is the yellow color, which is used to show wood buildings. A pink color is used for brick structures, and gray for concrete block.

The 1899 Sanborn map labels Jackson Square as the “County and City” Block. At this time, five principal buildings are shown, including the Monroe County Court House and jail, as well as a county clerk’s office, the Douglass School, and Fire Engine House No. 2 (later changed to Fire Engine House No. 1). The map shows the jail standing adjacent to a large cistern. Behind it were a scattering of building labeled as the Key West Lunatic Asylum. Also shown are several ancillary structures, including additional cisterns and a bell tower behind the fire house.

⁴³ Jefferson B. Browne, “Key West: The Old and the New,” (St. Augustine: The Record Company, 1912), 59.

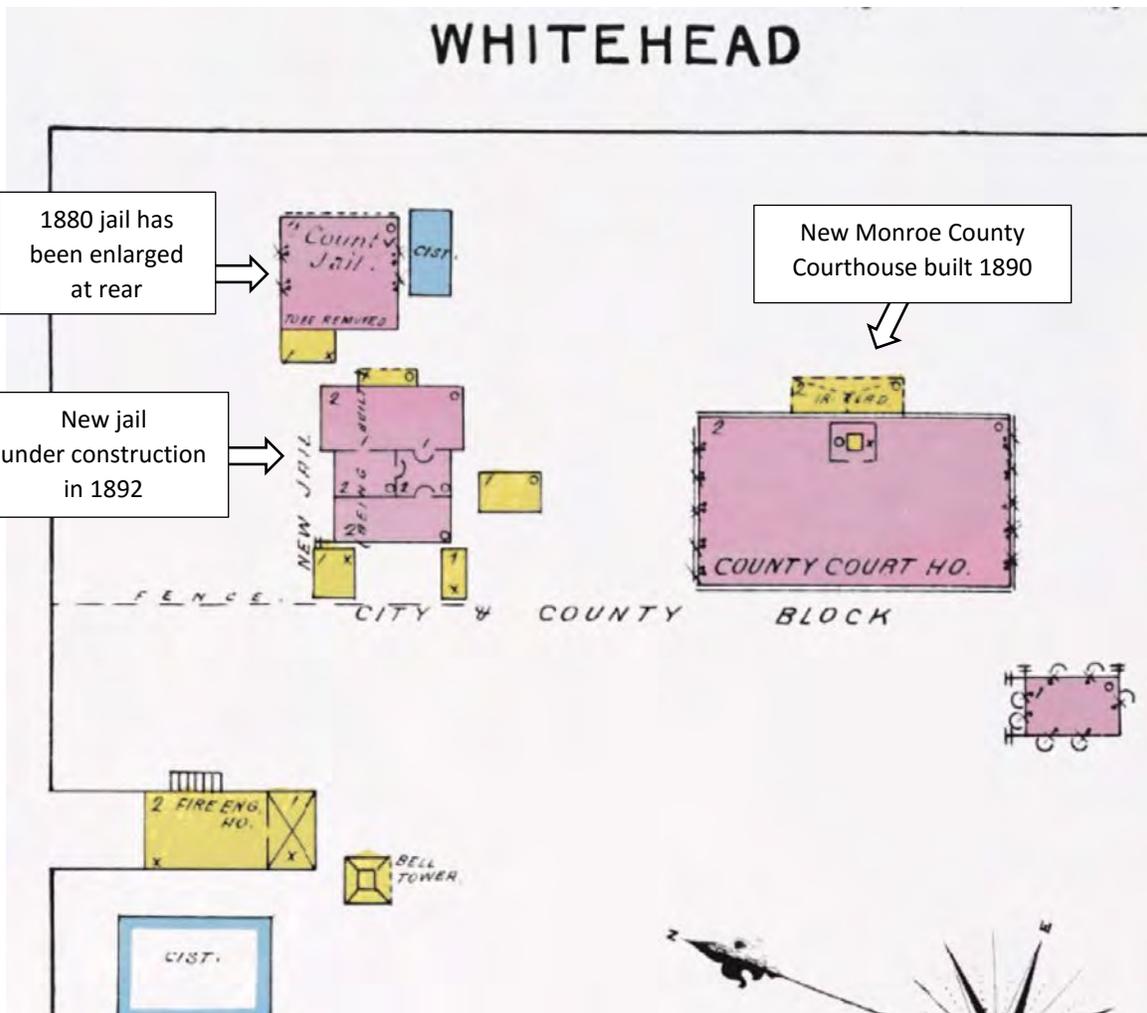


1889 Sanborn Company map of Jackson Square, annotated by the authors.

Fifth Jail & Later Additions (1892-1952)

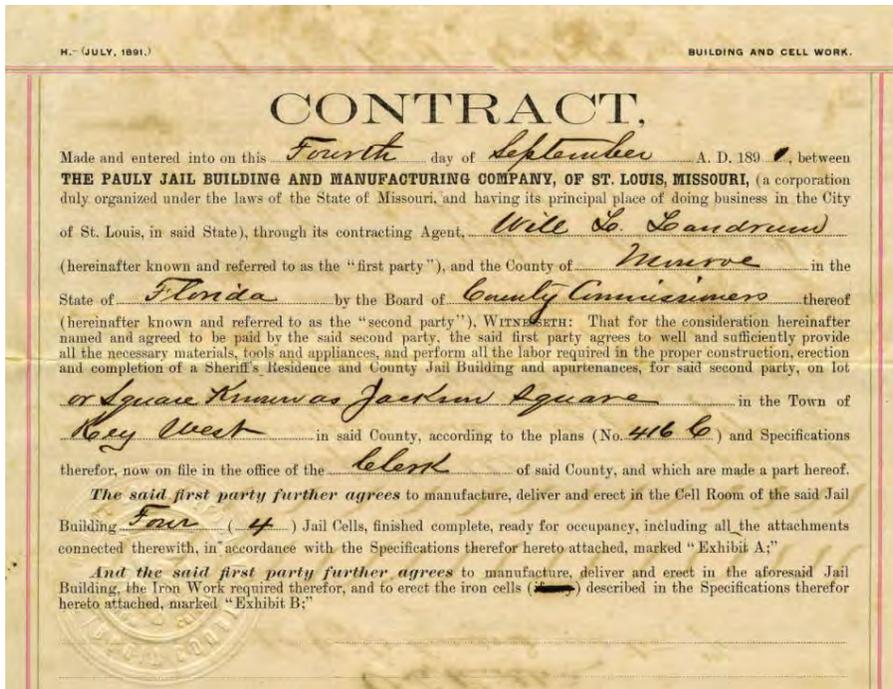
In 1892, the Sanborn Company produced another map showing Jackson Square and the new brick county courthouse, completed two years earlier. The map also shows that a new brick jail was then under construction directly behind the older jail. The Sanborn map labels the old jail as “to be removed,” while the new jail is labeled “Being Built.” By comparing it to the previous map, it also indicates that the fourth jail was enlarged at the rear sometime between 1889 and 1892.

As mentioned previously, the new jail and courthouse celebrated Key West’s recovery from the disastrous fire of 1886, as well as its position as the most populous city in Florida. Indeed, the new jail’s design mimicked the architecture of the adjacent courthouse, as well as Key West’s City Hall on Division Street. During the period when the jail was under construction, the Sheriff of Monroe County was Charles Fletcher Dupont, the first popularly elected African American sheriff in the State of Florida.



1892 Sanborn Company map of Jackson Square, annotated by authors.

The new jail was built by the Pauly Jail Building and Manufacturing Company (Pauly Jail Co.) of St. Louis, Missouri. A copy of the original contract available from the Keys Public Libraries shows that the document was pre-printed by the Pauly Jail Company, and signed on September 4, 1891. The company agreed to manufacture and install in the cell room four jail cells, “finished complete, ready for occupancy.” The contract also states that the jail will include a “Sheriff’s Residence.” The cost was specified as \$16,810, and the work on the building was to be completed by March 1, 1892.



A portion of the 1891 contract for the Pauly Jail Building Company to construct a new Monroe County Jail.

The Pauly Jail Building Company, which remains in business today, was founded in 1856 by P. J. Pauly, Sr. Using his training as a blacksmith, Pauly manufactured iron “cages” which could be used to house prisoners in developing frontier towns. The business expanded rapidly, and by 1890 the Pauly Jail Building Company was building jails across Florida and throughout the United States. A notation in the contract appears to indicate that a standardized design (No. 416 C) was used. This is supported by comparisons with other Florida jails constructed by the Pauly Company around the same time. These included the St. Johns County Jail in St. Augustine (1891), the Hamilton County Jail in Jasper (1893), and the Clay County Jail in Green Cove Springs (1894). The company also built the new Lee County Jail in Fort Myers, which opened in June 1892. Lee County had been carved out of Monroe County in 1887, and in 1889 the county commissioners moved all their prisoners to Key West until the new jail could be completed.⁴⁴

⁴⁴ Lee County Sheriff's Office, "Sheriff Thomas W. Langford 1887-1901," accessed December 13, 2017 from: http://www.sheriffleefl.org/about_us/history/sheriff_thomas_w_langford_1887-1901.php



The Monroe County Jail, built in 1892 by the Pauly Jail Building Company.
(Keys Public Libraries)



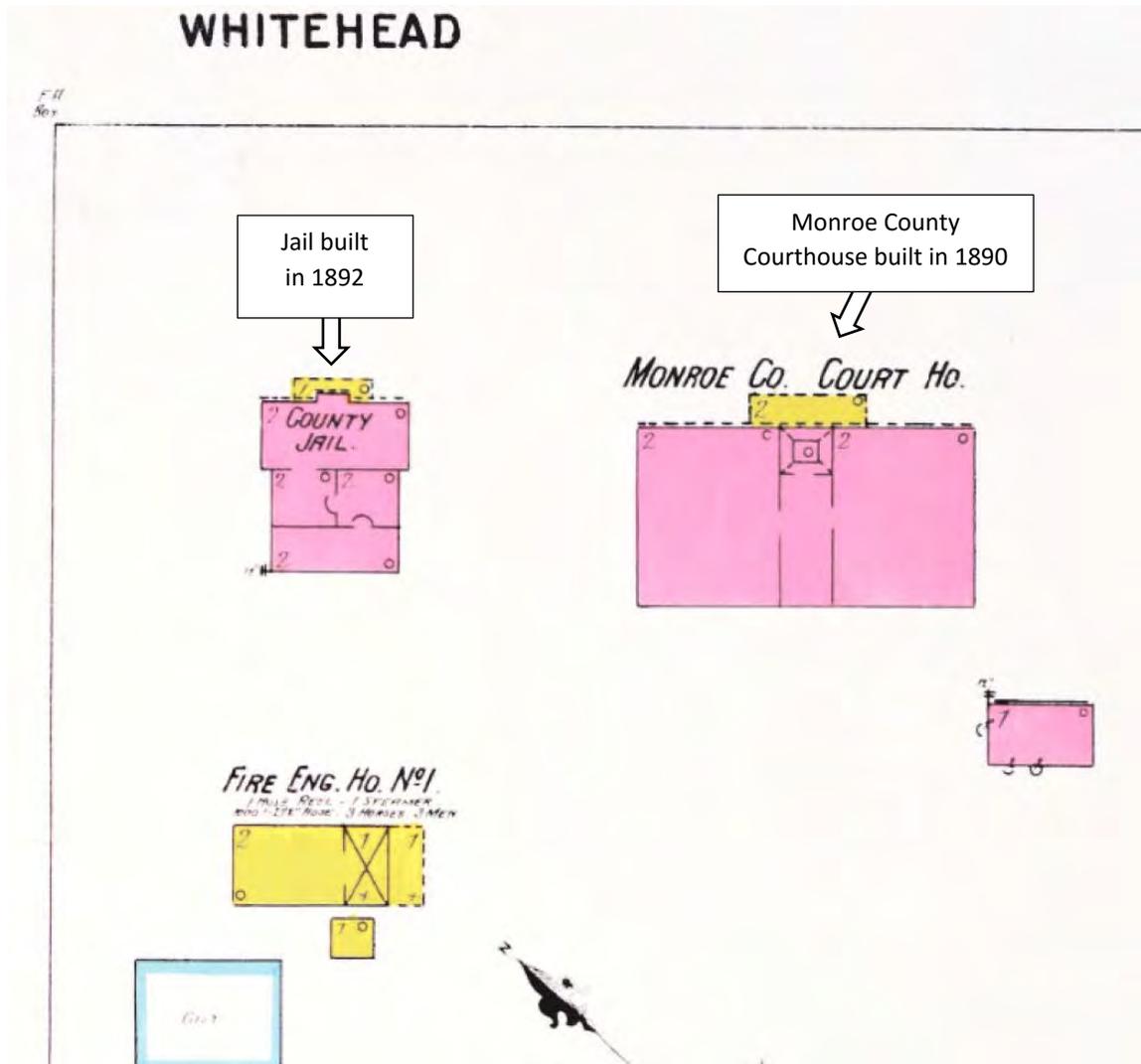
The Hamilton County Jail in Jasper, Florida, built in 1893
by the Pauly Jail Building Company.



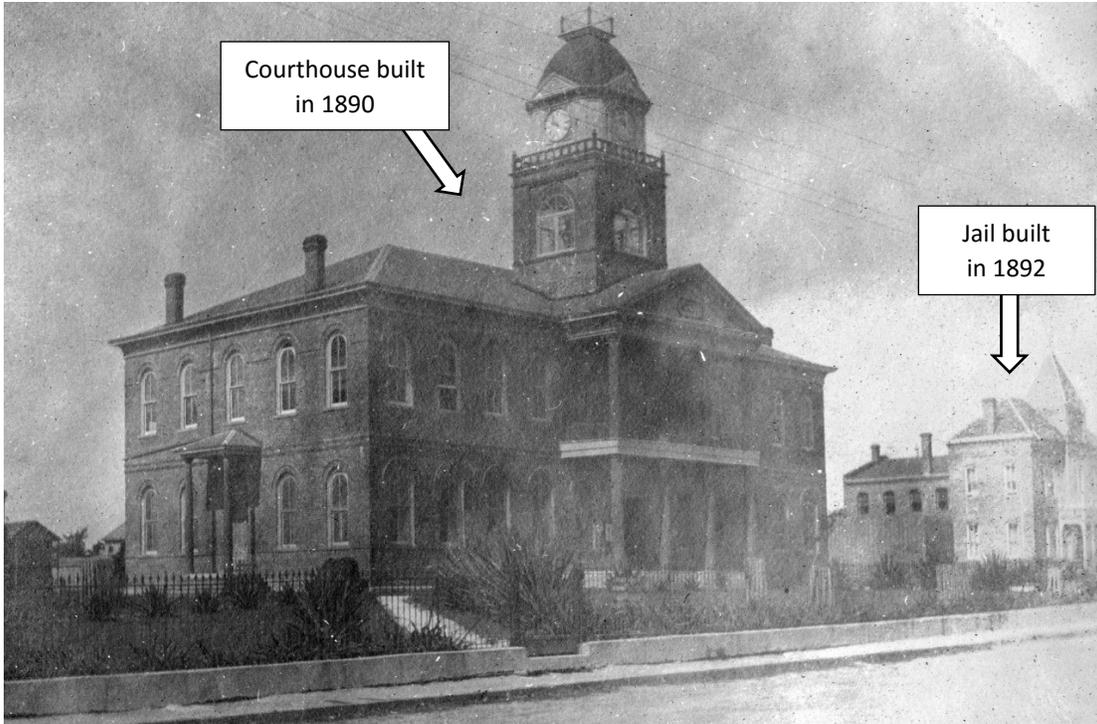
The Clay County Jail in Green Cove Springs, Florida,
built in 1894 by the Pauly Jail Building Company.

A Sanborn map produced in 1899 shows the new jail fully constructed, with the old jail and cistern demolished. The map indicates that the jail was constructed of brick, save for the portico at the

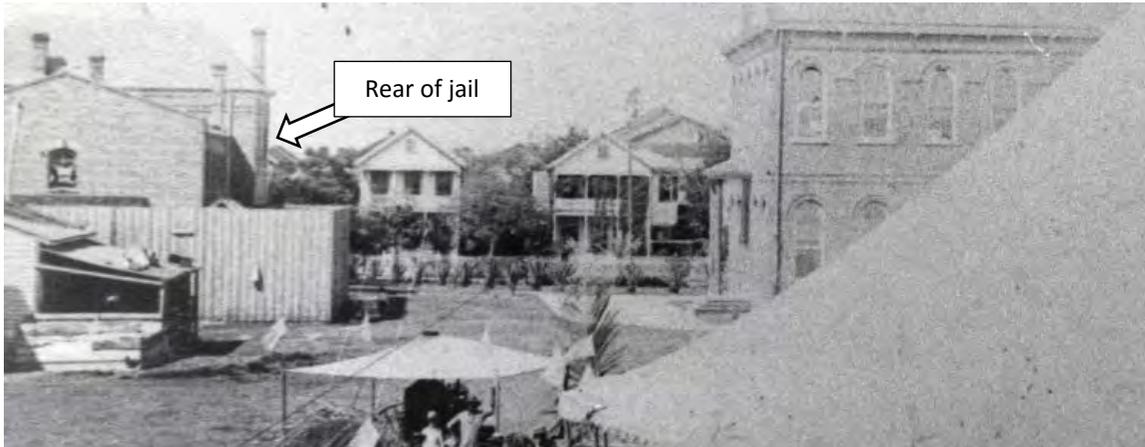
front, which was constructed using wood. Historic photos (see following pages), providing further information about the jail's construction and its relationship to the courthouse.



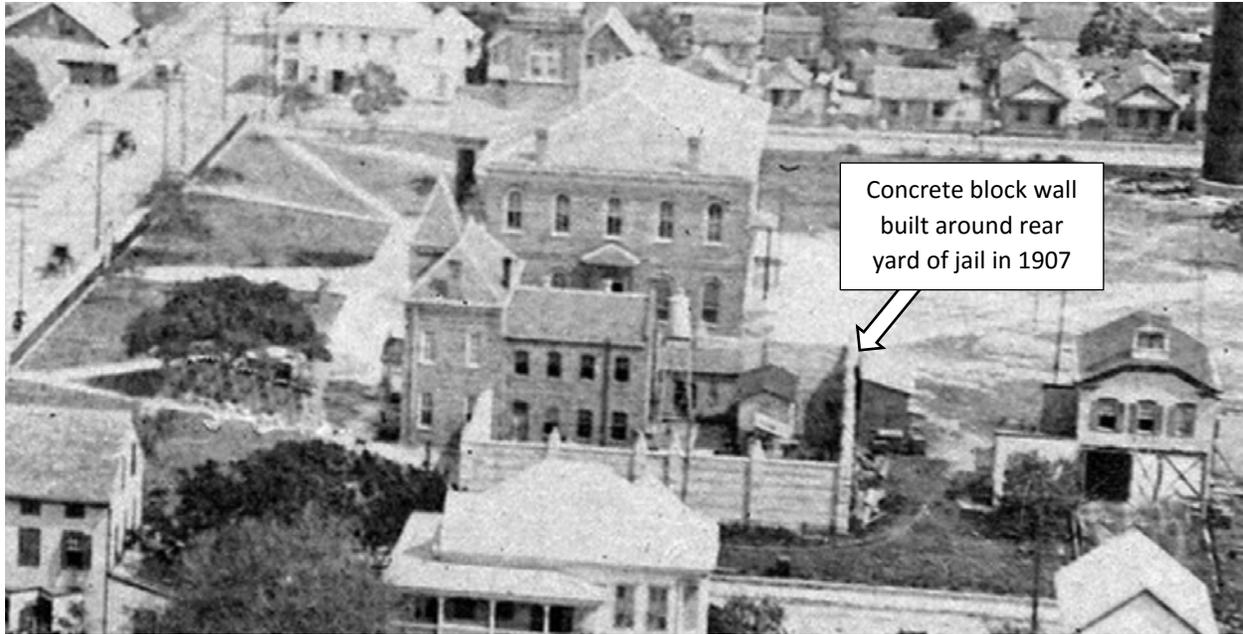
1899 Sanborn Company map of Jackson Square, annotated by authors.
Note the old jail and cistern have been removed.



March 1900 photo of the Monroe County Courthouse and Jail. Note the jail's chimneys and wooden fence.
(Florida Memory, annotated by authors)



Detail of a circa 1890s photo with arrow pointing to the rear of the 1892 jail.
(Florida Keys Public Libraries, annotated by authors)



Detail from a circa 1908 bird's eye view of Key West.
(Keys Public Libraries, annotated by authors)

Jail Additions: Wall (1907)

Additions to the jail were made in 1907 and 1910. This included a concrete wall which enclosed the side and rear yard of the jail. Monroe County Commission minutes from July 5, 1906 state that “On motion, the chairman of the building committee was directed to secure bids for cement to be used in construction of walls around the Co. Jail.” In his history of Key West, Jefferson B. Browne also states that: “In 1907 a concrete wall ten feet high was built around the rear wing of the jail. In 1910 its capacity was again increased.”⁴⁵

This information is supported by historic photos and Sanborn maps. These include a circa 1908 photo providing a unique profile view of the jail. It confirms that the jail's original wooden fence had been replaced by a concrete block wall. The blocks had been cast to imitate stone, and decorative finial elements were used to crown the piers of the wall. The wall was likely built by Edmund Crittenden, a Key West contractor specializing in cement and block walls Crittenden also served as the contractor for an addition to the jail begun in 1910 (see discussion of Crittenden below). Portions of the historic wall remain standing today on the side toward the Monroe County Courthouse.

⁴⁵ Jefferson B. Browne, “Key West: The Old and the New,” (St. Augustine: The Record Company, 1912), 59.

Jail Additions: Concrete Cell Block (1910)

In late 1909, the Monroe County Board of Commissioners began contemplating plans to enlarge the jail with a new reinforced concrete addition at the rear. This addition is the portion of the jail that remains standing today (along with a small section of the 1892 jail). The commission minutes of November 26, 1909 state in part:

The Board now discussed the matter of building an addition to the present jail building, and after having read several communications from jail builders the Clerk was directed to communicate with them and advise them that the Board would be pleased to have them send a representative down here and go over the matter with them with the view to beginning work at once. Cost of trip to be borne by any such company or companies sending such representative.

While these minutes indicate the Board was initially considering outside firms to construct the addition, the commission minutes of January 7, 1910 show that a local contractor, Mr. T. Frank Russell, had prepared plans for the jail.

The Board proceeded to examine pencil sketches for improvements to the county jail. And now, after considering the several plans submitted by Mr. T. Frank Russell, one of the same was accepted, and Mr. Russell directed to prepare a proper plan and specifications in compliance with the suggestions and additions offered by the several members of the Board.

The commissioners discussed plans for the addition several more times over the coming months, including calling in an engineer to “pass upon the plan and specifications to pass upon the strength of the proposed building.”⁴⁶ By the end of March, Mr. Russell had submitted revised plans, which “were accepted as satisfactory, and blue prints ordered made.”⁴⁷ However, it was not until early April that the commissioners made their final determination:

The Chairman stated that the meeting had been called for the purpose of finally passing upon the plans and specifications for the proposed jail addition. Architect Russell submitted the plans as agreed upon between he and Engineer Moore, and the Board proceeded to examine the same. After due consideration, same were, on motion, approved and accepted . . . Commissioner Porter was appointed a committee of one to look into the matter of securing funds to erect the proposed building.⁴⁸

In April 1910 the county commissioners directed the clerk to advertise bids for construction of the jail addition in the *Manufacturers' Record*, *Florida Times-Union* and the *Key West Citizen*. Only three bids were received, and one of the commissioners declared that all were too expensive and should be rejected.⁴⁹ Revised bids were then considered at a July 1, 1910 meeting, when the Board made its final decision. They would contract with the Pauly Jail Building Company, which had constructed

⁴⁶ Monroe County Board of Commissioners, Minutes, February 7, 1910.

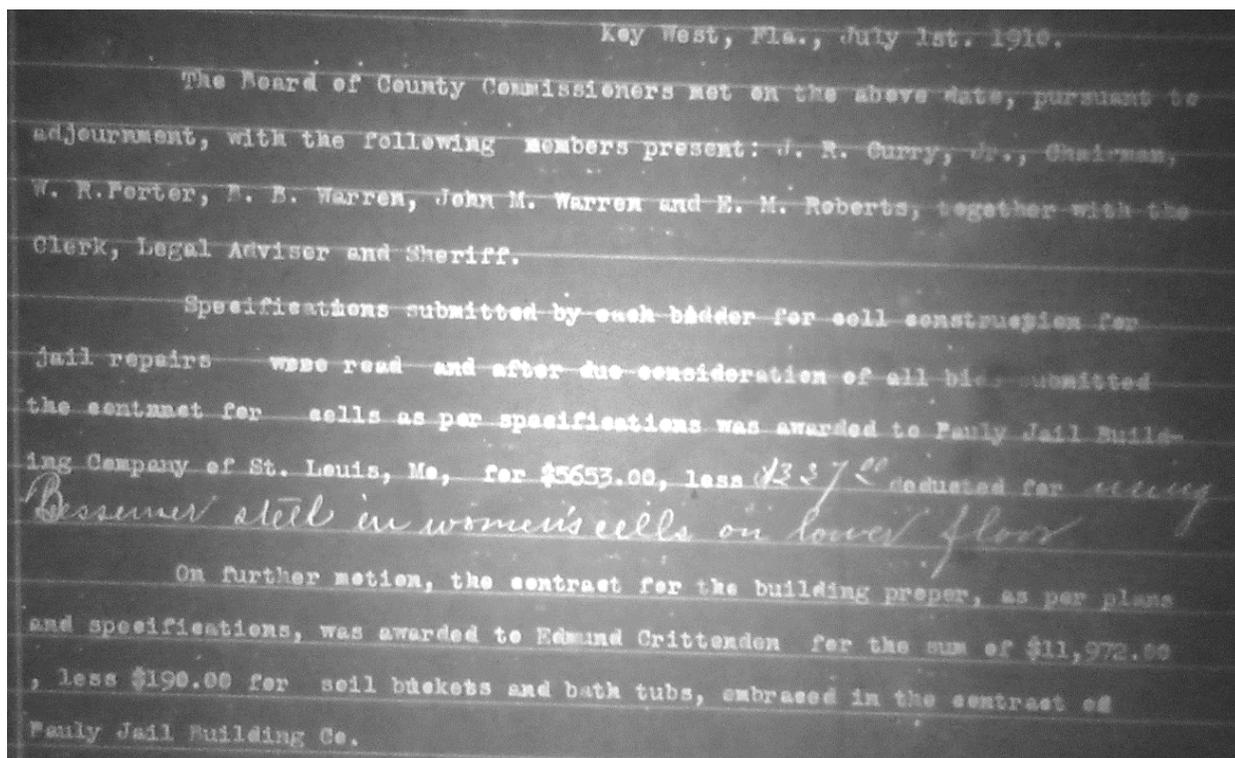
⁴⁷ Monroe County Board of Commissioners, Minutes, March 28, 1910.

⁴⁸ Monroe County Board of Commissioners, Minutes, April 11, 1910.

⁴⁹ Monroe County Board of Commissioners, Minutes, June 15, 1910.

the original jail in 1892, for construction of the cells only. A local contractor, Edmund Crittenden, would construct the remainder of the addition.

Specifications submitted by each bidder for cell construction for jail repairs were read and after due consideration of all bids submitted the contract for cells as per specifications was awarded to Pauly Jail Building Company of St. Louis, Mo, for \$5653.00, less \$327 deducted for using Bessemer steel in women's cells on lower floor. On further motion, the contract for the building proper, as per plans and specifications, was awarded to Edmund Crittenden for the sum of \$11,972, less \$190 for soil buckets and bath tubs, embraced in the contract of Pauly Jail Building Co.⁵⁰



Monroe County Board of Commissioners' meeting minutes from July 1, 1910, showing the approved bids for constructing an addition to the Monroe County Jail.

The commission minutes do not provide a specific reason as to why the jail needed to be enlarged, although it does not appear to have been a lack of space. Commission minutes from August 1907 state that there "were only five prisoners under sentence in the County Jail."⁵¹ Likewise, the 1910 U.S. Census shows only nine prisoners in the jail (see table under Inmates). This census return is greatly at odds, however, with Bureau of the Census *Bulletin 121*, which dealt specifically with

⁵⁰ Monroe County Board of Commissioners, Minutes, July 1, 1910.

⁵¹ Monroe County Board of Commissioners, Minutes, August 8, 1907.

prisoners. It shows that on January 1, 1910, the “Key West City Jail” had sixty prisoners, two of which were women.⁵² It is possible the total figure is a misprint.

A more likely possibility for enlarging the jail is that it was suffering from deferred maintenance. On the same day the Board of Commissioners first discussed the construction of an addition to the jail, they reported on a grand jury “describing unsanitary conditions of the cess pool at the county jail.”⁵³ Likewise, a few weeks earlier, the Board had accepted the bid of contractor Edmund Crittenden to construct a sewer pipe “from the jail to the sea” using prison labor, set at sixty cents per day.⁵⁴ (Of interest, Crittenden had also recently been hired to repair damages to the County Courthouse caused by the hurricane of October 1909; his bid being lower than that offered by contractor T. Frank Russell). In 1909 the commissioners had also received a communication from a State Health Officer that the jail plumbing needed to include a bath tub for the jailer, and that the water supply tank should be moved outside of the building. Most telling are Board minutes from June 1910, which describe considering “the bids submitted for repairs and additions to the county jail.”

Additional Board minutes show that problems quickly surfaced during the construction phase of the jail addition. In August, contractor Crittenden addressed the commissioners and requested a change in the specifications for the cement on the ground floor. Instead of using crushed granite, Crittenden would use a cement mixture “to be composed of one part cement; two and on-half parts sand and five parts native stone; top dressing to be same as required by the specifications originally.”⁵⁵ A month later, Crittenden was back before the Board stating that he would use pebble instead of crushed granite.⁵⁶

By December, Crittenden was asking for a 90-day extension to complete the jail, which was refused by the Board.⁵⁷ Thereafter Crittenden appears to have lost control of the project, and fully six months later the Board heard from the chairman of the building committee who reported that Crittenden had removed bath tubs, window guards and other material from the old jail building without permission. In addition, they received a letter from Milton W. Curry, who along with B. F. Tynes had financed the construction bond for Crittenden. The letter stated that Crittenden was unable to complete the contract, and the Curry and Tynes were requesting to be allowed to complete the construction.⁵⁸ Other reports were received that Crittenden had failed to pay the Curtis Plumbing Company for work on the building.⁵⁹

Finally, on July 20, 1911 the Monroe County Board of Commissioners heard from the building inspector that the jail addition had been completed in accordance with the contract plans and specifications. Final payment would be made to Curry and Tynes, minus \$785 to be paid to the building inspector for overtime. The contractor T. Frank Russell, who had prepared the plans for

⁵² Department of Commerce, Bureau of the Census, *Bulletin 121 Prisoners and Juvenile Delinquents, 1910*, (Government Printing Office: Washington, D.C., 1910), 20.

⁵³ Monroe County Board of Commissioners, Minutes, November 26, 1909.

⁵⁴ Monroe County Board of Commissioners, Minutes, October 18, 1909.

⁵⁵ Monroe County Board of Commissioners, Minutes, August 12, 1910.

⁵⁶ Monroe County Board of Commissioners, Minutes, October 10, 1910.

⁵⁷ Monroe County Board of Commissioners, Minutes, December 16, 1910.

⁵⁸ Monroe County Board of Commissioners, Minutes, June 12, 1911.

⁵⁹ Monroe County Board of Commissioners, Minutes, July 5, 1911.

the jail addition, would also be given \$785 in accordance with his original contract for the building's design.⁶⁰

Edmund T. Crittenden – Lead Contractor for the 1910 Jail Addition

Edmund Taylor Crittenden (1875-1966) was born in Louisville, Kentucky to Robert Henry Crittenden, a U.S. Marshall and son of a former Governor of Kentucky. Details about Edmund's early life are scant, but in June 1894 he was indicted for stealing letters containing money while employed as a postal carrier in Frankfort, Kentucky. Many of the complaints came from prisoners at federal penitentiary in Frankfort.⁶¹ Following his arrest Crittenden jumped bail and traveled to Canada before being recaptured in October 1894.

Edmund arrived in Key West no later than 1899, when he is shown working as a civilian machinist's helper at the Key West Naval Station. City directories and census records from the early 1900s show that Crittenden continued to work as a machinist, but by 1910 was working as a general contractor in stone work. The U.S. Census of that year shows him renting a house with his wife Ella at 621 Southard Street, although his business address was a house at 625 Simonton Street (both buildings remain extant). The 1911-1912 city directory for Key West below shows him advertising in several lines of work, including as a general contractor, and as Key West's only "artificial stone" manufacturer and as a builder of cement and block fences.

ARTIFICIAL STONE MANUFACTURERS
CRITTENDEN EDMUND, 625 Simonton (See right side lines)

Advertisement for Edmund Crittenden, Key West City Directory 1911-1912

Given the fact that Crittenden was awarded several contracts by the Monroe County Board of Commissioners, it appears plausible—if not likely—that he was the contractor hired to build the concrete block wall around the jail in 1907. By 1915 Crittenden had moved to Miami where he was employed through the 1930s as a machinist. By 1940, however, Crittenden had begun working as a traffic officer for the Coral Gables Police Department. Edmund Crittenden died in Miami in 1966.

Thomas R. Russell – Designer of the 1910 Jail Addition

City directories and other sources show that Thomas Frank Russell (1871-1935) had been born in Monroe County to Bahamian parents. By the age of 14 he was working as an apprentice carpenter with his father. Russell appears to have been successful in his work, as the 1910 Census shows him as owning the house at 906 Southard Street (extant), where he lived with his wife, Anne, and three children. Around this time Russell had begun working as a building contractor, and in 1914 completed work on the Division Street Grammar School. Russell then moved to Miami where he continued to work as a contractor and carpenter. He died in Miami at age 57, but was brought back

⁶⁰ Monroe County Board of Commissioners, Minutes, July 11, 1911.

⁶¹ "Crittenden is Recaptured after being Indicted for Robbing the Mails at Frankfort," *Cincinnati Enquirer*, October 11, 1894, p.4.

to Key West for burial. Of interest, one of his daughters, Florenia, married Clement Jaycocks, Jr., whose father served as Monroe County Sheriff at the time the jail addition was completed.

A CONCRETE SCHOOL BUILDING IN FLORIDA.

At Key West there has recently been completed one of the most modern reinforced concrete grammar schools to be found in the entire South. There are twenty class rooms, each 24x30, an auditorium with a seating capacity of 800



and a complete stage equipment. Windows and doors are glazed with wireglass having a deformed surface to reduce the glare from the tropical sunlight. Mr. T. M. Bryan, whose work has heretofore been illustrated in this paper, was architect, and T. Frank Russell, contractor.

Photo of the Division Street Grammar School appearing in *The Concrete Age*, May 1915, p. 14

FRANK RUSSELL TO BE BURIED HERE

BODY WILL ARRIVE TOMORROW
ON NOON TRAIN
FROM MIAMI

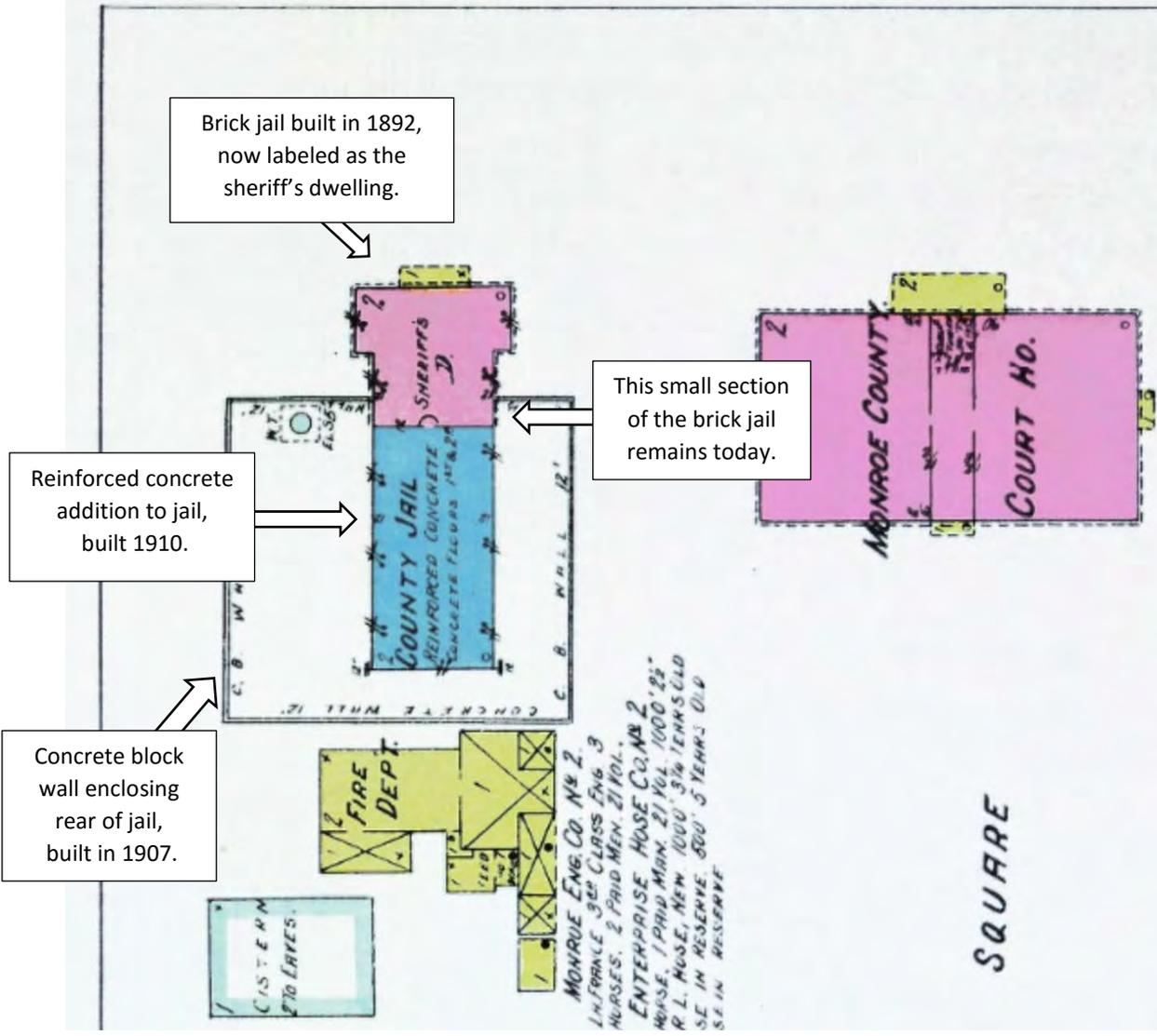
The body of T. Frank Russell, former building contractor of Key West, who died Thursday in Miami, will arrive here tomorrow, and will be taken to the Pritchard Funeral Home, where it will remain until definite arrangements

Key West Citizen obituary for Thomas Frank Russell, August 2, 1935.

A Sanborn map produced in 1912 shows the new reinforced concrete addition to the rear of the jail. The map labels the addition as having concrete floors on both levels. The map also shows that a portion of the concrete wall had been dismantled and moved. In the photo on page 36 the wall is attached to the corners of the front wing of the jail. On the 1912 Sanborn map, the wall is attached to the rear wing of the jail.

The Sanborn map also labels the front of the jail as the sheriff's dwelling, (shown as a "D" on the map). This strongly suggests that adding the cell block at the rear allowed the front of the jail to be converted for residential use. In 1900 and 1910, census returns do not show the jailer living at the jail. Between 1920 and 1940, however, both the jailer and sheriff are shown living at the jail.

WHITEHEAD



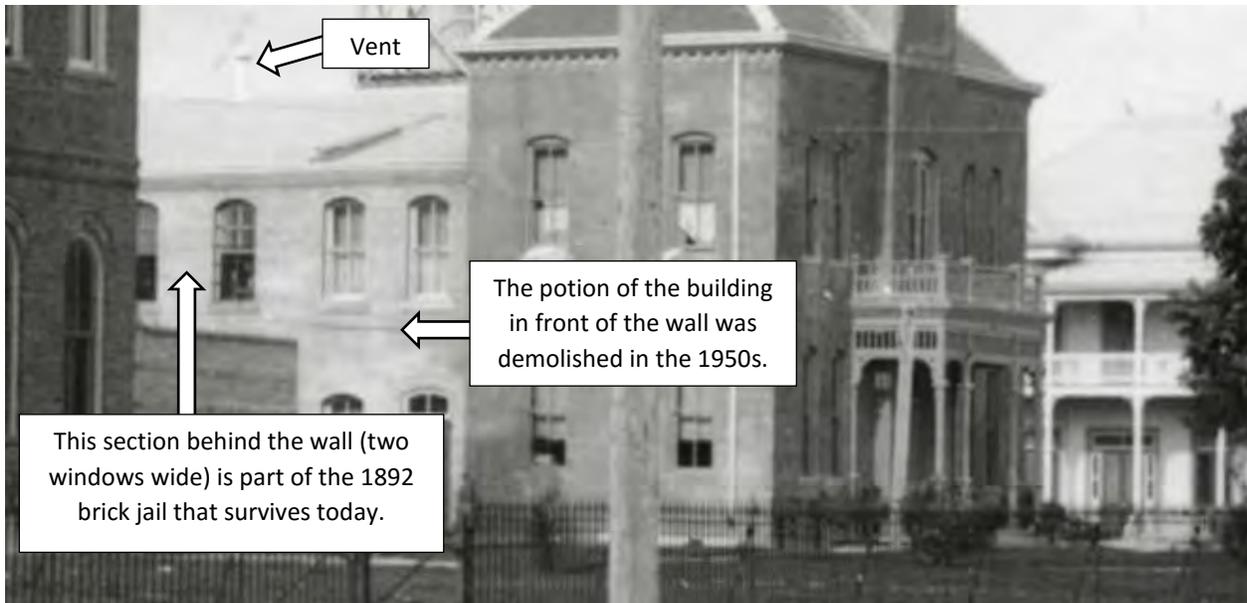
Detail from the 1912 Sanborn Company map of Jackson Square, annotated by the authors.



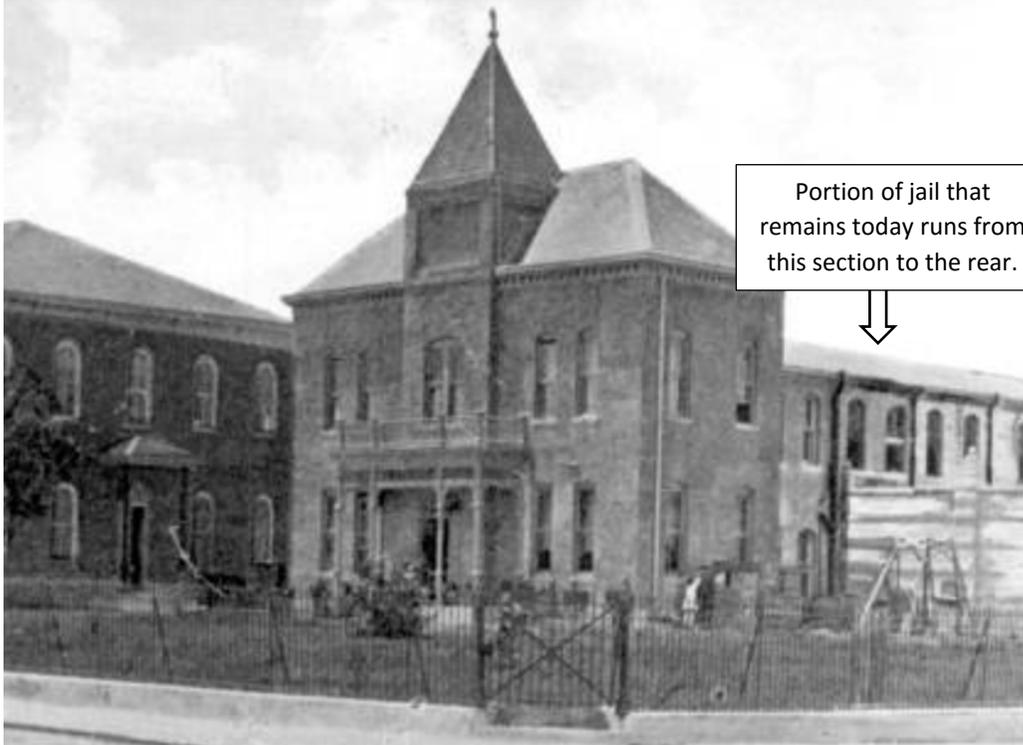
Circa 1915 photo of the courthouse and jail. Note that the jail chimneys have been removed and the wall has been moved toward the rear as compared with the photo of page 36. (Keys Public Libraries)

A high resolution photograph taken of the jail in 1915 provides additional detail about the jail following its enlargement. As discussed on the previous page, the line of the concrete block wall facing toward Whitehead Street was shifted back, demonstrating that the portion of the building where prisoners were confined had been shifted to the rear addition. The area in front of the wall was now part of the sheriff and jailer's residence. However, by comparing this photo with the 1912 Sanborn map, it indicates that a small portion of the 1892 brick jail was retained in the area behind the wall. (See photo enlargement following page)

To harmonize the new addition with the older portion at the rear of the jail, a coat of stucco was applied over the brick. Other changes that are evident include the removal of the jail's chimneys. A new water tower has been constructed to supply water to the jail. The far right of the photo also appears to show the kapok tree which now stands at Jackson Square.



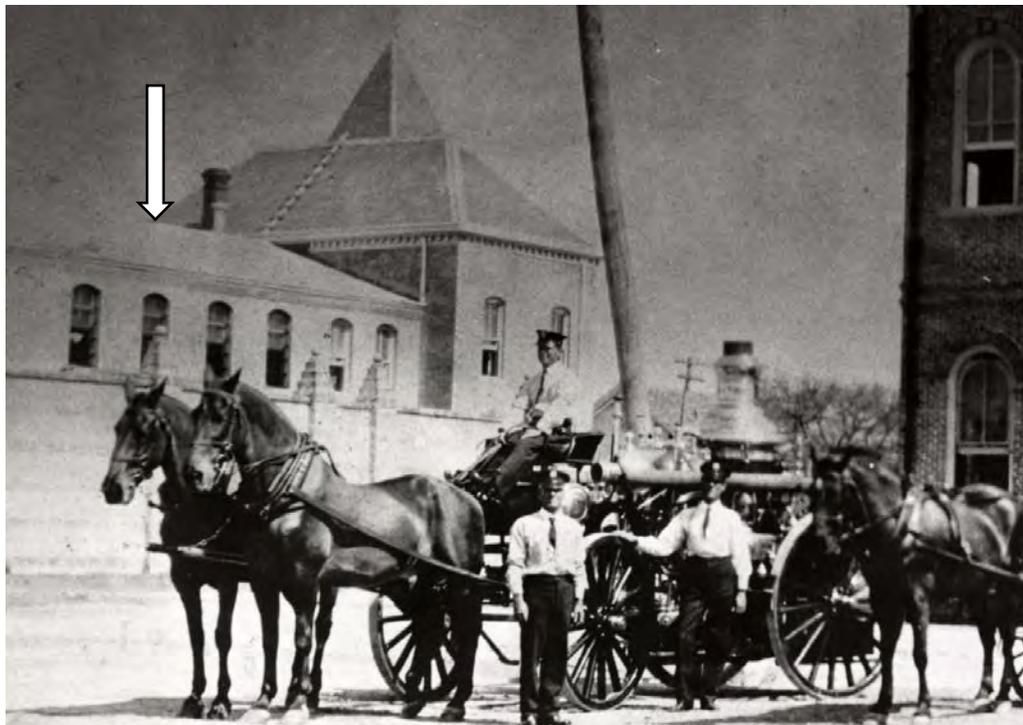
Comparison of a detail from the circa 1915 photo with a 2017 photo of the same (south) façade. Note the discoloration in the stucco where the concrete addition meets the brick portion of the 1892 jail.



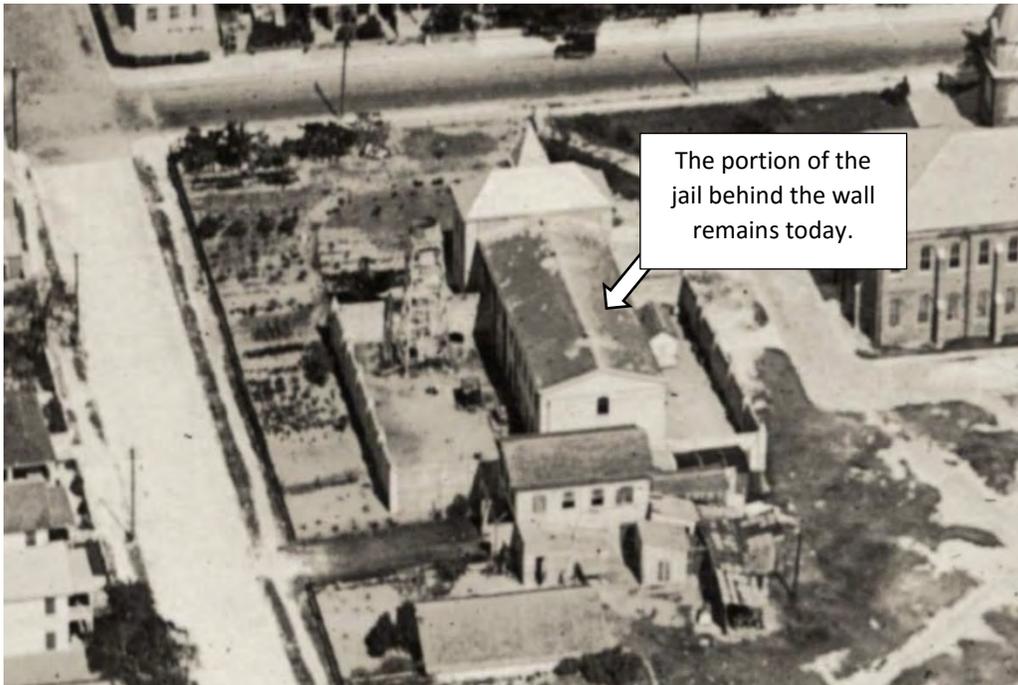
Portion of jail that remains today runs from this section to the rear.



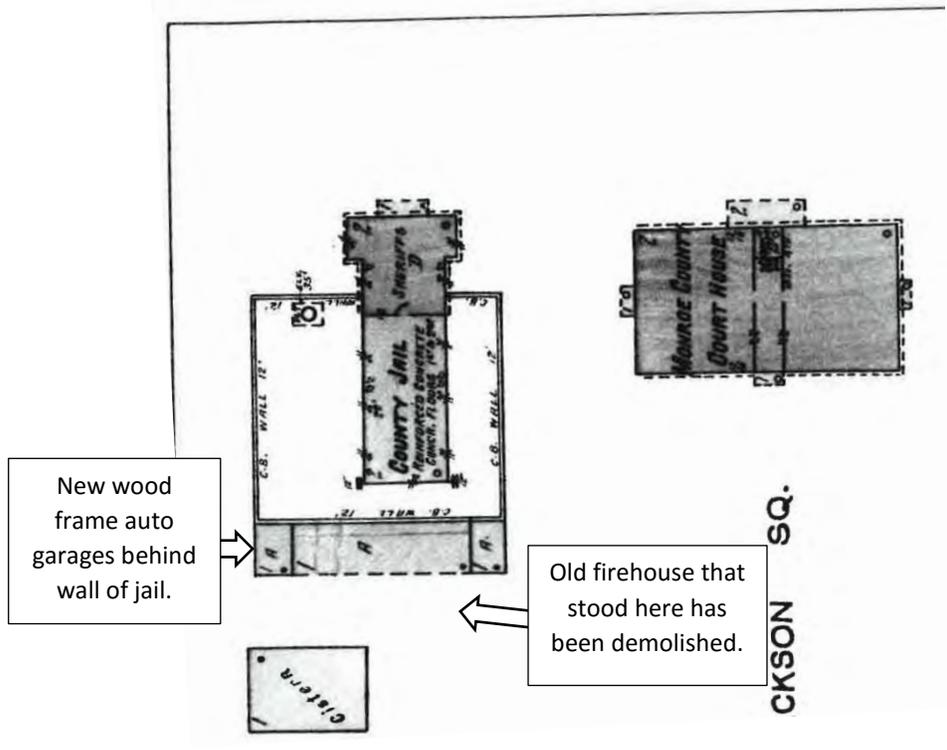
Detail from a ca. 1915 postcard view. (Keys Public Libraries)



Circa 1915 view of firemen at Jackson Square. The rear of the Monroe County Jail is at center left. (Keys Public Libraries, annotated by authors)



Detail of circa 1920 aerial photo of Jackson Square with enlargement looking at the back of the Monroe County Jail.
 (Keys Public Libraries, annotated by authors)



1926 Sanborn Company map, annotated by authors.

Research did not reveal any interior photos of the jail at the time it was constructed. However, architectural catalogs from the 1910s provide images of typical Pauly Jail Company cells. These are compared with modern photos of the 1910 jail addition below.

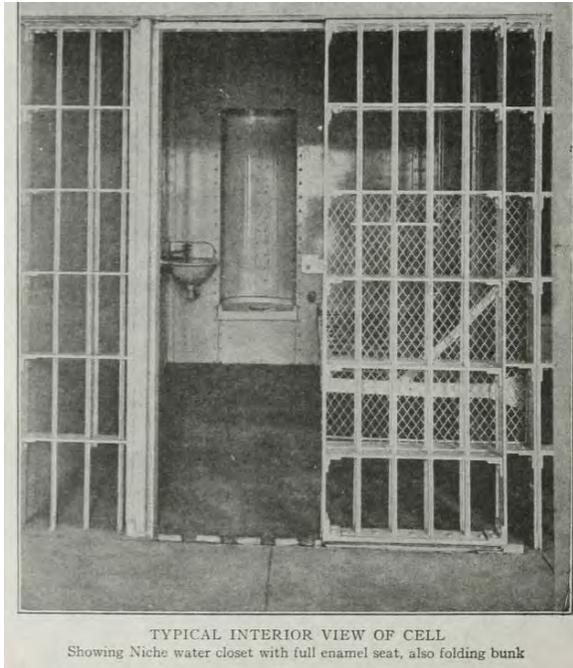
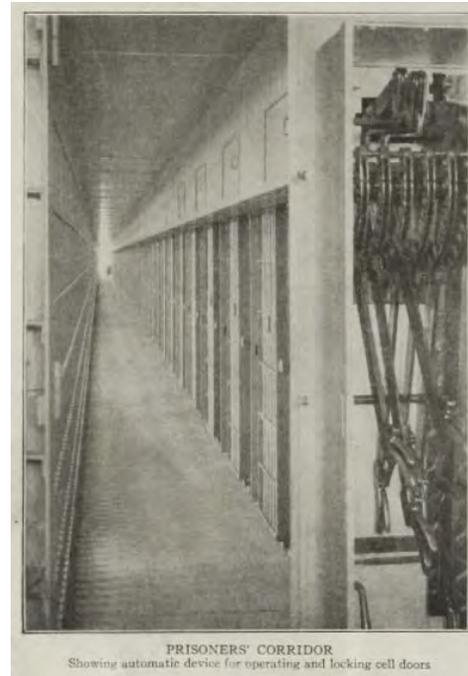


Photo of a typical Pauly Jail Building Company cell.
(*Sweet's Architectural Catalogue*, 1918, p.1488)



Pauly Jail Building Company cell locking equipment and cells.
(*Sweet's Architectural Catalogue*, 1917, p.1800)



2017 photo of a cell inside the Monroe County Jail



2017 photo inside the Monroe County Jail

Sixth Jail (1952-1965)

Following World War II, Monroe County constructed several new civic buildings at Jackson Square, including a new jail facility. In 1952, the front of the old jail was demolished and replaced with a new jail and office for the Monroe County Sheriff. However, a small portion from the old 1892 brick jail was left in the rear, as was the 1910 concrete addition. In 1965, the sheriff's office—although barely older than a decade, was replaced with a new courthouse annex. Once again, though, the old concrete cell block constructed in 1910 was left intact—as well as its small attached portion of the 1892 brick jail.

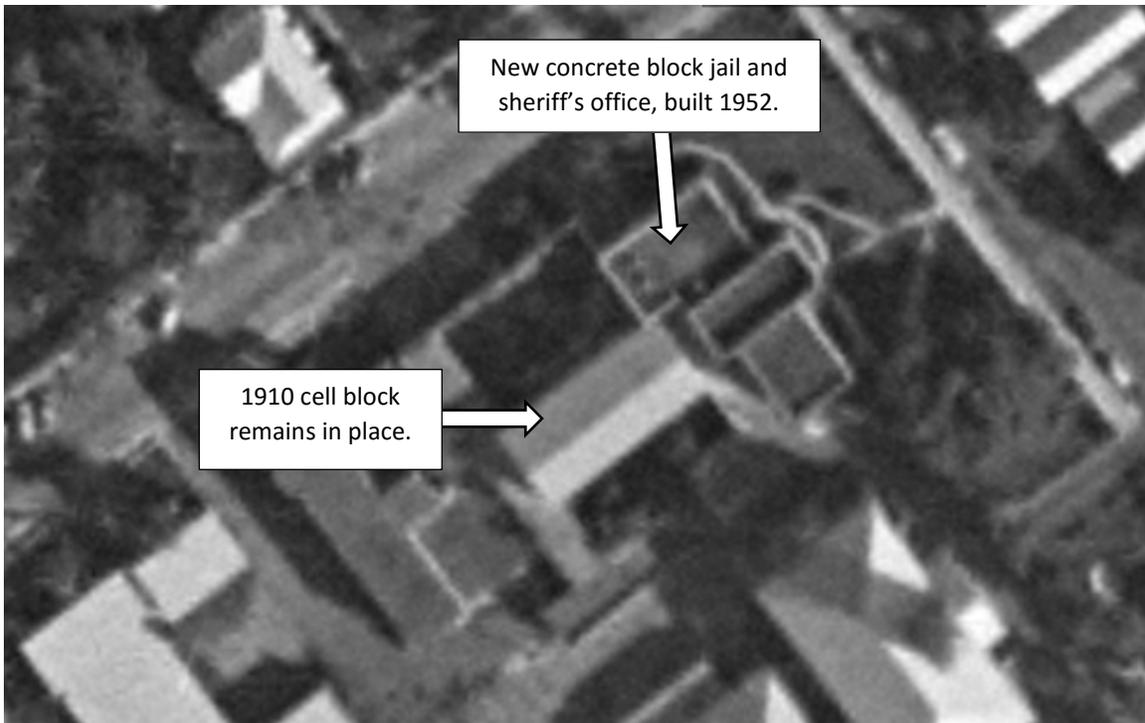


Circa 1960 view of the Monroe County Sheriff's Office and Jail. Note the rear of the building was constructed flush with the old concrete wall of the prior jail. (Florida Keys Public Libraries)

Historic photos show the old cell block was physically attached to the 1952 sheriff's office at the second story, while a covered passage ran between the buildings at the first story. At this time, all of the concrete block wall constructed in 1907 appears to have been retained.



Circa 1960 view of the jail and wall at the junction where it met the Sheriff's office. (Florida Keys Public Libraries)



Detail of an aerial photo of Key West, February 3, 1959.
(Florida Department of Transportation Aerial Photo Archive)

Jefferson B. Browne Courthouse Annex (1966-present)

In 1966, the Monroe County Sheriff's Office was replaced by the Monroe County Courthouse Annex, today called the Jefferson B. Browne Courthouse Complex. A portion at the rear of the new complex included additional cell block facilities originally built in 1924 and purchased as surplus from a Texas jail.⁶² During construction of the complex, the historic concrete cell block built in 1910 was retained. Much of the 1907 concrete wall appears to have been demolished, although a section was retained on the side of the jail facing the county courthouse. This is best illustrated using an overlay of a historic Sanborn map on a modern aerial photo (see following page).

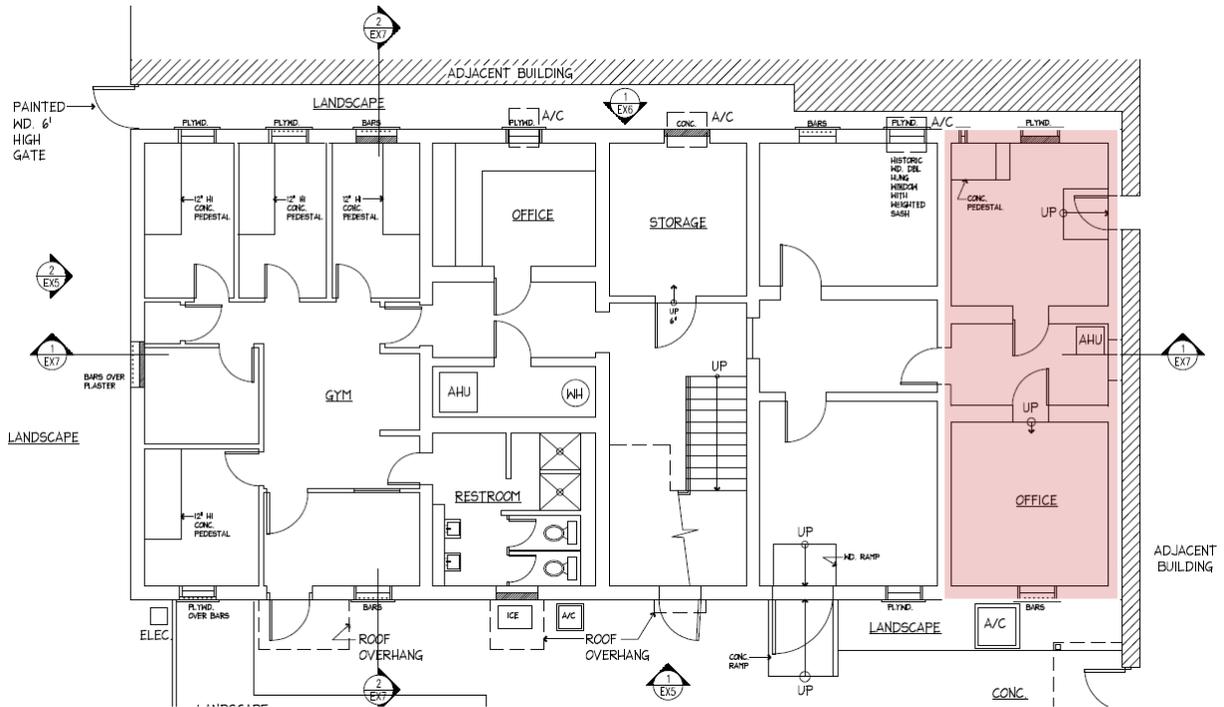


1984 view from Fleming Street toward the side of the jail. (Raymond L. Blazeovic / Keys Public Library)

⁶² Marika Lynch, "Sordid history bites the dust: Keys jail razed," *Miami Herald*, January 11, 1998, p. B1.



1912 Sanborn map overlaid on a circa 2016 aerial photo.



Current floor plan of the first story of the jail with shaded area approximating the 1892 brick portion.

Sheriffs and Inmates

A detailed record of sheriffs and inmates associated with the jail is beyond the scope of this report. However, anecdotal evidence provides some indication that the jail was relatively little used for much of its history. During the 1870s, one scholar states that “Hardly any crime or robbery was reported on the island. The local police usually arrested drunks, brawlers, and navy sailors. In July 1870 there were only two prisoners in the Monroe County Jail.”⁶³ Census returns from 1900 – 1940 show the jail typically housed around eleven inmates.

Sheriffs

The early sheriffs of Monroe County were listed in an appendix to *Key West the Old and the New*, published in 1912. As mentioned previously in this report, two of these sheriffs were African American—a remarkable fact within the context of Reconstruction-era Florida. The first, James A. Roberts, was born in Key West in 1845 and later served in the United States Colored Infantry during the Civil War. He served as a county constable from 1872-1874, as was appointed Monroe County Sheriff from 1874-1877. He also served as a Key West councilman.

SHERIFFS

John Costin.....	1845 to 1847
Joseph V. Ogden.....	1847 to 1849
Robert Clark.....	1849 to 1858
Edgar A. Coste.....	1858 to 1861
D. B. Cappleman.....	1861 to 1865
Francis Gunn.....	1865 to 1868
James G. Jones.....	1868 to 1874
James A. Roberts (colored).....	1874 to 1877
Richard Curry.....	1877 to 1881
George A. Demeritt.....	1881 to 1889
Charles Dupont (colored).....	1889 to 1893
Frank W. Knight.....	1893 to 1901
Richard T. Hicks.....	1901 to 1905
Frank W. Knight.....	1905 to 1909
Clement Jaycocks.....	1909 to

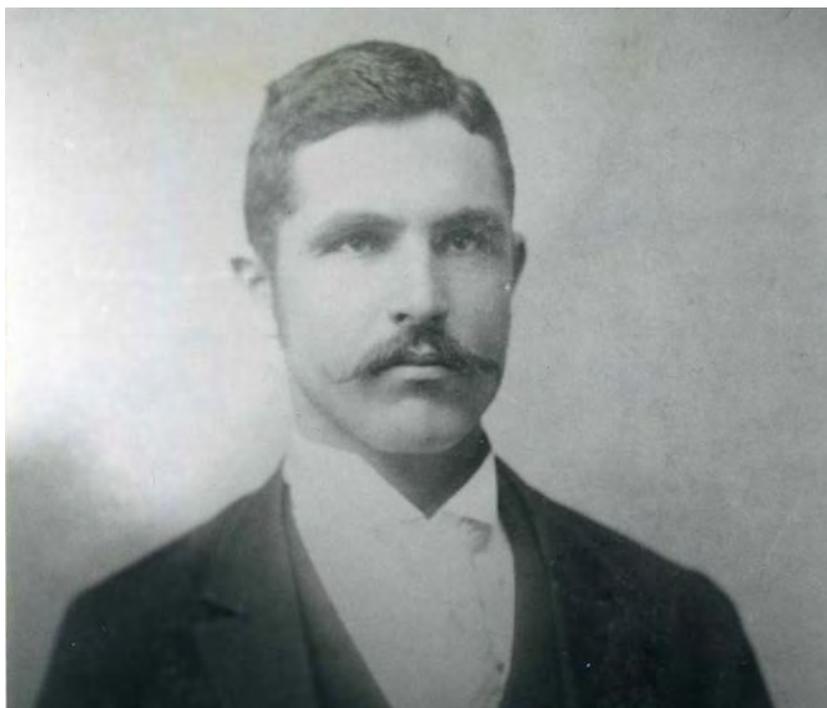
Excerpt from page 212 of *Key West the Old and the New*, published by Jefferson B. Browne in 1912.

⁶³ Antonio Rafael de la Cova, “Cuban Exiles in Key West during the Ten Years’ War, 1868-1878,” *Florida Historical Quarterly*, Vol. 89, No. 3 (Winter 2011), 295.

Charles Fletcher Dupont

Charles Fletcher Dupont (1861-1938), was elected in 1888 as the first popularly elected sheriff in the State of Florida. Dupont was born the child of slaves at Tampa in September 1861. U.S. Census and other records alternately refer to him as colored or mulatto. His father Rome was a carpenter born in Florida, while his mother Amanda Shackelford had been born in Missouri. The family was living at Key West by 1870, along with Amanda's brother James. In 1880 the family lived at 163 Duval Street. According to scholarship by Larry E. Rivers and Canter Brown, Jr., Charles Dupont became involved in politics at a young age:

By the mid-1880s the young man had involved himself the city's Republican organization and seemingly, also had joined with many fellow islanders in support of the Knights of Labor national labor organization, which had gained significant political influence in Monroe County. Elected sheriff on the Knights-endorsed Republican ticket in 1888, Dupont served a four year term in a manner that earned him community respect.⁶⁴



Circa 1890 photo of Charles Fletcher Dupont, Monroe County's first popularly elected African American Sheriff.
(*New Time Holler*)

⁶⁴ Larry E. Rivers and Canter Brown, Jr., "African American in South Florida: A Home and a Haven for Reconstruction-era Leaders," *Tequesta*, No. 56, 1996, 7-8.

In 1891, Dupont averted an attempted lynching of two pro-Spain Cubans accused of murdering a pro-independence Cuban at Key West. During this same period, Dupont oversaw the enlargement of the Monroe County Jail built in 1880, followed by construction of a new county jail in 1892. During the early 1900s census records show Dupont living with his wife Ida at 725 Duval Street. In 1900 he is listed as a landlord, in 1910 as a collector, and in 1920 as a carpenter. He died in 1938 and is buried in Key West Cemetery

Early 20th Century Sheriffs

Francis Knight was Monroe County Sheriff at the time the concrete wall was built to enclose the rear of the 1892 jail. Knight served two terms, from 1893-1901, and again in 1905-1909. During this time he dealt with conflicts within the Cuban American community at Key West, and the murder of Deputy Sheriff Frank Adams in 1901. He also presided over the last public execution at the Monroe County Jail. Knight was succeeded by Clements Jaycocks, who served from 1909 until 1917. It was during his tenure that the concrete addition was made to the jail.



Early 1900s Monroe County Sheriffs Francis Knight (left), Richard Hicks (center), and Clement Jaycocks (right).
(Monroe County Sheriff's Office)

The Prison Population

Further research is required to learn more about early inmates of the Monroe County Jail. However, the table on the following page presents an overview of the prison population as shown on U.S. Census returns from 1900 to 1940. It demonstrates that the overall population of the jail remained quite stable at around 11 persons. The vast majority of prisoners were male and tended to be under the age of 30—sometimes as young as fourteen. Most were from the United States, although native Bahamians are often listed as inmates.

Census	Inmates	Male	Female	White	Black	Notes
--------	---------	------	--------	-------	-------	-------

Year						
1900	12	10	2	2	10	One inmate aged fourteen; four inmates aged sixteen; two inmates aged eighteen. Nearly all had been born in Florida, although five had Bahamian parents. The jailer was B. F. H. Bowers. ⁶⁵
1910	9	9	0	6	3	All inmates aged between 31 and 42. Most inmates were born in the United States, although one was from Scotland, one from the Bahamas, and one listed as being born in the "West Indies." ⁶⁶ The jailers were William McCook and Harry H. Baker; neither lived at the jail.
1920	11	11	0	9	2	One inmate aged fourteen; two inmates aged seventeen. Most of the remainder between 20 to 30 years old. Two inmates born in Mexico, one in Japan, one in Finland, and one in Bahamas. The rest born in the U.S. Roland Curry was then chief deputy of the jail, living there with his wife and 4 children, as well as another family and the jail cook. ⁶⁷
1930	13	12	1	5	8	Most inmates aged between 18 and 35. The woman, Marian Ingraham, aged 75 and from the Bahamas. Six born in Florida, four born in the Bahamas, one from England and one from Kansas. The jailer was Charles Nixon. Sheriff Cleveland C. Niles lived at the jail with his wife and three children. ⁶⁸

⁶⁵ 1910 U.S. Census, Key West Ward 1, District 0098, sheet 9.

⁶⁶ 1910 U.S. Census, Key West Ward 1, District 0115, page 12A.

⁶⁷ 1920 U.S. Census, Key West District 0093, Ward 2, Election Precinct 1, sheet 4A.

⁶⁸ 1930 U.S. Census, Key West District 0006, Ward 2, Election Precinct 1, sheet 1B.

Census Year	Inmates	Male	Female	White	Black	Notes
1940	11	11	0	5	6	Most inmates aged 20-34 and born in Florida. Two inmates from Georgia, one from Alabama, and one from the Bahamas. Leon Roberts was the jailer. Bernard Waits was the deputy sheriff and lived at the jail with his wife. ⁶⁹

Notable Inmates

Research showed a few highly-publicized incidents associated with jail inmates. These are briefly described below.

Sylvanus Johnson

In June 1897 an African American man, Sylvanus Johnson, was charged with assaulting Margaret Atwell, a married white woman. Johnson was arrested and placed in the Monroe County Jail. At trial, a kangaroo court quickly reached a guilty verdict. Inside the courtroom, a well-known citizen, C. B. Pendleton, rose and asked: “Are there enough white men present to hang the negro?” According to accounts published in papers across the country, chaos ensued as the sheriff tried to prevent a lynching. The *Los Angeles Herald* reported:

The sheriff [Francis Knight] and his deputies drew their revolvers and held the crowd at bay, while Johnson was at once hurried back to jail. A big mob gathered in front of the building and one of the negroes cried out to lynch Pendleton, and a rush was made for him. Through the efforts of himself and his friends Pendleton made his escape in a carriage. The negro mob then gathered about the jail to prevent the lynching of Johnson, and open threats were made by them to kill any white man that might come to the jail.⁷⁰

Two months later, though, the incident appears to have resolved itself in a bizarre fashion. Johnson had been sentenced to die as part of a legal execution, although the execution date had not been set. In the interim, Monroe County Sheriff, Francis Knight, is described as taking Johnson out for drinks at a bar and to Johnson’s mother’s house for conversation. Johnson was hanged on September 23, 1897.

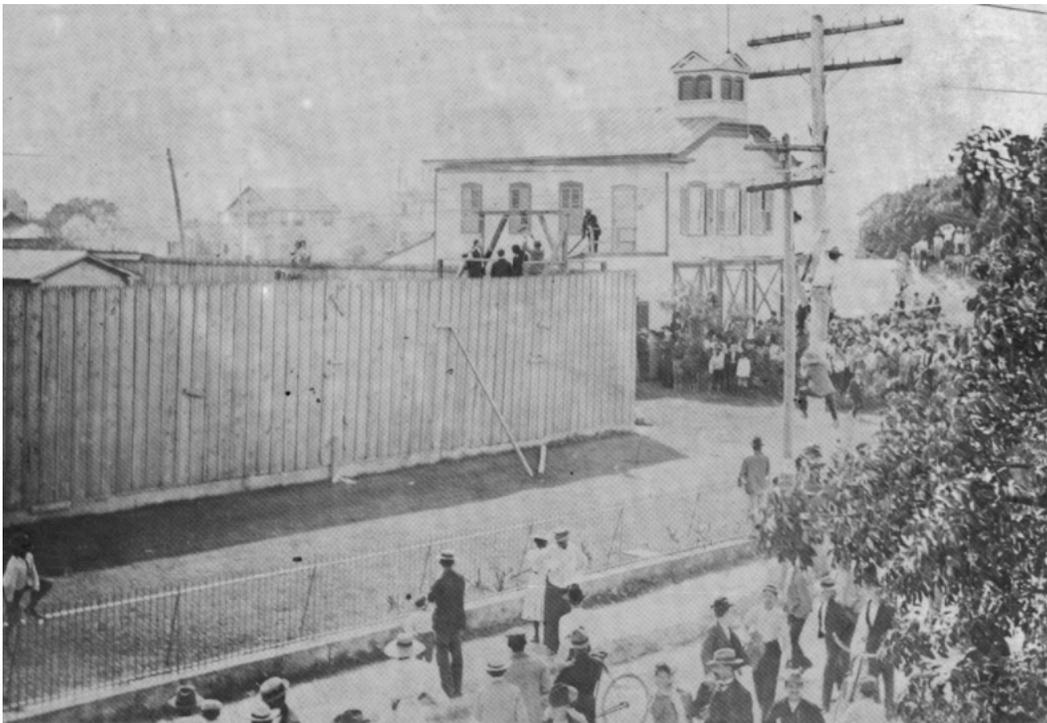
⁶⁹ 1940 U.S. Census, Key West District 44-5, Ward 2, Election Precinct 2, sheet 6A.

⁷⁰ “Attempts a Lynching at Key West,” *Los Angeles Herald*, June 26 1897.

Fred Ewert

Another well-documented prisoner of the Monroe County Jail was Fred Ewert, who was hanged in the rear yard of the jail on December 5, 1904—the last public execution in Monroe County. A *Florida Times Union* article published the day after his execution indicates the Ewert had been convicted of robbing and killing a companion.

A few minutes after 11 o'clock Sheriff Hicks unlocked the door of Ewert's cell and the doomed man walked out. He asked permission to see the other prisoners and was allowed to visit the occupied cells. He stopped to talk with Herbie Melbourne and Simon Reyes, two other young men who are now under sentence of death in the county jail At 11:11 the doomed man passed from the jail into the yard, and with the Sheriff and priest, ascended the stairs to the gallows. Arriving on the platform he bowed and spoke pleasantly to the doctors, after which he said some prayers with the priest. When he had finished he turned to the Sheriff and said: "I am ready, Mr. Hicks."⁷¹



Fred Ewert being hung from a scaffold behind the Monroe County Jail, December 5, 1904.
Note the wooden fence enclosing the jail's rear yard. (Keys Public Libraries)

⁷¹ *Florida Times-Union*, December 6, 1904 [quoted by Tom & Lynda Hambricht in "Fred Ewert Pays the Penalty of His Crime," *Florida Keys Sea Heritage Journal*, Spring 1994, 8-9].

Herbie “Dutchy” Melbourne

The two other prisoners with death sentences in the Monroe County Jail were Simon Reyes and Herbie “Dutchy” Melbourne. Reyes, had been convicted of killing his Cuban girlfriend, but his sentence was later commuted to life in prison. Melbourne had been convicted of shooting Key West policeman, Clarence Till, near the corner of Division (today Truman Avenue) and White streets in March 1904. Melbourne, whose mother was half-sister to Sheriff Frank W. Knight, successfully appealed his case to the Florida Supreme Court. During a retrial he was convicted of manslaughter and sentenced to just a single year in the Monroe County Jail.

During that time, Melbourne’s labor as a convict was contracted to the Key West Fire Department, where he organized a gang engaged in robbery and arson. The gang’s most notable achievement was burning down the Cortes Cigar Factory, for which Melbourne was sentenced to thirteen years in the state penitentiary. However, Melbourne escaped in 1909 and fled to Chatham Bend, a remote settlement in the Ten Thousand Islands region. There he stayed on the plantation of the notorious figure, E. J. Watson.⁷² The following year, Melbourne was apparently killed by Watson or an assistant of Watson’s named Cox. The story has since been fictionalized in the acclaimed novel, *Killing Mister Watson*, by Peter Matthiessen.

Manuel Cabeza

In December 1921, Army veteran and Key West native, Manuel Cabeza, was attacked by members of the Ku Klux Klan for living with a mulatto girlfriend. Cabeza was able to identify several of the attackers, including William Decker, manager of a Key West cigar factory. Cabeza subsequently shot Decker in his car, and soon after engaged in a brief gun battle with other Klan members. Cabeza was then taken into custody by a guard of Marines and taken to the Monroe County Jail. That night, Monroe County Sheriff Roland Curry dismissed the Marines. Several carloads of hooded Klansmen then appeared at the jail and supposedly overpowered Curry. Cabeza was beaten, then taken from the jail and dragged through the street behind one of the Klan members’ cars. He was then hung from a tree on Flagler Avenue and shot several times.⁷³ No arrests were made in connection with the case.

Carl Tanzler

Perhaps the most notorious prisoner of the 20th century was Carl Tanzler, a German bacteriologist who served at the Marine Hospital in Key West. While there he became obsessed with Elena Milagro de Hoyos, a Cuban-American tuberculosis patient. Two years after Hoyos’ death in 1931, Tanzler removed her body from its tomb and took it to his home. Over a period of several years, Tanzler used various methods to preserve the body, which was kept adjacent to his home in a make-

⁷² Tom & Lynda Hambright, “Crime and Punishment in Old Key West,” *Florida Keys Sea Heritage Journal*, Spring 1994, 3-11.

⁷³ Stuart McIver, “Key West’s Bloodiest Christmas,” *Sun Sentinel*, December 11, 1994.

shift laboratory constructed from an old aircraft fuselage. Responding to rumors about the morbid activity, de Hoyos' sister confronted Tanzler in 1940, leading to the discovery of Elena de Hoyos' corpse. Tanzler was charged with destroying a grave and removing a body, and kept in the Monroe County Jail. The case was eventually dropped, however, due to the statute of limitations.

Other Prisoners

A sampling of articles published in the *Key West Citizen* during this era show a variety of prisoners housed at the jail. These included an African American midwife charged with manslaughter (1928), a man held for vagrancy (1930); two men held for questioning after a fatal crash off the Boca Chica-Stock Island bridge (1930); an accused arsonist (1931), and a man held on charges of embezzlement (1935). As the Great Depression deepened, Key West also attracted scores of hoboes during the winter months, many of whom were held on vagrancy charges at the jail.⁷⁴

At least during the 1930s, conditions in the jail appear to have been on par, if not better, than some facilities in the state. In 1931 the superintendent of state prisons visited the jail and pronounced it in "excellent condition and the prisoners well cared for."⁷⁵ Just the year before, the *Key West Citizen* ran an article stating that prisoners in the jail could enjoy radio entertainment via a loud speaker wired from the sheriff's residence to the jail.⁷⁶ In 1935, the jail was placed on a list of qualified prisons where federal prisoners could be kept. The *Key West Citizen* reported that year that "There are now in the jail five prisoners, aliens captured recently in Key West, and these will remain in jail, in all probability, until United State court convenes early in January 1936."⁷⁷ By the 1960s, however, photos indicate that the interior of the jail was in very poor condition.



⁷⁴ "Undesirables Still Coming to Key West," *Key West Citizen*, November 26, 1932.

⁷⁵ "State Superintendent of Prisons Says Local Jail Very Satisfactory," *Key West Citizen*, December 11, 1931.

⁷⁶ "County Prisoners Get Loud Speaker," *Key West Citizen*, December 9, 1930.

⁷⁷ "Monroe County Jail is Placed in New Status," *Key West Citizen*, October 25, 1935.

Circa 1960 views of the jail's interior. (Wright Langley Collection, Florida Keys Public Libraries)

During the 1970s and 1980s, the number of prisoners arrested for drug possession or related crimes increased dramatically. By this time the old jail was in poor shape, and conditions were little improved. In 1981, Edmund McIntyre filed a class-action lawsuit on behalf of the entire prison population complaining of unsanitary conditions and inadequate facilities. The following year a U.S. District Judge placed a cap on the number of inmates that could be held at the jail, but it was not until 1991 that Monroe County settled the lawsuit in favor of McIntyre. That year, a judge heard testimony from a prison expert who stated that "the cell blocks have an indelible place in my memory. To me, those two are something out of Dante's Inferno. I don't know how in 1991 that we can keep people in those."⁷⁸ Facing increasing calls that the jail should be closed, a new Monroe County Jail at Stock Island was completed in 1993. Inmates were formally transferred from Jackson Square to Stock Island the following year.



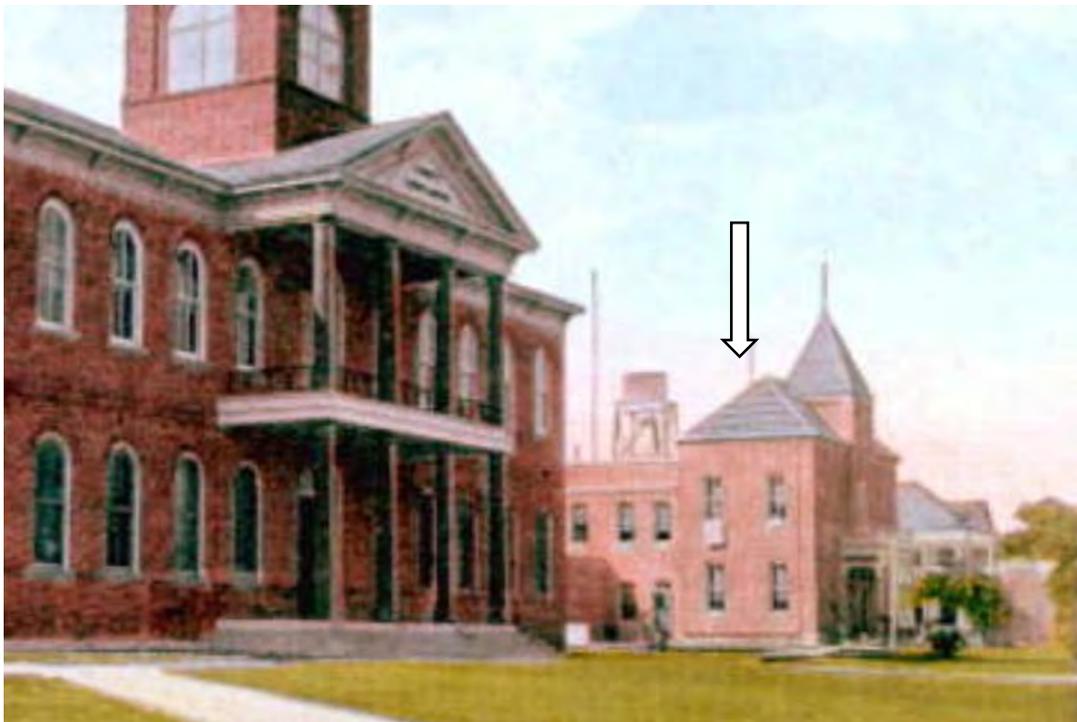
Circa 1980 view of prisoners held in the cell block located within the Jefferson B. Browne Courthouse Complex.
(Keys Public Library)

⁷⁸ Marika Lynch, "Sordid history bites the dust: Keys jail razed," *Miami Herald*, January 11, 1998, p. B1.

Additional Historic Photographs



Circa 1890s photo with arrow pointing to 1892 jail at upper left. Beyond the tent is the Monroe County Courthouse, built in 1890. The children appear to be students from the Douglass School, which formerly stood at Jackson Square. (Florida Keys Public Libraries, annotated by authors)



Detail from a circa 1910 photo of the Monroe County Courthouse and Jail (Private collection)

ESTABLISHED 1856

PAULY JAIL BUILDING COMPANY

INCORPORATED

ST. LOUIS, MO.

GENERAL EASTERN OFFICE
NEW YORK, N. Y., Metropolitan Building, 23d Street
and 4th Avenue
Telephone: 2583 GRAMERCY

NEW YORK, N. Y.

FACTORY AND MAIN OFFICE
ST. LOUIS, MO., 2215 to 2225 DeKalb
Street
Telephone: 246 SIDNEY

Products.

Builders, exclusively, of CELLS for JAILS, PRISONS, POLICE STATIONS and LOCKUPS; AUTOMATIC SLIDING DOOR and HAND PULL LOCKING DEVICES; PRISON PLUMBING FIXTURES; ROUND and FLAT INTERLOCKING BAR GRATING, for Window Guards, Corridors, Gratings, etc.

Advantages.

Perfect mechanism and durability.

Specifications.

We amplify and submit with our layouts specifications covering our general and specific features.

Steel.

We use five-ply steel, referred to in specification as "toolproof," consisting of alternate layers of high carbon steel and iron. Round bars, alternate layers of hard steel encircling center core of tough iron. All layers thoroughly welded, and carbon steel layers hardened to resist action of cutting tools.

Niches.

We are the originators and builders of the Niche system of cell plumbing.

Corridor Gratings and Entrance Doors.

We advocate "toolproof" corridor gratings and "toolproof" corridor entrance doors for all prison corridors.

Bunks.

Manufacturers of the most modern bunks for prisons and jails.

Cell Door Locking Device.

Cell doors operated by an automatic sliding door locking device, so that any one door or all doors in one row can be operated at same time on sliding principle. Doors suspended from above on steel hangers with anti-friction bearings, consisting of hard

steel balls set in hardened bushings, revolving on hardened spindles to insure the perfect distribution of weight of door. All of the locking device encased in steel plates outside of prisoners' corridor.

Automatic Corridor Door Lock.

Corridor entrance doors secured with automatic device arranged with series of hardened steel bolts to each door, placed on the inside of steel box, and released only by deadlock device, allowing door to be opened and closed automatically.

Fittings, Special Work.

Tables for corridors, ventilating stacks for utility corridors, consultation booths, screens, glass partitions and special devices for insane and condemned cells as required.

References.

The Pauly system has the endorsement of leading architects and specialists throughout the country. Send for additional data, layouts, approximate costs, etc.



GENERAL VIEW OF PRISONERS' AND JAILER'S CORRIDOR

SWEET'S CATALOGUE

Continued on next page



Ca. 1915 postcard view. Note that a concrete wall has been erected around the jail, and that the concrete cell block has been added at the rear. (Florida Memory Image No. rc03954, annotated by authors)



Circa 1950s photo. At far right is the side of the new Monroe County Sheriff's office, built in 1952.



Circa 1960 view of the front of the Monroe County Sheriff's Office and Jail. Constructed in 1952, this building replaced the front portion of the old jail. (Florida Keys Public Libraries)



1953 interior view (Keys Public Libraries)



Circa 1965 view of construction of what is today the Jefferson B. Browne Courthouse Complex.



Circa 1980 view of prisoner cell. (Keys Public Library)



September 6, 2006 aerial image of Jackson Square.
(Florida Memory)

Bibliography

Published Sources

- Bender and Associates. *Master Plan for Fort Zachary Taylor Historic State Park*. May 25, 2006.
- Browne, Jefferson B. *Key West: The Old and the New*. (St. Augustine: The Record Company, 1912).
- Burnett, Gene. "A New Deal Experiment Transforms Key West." *Florida Trend*, February 1987.
- Cohen, Thaddeus and Sienna Leon. *Bahama Village Redevelopment Plan City of Key West Florida*. July 1995.
- Dean, Love. *Lighthouses of the Florida Keys*. (Pineapple Press: Sarasota, FL, 1998).
- De la Cova, Antonio Rafael. "Cuban Exiles in Key West during the Ten Years' War, 1868-1878." *Florida Historical Quarterly*, Vol. 89, No. 3 (Winter 2011).
- Diddle, Albert W. "Adjudication of Shipwrecking Claims at Key West in 1831." *Tequesta*, No. 6, 1946.
- Hambricht, Tom & Lynda. "Fred Ewert Pays the Penalty of His Crime" and "Crime and Punishment in Old Key West." *Florida Keys Sea Heritage Journal*. Spring 1994.
- Hemingway, Ernest. *To Have and Have Not*, (New York: Scribner, 1937).
- Knetch, Joe and Nick Wynne. *Florida in the Spanish American War*. (Charleston: The History Press, 2011).
- Langley, Wright and Joan. *Key West & the Spanish American War*. (Key West: Langley Press, 1998).
- Marks, Henry S. Marks. "The Labor Problems of The Florida East Coast Railway Extension from Homestead to Key West: 1905-1907." *Tequesta*, No. 32, 1972.
- Maloney, Walter C. *Sketch of the History of Key West, Florida – An Address Delivered at the Dedication of the New City Hall, July 4, 1876*. (Newark, NJ: The Advertiser Printing House, 1876).
- Martin, Sidney Walter. *Florida's Flagler*. (The University of Georgia Press: Athens, 1977).
- Peters, Gayle P. "Admiralty Final Record Books, U.S. District Court, Southern District of Florida, Key West, 1829-1911," National Archives Trust Fund Board, National Archives and Records Administration, Washington: 1987.
- R. L. Polk & Co., Publishers. *Key West City Directory 1911-1912*. (Columbus, OH: R. L. Polk & Co., 1911)

Poyo, Gerald E. "Cuban Revolutionaries and Monroe County Reconstruction Politics, 1868-1876." *Florida Historical Quarterly*, Vol. 55, No. 4.

Rivers, Larry E. and Canter Brown, Jr. "African American in South Florida: A Home and a Haven for Reconstruction-era Leaders." *Tequesta*, No. 56, 1996.

Sweet's Catalogue Service, Inc. *Sweet's Architectural Catalogue*. (New York: Sweet's Catalogue Service, Inc., 1917, 1918).

URS. *Historic Resources Survey of Key West, Monroe County Florida*, (URS: Gaithersburg, MD, September 20, 2004).

United States Department of Commerce, Bureau of the Census. *Bulletin 121 Prisoners and Juvenile Delinquents, 1910*. (Government Printing Office: Washington, D.C., 1910).

United States Navy. "The United States Navy and the City of Key West, Florida Information Pamphlet." Key West: The Key West Press, undated ca. 1943.

Newspaper Articles

Cincinnati Enquirer. "Crittenden is Recaptured after being Indicted for Robbing the Mails at Frankfort," October 11, 1894, p.4.

Florida Times-Union. December 6, 1904.

Los Angeles Herald. "Attempts a Lynching at Key West," June 26, 1897.

Lynch, Marika. "Sordid history bites the dust: Keys jail razed," *Miami Herald*, January 11, 1998, p. B1.

McIver, Stuart. "Key West's Bloodiest Christmas," *Sun Sentinel*, December 11, 1994.

New York Times. "From Key West," September 2, 1862.

New York Times. "Key West Near a Lynching," August 29, 1897.

Key West Citizen. "County Prisoners Get Loud Speaker," *Key West Citizen*, December 9, 1930.

Key West Citizen. "State Superintendent of Prisons Says Local Jail Very Satisfactory," December 11, 1931.

Key West Citizen. "Undesirables Still Coming to Key West," November 26, 1932.

Key West Citizen. "Monroe County Jail is Placed in New Status," October 25, 1935.

Internet Sources

City of Key West. "History of the Key West Fire Department." accessed September 27, 2017 from: <http://www.cityofkeywest-fl.gov/departments/division.php?structureid=100>

Hambright, Tom. Monroe County Library, "Black History," 2001. (PowerPoint presentation accessed via <http://www.keyslibraries.org/wp-content/uploads/2012/02/Black-History.pdf>)

Lee County Sheriff's Office. "Sheriff Thomas W. Langford 1887-1901," accessed December 13, 2017 from: http://www.sheriffleefl.org/about_us/history/sheriff_thomas_w_langford_1887-1901.php

Wilkinson, Jerry. "History of Key West," Keyshistory.org, accessed September 17, 2017 from: <http://www.keyshistory.org/keywest.html>.

Public Records

Monroe County Board of County Commissioners. Minutes (various dates 1906-1911)

U.S. Census Records

Maps and Images

Sanborn Map Company. Maps of Key West. (1889, 1892, 1899, 1912, 1926, 1948, 1965)

Keys Public Libraries

Florida Department of Transportation Aerial Photo Archive

Florida State Archives, Florida Memory collection.

Monroe County Sheriff's Office

III. Historic Period of Concern

Designation of a 'historic period of concern' establishes a temporal frame of reference for work on a historic building. The period selected should take into consideration the condition of the structure, its various uses, modifications over time, and reliability of information about the building at different points in its history. An attempt should also be made to make a suitable fit between the significance of the building and its future uses.

The historic Monroe County Jail was originally constructed in 1892, replacing an earlier jail on the same site. The building was configured as a two story front building facing Whitehead Street, with a cell block in the rear. Constructed of brick masonry, this front building featured a two story wood front porch and a brick tower, complementing the tower of the adjacent Courthouse. In 1910, the rear cell block was enlarged with an addition. The building existed in this configuration until the front of the building was demolished in 1952, leaving the rear cell block addition with a small portion of the 1892 cellblock. This is the building that exists today.

Over the course of the 20th century, several unsympathetic buildings were constructed around the building, including a two-story Sheriff's office in 1952, a five-story County Courthouse annex in 1965 (this building is physically connected to the jail), and a four-story office building in 1986. These buildings should be removed. The front of the historic jail should be reconstructed, restoring the original relationship of the Jail to the adjacent Courthouse.

We recommend a historic period of concern that spans from 1910, when the rear cell block was enlarged, to 1952, when the front of the building was removed.

IV. REHABILITATION AND ADAPTIVE USE POTENTIAL

In searching for a new use for an historic building, attempts should be made to match the new use to the spatial agreements and character of the structure. Ideally, any historic building would be used for its original purpose.

ADAPTIVE USE POSSIBILITIES:

Whether rehabilitation or a restoration, the Secretary of the Interior's Standards clearly emphasize identifying a compatible use:

GENERAL STANDARDS FOR HISTORIC PRESERVATION PROJECTS

The following general standards apply to all treatments undertaken on historic properties listed in the National Register.

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.

STANDARDS FOR RESTORATION

11. Every reasonable effort shall be made to use a property for its originally intended purpose of to provide a compatible use that will require minimum alteration to the property and its environment.

The historic jail building has been heavily altered, but its spatial relationships can be recovered, which will facilitate a number of possible adaptive uses. The major alteration involved removal of the front two-story building and tower which faced Whitehead Street. Rebuilding this portion would recover the relationship of the Jail to the adjacent County Courthouse, and restore the street presence of the jail on Whitehead Street.

This street presence is very important, as Whitehead Street is one of Key West's busiest thoroughfares, acting as a main connector between the historic Mallory Square tourist areas and the Key West Lighthouse and Hemingway House further down Whitehead Street. Thousands of tourists and locals use the street daily, and frontage on this street gives the building many opportunities for the generation of income.

The restored historic Jail building could be used for any number of commercial uses, possibly including a Jail Museum, similar to the Old Jail Museum in St. Augustine, Florida. The building's presence on Jackson Square also lends itself to use as professional office space, such as a law firm, or additional space for County, State or Federal Government Departments, such as the Clerk of Courts, the Sheriff's Office, or the Elections Office.

Based on the above, we recommend converting the historic jail to a museum, or finding a commercial tenant such as those listed above.

V. Architectural Analysis by Building Element

ITEM: General Description

EVALUATION: Significant, Deteriorated

DESCRIPTION OF CURRENT CONDITION:

The historic Monroe County jail is a two story building constructed with reinforced concrete walls and floors, and a wood framed roof topped with metal shingles. A regular rhythm of windows lines the exterior, giving the perception of a stately municipal building. The building's exterior concrete walls are lined with tooled joints, making the building appear as if it were constructed in block. The side walls are topped with a stepped cornice, and a stucco gable end wall marks the rear. The east side of the building is rather awkwardly attached to a large contemporary 5-story courthouse building built in 1965. The interior of the jail building still contains original cell blocks and finishes from the early 20th century.

The historic jail building is sited in a large complex of government buildings making up Jackson Square in Key West, Florida. The building's front once faced Whitehead Street, but now it is barely visible; it is surrounded by much larger and taller contemporary buildings constructed in 1965 and 1986. The building is also partially hidden by its historic prison wall.

The jail building was constructed in stages. The first stage, built in 1892, was a stately two story building with a front porch and tower facing Whitehead Street. In 1910, an addition was constructed at the rear of this building. In 1952, the majority of the original 1892 building was demolished to make way for a Sheriff's office. This Sheriff's office was subsequently demolished in 1965 to make way for a large five story courthouse building that is currently attached to the east side of the historic jail. In short, the jail building that exists today is the 1910



This general view of the historic Monroe County Jail is taken from the southwest. Note the close proximity of adjacent buildings at left and right. The historic prison wall can be seen at far right.



The building still contains original prison cells dating from the early 20th century.

addition, with a small portion of the 1892 building.

The building is currently used for record storage and as a staging area for the County Public Works Department. The interior and exterior of the building are both extremely worn and deteriorated, but the very significant prison cell blocks remain. The exterior is covered with wiring, piping, brackets and conduit, and the north side of the building is towered over by another building only 40 inches away. Many of the historic windows are enclosed with concrete or plywood.

The jail building is a unique survivor of a much earlier era of construction in Jackson Square, and is worthy of preservation.

RECOMMENDATION:

The historic jail is a significant building and worthy of preservation. The structure is in relatively good condition, although the finishes are worn at both interior and exterior. The other sections of this report outline the more specific recommendations for the building, but in short, the building should be cleaned of all conduit, wiring, piping and brackets, spalling should be repaired, the window openings and windows should be restored, the roof should be replaced, the interiors should be cleaned, patched and painted, and new mechanical, electrical and plumbing systems should be installed.



View of the alley at the north side of the building. The adjacent four story building is only 40" away from the jail building. Note the heavy organic growth, peeling paint and moisture buildup in this alley.

ITEM: Site Improvements

EVALUATION: Not Significant, detrimental to historic character.

DESCRIPTION OF CURRENT CONDITION:

The historic jail building is part of a large group of buildings, all of which are dedicated to County functions. These buildings encompass an entire city block. Originally called Jackson Square, this block fronts on Whitehead Street and is bordered by Southard, Fleming and Thomas Streets. The block has been owned and operated by Monroe County since the mid-19th century, and the buildings have always served in municipal functions, including courthouses, jails, office spaces, and waterworks.

Among the other buildings on the site are the historic 1891 Monroe County Courthouse, the 2006 Freeman Justice Center, an older 1965 jail and courthouse building, a large County office building, and the offices and water tanks leased by the Florida Keys Aqueduct Authority. These water tanks serve municipal water system of the City of Key West. The sitework surrounding these buildings is well maintained, with landscaping, driveways and small parking areas. This sitework does not accentuate the prominence of the jail building however. Instead, the sitework hides the building.

The jail building itself is surrounded on two sides by buildings. The east side of the jail directly abuts a 5 story courthouse building constructed in the mid-1960s. This building is slated for demolition. These two buildings are so close that they share a common wall and many common utilities. The original front of the jail building faced east onto Whitehead Street, but this front portion of the building, including a two story building with a tower, was demolished in the early 1950s. The Courthouse now occupies the space where the original front of the jail stood until the early 1950s.

To the north of the historic jail is a three story office and courthouse building constructed in the 1980s. This building is largely unoccupied, and is slated for demolition. This building is approximately 40 inches away from the jail building, creating a very small alley.

The south side of the jail building currently faces a small courtyard created by wood fencing and parts of the historic prison wall, which lies approximately 20 feet away. There are several small wood framed and CBS outbuildings in this courtyard, which is primarily used as a staging and storage area for the County Public Works Department.

The west side of the jail building fronts on a small lawn and parking lot facing the Freeman Justice Center, a four story building currently used as a County Courthouse.



View of the south side of the jail building. The building can barely be seen on the site; its view is blocked by newer buildings, the historic prison wall, and several outbuildings. The building, which once fronted on Whitehead Street, is now completely hidden by the 5 story 1965 courthouse building seen at right.



This 2017 aerial view shows the entire city block where the historic jail is located. The jail is clouded on this map. The close proximity of the adjacent buildings can be seen.

RECOMMENDATION:

The historic jail was once a quite prominent part of the City block. Historic photos show the building proudly facing Whitehead Street alongside the original 1891 Courthouse. These two buildings are built in the same style and scale. The current jail building has lost all of its prominence; the front portion which originally faced Whitehead Street has been demolished, and it is now surrounded on three sides by larger buildings. The building is no longer even visible from Whitehead Street, its view being blocked by a large 5 story courthouse and the prison wall. Many citizens of Monroe County do not even know it is still there.

The County has plans to do major renovations to the entire site surrounding the historic jail building. Currently the County plans to demolish both the 1965 Courthouse to the east



The west façade of the historic jail. This is the rear of the original building, and is the only façade clearly visible from the public right of way. It is fronted by a lawn and a parking lot. Note the large three story building to the left. This building, slated for demolition, is a mere 40" away from the jail, creating a small alley.

of the building, and the 1980s office building to the north, restoring some street presence to the jail building. After this demolition is complete, serious consideration should be given to rebuilding the front portion of the jail which was demolished in the 1950's. This report was commissioned to assist in finalizing these plans.

ITEM: Roof Structure and Roof Covering

EVALUATION: Deteriorated, Leaking

DESCRIPTION OF CURRENT CONDITION:

The gable roof of the Monroe County Jail building consists of deteriorated metal shingle roofing at a pitch of approximately 3.75 : 12. The roof is covered with many patches consisting of metal tape and sheet metal, and is currently leaking. The west gable end of the roof is marked by a concrete parapet extending 12" above the roofline. This parapet is covered with damaged mastic and flashing. The east gable ties into a contemporary wood framed wall constructed in the 1960's as part of the adjacent building.

The gable roof is drained by metal ogee gutters at the north and south sides. These gutters are severely damaged and leaking, and in some places are patched with sheet metal and plastic sheeting. The downspouts for these gutters have disconnected from the building approximately 36" below the roof. At the north side of the building, condensate lines from the air conditioning system have been run inside and atop these gutters, causing further damage.

At the west portion of the roof, there are two rows of 20 metal clips where a piece of equipment once was mounted, probably a solar water heating system. These clips are fastened through the roofing at 16" o.c., and are probably leaking.

The eastern portion of the roof is marked by a historic roof vent. This metal vent is 40" high and 10" in diameter, and ventilates the existing attic. The vent can be seen in historic photos.

The roof structure consists of metal shingles over 7/8" thick x 6 3/4" wide wood sheathing over full 2" x 6" wood rafters at 16" on center. These rafters tie into the top of the concrete exterior wall. The rafters appear to be in excellent condition. Based on prior evidence, portions of the wood sheathing are probably damaged at the base of the roof, and where roof penetrations occur.



The metal shingle roof, looking west. Note historic attic vent.



Detail photo of parapet wall at west end of roof. Note cracked mastic and damaged flashing.

RECOMMENDATION:

The metal shingle roof is well past its service life and should be replaced with a metal shingle roof matching the original roof. According to the Sanborn Map of 1892, the original roof was composed of "slate or tin" A peel and stick membrane should be installed directly under the new shingles to prevent water damage. When the shingles are replaced, the roof sheathing should be inspected. All damaged and rotted wood sheathing should be replaced in kind with the same 7/8" thick x 6 3/4" wide board sheathing. When the roof has been removed during replacement, the lower 12" of roof sheathing should be temporarily removed so that the roof rafters can be mechanically attached to the concrete exterior wall. The metal ogee gutters should also be removed and replaced with galvanized metal gutters matching the original dimensions. The downspouts should be replaced and extended to the ground and away from the building.



This view of the attic shows the 2x6 roof rafters and 2x6 ceiling framing. The rafters are in good condition.

ITEM: Foundation and Floor Structure

EVALUATION: Significant, Worn.

DESCRIPTION OF CURRENT CONDITION:

The foundation and first floor structure of the historic jail building consist of reinforced concrete floors and walls.

The second floor structure is more unique, consisting of a grid of horizontal steel beams. Corrugated sheet steel formwork was set in arches between beams, and reinforced concrete was poured over the sheet steel, creating the second floor. Both the corrugated steel and the steel beams are deteriorated and rusting, with the corrugated metal falling away in some areas. The steel beams are rusting in places, expanding and cracking the concrete.

The structure of the building is covered in more detail in the structural analysis of this report, conducted by Structural Engineer Mark Keister of Atlantic Engineering.



The second floor structure can be seen in this photo of the first floor ceiling. The structure consists of a framework of steel beams spanning concrete walls. Corrugated sheet steel is set between the beams, and used as formwork for a concrete slab. The corrugated sheet metal is rusted and falling away in some areas. The corrugated metal is no longer bearing any weight.

RECOMMENDATION:

Comply with the recommendations in the structural analysis of this report, conducted by Structural Engineer Mark Keister of Atlantic Engineering.

ITEM: Exterior Walls

EVALUATION: Deteriorated, Damaged, Significant

DESCRIPTION OF CURRENT CONDITION:

The exterior walls of the historic jail building consist of 12" thick reinforced concrete. The concrete is reinforced with steel rod twisted in a spiral pattern, the predecessor to contemporary rebar. It is known from historic photos that at least one addition was constructed onto the west side of the building, extending it to its current length. The additions are very similar, making it difficult to distinguish where the building originally ended. Historic photos also show that the original building also contained a large two-story front portion with a tower. This portion of the building was demolished in the 1950s. The existing walls are decorated at the exterior with a pattern of 8"x24" tooled joint lines, giving the appearance of a massive concrete block wall. The interior side of the walls is covered with painted plaster. A regular pattern of windows is punched into the first and second floors. Many of these openings have been sealed by rudimentary patches, and many openings have been enlarged into doors and larger windows. Curved lines are tooled into the concrete over each window, giving the appearance of structural arches. Each window also has a concrete sill at its base, protruding approximately 1" from the face of the wall. The top of the north and south exterior walls are capped with three rows of stepped out concrete, creating a simple but attractive cornice.

The west gable wall of the building is capped by a concrete parapet extending approximately 12" above the gable roof. This gable slopes with the roof. This parapet is also topped by a simple decorative concrete gable.



This partial view of the south façade of the jail building shows the joints tooled into the concrete walls, giving the appearance of block. Note the extensive amount of conduit and piping attached to the building. None of the miscellaneous roof overhangs are historic.



The west façade of the building is capped by a gable with a decorative cornice. Note the close proximity of the adjacent three story building to the north. This building is slated to be demolished.

The east exterior wall of the building is directly attached to the 1965 courthouse addition, and therefore inaccessible from the exterior.

There is minor spalling damage at all of the exterior walls, evidenced by cracks and chipped concrete around window and door openings.

The north wall of the building faces a three story building located only 40" away. Because of the small size of this alley and inadequate roof drainage, there is extensive moisture along the entire north wall, marked by peeling paint and extensive organic growth. This alley is also filled with trash, making access difficult.

The entire building exterior is covered with electrical conduit, piping, equipment mounts, chiller lines and plumbing vent lines, reflecting the many uses of the building over time.

RECOMMENDATION:

The exterior walls are in relatively good condition, with the exception of minor spalling. The spalling should be repaired as outlined in the structural portion of this report. In short, the damaged concrete and reinforcement is removed, new rebar is installed, the area is coated with new bonding agent, and new concrete is formed and poured. New joints should be tooled into the exterior concrete to match the historic joint pattern. Finally, all exterior cracks should be patched. Careful attention should be paid to match the historic concrete and stucco details. This will require attentive concrete work by a qualified concrete and stucco artisan.

All of the conduit, chiller lines, wiring, brackets, and piping should be removed from the exterior of the building. All of the sealed window openings should be reopened, and all of the enlarged window openings should be reduced back to their original sizes.

At the north side of the building, the sources of moisture, mainly from inadequate roof drainage, should be eliminated. All of the organic growth should be removed from the building, and all of the trash should be cleaned from the alley. All roof drainage should be redirected away from the building to prevent further moisture buildup.

ITEM: Exterior Doors

EVALUATION: Deteriorated, Damaged, Not Significant

DESCRIPTION OF CURRENT CONDITION:

There are only three exterior doors remaining at the jail building. All are located at the south side of the building and open onto the small courtyard at the south side of the building. None of the doors are historically significant.

Moving from right to left on the south façade, the first door is a painted metal door measuring 48" wide x 80" high. The sill of this door is approximately 9" above exterior grade, and is accessed by a concrete ramp at the exterior, and a wood ramp at the interior. This door was enlarged from a historic window. The blocked-in arch of this window is still evident above the door. The door and hardware are both deteriorated.



This painted metal door opening at the south façade was enlarged from a former window. The arch over the historic window can be seen above the door.

The next door, to the right, serves the main stairwell of the building. This painted metal door measures 37" wide (masonry opening) and 80" high. This door is protected by a small metal overhang. Both door and hardware are deteriorated and not historic.

The next door, near the corner of the building is also a painted metal contemporary door. This door measures 36" wide x 80" high, and is protected by a 44" deep wood framed overhang roofed with asphalt shingles. The doors, hardware and overhang are very deteriorated.

There are several former door openings along the north side of the building, which is now a very narrow alley. These openings are now inaccessible. There is one former opening at the second floor which appears to have been a fire escape for the second floor. The fire stair has been removed. This door is painted steel, and still remains intact. The sill of this door is approximately 21" above the finish floor level of the second floor. Another former opening is located at the first floor of the north façade, near the center of the building. This door opening, formerly a window, has been sealed with concrete.

RECOMMENDATION:

None of the existing door openings are historic.

The existing doors and openings should be removed, and new doors should be installed in their historic locations, including two on the north side of the building. Historic photos show the configuration of these doors and openings.



This painted metal door opening at the north side of the building has been enclosed with concrete.

ITEM: Windows

EVALUATION: Deteriorated, Damaged, Significant

DESCRIPTION OF CURRENT CONDITION:

The windows of the historic jail were at one time identical, a regular rhythm of 4 over 4 wood double hung putty-glazed windows with weighted sashes. Painted steel prison bars were installed at the exterior of each window. The masonry openings of these windows measured 2'-8" wide x 6'-1" high, with a gentle arch at the top. This arch was marked on each window by a tooled line in the concrete, giving the perception of an 8" high arched concrete block. Each window featured a concrete sill protruding 1" from the face of the building. Interestingly, the windows do not quite align from floor to floor, but were sized identically.

Currently, most of the historic windows at the jail have been altered in some manner. The prison bars have been cut and removed on a few of the window openings. Other windows have been entirely removed and the openings have been sealed with concrete or wood, such as those on the west facade. Many of the windows have also had vent fans or air conditioner units installed, surrounded by plywood. Doors have also been cut into several of the original window openings. Spalling has occurred on many of the window openings and sills, as a result of the rebar being set too closely to the concrete opening. The prison bars at many of the openings has also begin rusting as a result of deferred maintenance. The windows at the north side of the building have fared worse, as a result of the heavy moisture in the alley. These units are mostly removed or have been covered with deteriorating plywood. The prison bars are also heavily rusted on this façade due to moisture. One original painted wood double hung window with weighted sashes remains on the first floor. This window will serve as a pattern for replacement units.



This interior photo shows spalled concrete around the perimeter of a typical window opening.



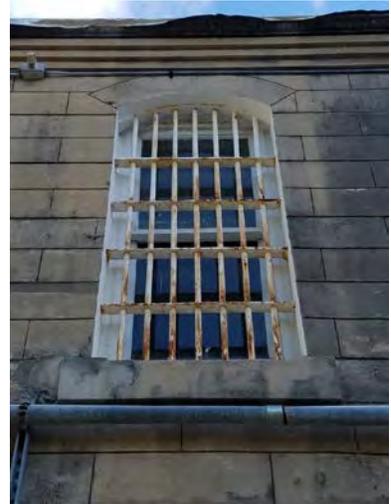
This interior view of a typical second floor window shows the painted wood double hung windows with bars at the exterior. This unit also has plywood over the exterior.

RECOMMENDATION:

When design documents are developed, each of the window openings should be surveyed and recommendations should be included for each window. Vent fans, air conditioners, and plywood should be removed. The openings that have been sealed with wood or concrete should be reopened, and new wood windows and prison bars should be installed matching the historic units. Most of the metal prison bars are in restorable condition and should be patched, cleaned, primed and painted. Damaged double hung windows should be restored with appropriate wood window repair techniques. Spalling around historic window openings should be repaired. The spalling repair method has been covered in another section of this report.



This general view of the south and west sides of the building shows the varying condition of the window openings. Many have been removed, or covered with boards, or replaced with vents. Many are also intact behind plywood.



This typical view of an historic second floor window shows the original configuration of bars over wood double hung window.

ITEM: Interior Openings - Doors

EVALUATION: Deteriorated, Damaged, Significant

DESCRIPTION OF CURRENT CONDITION:

The interior doors of the historic jail consist of a combination of contemporary painted wood and metal doors which are not significant, and painted metal prison doors which are highly significant.

The wood doors are contemporary, and vary in size from 48" wide to 24" wide. Most of the doors are 80" high. These wood doors are located throughout the building, and date to the era where the building's use as a jail was discontinued. The doors are both hollow core and solid core.

The painted metal prison doors are highly significant to the historic character of the building. The doors are configured differently, and probably vary in age.

The doors at the second floor 6-unit prison cell are of particular interest. This set of six cells is constructed as an independent unit; a metal box containing floor, walls and ceiling completely separate from the building itself. This unit of cells is built with corridors around all four sides, enabling guards to access all sides. The prison doors in this unit are attached with mechanical linkages so that they all unlock and open at the same time. This linkage mechanism is intact, but probably no longer working; however it can be repaired. The doors themselves are composed of latticed metal bars.

There is another historic cell door at the first floor, near the east side of the building. This is the oldest portion of the building, and this is probably the oldest original door in the building. This door consists of thick painted sheet metal with a frame of steel angle. This door is deteriorated but restorable.



This cell door at the first floor is one of the oldest doors in the building.



This historic cell door at the second floor leads to the large 6-unit cell block.

RECOMMENDATION:

Most of the contemporary wood doors in the building are not significant. These doors are largely damaged and unattractive. They should be removed.

The prison cell doors are highly significant and should be cleaned and restored. The lock mechanisms are in good to fair condition and are restorable. The six-unit cell doors should be repaired so the doors close in unison again. All of the doors have many coats of paint on them, which is binding the lock mechanisms. This paint should be removed, and the doors should be repainted.



This is a typical cell door at the 6-unit cell block at the second floor. The doors, which consist of latticed metal, are all attached with mechanical linkages so they open simultaneously.

ITEM: Stairs

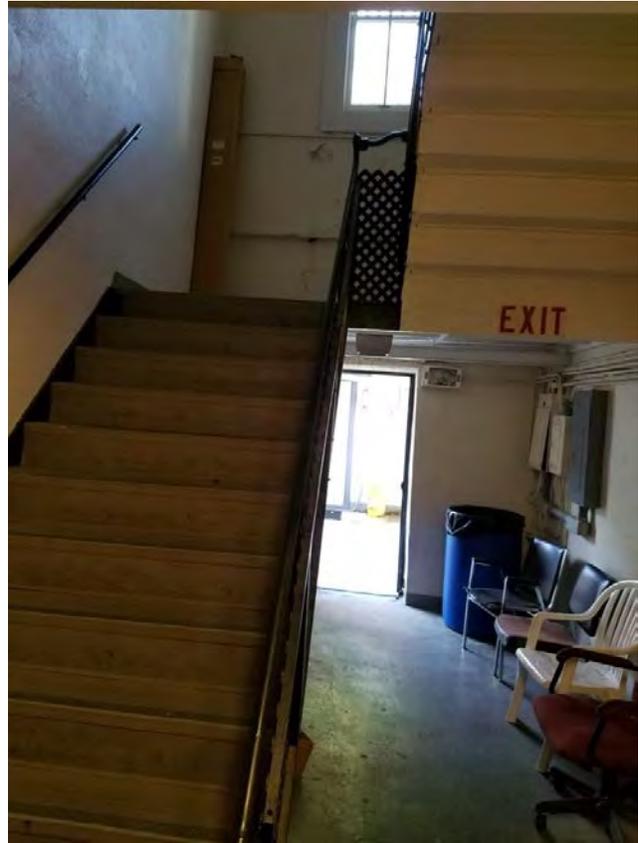
EVALUATION: Deteriorated, Significant.

DESCRIPTION OF CURRENT CONDITION:

The only stair in the building is located at the center of the building. This stair is constructed of painted sheet metal, and consists of two flights of stairs, with a landing in the center. The first flight of stairs extends 12 risers up to a painted metal landing located 91 inches above the first floor. This landing is framed with steel angles. The second flight of stairs extends 5 risers to the second floor finish floor. The total rise of the two stairs is 129", from first floor to second floor. The stairs are approximately 4'-6" wide. The stairs are protected by a painted metal handrail. Plastic lattice panels have been added to the handrails for further protection. Both flights of stairs are in fair condition.

RECOMMENDATION:

The stairs should be cleaned, all deteriorated metal should be patched, and the stairs should be repainted.



View of central stair from the first floor. The stair is composed of painted sheet metal. The landing floor is painted sheet metal. The guardrails are plastic lattice.



The underside of the stairs can be seen in this photo, as well as the structure of the landing, which is composed of steel angles and sheet metal.

ITEM: Porches and Appurtenances

EVALUATION: Deteriorated, Not Significant.

DESCRIPTION OF CURRENT CONDITION:

There are currently no porches on the building. The original front of the building, which faced Whitehead Street, contained a grand two story porch and a tower, but this was removed in the 1950s. The only existing appurtenances are two wood framed roof overhangs, both at the south façade of the building. Both of these overhangs are contemporary and of no historic significance.



This partial view of the south façade shows one of the contemporary roof overhangs. Note the large amount of conduit, piping, wiring and other equipment attached to the building.

RECOMMENDATION:

The contemporary roof overhangs are not historically significant, and should be removed.

ITEM: Finishes/Details/Embellishments

EVALUATION: Significant, Worn

PREPARED BY: David Salay

DESCRIPTION OF CURRENT CONDITION:

The interior finishes for the historic jail building are typical for jail buildings: concrete and vinyl tile flooring, painted plaster walls, and painted plaster ceilings. All of the finishes are badly worn, as the building has not been used for years, except for storage. The most distinct and interesting parts of the building are the historic jail cells, all of which are relatively intact, and easily restorable. Many of the steel doors throughout the building are also historic, and should be retained.

Looking at the exterior of the building now, it is difficult to envision what the building looked like when it was in its prime, standing adjacent to the County Courthouse facing Whitehead Street. The front of the building was removed in the 1950s to make room for a Sheriff's Office building, which was subsequently demolished in the mid-1960s to make room for the current 5 story building. This demolished portion was two stories tall, with a steep hip roof and a double-level wood front porch resembling that of the adjacent courthouse next door. The building also contained a tower at the front extending another story upwards.

Many of the existing building's exterior details still exist, and are easily restored. Significant exterior details include the exterior walls of the building, with the tooled concrete joints simulating massive block walls. The windows are also extremely significant. Each window has a gentle arch and historic prison bars behind a wood double hung window. Many of the windows are damaged, but restorable. The stepped cornice and gable of the building is also an interesting and significant detail. The cornice has an integrated ogee gutter, and the top of the gable has an interesting classical detail.

Located twenty feet south of the building, the prison wall is also historically significant. The wall once extended all the way around the building, but now only a 70' length remains on the south side. The wall has alternating bands of rusticated and flat concrete block, with large columns at approximately 12 foot intervals. The painted wall is in fair condition. Some of the caps are missing at the columns and the walls, but these can be reconstructed.



This view of the west façade shows the detailing of the gable end at the top of the roof, as well as the stepped cornice at the south side of the building.



General view of the prison wall. The wall dates to circa 1907.

RECOMMENDATION:

The interior finishes of the building, including the jail cell blocks, should be restored. As mentioned in the Interiors section of this report, the non-historic elements, including wood framed walls, surface mounted wiring, conduit and piping should be removed. Painted plaster walls and ceilings should be restored. Similarly, the exterior portions of the building should be restored. All surface mounted non-historic elements should be removed from the exterior of the building, including conduit, piping, wiring, brackets and overhangs. The minor spalling should be patched at the walls, and the window openings, where removed or covered, should be restored. The cornice and gables should be patched as required.

Serious consideration should be given to rebuilding the front portion of the historic jail building. This front building, including the two story porch and tower, is highly documented in many historic photographs, and rebuilding the building would be very possible. Doing so would restore the historic relationship of the jail building to both Whitehead Street and the adjacent County Courthouse.

ITEM: Interiors

EVALUATION: Significant, Damaged

PREPARED BY: David Salay

DESCRIPTION OF CURRENT CONDITION:

The interiors of the historic jail building are extremely worn. The building is currently used to store court records, and by the Public Works Department as storage and staging space. After use as a jail was discontinued, much of the building was cut up into smaller rooms with a combination of wood framed and concrete walls. The building can be divided into east and west sides by the central stairwell. A description of the interiors follows:



General view of gym at the first floor, west side of the building.

First floor, west side: This area originally contained prison cells, and is currently used as a gym. The area is divided into small cells, many windowless. The floors are composed of vinyl tile, the walls are painted plaster, and the ceilings are painted plaster. All of the finishes are extremely worn. The ceiling height in this area is approximately 95". This area also contains a restroom area with showers. The finishes and fixtures in this restroom are extremely worn.

First floor, east side: The east side of the building is older, with some portions dating back to original construction. The finishes in these areas are extremely worn. Floors are concrete, the painted walls are peeling and deteriorated, and the ceilings are a combination of painted plaster and the corrugated steel formwork for the second floor above, with painted steel beams in between. This steel is extremely rusted where it is exposed. The walls are covered with exposed conduit, ductwork, and equipment. Various rooms in this area are still used for storage and office space, and are still conditioned by wall mounted units.



Typical finishes at the first floor, east side of the building include plaster walls and concrete floors.

Second floor, west side: This area contains the large 6-unit metal prison cell block. This painted metal cell block is centered in the large room, with corridor space around all sides for patrolling guards. The cellblock itself contains 3 cells on each side of a double-loaded corridor. The cell block has its own metal floor, walls, and roof. The structure of the cell block is independent from the structure of the building. The floor of this room is concrete. The walls are painted plaster, and the ceiling is painted tongue-in-groove wood. Above the wood ceiling is a layer of corrugated steel nailed to the ceiling joists. This is a security measure designed to prevent access to the attic. All of the finishes in this area are extremely worn, with peeling paint, spalling, and termite damage. The few plumbing fixtures are non-functional. The interior window frames are trimmed with painted wood, all of which is deteriorated. The area is wired with exposed electrical conduit. There is a restroom across the hall from the main stair. This restroom is composed of VCT flooring, painted plaster walls, and painted plaster ceilings. The finishes and fixtures in this roof are extremely worn.



General view of 6-unit freestanding cellblock at the second floor, west side. The cellblock is currently used for records storage.

Second floor, east side: This area is composed of office and storage space. Finishes include VCT flooring, painted plaster walls and painted plaster ceilings. This area is still conditioned by a central air conditioning system with exposed ductwork. The electrical conduit is surface mounted, running along the interior walls. All of the finishes in this area are extremely worn, with peeling paint and spalling concrete.



General view of the second floor east side. Finishes include vinyl tile, plaster walls and plaster ceilings.

RECOMMENDATIONS:

The historic finishes at the jail were designed to be spartan: painted plaster walls and ceilings, and concrete floors. These finishes should remain. Plaster walls and ceilings should be patched, and floors should be stripped back down to bare concrete and painted. All spalling concrete should be repaired. All of the contemporary wood frame partitions should be removed from the building. All of the outdated central air conditioning systems and electrical systems should be removed and new systems should be installed more in keeping with the character of the building.

VI. Mechanical, Electrical and Plumbing Condition Assessment

ELECTRICAL SYSTEM

EVALUATION: Outdated and non-code compliant.

PREPARED BY: Maykel Ramos, HNGS Engineers

DESCRIPTION OF CURRENT CONDITIONS:

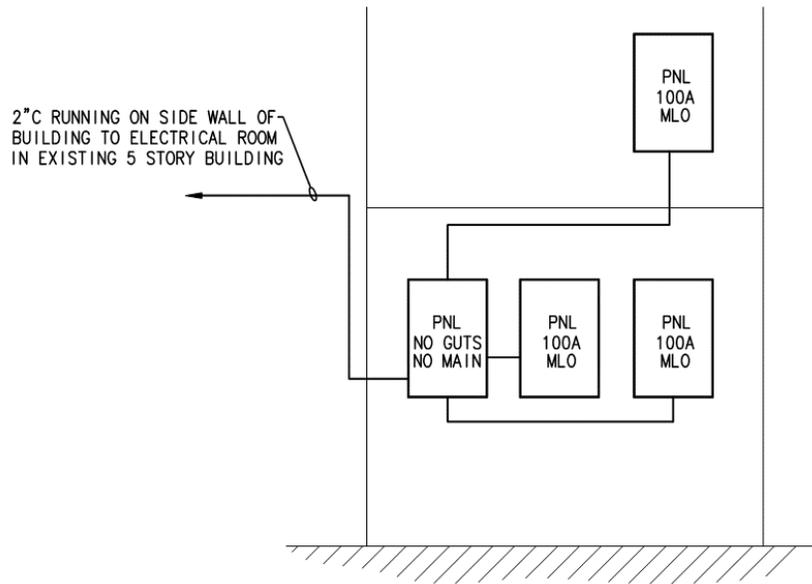
The existing electrical system is connected to the Keys Energy pad mounted transformers located at the rear of the building. Main disconnect switch is currently located in an electrical room inside the existing 5 story building and was not located at the moment of the visit due to lack of labeling on the panels. Following pictures show conduit routing on the side wall and penetration to main termination point.







Preliminary electrical riser diagram as per field observations.



Existing electrical service entry point (electrical panel) does not have any safe means of disconnection or power isolation, only splices to feeders and branch circuits. Refer to picture.



It is recommended to completely replace the existing electrical power system with new power layout and service connection as well as to have a dedicated service meter for this building.

Existing lighting system is outdated with fluorescent T40 lamps fixtures and incandescent keyless socket fixtures and will require replacement. Coordinate with architect new lighting fixture type and placement in order to maintain original building structure and purpose.





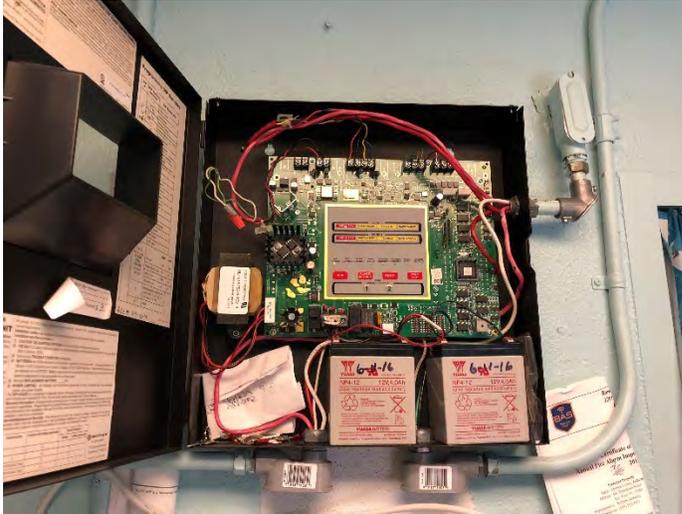
The existing telephone system will need to replace existing telephone lines with new wiring. Existing telephone service is located on the west side of the building. Telephone and data lines currently running on side wall to be removed. Existing telephone backboard/data equipment to be relocated from present location due to lack of clearance (A/C unit blocking access). Refer to pictures.





The building is currently protected by a working fire alarm system equal to Notifier SFP-2402. Smoke detectors and pull station are currently installed.





All A/C equipment disconnect means are to be replaced due to excessive corrosion.

Existing emergency generator located on the roof of the 5 story building does not provide back-up power to the existing jail building. It is being used as a back-up power for existing chiller plant located also on roof. Existing chiller plant electrical feeders currently running on south and west wall of building to be relocated in order to restore original building façade. Refer to pictures.





RECOMMENDATIONS:

It is recommended to replace the entire electrical power, lighting & fire alarm system with new equipment due to the unsafe and non-code compliant system currently installed. Location and labeling of existing main disconnect switch in existing building shall be priority. All existing electrical panel shall be removed and replaced. New location as per architect's recommendations in order to maintain building original purpose. New service point connection to power company and telephone company shall be established as well as an independent electric meter.

MECHANICAL SYSTEMS

EVALUATION: Incomplete and beyond useful service life.

DESCRIPTION OF CURRENT CONDITIONS:

The historic jail building complex is served with multiple type air conditioning systems. There is a centralized chilled water plant and cooling towers in the new portion of the building complex. Chilled water is distributed to multiple buildings with using a centralized underground chilled water loop that serves multiple buildings. None of the air conditioning systems in the original historic building is served with chilled water air conditioning systems.



There are multiple split DX air conditioning systems and wall mounted air conditioning units at multiple locations. Interior spaces in this building were not originally designed for air conditioning therefore the ductwork distribution is limited by structural or other building elements throughout the space. Leaving limited floor to ceiling clearance for space users. Existing ductwork is damaged or not appropriate. Some sections do not have air conditioning.

There are no provisions for ventilation at mechanical systems, original building was ventilated with operable windows. There is considerable visible damage due to humidity. It seems that air conditioning has not been operating properly in some areas of this building.

No mechanical provisions at air conditioning systems available to ensure proper building pressurization.

There is a portion of the building provided with only mechanical ventilation. Fans have been installed behind windows and don't seem to be operational.

At the centralized chilled water plant piping and components in the main mechanical room seem to be a more recent installation and are in better shape than the rest of components in the facility. Cooling towers and chillers require a detailed evaluation by a mechanical service contractor to establish current capacity and assess cost of repairs or upgrades for future renovations. None of the chilled water system components are serving the historic building portion. The Chiller plant could be retrofitted, demolished or relocated without affecting the historic portion of the building.



Existing Window mounted fan

Existing Condensing Unit



Wall Mounted Air Conditioning Unit

All of the components and mechanical systems are beyond their useful life or inadequate for the type of building and its particular historic characteristics.

RECOMMENDATIONS:

The historic portion of this building was not designed to be an air conditioned facility. Retrofitting this building to be compliant with current standards will require complete demolition of all existing outdated or inadequate air conditioning systems, ductwork and distribution devices. The introduction of air conditioning and mechanical ventilation to this facility will require careful consideration of existing historic building elements.

PLUMBING SYSTEMS

EVALUATION: Existing plumbing installation is beyond useful service life.

DESCRIPTION OF CURRENT CONDITIONS:

Existing plumbing installation for this facility is partially abandoned. There are multiple plumbing fixtures through the building that are not in working order. Existing piping is cast iron for sanitary sewer systems and a combination of galvanized metal and copper piping for the domestic water. Existing domestic water and sanitary piping installation shows visual damage in multiple locations and is inadequate for a modern building.

Historic building is provided with domestic water with a 1-1/2" galvanized steel domestic water line from the annex building and city sewer with a 4" cast iron line running parallel to rear side with multiple repaired sections in PVC piping.

Existing sanitary piping shows extensive corrosion damage and breaks in multiple areas with exposed interior piping. It is safe to assume that all underground piping will have the same problems. This building has extensive plumbing piping installed in exterior configuration on the rear elevation.

None of existing plumbing fixtures in the facility are in compliance with current water consumption standards and don't seem to be in working order.

Any renovation project will require complete demolition of existing systems and updates to modernize the plumbing installation but should take into consideration the historical characteristics of this building.

RECOMMENDATIONS:

Current plumbing installation is inadequate with current standards and beyond system service life. Our recommendation is to demolish all existing outdated plumbing installation and to provide a new installation in accordance with future building use requirements and taking in consideration the historic characteristics of this building.

VII. Structural Condition Assessment

Structural Condition Assessment Monroe County Historic Jail Key West, Florida

Prepared For

Bender & Associates Architects P.A.
410 Angela Street
Key West, FL 33040-7402

Prepared By

Atlantic Engineering Services of Jacksonville
6501 Arlington Expressway, Building B, Suite 201
Jacksonville, FL 32211

AES Project No. 317-229
November 27, 2017

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
BACKGROUND	1
OBSERVATIONS.....	1 - 2
EVALUATION AND RECOMMENDATIONS	2 - 3
CONCLUSIONS	3
PHOTOGRAPHS	4 - 13
APPENDIX A – SURVEY DRAWINGS	
APPENDIX B – CONCRETE CARBONATION AND CHLORIDE TESTING	
APPENDIX C – DEFINITION OF TERMS ASSOCIATED WITH THE DURABILITY OF CONCRETE	
APPENDIX D – EXISTING STRUCTURAL CONDITIONS EVALUATION CRITERIA	

November 27, 2017

Mr. David James Salay, RA, LEED AP
Bender & Associates Architects P.A.
410 Angela Street
Key West, FL 33040-7402

Re: Structural Condition Assessment
Monroe County Historic Jail
Key West, Florida

AES Project: #317-229

Dear David:

Atlantic Engineering Services of Jacksonville (AES) has completed its structural condition assessment of the Monroe County, Historic Jail located at Jackson Square behind the Jefferson B. Brown Courthouse Annex on Whitehead Street, and behind the County Office Building on Fleming Street in Key West, Florida. Our assessment consisted of a visual review of the structure on October 18th and 19th, 2017, along with carbonation and chloride testing. Concrete chloride testing was performed by AMEC Foster Wheeler Environmental & Infrastructure, Inc. and carbonation testing was performed by AES. Present at the site were Mr. David James Salay, RA, LEED AP; Mr. Ray Sanders and Mr. Mark J. Keister, P.E.

BACKGROUND

The Monroe County Historic Jail is the two-story cellblock remnant of the 1892 Monroe County Jail, and the 1910 two-story cellblock addition (see Photograph 1). The administrative front wing of the jail was demolished in 1952. Construction consists of a wood framed, gable roof with metal shingle roofing on 7/8" x 6-3/4" wood sheathing, on 2" x 6" wood rafters at 16" on center, supported by a ridge heavy timber truss spanning between transverse load bearing walls and the perimeter walls (see Photographs 2 and 3). Supporting the second floor ceiling is 2" x 6" wood joists at 16" on center with a ceiling below consisting of plaster on 1" x 4" tongue and groove sheathing, or the 1" x 4" tongue and groove sheathing on 2 x sleepers on corrugated metal deck on 1" x 8" sheathing on the ceiling joists (see Photograph 4). The second floor consists of an arched corrugated steel formed concrete slab supported by steel beams at 3'-0" on center, spanning between the gable walls and the interior walls (see Photograph 5). The ground floor is a concrete slab on grade and the load bearing walls of the 1892 cellblock remnant, and the 1910 cellblock addition are constructed of the revolutionary fireproof material, reinforced concrete with a brick cornice at the roof, of which the roof rafters and ceiling joists are fire cut into. Founding the 1892 cellblock remnant and the 1910 cellblock addition load bearing walls are concrete footings socketed into the caprock. Access between the first floor and second floor is by a central steel framed stair with a concrete filled landing and concrete filled treads. South of the historic jail is a portion of the CMU prison yard wall, also founded on concrete footings socketed into the caprock.

OBSERVATIONS

Our structural condition assessment consisted of a visual review of the structure. The survey plans approximately locate the deteriorated areas pinpointed during our survey (see Appendix A). Concrete carbonation testing was determined at four (4) locations and concrete chloride testing was also determined at four (4) locations. The testing locations are noted on the survey plans (see Appendix A). The results for the concrete carbonation testing and the chloride testing are shown in Appendix B.

Fresh concrete has a PH of approximately 12 to 13, which creates a layer of passivity on embedded reinforcing that protects the reinforcing from corrosion. With exposure to atmospheric carbon dioxide, concrete PH slowly decreases over time as carbon dioxide penetrates the concrete. When the concrete PH reduces to a value of about 9 to 10, the passivating layer protecting the reinforcing is destroyed and the reinforcing can corrode due to exposure to oxygen and water. The PH at all four (4) locations is 8.0 or lower at the face of reinforcing and the concrete is no longer protecting the reinforcing from corrosion near the surface of the concrete.

Chlorides in concrete greatly accelerate corrosion and the lower the concrete PH, the greater the impact of chloride induced corrosion. Chloride content in concrete exposed to moisture should be less than .15% of Cl to weight of cement and the chloride corrosion threshold is 1.2 lbs. of chloride per cubic yard of concrete, which works out to .0317% Cl for concrete weighing 140 lbs. /cubic yard. Of the four (4) samples tested for chlorides, three (3) exceeded the chloride corrosion threshold with two (2) being very high in chloride content.

The metal roofing is in poor condition with numerous patched areas. In contrast, the roof and second floor ceiling framing appear in excellent condition, as well as, the roof sheathing that could be observed (see Photographs 6 and 7). The roof has experienced leaks in the past, so there are probably areas of roof sheathing deterioration. There does not appear to be any mechanical anchorage of the roof rafters and second floor ceiling joists to the brick cornice and supporting concrete walls. The majority of the second floor is in excellent condition except in the eastern storage room where the corrugated steel forms are corroded, as well as, their steel beams and several floor cracks in the cell block floor, where the steel floor beams below are corroding and exfoliating creating cracks and spalling in the concrete floor (see Photographs 8 and 9). At the top of the stairs, the original steel bar construction is still intact under the wall finishes and the steel framed stair is in excellent condition except for a badly corroded intermediate landing channel at the exterior wall (see Photographs 10 and 11). At the floor of the stair exterior wall, the steel "I" beam in the wall has surficial corrosion (see Photograph 12). The exterior concrete walls are in good condition, but they do have numerous cracks, spalled areas and exposed corroding reinforcing (see Photographs 13, 14 and 15). The reinforcing is twisted square steel bars, which is a type of reinforcing used in early reinforced concrete buildings. At the second floor restroom window, the wood jambs embedded in the concrete are badly deteriorated and this condition probably exists elsewhere (see Photograph 16). The CMU prison yard wall is in excellent condition except for two (2) areas of stair stepped, cracking; two (2) vertical wall cracks, and an area of vegetation growing in the masonry joints (see Photographs 17). The stair stepped, joints and vertical wall cracks appear old and could be the result of old settlement. There are no signs of settlement in the cellblock building.

EVALUATION AND RECOMMENDATIONS

The Monroe County Historic Jail is in good condition, but it does require repair. The metal roofing is in poor condition and when it is replaced, the roof sheathing should be removed at the roof rafter bearing at the perimeter wall so that they can be mechanically anchored to the exterior bearing concrete walls. The corroded second floor, corrugated steel forms and steel beams need to be cleaned of corrosion and painted, as well as, the stair floor beam. The badly corroded intermediate stair landing channel will require replacement. There are numerous cracks, spalled areas and exposed corroded reinforcing in the concrete walls. The spalled areas and areas of exposed corroded reinforcing need to have the deteriorated concrete removed back to sound concrete in square cuts. The reinforcing needs to be coated with a corrosion inhibiting bonding agent and the areas filled with concrete repair mortar. At the cell block where the floor is cracking and spalling due to corrosion of the second floor beams below, the deteriorated concrete needs to be removed back to sound concrete in square cuts. The steel beams and reinforcing needs to be coated with a corrosion inhibiting bonding agent and the areas filled with concrete repair mortar. The wall cracks should be filled with epoxy and the deteriorated embedded wood in the walls removed.

Once the roof replacement, roof joist attachment and concrete repair is complete, the exterior walls should be waterproofed, and to dramatically slow down the reinforcing corrosion in the walls due to low Ph and the presence of chlorides, the building should be air conditioned with proper humidity control. The CMU prison yard wall needs to have all the vegetation removed from the mortar joints and the mortar joint cracking needs to be repointed.

CONCLUSIONS

In general, the Monroe County, Historic Jail is in good condition, but does require repair in the form of a new roof, attachment of the roof rafters to the exterior bearing walls, extensive concrete repair, and cleaning and painting of the corroded form deck and steel beams. Once this work is complete, the exterior walls should be waterproofed and the building air conditioned. The CMU prison wall needs to have all vegetation removed from the mortar joints and the mortar joint cracking needs to be repointed.

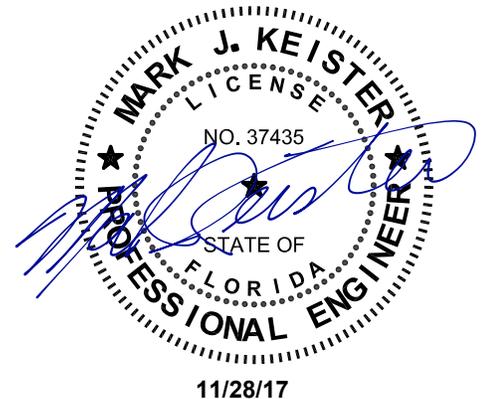
It has been a pleasure serving you as a consulting structural engineer. Please contact our office if there are any questions regarding this correspondence, or if you need any additional information.

Very truly yours,
ATLANTIC ENGINEERING SERVICES OF JACKSONVILLE
FLORIDA CERTIFICATE OF AUTHORIZATION #791



Mark J. Keister, P.E.
Principal

MJK/drg





PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8



PHOTOGRAPH 9



PHOTOGRAPH 10



PHOTOGRAPH 11



PHOTOGRAPH 12



PHOTOGRAPH 13



PHOTOGRAPH 14



PHOTOGRAPH 15



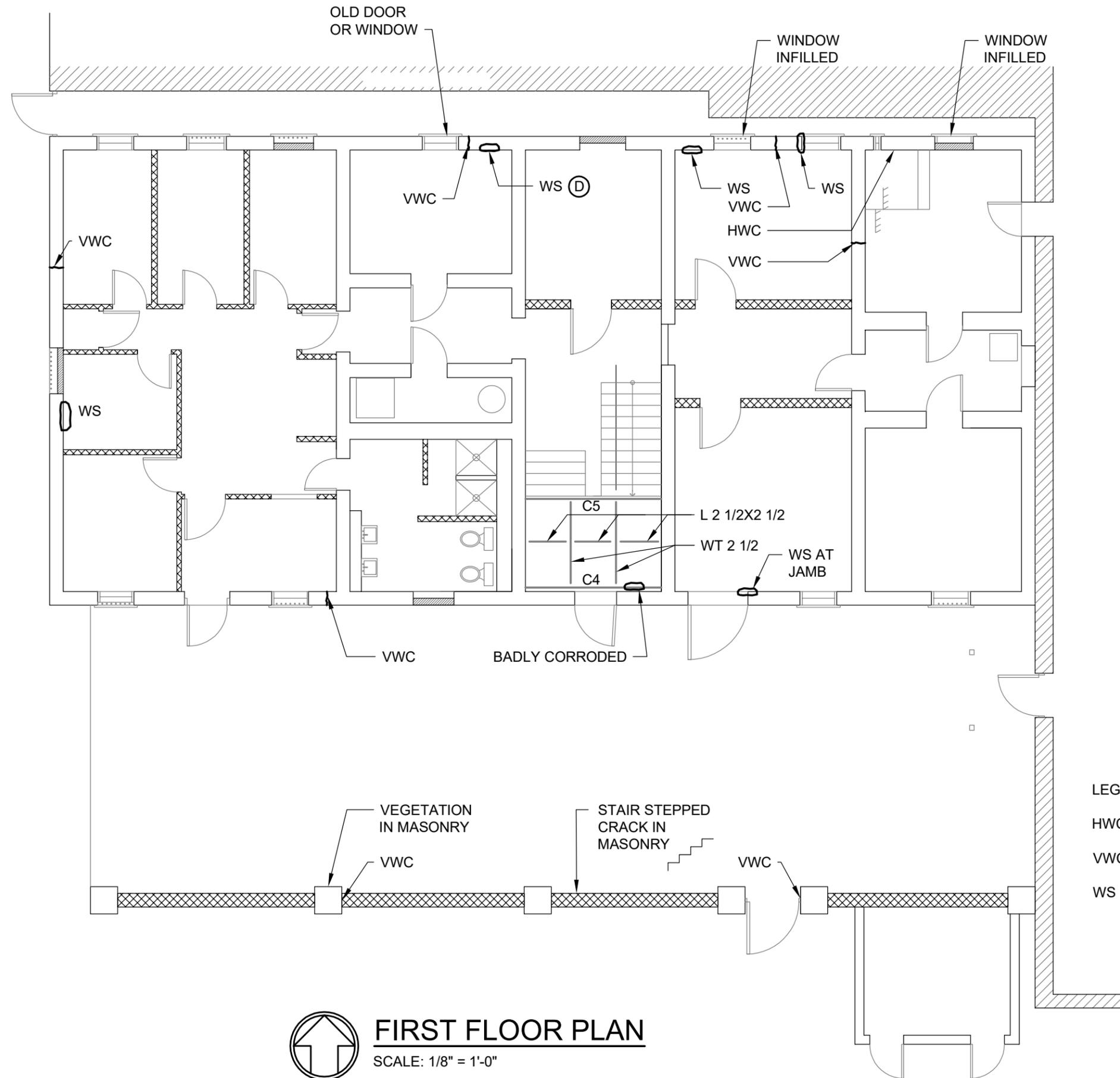
PHOTOGRAPH 16



PHOTOGRAPH 17

APPENDIX A

SURVEY DRAWINGS



LEGEND:

HWC - HORIZONTAL WALL CRACK

VWC - VERTICAL WALL CRACK

WS - WALL SPALL WITH CORRODED REINFORCING



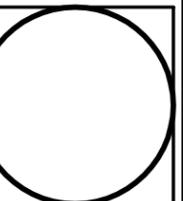
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



6501 Arlington Expressway
 Building B, Suite 201
 Jacksonville, FL 32211
 p 904.743.4633
 f 904.725.9295
 www.aesj.com
 FL COA #791
 AES Project #317229
 © Copyright AES 2017

HISTORIC MONROE COUNTY JAIL
 MONROE COUNTY COURTHOUSE COMPLEX
 WHITEHEAD STREET
 KEY WEST, FLORIDA



410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

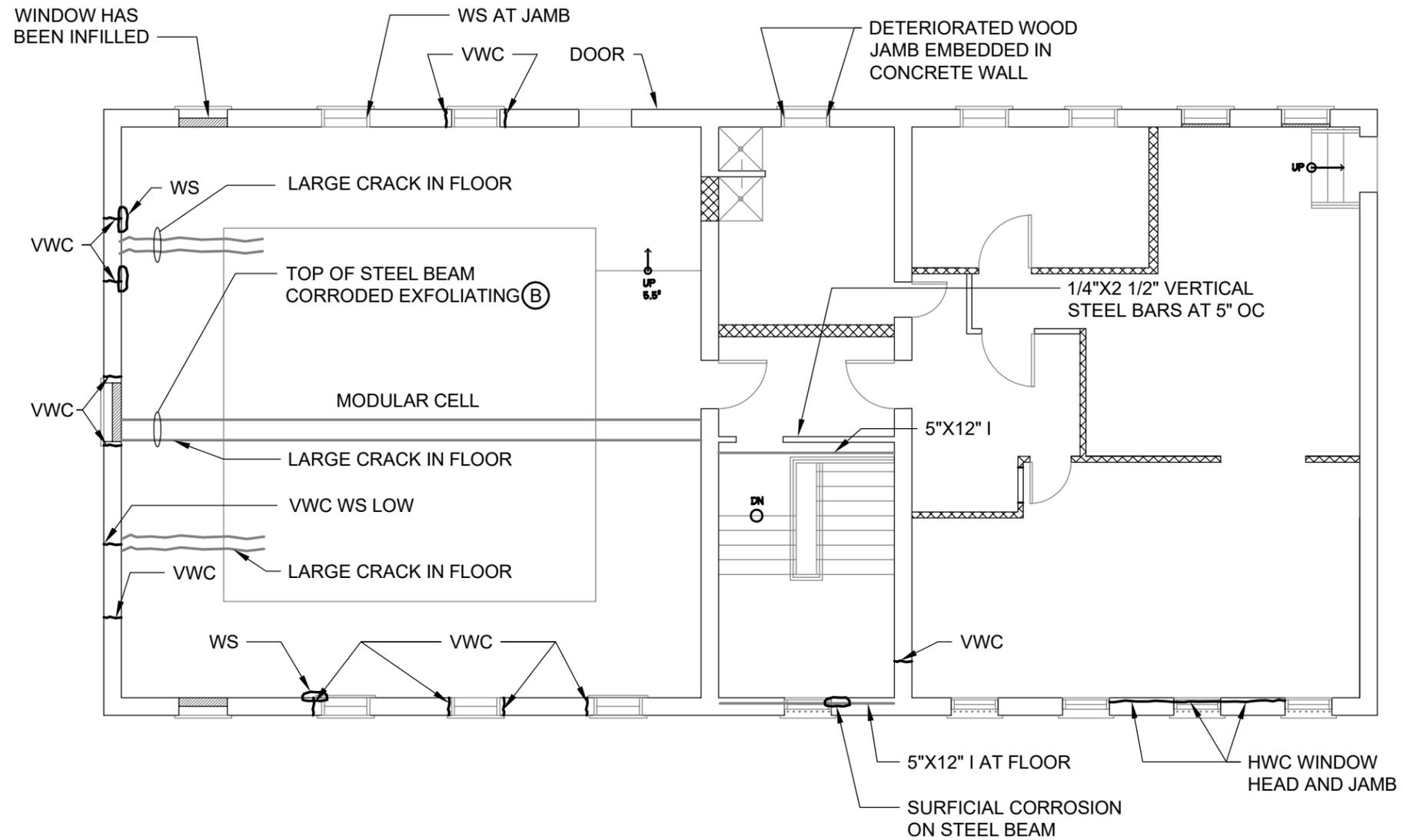
Bender & Associates
ARCHITECTS
 P.A.

Project No. 1505K

EXISTING
 FIRST FLOOR
 PLAN

Date: 11/28/17

ES1



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

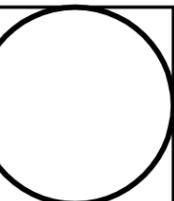
LEGEND:

HWC - HORIZONTAL WALL CRACK

VWC - VERTICAL WALL CRACK

WS - WALL SPALL WITH CORRODED REINFORCING

HISTORIC MONROE COUNTY JAIL
 MONROE COUNTY COURTHOUSE COMPLEX
 WHITEHEAD STREET
 KEY WEST, FLORIDA



410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS P.A.

Project No. 1505K

EXISTING
 SECOND
 FLOOR PLAN

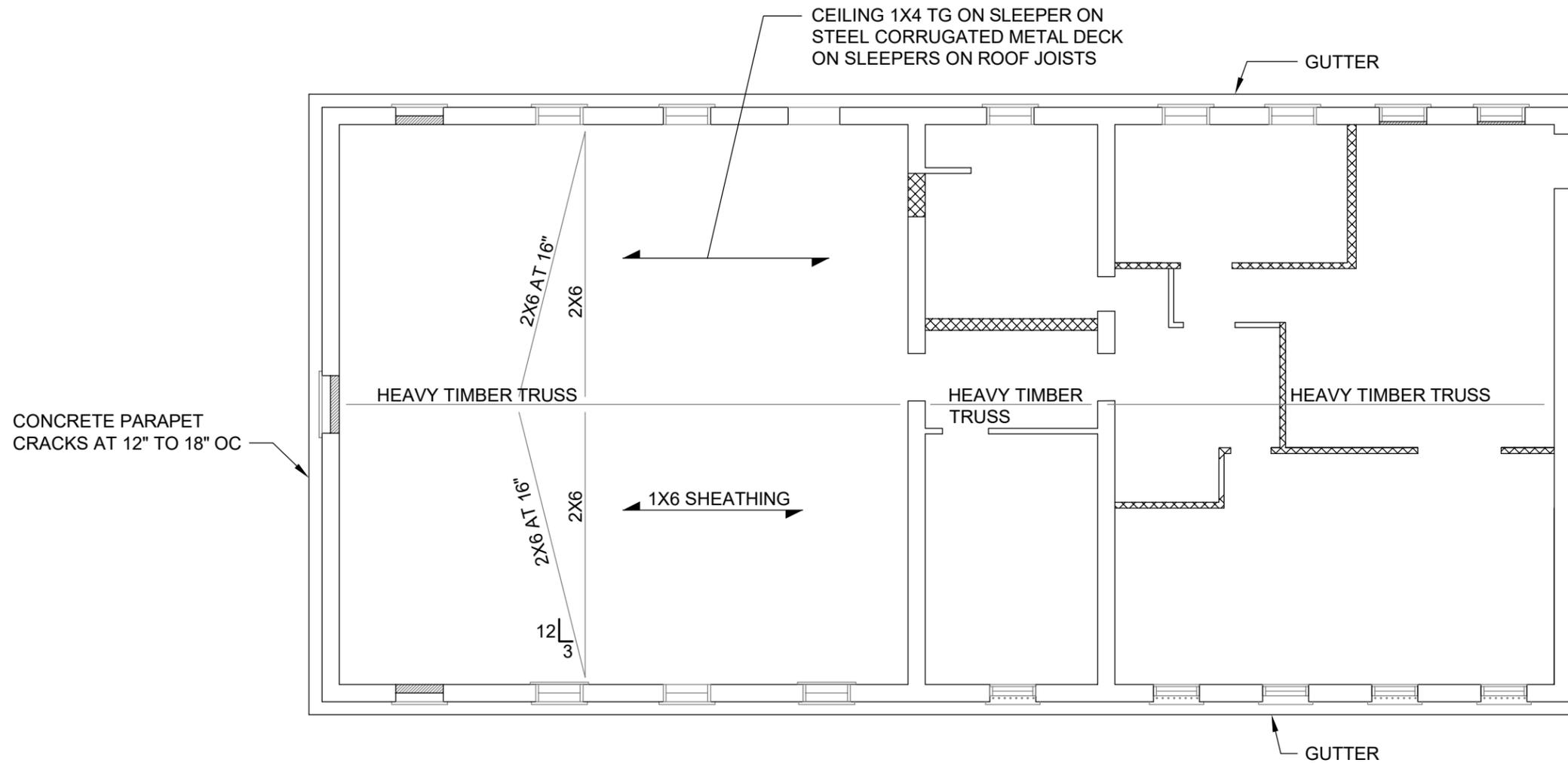
Date: 11/28/17

ES2



6501 Arlington Expressway
 Building B, Suite 201
 Jacksonville, FL 32211
 p 904.743.4633
 f 904.725.9295
 www.aesj.com
 FL COA #791
 AES Project #317229

© Copyright AES 2017

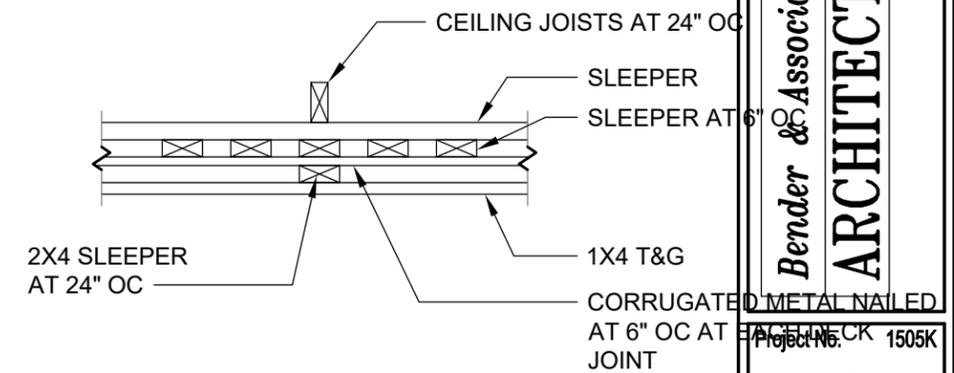


ROOF PLAN

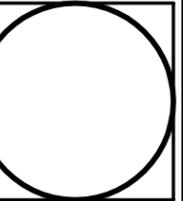
SCALE: 1/8" = 1'-0"

LEGEND:

- HWC - HORIZONTAL WALL CRACK
- VWC - VERTICAL WALL CRACK
- WS - WALL SPALL WITH CORRODED REINFORCING



HISTORIC MONROE COUNTY JAIL
 MONROE COUNTY COURTHOUSE COMPLEX
 WHITEHEAD STREET
 KEY WEST, FLORIDA



410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS P.A.

Project No. 1505K

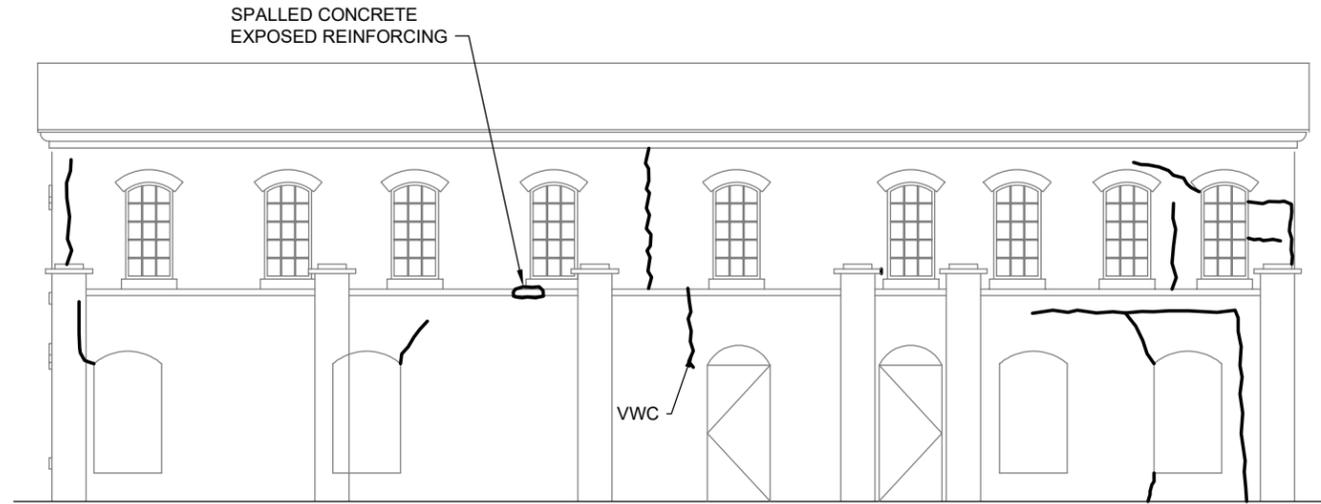
EXISTING ROOF PLAN

Date: 11/28/17

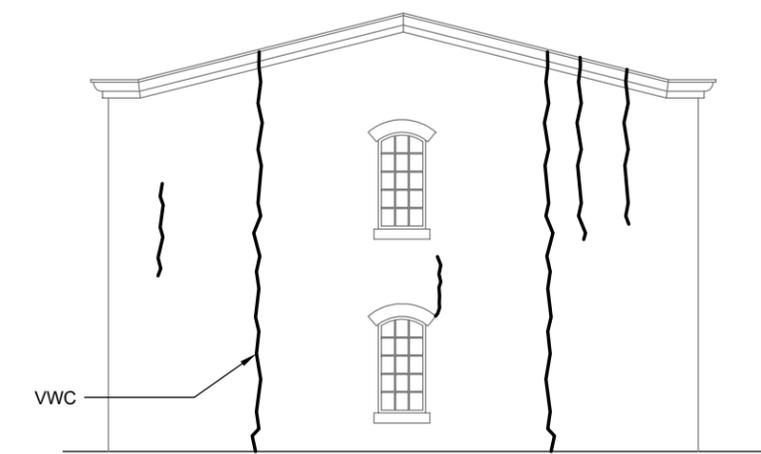


6501 Arlington Expressway
 Building B, Suite 201
 Jacksonville, FL 32211
 p 904.743.4633
 f 904.725.9295
 www.aesj.com
 FL COA #791
 AES Project #317229
 © Copyright AES 2017

ES3



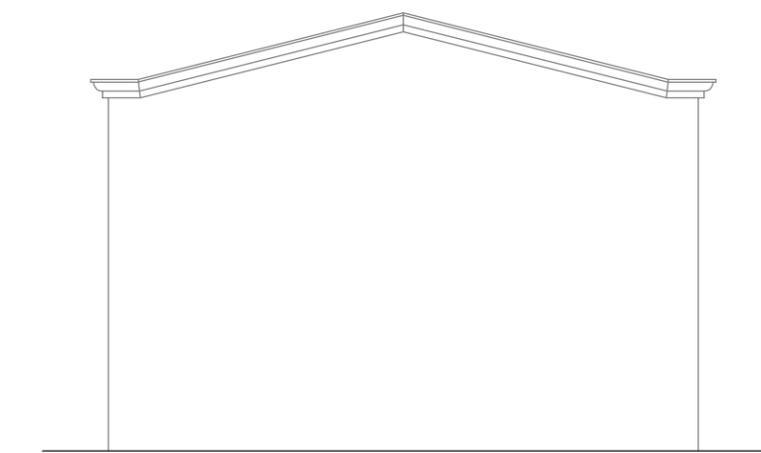
EXISTING EXTERIOR ELEVATION



EXISTING EXTERIOR ELEVATION

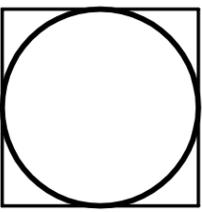


EXISTING EXTERIOR ELEVATION



EXISTING EXTERIOR ELEVATION

HISTORIC MONROE COUNTY JAIL
 MONROE COUNTY COURTHOUSE COMPLEX
 WHITEHEAD STREET
 KEY WEST, FLORIDA



410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS P.A.

Project No. 1505K

**EXISTING
 ELEVATIONS**

Date: 11/28/17

ES4



6501 Arlington Expressway
 Building B, Suite 201
 Jacksonville, FL 32211
 p 904.743.4633
 f 904.725.9295
 www.aesj.com
 FL COA #791
 AES Project #317229
 © Copyright AES 2017

APPENDIX B

CONCRETE CARBONATION AND CHLORIDE TESTING

DEPTH OF CARBONATION

TEST LOCATION

A

B

C

D

PH AT DEPTH

7.0 at 2-1/2" deep

8.0 at beam 2-1/2" deep

8.0 at reinforcing 2-1/2" deep

7.5 at reinforcing 2" deep



REPORT OF ACID SOLUBLE CHLORIDE TESTING

PROJECT: 1912 Jail
Key West, FL
CLIENT: AES

PROJECT NO.: 6738-17-5525.02
DATE TESTED: November 27, 2017

As requested, AMEC Foster Wheeler has completed testing of a concrete fragments received from Atlantic Engineering Services on November 17, 2017 . The samples were crushed and tested in general accordance with Florida Test Method FM5-516. Results are outlined below.

Choride Content

Sample ID	% Cl	ppm
A	0.3358	3357.9
B	0.3878	3878.4
C	0.0528	527.5
D	0.0271	270.5

Respectfully Submitted

DRAFT
Corey T. Chascin, E.I.

APPENDIX C

DEFINITION OF TERMS ASSOCIATED WITH THE DURABILITY OF CONCRETE

DEFINITION OF TERMS ASSOCIATED WITH THE DURABILITY OF CONCRETE

(From ACI 201.1R-08)

1 CRACKING

Crack- A complete or incomplete separation, of either concrete or masonry, into two or more parts produced by breaking or fracturing.

- 1.1 *Checking*- Development of shallow cracks at closely spaced but irregular intervals on the surface of plaster, cement paste, mortar, or concrete (See also *cracks* and *crazing*).
- 1.2 *Craze cracks*- Fine random cracks or fissures in a surface of plaster, cement paste, mortar or concrete. *Crazing*- The development of craze cracks; the pattern of craze cracks existing in a surface (See also *checking* and *cracks*).
- 1.3 *D-cracks*- A series of cracks in concrete near and roughly parallel to joints and edges.
- 1.4 *Diagonal crack*- In a flexural member, an inclined crack, caused by shear stress, usually at approximately 45 degrees to the axis; or a crack in a slab, not parallel to either the lateral or longitudinal directions.
- 1.5 *Hairline cracks*- Cracks in an exposed-to-view concrete surface having widths so small as to be barely perceptible.
- 1.6 *Longitudinal cracks*- A crack that develops parallel to the length of the member.
- 1.7 *Map cracking*- 1) Intersecting cracks that extend below the surface of hardened concrete; caused by shrinkage of the drying surface concrete that is restrained by concrete at greater depths where either little or no shrinkage occurs; vary in width from fine and barely visible to open and well defined; or 2) the chief symptom of a chemical reaction between alkalis in cement and mineral constituents in aggregate within hardened concrete; due to differential rate of volume change in different members of the concrete; cracking is usually random and on a fairly large scale and, in severe instances, the cracks may reach a width of 12.7 mm (0.50 in.) (See also *checking* and *crazing*; also known as *pattern cracking*).
- 1.8 *Pattern cracking*- Cracking on concrete surfaces in the form of a repeated sequence; resulting from a decrease in volume of the material near the surface, or an increase in volume of the material below the surface, or both (see *map cracking*).
- 1.9 *Plastic shrinkage cracking*- Cracking that occurs in the surface of fresh concrete soon after it is placed and while it is still plastic.
- 1.10 *Random cracks*- Uncontrolled cracks that develop at various directions away from the control joints.
- 1.11 *Shrinkage cracking*- Cracking of a structure or member due to failure in tension caused by external or internal restraints as reduction in moisture content develops, carbonation occurs, or both.
- 1.12 *Temperature cracking*- Cracking due to tensile failure, caused by temperature drop in members subjected to external restraints or by a temperature differential in members subjected to internal restraints.
- 1.13 *Transverse cracks*- Cracks that occur across the longer dimension of the member.

2 DISTRESS

Deterioration- 1) Physical manifestation of failure of a material (for example, cracking, delamination, flaking, pitting, scaling, spalling, and staining) caused by environmental or internal autogenous influences on rock and hardened concrete as well as other materials; or 2) Decomposition of material during either testing or exposure to service (See also *disintegration*).

- 2.1 *Chalking*- Formation of a loose powder resulting from the disintegration of the surface of concrete or an applied coating, such as cementitious coating.
- 2.2 *Curling*- The distortion of concrete member from its original shape such as the warping of a slab due to differences in temperature or moisture content in the zones adjacent to its opposite faces (See also *warping*).
- 2.3 *Deflection*- Movement of a point on a structure or structural element, usually measured as a linear displacement or as succession displacements transverse to a reference line or axis.
- 2.4 *Deformation*- A change in dimension or shape.
- 2.5 *Delamination*- A separation along a plane parallel to a surface, as in the case of a concrete slab, a horizontal splitting, cracking, or separation within a slab in a plane roughly parallel to, and generally near, the upper surface; found most frequently in bridge decks and caused by the corrosion of reinforcing steel or freezing or thawing; similar to spalling, scaling, or peeling except that delamination affects large areas and can often only be detected by non-destructive tests, such as tapping or chain dragging.
- 2.6 *Disintegration*- Reduction into small fragments and subsequently into particles (See also *deterioration*).
- 2.7 *Distortion*- See *Deformation*.
- 2.8 *Drummy area*- area where there is a hollow sound beneath a layer of concrete due to a delamination, poor consolidation, or void (See also *delamination*).
- 2.9 *Dusting*- The development of a powdered material at the surface of hardened concrete (See also *chalking*).
- 2.10 *Efflorescence*- A deposit of salts, usually white, formed on a surface, the substance having emerged in solution from within either concrete or masonry and subsequently been precipitated by a reaction, such as carbonation or evaporation.
- 2.11 *Exfoliation*- Disintegration occurring by peeling off in successive layers; swelling up, and opening into leaves or plates like a partly opened book.
- 2.12 *Exudation*- A liquid or viscous gel-like material discharged through a pore, crack, or opening in the surface of concrete.
- 2.13 *Joint deficiencies*- Expansion, contraction, and construction joints not functioning in intended service conditions.
 - 2.13.1 *Joint spall*- A spall adjacent to a joint.
 - 2.13.2 *Joint sealant failure*- Joints opened due to a cracked and/or debonded sealant.
 - 2.13.3 *Joint leakage*- Liquid migrating through the joint.
 - 2.13.4 *Joint fault*- Differential displacement of a portion of a structure along a joint.
- 2.14 *Leakage*- Contained material is migrating through the concrete member.
 - 2.14.1 *Leakage, liquid*- Liquid is migrating through the concrete.
 - 2.14.2 *Leakage, gas*- Gas is migrating through the concrete.

- 2.15** *Mortar flaking*- A form of scaling over coarse aggregate.
- 2.16** *Peeling*- A process in which thin flakes of mortar are broken away from a concrete surface, such as by deterioration or by adherence of surface mortar to forms as forms are removed.
- 2.17** *Pitting*- Development of relatively small cavities in a surface; in concrete, localized disintegration, such as a popout; localized corrosion evident as minute cavities on the surface.
- 2.18** *Popout*- The breaking away of small portions of a concrete surface due to localized internal pressure that leaves a shallow, typical conical, depression with a broken coarse aggregate at the bottom.
 - 2.18.1** *Popouts, small*- Popouts leaving depressions up to 10 mm (0.4 in.) in diameter, or the equivalent.
 - 2.18.2** *Popouts, medium*- Popouts leaving depressions between 10 and 50 mm (0.4 and 2 in.) in diameter.
 - 2.18.3** *Popouts, large*- Popouts leaving depressions greater than 50 mm (2 in.) in diameter.
- 2.19** *Scaling*- Local flaking or peeling away of the near-surface portion of hardened concrete or mortar (See also *peeling* and *spalls*).
 - 2.19.1** *Scaling, light*- Loss of surface mortar without exposure of coarse aggregate.
 - 2.19.2** *Scaling, medium*- Loss of surface mortar 5 to 10 mm (0.2 to 0.4 in.) in depth and exposure of coarse aggregate.
 - 2.19.3** *Scaling, severe*- Loss of surface mortar 5 to 10 mm (0.2 to 0.4 in.) in depth with some loss of mortar surrounding aggregate particles 10 to 20 mm (0.4 to 0.8 in.) in depth.
 - 2.19.4** *Scaling, very severe*- Loss of coarse aggregate particles as well as surface mortar, generally to a depth greater than 20 mm (0.8 in.).
- 2.20** *Spall*- A fragment, usually in the shape of a flake, detached from a concrete member by a blow, by the action of weather, by pressure, by fire, or by expansion within the larger mass.
 - 2.20.1** *Small spall*- A roughly circular depression not greater than 20 mm (0.8 in.) in depth and 150 mm (6 in.) in any dimension.
 - 2.20.2** *Large spall*- May be roughly circular or oval or, in some cases, elongated, and is more than 20 mm (0.8 in.) in depth and 150 mm (6 in.) in greatest dimension.
- 2.21** *Warping*- Out-of-plane deformation of the corners, edges, and surface of a pavement, slab, or wall panel from its original shape (See also *curling*).

3 TEXTURAL FEATURES AND PHENOMENA RELATIVE TO THEIR DEVELOPMENT.

- 3.1 *Air void*- A space in cement paste, mortar, or concrete filled with air; an entrapped air void is characteristically 1 mm (0.04 in.) or greater in size and irregular in shape; entrained air void is typically between 10 μ m and 1 mm (0.04 mil and 0.04 in.) in diameter and spherical or nearly so.
- 3.2 *Blistering*- the irregular raising of a thin layer at the surface of placed mortar or concrete during or soon after the completion of the finishing operation; also, bulging of the finish plaster coat as it separates and draws away from the base coat.
- 3.3 *Bugholes*- Small regular or irregular cavities, usually not exceeding 15 mm (0.6 in.) in diameter, resulting from entrapment of air bubbles at the surface of formed concrete during placement and consolidation (Also known as surface air voids).
- 3.4 *Cold joint*- A joint or discontinuity resulting from a delay in placement of sufficient duration to preclude intermingling and bonding of the material in two successive lifts of concrete, mortar, or the like.
- 3.5 *Cold-joint lines*- Visible lines on the surfaces of formed concrete indicating the presence of a cold joint where one layer of concrete had hardened before subsequent concrete was placed.
- 3.6 *Discoloration*- Departure of color from that which is normal or desired (See also *staining*).
- 3.7 *Honeycomb*- Voids left in concrete due to failure of the mortar to effectively fill the spaces among coarse aggregate particles.
- 3.8 *Incrustation*- A crust or coating, generally hard, formed on the surface of concrete or masonry construction or on aggregate particles.
- 3.9 *Laitance*- A layer of weak material known as residue derived from cementitious material and aggregate fines either: 1) carried by bleeding to the surface or to the internal cavities of freshly placed concrete; or 2) separated from the concrete and deposited on the concrete surface or internal cavities during placement of concrete underwater.
- 3.10 *Sand pocket*- A zone in concrete or mortar containing fine aggregate with little or no cement material.
- 3.11 *Sand streak*- A streak of exposed fine aggregate in the surface of formed concrete, caused by bleeding.
- 3.12 *Segregation*- The differential concentration of the components of mixed concrete, aggregate, or the like, resulting in nonuniform proportions in the mass.
- 3.13 *Staining*- Discoloration by foreign matter.
- 3.14 *Stalactite*- A downward-pointing deposit formed as an accretion of mineral matter produced by evaporation of dripping liquid from the surface of concrete, commonly shaped like an icicle (See also *stalagmite*).
- 3.15 *Stalagmite*- An upward-pointing deposit formed as an accretion of mineral matter produced by evaporation of dripping liquid, projecting from the surface of rock or of concrete, commonly roughly conical in shape (See also *stalactite*).
- 3.16 *Stratification*- The separation of overwet or overvibrated concrete into horizontal layers with increasingly lighter material toward the top; water, laitance, mortar, and coarse aggregate tend to occupy successively lower positions in that order; a layered structure in concrete resulting from placing of successive batches that differ in appearance; occurrence in aggregate stockpiles of layers of differing grading or composition; a layered structure in a rock foundation.

APPENDIX D

EXISTING STRUCTURAL CONDITIONS EVALUATION CRITERIA

**EXISTING STRUCTURAL CONDITIONS
EVALUATION CRITERIA**

EXCELLENT	Meets or exceeds current structural code requirements. Capable of safely carrying proposed occupancies. No significant vibrations, cracking or deflections. No structural reinforcement or repairs required. Very minor, if any, maintenance required.
GOOD	Meets current structural code requirements. Capable of safely carrying proposed occupancies. Deflections, cracking, vibrations may be observable. No structural reinforcement required. Minor structural repairs required. Some significant maintenance repairs required.
FAIR	Majority of structure meets structural code requirements. Portions of structure are not capable of carrying proposed occupancies. Deflections, cracking, vibrations, structural distress is observable. Structural reinforcement required in limited portions of the structure. Structural repairs required generally. Many significant maintenance repairs required.
POOR	Majority of structure does not meet structural code requirements. Much of the building is not capable of carrying proposed occupancies. Deflections, cracking, vibrations, structural distress commonly observable throughout the structure. Major reinforcement or reconstruction of the structure is required. Major maintenance repairs are required.
EXTREMELY POOR	Collapse of structure is imminent. Structure exhibits significant deflections, cracking, vibrations, structural distress. Structure requires extensive reinforcement or reconstruction of impractical scope.

NOTE: Some parts of each definition may not apply.

VIII. Work Priorities & Recommendations/Budget

In general, the highest priority for any preservation project is structural stabilization, making the building watertight and reversing the damage caused by water intrusion. Additional damage is caused daily by inattention to these problems. This work includes the replacement and/or repair of the roofs and roof drainage systems, structural stabilization of floor and roof structures and support systems, and repair or replacement of windows and exterior walls. After this initial stabilization work, other items can proceed as funds are budgeted. Of these high priority items, the exterior walls and windows could be deferred, but this is not a recommended course of action because the potential for water infiltration through walls and windows will still be possible. The following items apply when a prioritized phased project is required.

1. Selective demolition, structural stabilization and re-roofing.
2. Stabilize and weatherproof the exterior envelope.
3. Install rough mechanical, electrical, fire protection, and plumbing systems.
4. Complete interiors, doors, windows and finishes.
5. Complete site improvements.

RECOMMENDATIONS

The historic Monroe County Jail is an important part of the history and development of Key West, Monroe County, and Florida. Thanks to the wrecking, shipping and cigarmaking industries, Key West was one of the most prosperous and populous towns in the State at a time before most cities in Florida were even settled.

It is important that any rehabilitation project respect this historic context. To that end, a rehabilitation should recover the two story front portion of the historic jail which faced Whitehead Street, including the front porch and the tower. This will restore the lost relationship of the building both to Whitehead Street and the adjacent County Courthouse.

Historic buildings by design, and historic preservation as an activity, are sustainable activities that respond to the needs of the redevelopment projects and the County's comprehensive plan. Appropriate preservation activities and the Secretary of the Interior's Standards encourage practices that will result in sustainable decisions and the County's comprehensive plan goals: protection of historic materials, minimizing loss of historic fabric which saves resources by discouraging wholesale demolition, replacement of historic materials in kind, most of which are natural materials or comprised of natural ingredients (brick, stone, plaster), reduction of transportation costs and use of fossil fuels (since most historic materials were obtained close to the project site) and most historic buildings are located close to services and transportation.

We recommend compliance with the Secretary of the Interior's Standards, and coordination with the Division of Historical Resources. This report should be forwarded to DHR for a courtesy review. That action will establish a relationship between DHR and Monroe County on this project. When grant applications are made to the State, this report should be referenced, which will strengthen your application.

SUMMARY RECOMMENDATIONS

1. Update the National Register Nomination Form and any related site files to reflect additional historic data or modifications that affect accuracy.
2. Comply with the Secretary of the Interior's Standards for Rehabilitation.
3. Restore the building configuration to its historic period of concern appearance, i.e. 1910 to 1952. Restore the existing jail building, and reconstruct the front portion of the building facing Whitehead Street.
4. Submit this report to the State of Florida, Division of Historical Resources, for a courtesy review, and to support future grant applications.
5. Establish final uses for the building. This report recommends a possible commercial occupancy that will support the building financially. Such uses could include a Jail museum, a law office, municipal (Federal, State, or County) office space, or other commercial office space.
6. Begin the application process for grant funding. Applications should be made to the State of Florida, DHR, for a Special Category Grant and to any applicable local programs.

IX. Grant Sources List

The following source list is presented to aid in procuring grants that may be available for this historic rehabilitation/restoration project. There are many sources of funding available for historic preservation projects. Our clients with similar projects have received grant funds from various sources, including capital campaign funds, the local Tourist Development Council, Private Foundations, local government funding, but by far the most significant amount of funding has come from the State of Florida.

Florida Department of State

Ken Detzner, Secretary of State

Division of Historical Resources

Grants

Contact Person: Yasha N. Rodriguez, Ph.D., Supervisor,

Historic Preservation Grants Program

yasha.rodriguez@dos.myflorida.com

Historic Preservation Grants in Aid Program:

Historic Preservation Small Matching Grants

Historic Museums Small Matching Grants

Historic Preservation & Historical Museums Special Category Grants

Further information is available at the Internet address:

<http://dos.myflorida.com/historical/grants/>

Also State of Florida

Department of Cultural Affairs:

CULTURAL FACILITIES PROGRAM

Local Tourist Development Councils or tourist promotion agencies are funding contributors to local development. The Monroe County Tourist Development Council has a Capital/Bricks and Mortar program which issues Grants for improving buildings that contribute to the local tourism economy. This project may be eligible. Further information on the program can be found on the TDC website or by contacting the Monroe County TDC at 305-296-1552.

United States Government, US Department of the Interior, National Parks Service

<https://www.nps.gov/search/?affiliate=nps&query=historic%20preservation>

National Trust for Historic Preservation

The National Trust has a State funding Program for Historic Preservation that is funded through corporation trust fund, (approx. \$2,000,000 available)

Web site: <https://savingplaces.org/grants>

American Society of Landscape Architects (ASLA)

This organization provides historic preservation fund grants to preserve nationally significant intellectual and cultural artifacts, historic structures and sites

Web Site: www.asla.org

Private Sector

Funding is also available from the private sector, specifically foundations and grants established by individuals and corporations

X. Additional Historic Photos & Historic References



This 1891 photo shows the just-completed Monroe County Courthouse. Note the former wood courthouse at the front of the building, soon to be demolished.



This circa-1908 aerial photo of Jackson Square shows the historic Jail and Courthouse. Behind the jail is a Fire Station.



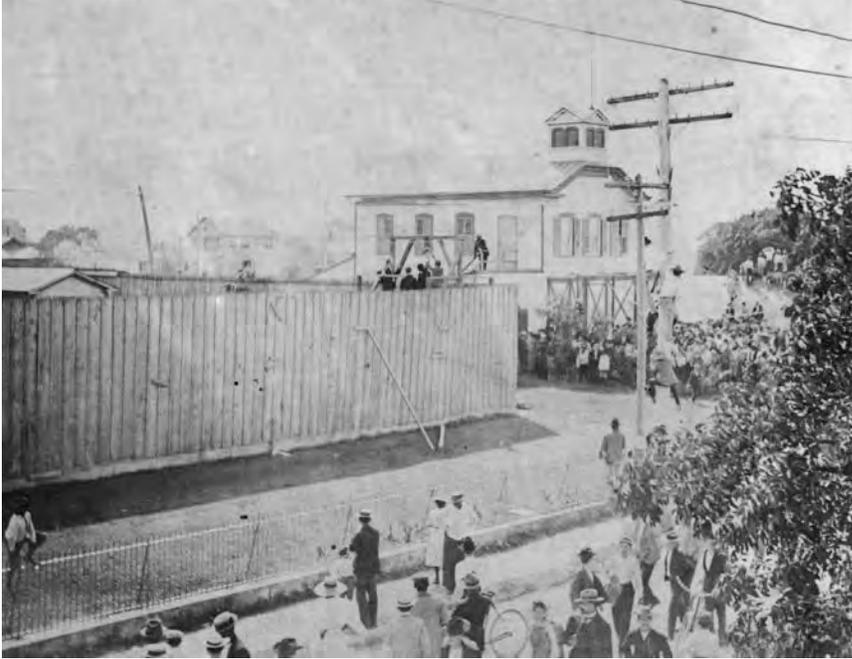
This circa 1900 photo shows a circus behind the Courthouse. The rear of the jail can be seen at left.



A circa 1900 photo of the courthouse, with the jail beyond.



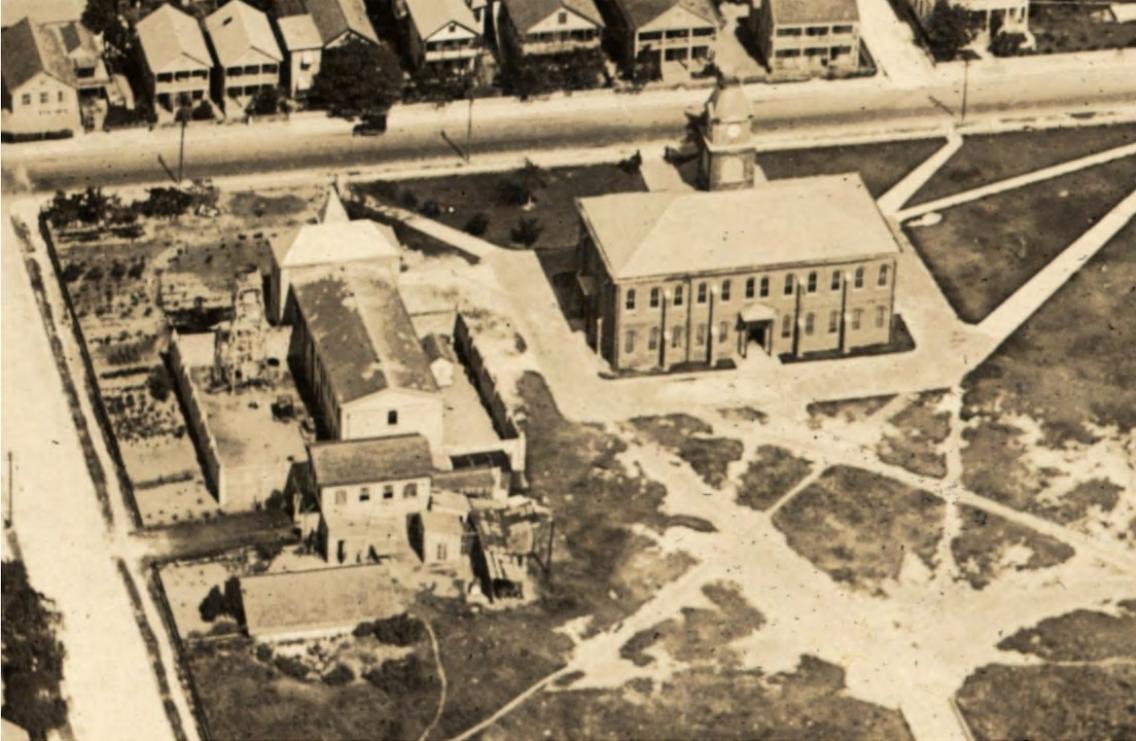
This enlarged image of the previous photo shows the front building of the original jail in detail. Note the mattress hanging out the upper story window.



This famous photo shows the hanging of convicted murderer Fred Ewart on 5 December 1904. The gallows is set up in the NW corner of the prison yard. The jail is just out of view at left.



This 1915 photo of a group of firemen is the first photo showing the circa 1910 addition to the rear of the jail, seen at right.



An aerial photo of the courthouse and jail taken in the 1920s.



The jail can be seen in this photo taken from the La Concha hotel on 20 January, 1926.



This photo, also taken from the La Concha Hotel, shows the jail in the distance in the 1940's.



This post-1952 photo is the first taken after the front of the jail was demolished, and the two story Sheriff's Office was constructed. The gable roof of the remaining jail is just visible between the Courthouse and the Sheriff's Office.



This circa 1960 photo shows the north side of the jail connected to the two story Sheriff's office.



This photo, taken between 1952 and 1965, shows the prison wall at the north side of the jail, along Fleming Street. The 1952 Sheriff's office is just visible at left.



This 1960 photo shows the bathroom arrangements in the second floor cellblock at the historic jail. The prison wall can be seen outside the window.



Another 1960 photo of the second floor cellblock, looking north.



The Monroe County Courthouse Annex Building is seen under construction in 1965. The two story sheriff's office has been demolished after only 13 years. The historic jail is just behind this building.



This famous 1970s photo shows the overcrowding conditions at the historic jail.



This 1970s aerial photo shows the jail's gable roof hidden behind the five story courthouse building.



This 1970s photo shows the five story courthouse building which now exists on Whitehead Street. The historic jail is hidden behind this building.



This 1984 photo shows the north side of the historic jail. The land has been cleared to construct the four story Lester Building which exists today along Fleming Street. Note the one story building attached to the rear of the jail. The five story courthouse building which exists today is at left.



Historic jail

This 2006 aerial photo shows the entire city block The Freeman Justice Center just behind the jail is under construction. The jail is barely visible next to the courthouse and office buildings. This is the configuration that exists today.



This interior photo shows the cellblock at the second floor west side of the jail.



Stylized and colored postcard of the courthouse and jail, date unknown.



Another postcard of the Courthouse, with the jail visible at right. Date unknown, but after the 1910 addition.



Another postcard of the Courthouse. The date is unknown, but the written date of 1907 is possible.

XI. Existing Conditions Photographs and Existing Conditions Drawings



This general view of the rear of the historic jail shows the clearest view of the building. The building, which once faced Whitehead Street, is now located behind the five-story Courthouse building seen at right. To the north of the jail lies a three story office building constructed in the 1980s. This building lies only 40 inches away from the historic jail. Both these buildings are slated for demolition. Note the remains of the historic prison wall at right.



The historic jail is now entered from the south side of the building, seen here. The building and historic prison wall form a courtyard which serves as a storage area for the County Public Works Department.



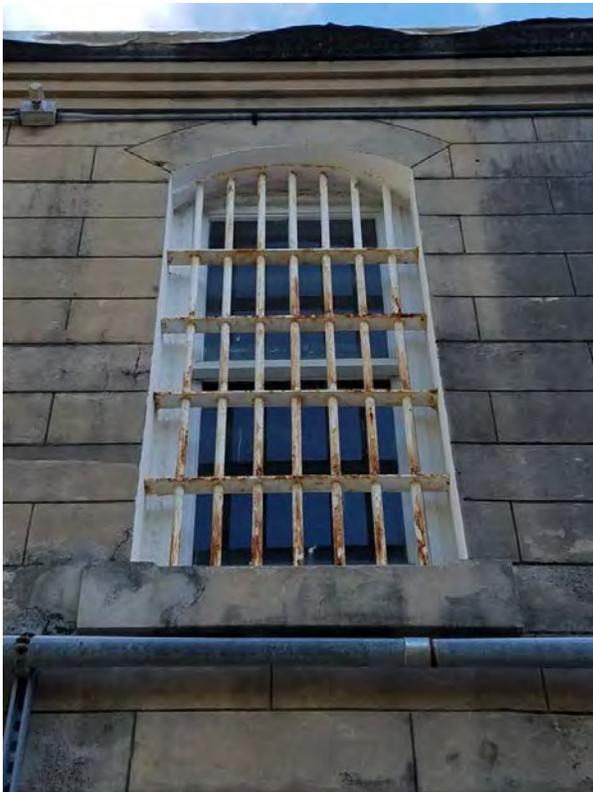
This partial view of the south side façade shows the general condition of the building’s exterior. The façade is composed of poured concrete. Tooled joints in the concrete give the perception of 8” x 24” concrete block. The top of the wall features a simple stepped-out cornice. The regular rhythm of window openings has been severely altered by the insertion of doors and the blocking-up of windows with concrete or wood. The façade is littered with piping, conduit, wiring, and brackets.



The rear (west) façade is the most clearly visible. This façade features the same tooled concrete block joints, along with an elegant stucco cornice at the gable. This façade, which faces a parking lot, is also covered with miscellaneous wiring, brackets and piping.



The north façade of the building is a mere 40” from an adjacent office building built in the 1980s. This façade features the same rhythm of windows as the south façade. Most of these windows are either covered with plywood or concrete. Inadequate drainage from the roof has created a moisture problem in this alley that is damaging the building. Note the peeling paint and organic growth.



This photo shows a typical historic window. Painted prison bars were set at the exterior behind a painted wood double hung window. The window opening has a gentle arch, which is accentuated by tooled lines in the concrete wall simulating a curved header. Each window also features an elegant stucco sill which protrudes approximately 1.5” from the face of the façade. The stepped cornice can be seen above this second story window. Note the piping and conduit covering the building.



This general view of the roof shows awkward attachment of the historic building to the newer 1965 courthouse. The simple gable roof of the jail is composed of metal shingles. The shingles are rusted and deteriorating and require replacement. Several rows of brackets can be seen along the roof ridge. These are probably the remains of a roof-mounted solar heating system. Note the proximity of the office building at left, creating a 40" wide alley.



This view from the south edge of the roof looks down at the courtyard formed by the historic prison wall. Several small outbuildings are located in this courtyard. Note the damaged roof edge; a patch has been installed over the ogee gutter to stop leaking. The 1891 historic Monroe County Courthouse can be seen at right. The front of the jail building, now removed, once proudly faced Whitehead Street next to the 1891 Courthouse.



The jail still contains a large 6-unit cellblock at the second floor. This cellblock, made of painted metal, is independent from the structure of the building, and has its own floor, walls, and roof. This is one of the most significant characteristics of the historic building. The cellblocks are currently used for records storage.



This is a typical room at the second floor, east side. The area is used for storage, and is composed of vinyl tile, plaster walls, and a plaster ceiling. Note the air handler and ductwork at far corner of the room. The room is covered with surface mounted conduit and ductwork. Most of the walls are concrete and there is nowhere to run wiring. All of the finished in the building are badly worn.



This view of the first floor ceiling shows the construction of the second floor. Corrugated sheet steel is set in arches between a grid of small steel beams. The corrugated steel served as formwork for a layer of poured reinforced concrete above. Finally, a plaster ceiling was installed below the assembly.



A group of former cells at the first floor has been converted to a gym. Finishes include vinyl flooring, painted plaster walls and painted plaster ceilings.



This abandoned prison toilet/sink is located at the second floor cellblock.



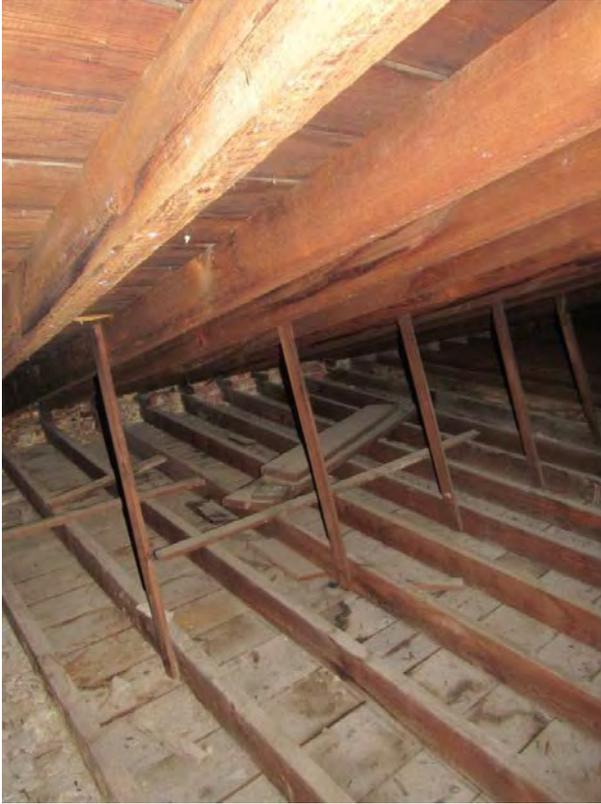
This restroom is located at the second floor, near the center of the building. The restroom features sinks, WC's and showers. Both fixtures and finishes are badly worn and non-functional.



This view shows the ceiling of the second floor. The construction is unique; a layer of corrugated steel was installed over the wood ceiling joists, followed by furring over a painted wood T&G finish ceiling. The corrugated steel, which is visible in the photo above, prevented access to the attic.



The only access to the building's attic is through the adjacent courthouse building. The roof framing, composed of full 2x6s at 16" o.c., is in good condition. The ceiling joists, also full 2x6s, can be seen at bottom.



This view of the attic shows the rafters and ceiling joists connecting to the top of the exterior wall. The wood roof sheathing can be seen between the joists.



View of a storage room at the first floor. Note the spalling around the window opening, which is covered with plywood.



The only stair is located near the center of the building. The stair is constructed of painted sheet metal and painted steel framing. The guardrails have been reinforced with plastic lattice.



This typical storeroom is located at the first floor, near the east side of the building. The extremely deteriorated finishes consist of concrete flooring, peeling painted plaster, and a corrugated steel ceiling which has completely rusted away in places. Note spalling around the blocked window opening.



This gun safe is located in the cell block at the second floor. It probably dates from the early 20th century.

C/L THOMAS STREET 50' R/W

C/L FLEMING STREET 50' R/W

C/L WHITEHEAD STREET 50' R/W

COURTHOUSE

ADJACENT BUILDING

HISTORIC JAIL

ADJACENT BUILDING

MONROE COUNTY COURTHOUSE ANNEX

MONROE COUNTY COURTHOUSE

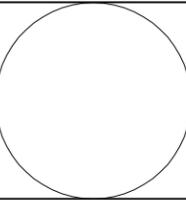
1
EX1

EXISTING SITE PLAN - 2017

SCALE 1"=40'-0"



HISTORIC MONROE COUNTY JAIL
MONROE COUNTY COURTHOUSE COMPLEX
WHITEHEAD STREET
KEY WEST, FLORIDA



410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

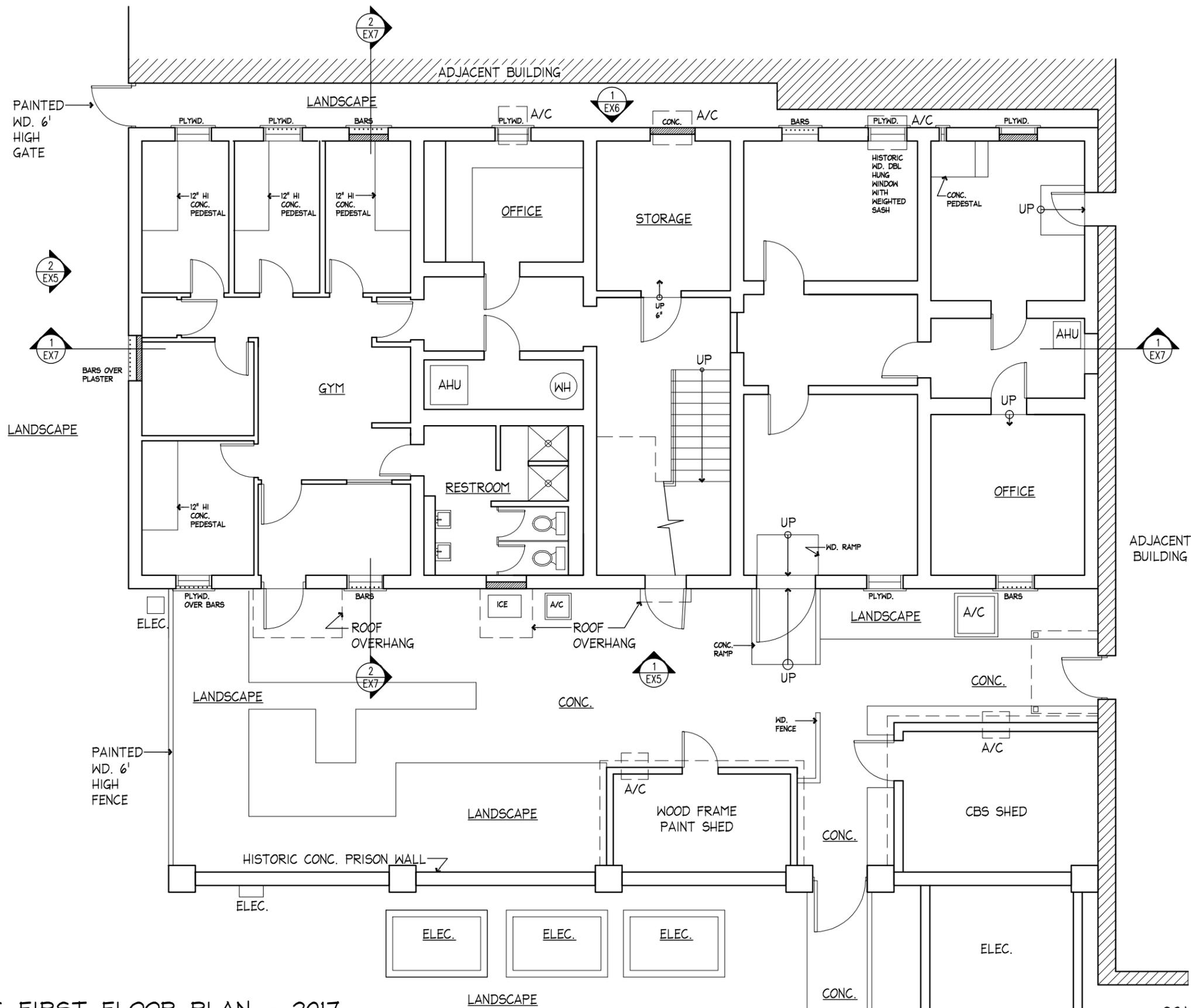
Bender & Associates
ARCHITECTS p.a.

Project No. 1505K
EXISTING SITE PLAN

Date: 1/12/18

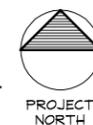
EX1

176



1 EX2 EXISTING FIRST FLOOR PLAN - 2017

SCALE 1/8"=1'-0"



HISTORIC MONROE COUNTY JAIL
 MONROE COUNTY COURTHOUSE COMPLEX
 WHITEHEAD STREET
 KEY WEST, FLORIDA

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

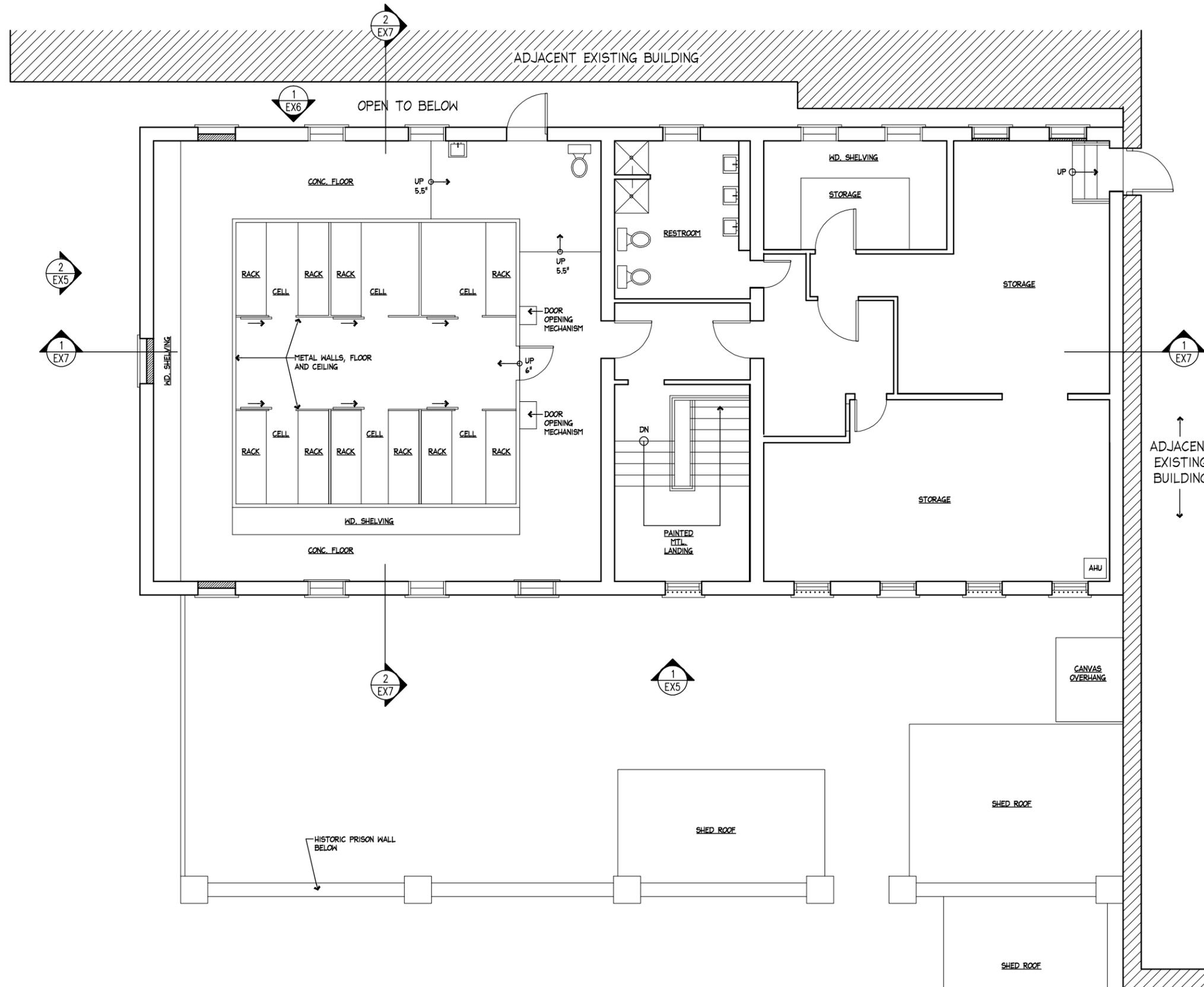
Bender & Associates
ARCHITECTS p.a.

Project No. 1505K

EXISTING
 FIRST FLOOR
 PLAN

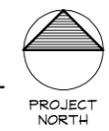
Date: 1/12/18

EX2

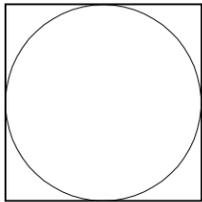


1 EX3 EXISTING SECOND FLOOR PLAN - 2017

SCALE 1/8"=1'-0"



HISTORIC MONROE COUNTY JAIL
 MONROE COUNTY COURTHOUSE COMPLEX
 WHITEHEAD STREET
 KEY WEST, FLORIDA

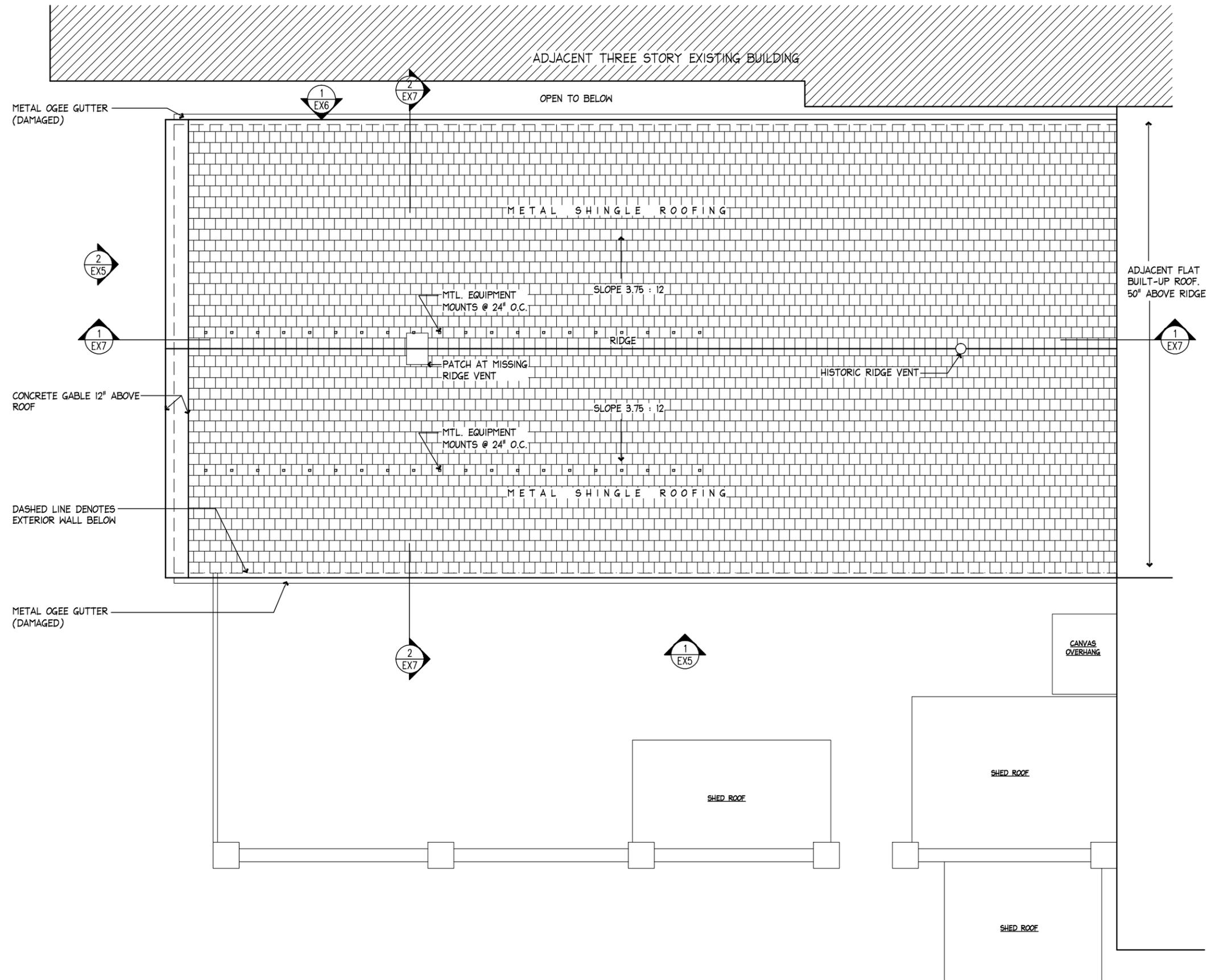


410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS p.a.

Project No. 1505K
 EXISTING
 SECOND
 FLOOR PLAN
Date: 1/12/18

EX3
 178



ADJACENT THREE STORY EXISTING BUILDING

OPEN TO BELOW

METAL OGEE GUTTER (DAMAGED)

2 EX5

1 EX7

CONCRETE GABLE 12" ABOVE ROOF

DASHED LINE DENOTES EXTERIOR WALL BELOW

METAL OGEE GUTTER (DAMAGED)

METAL SHINGLE ROOFING

SLOPE 3.75 : 12

SLOPE 3.75 : 12

METAL SHINGLE ROOFING

RIDGE

MTL. EQUIPMENT MOUNTS @ 24" O.C.

MTL. EQUIPMENT MOUNTS @ 24" O.C.

PATCH AT MISSING RIDGE VENT

HISTORIC RIDGE VENT

ADJACENT FLAT BUILT-UP ROOF. 50" ABOVE RIDGE

1 EX7

2 EX7

1 EX5

CANVAS OVERHANG

SHED ROOF

SHED ROOF

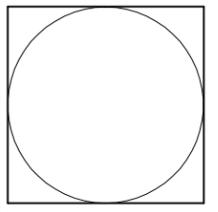
SHED ROOF

1 EX4 EXISTING ROOF PLAN - 2017

SCALE 1/8"=1'-0"



HISTORIC MONROE COUNTY JAIL
MONROE COUNTY COURTHOUSE COMPLEX
 WHITEHEAD STREET
 KEY WEST, FLORIDA

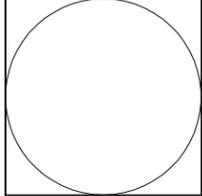


410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS p.a.

Project No. 1505K
 EXISTING ROOF PLAN
Date: 1/12/18

EX4
 179

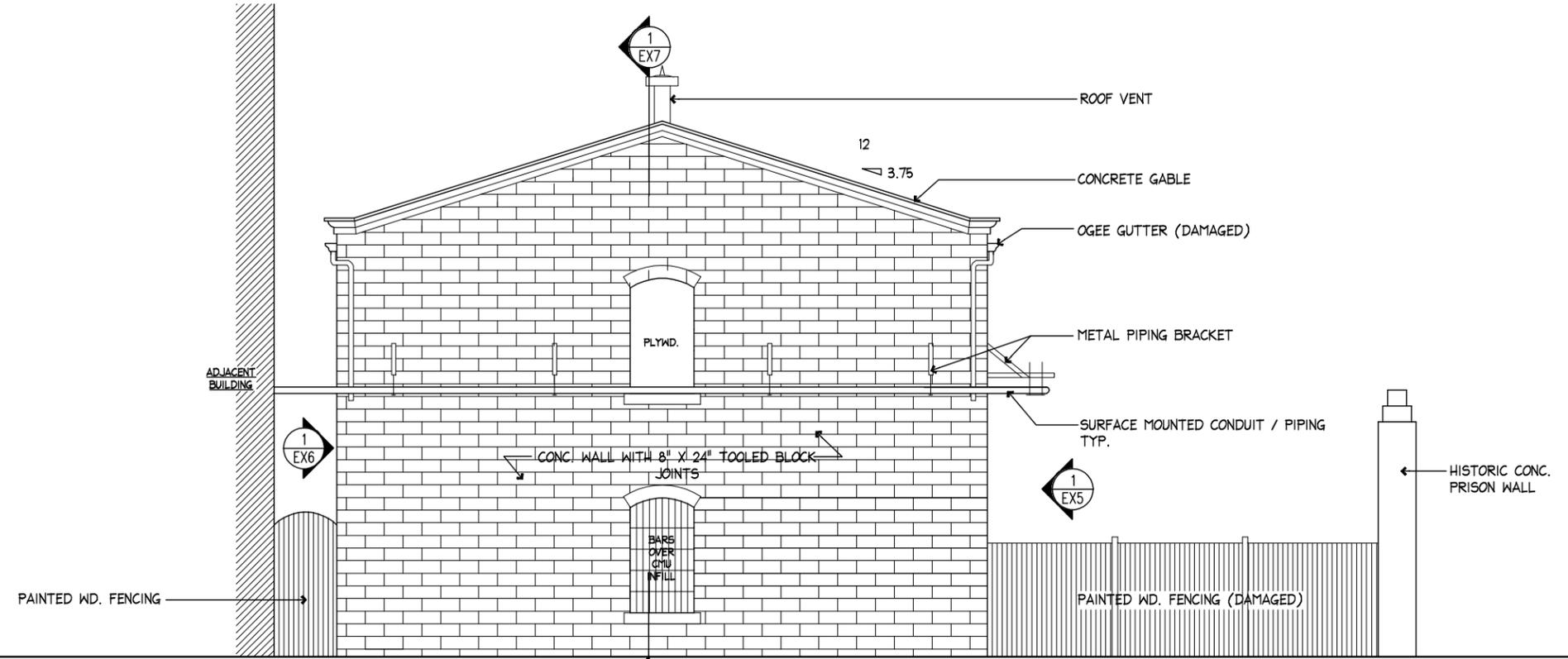


410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

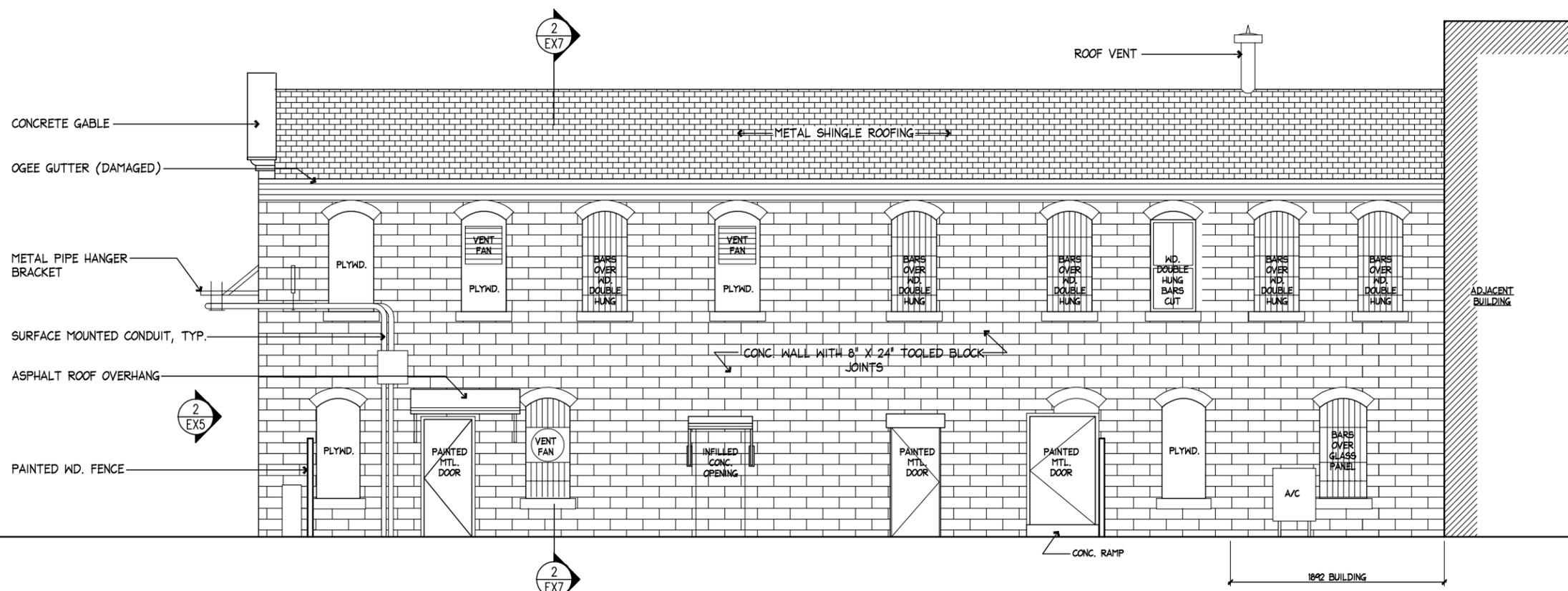
Project No. 1505K
 EXISTING
 EXTERIOR
 ELEVATIONS
Date: 1/12/18

EX5
 180



2
EX5 EXISTING WEST EXTERIOR ELEVATION - 2017

SCALE 1/8"=1'-0"



1
EX5 EXISTING SOUTH EXTERIOR ELEVATION - 2017

SCALE 1/8"=1'-0"

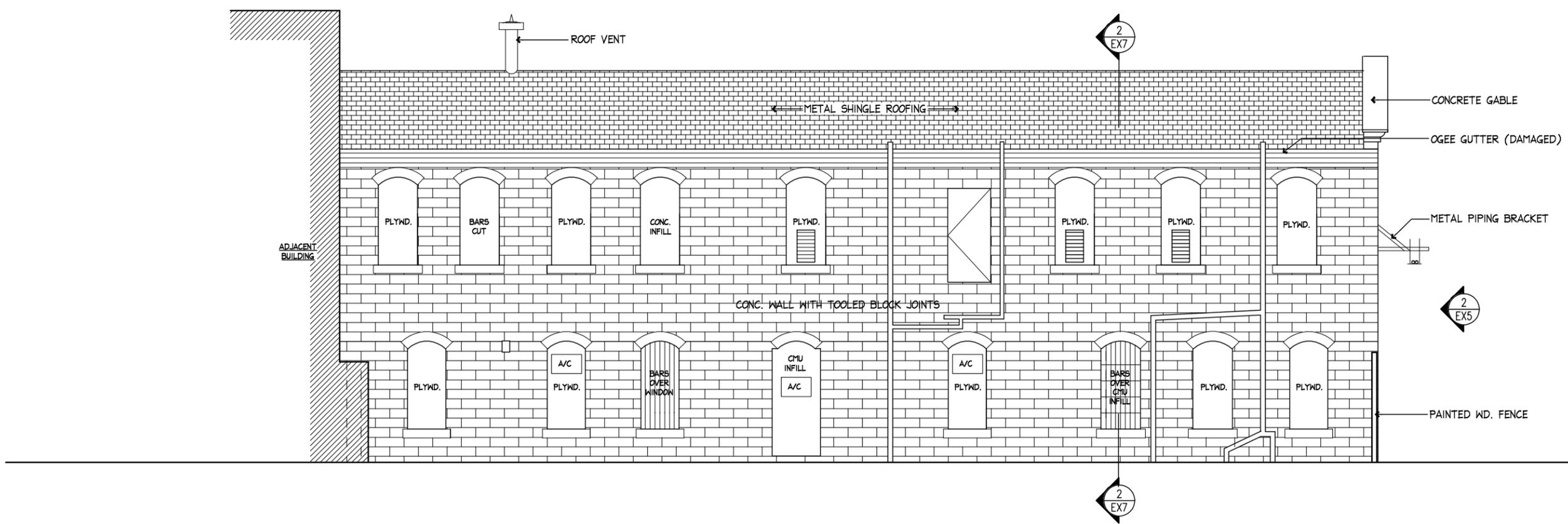
HISTORIC MONROE COUNTY JAIL
MONROE COUNTY COURTHOUSE COMPLEX
 WHITEHEAD STREET
 KEY WEST, FLORIDA

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS p.a.

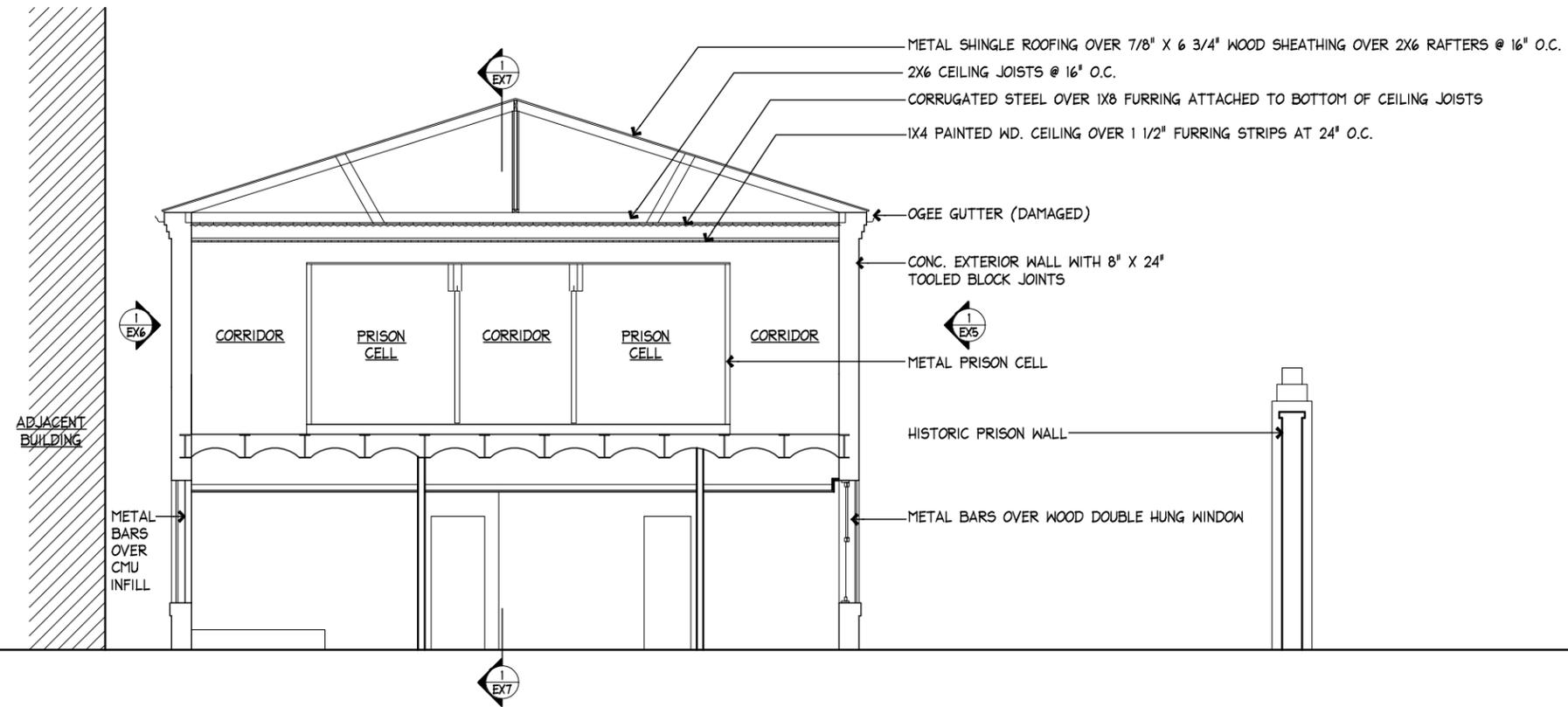
Project No. 1505K
 EXISTING EXTERIOR ELEVATIONS
Date: 1/12/18

EX6
 181

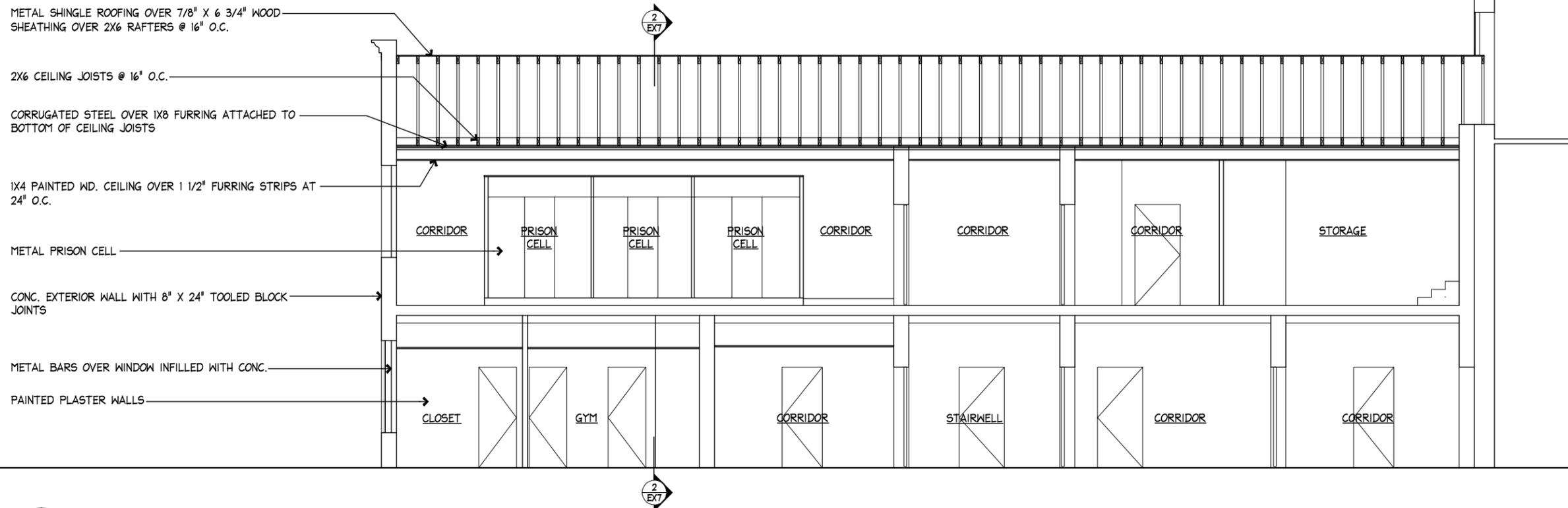


1 EX6 EXISTING NORTH EXTERIOR ELEVATION - 2017

SCALE 1/8"=1'-0"



2
EX7
EXISTING TRANSVERSE SECTION LOOKING EAST



1
EX7
EXISTING LONGITUDINAL SECTION LOOKING NORTH

SCALE 1/8"=1'-0"

HISTORIC MONROE COUNTY JAIL
 MONROE COUNTY COURTHOUSE COMPLEX
 WHITEHEAD STREET
 KEY WEST, FLORIDA

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
 ARCHITECTS
 p.a.

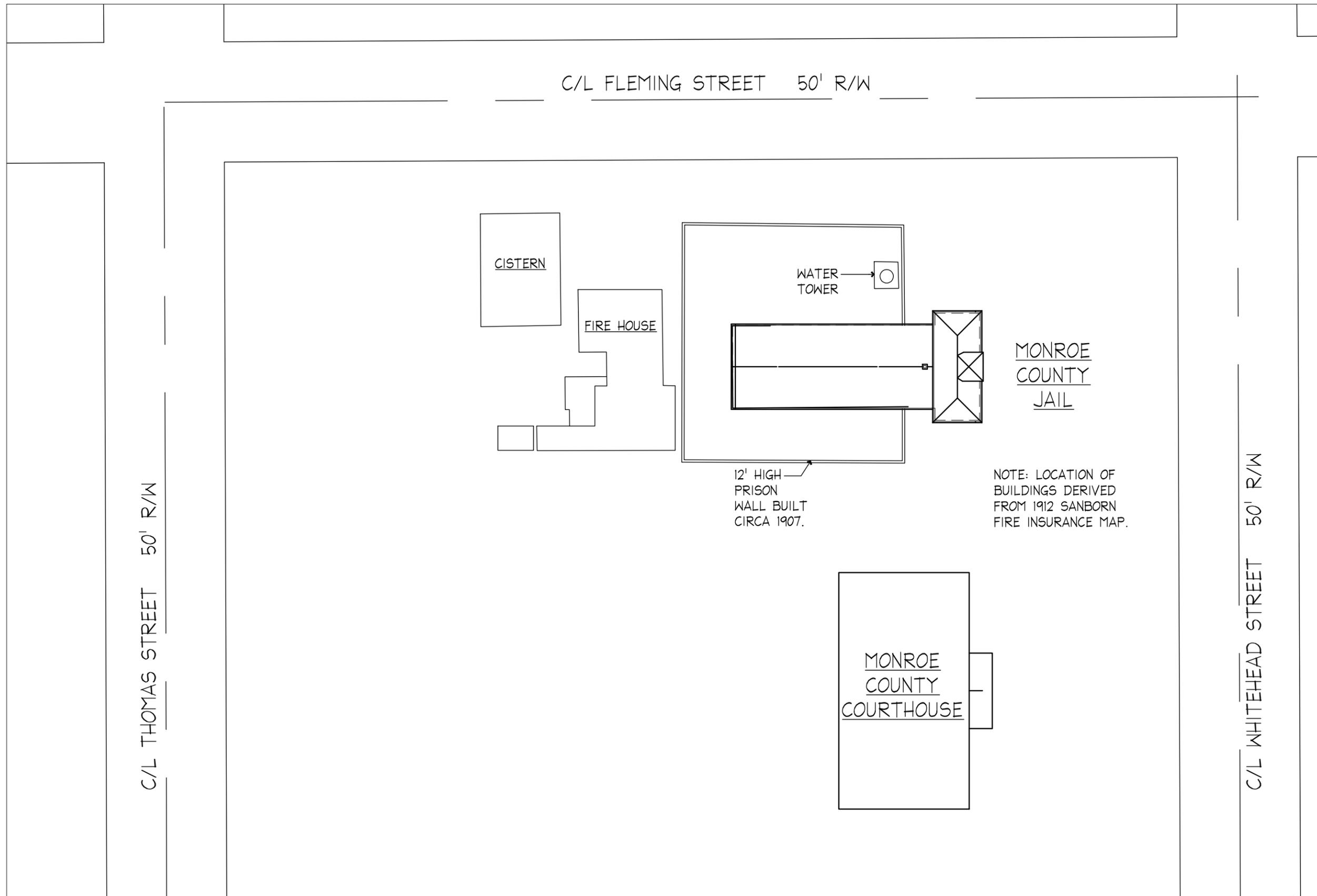
Project No. 1505K

EXISTING SECTION

Date: 1/12/18

EX7

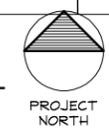
XII. Probable Historic Configuration Drawings



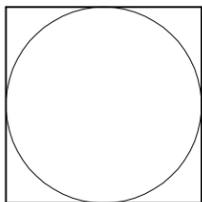
1
H1

PROBABLE HISTORIC SITE PLAN - 1910 TO 1950'S

SCALE 1"=40'-0"



HISTORIC MONROE COUNTY JAIL
 MONROE COUNTY COURTHOUSE COMPLEX
 WHITEHEAD STREET
 KEY WEST, FLORIDA

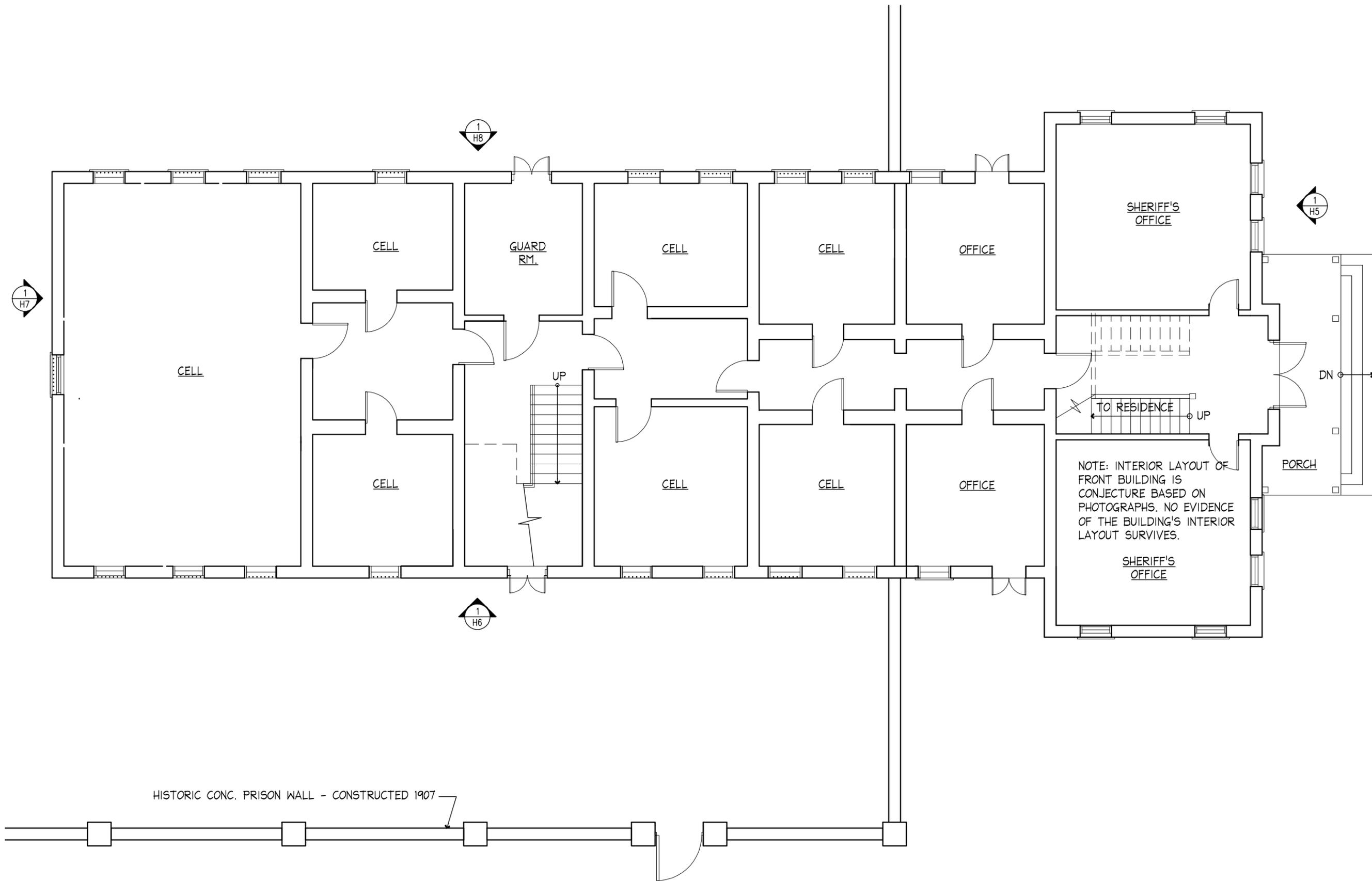


410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

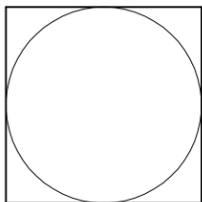
Bender & Associates
ARCHITECTS
 p.a.

Project No. 1505K
 PROBABLE HISTORIC SITE PLAN
Date: 1/12/18

H1
 184



HISTORIC MONROE COUNTY JAIL
 MONROE COUNTY COURTHOUSE COMPLEX
 WHITEHEAD STREET
 KEY WEST, FLORIDA



410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS p.d.

Project No. 1505K
 PROBABLE
 HISTORIC
 FIRST FLOOR
 PLAN
Date: 1/12/18

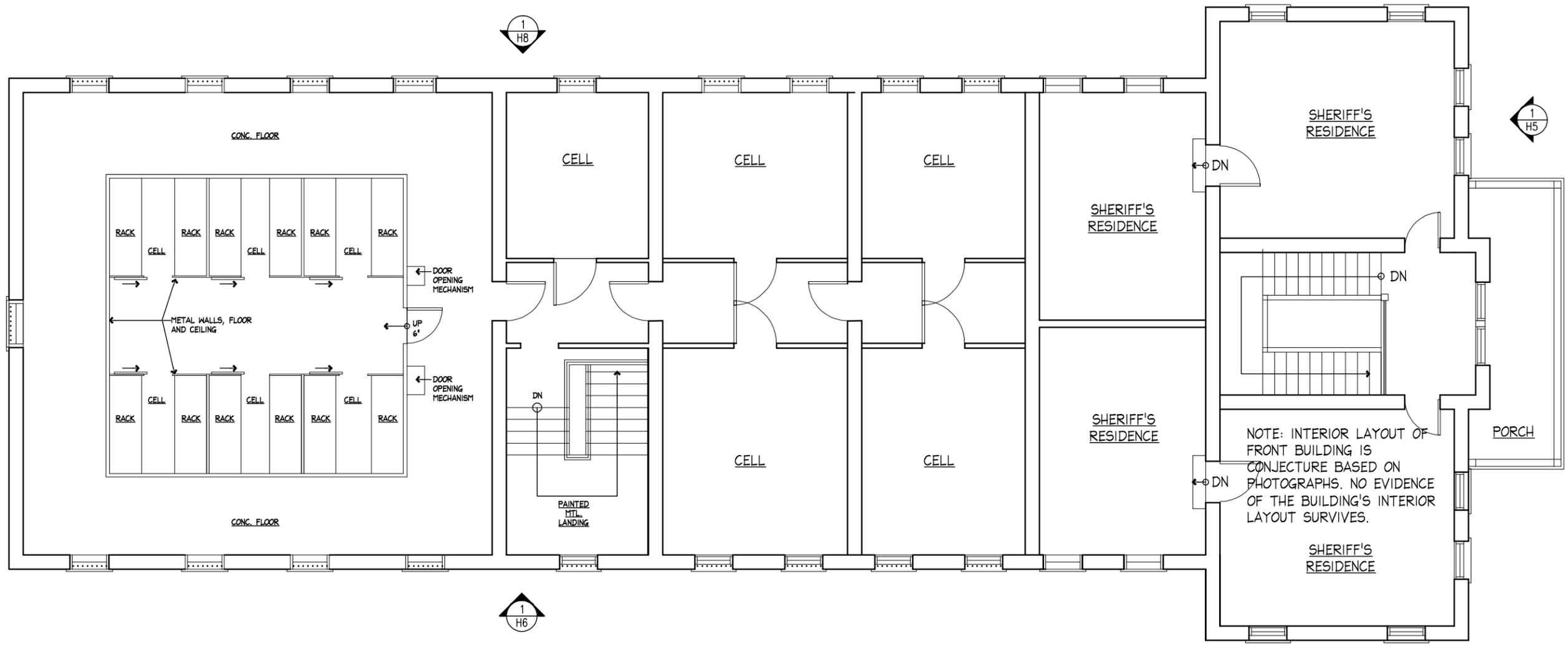
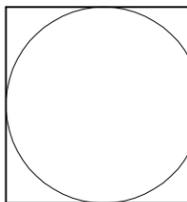
H2
 185

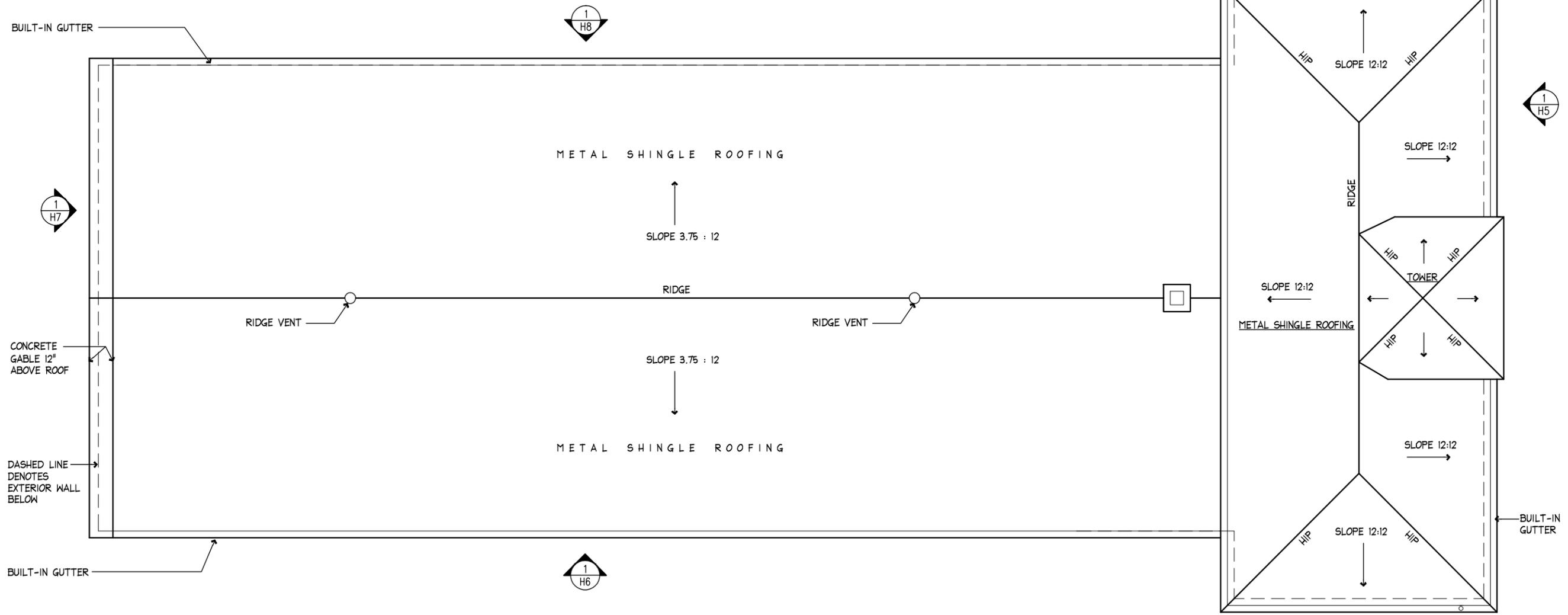
1
 H2

PROBABLE HISTORIC FIRST FLOOR PLAN- CIRCA 1910

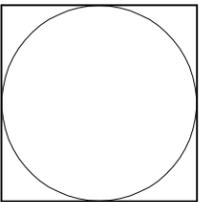
SCALE 1/8"=1'-0"







HISTORIC MONROE COUNTY JAIL
 MONROE COUNTY COURTHOUSE COMPLEX
 WHITEHEAD STREET
 KEY WEST, FLORIDA



410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS p.a.

Project No. 1505K
 PROBABLE
 HISTORIC
 ROOF PLAN
Date: 1/12/18

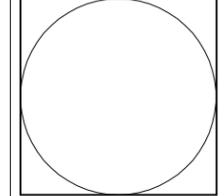
H4
 187

1
H4
PROBABLE HISTORIC ROOF PLAN - CIRCA 1910

SCALE 1/8"=1'-0"



HISTORIC MONROE COUNTY JAIL
 MONROE COUNTY COURTHOUSE COMPLEX
 WHITEHEAD STREET
 KEY WEST, FLORIDA



410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS
 p.a.

Project No. 1505K
 PROBABLE
 HISTORIC
 EXTERIOR
 ELEVATIONS
 Date: 1/12/18

H5
 188



1
H5

PROBABLE HISTORIC EAST (WHITEHEAD STREET) EXTERIOR ELEVATION - CIRCA 1910

SCALE 1/8"=1'-0"

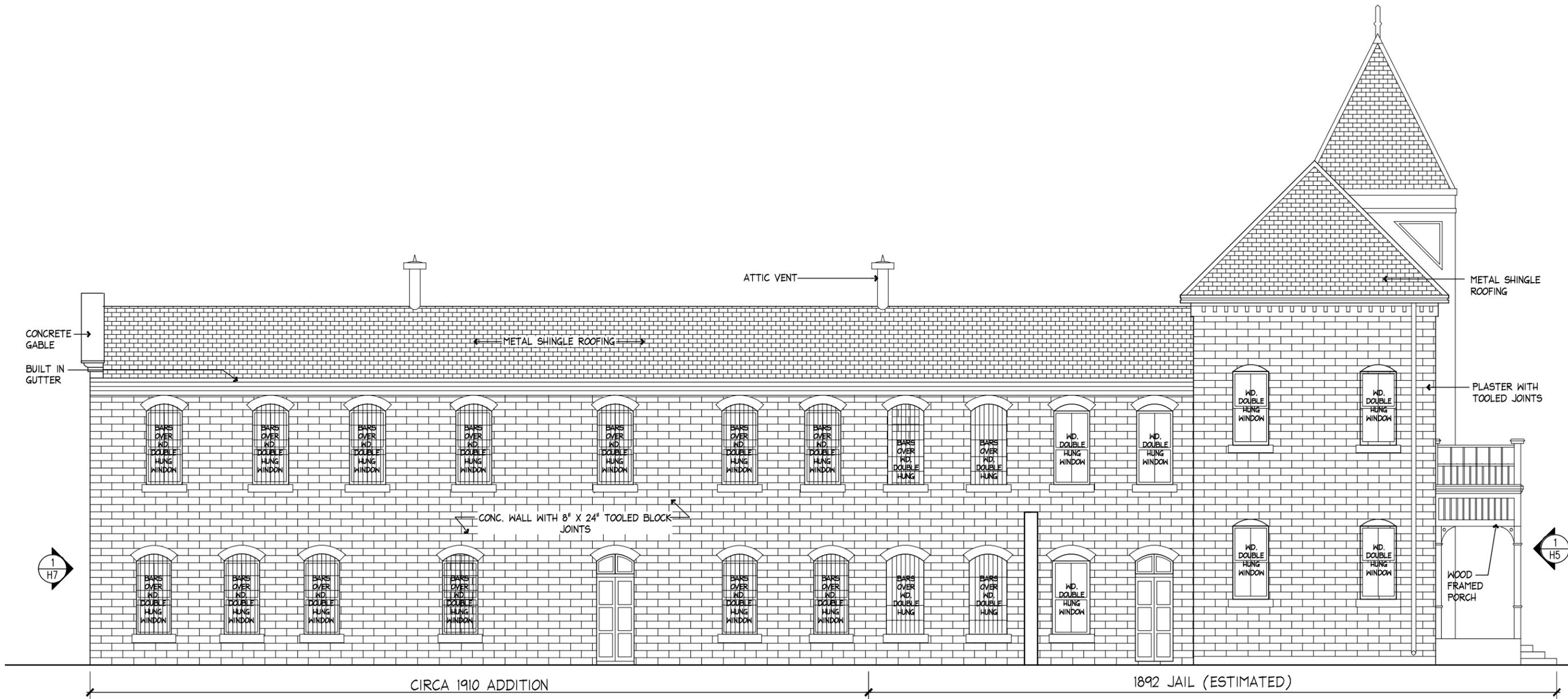
HISTORIC MONROE COUNTY JAIL
 MONROE COUNTY COURTHOUSE COMPLEX
 WHITEHEAD STREET
 KEY WEST, FLORIDA

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS
 p.a.

Project No. 1505K
 PROBABLE
 HISTORIC
 EXTERIOR
 ELEVATIONS
 Date: 1/12/18

H6
 189

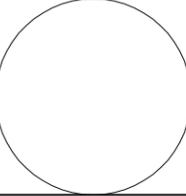


1
H6

PROBABLE HISTORIC SOUTH EXTERIOR ELEVATION - CIRCA 1910

SCALE 1/8"=1'-0"

HISTORIC MONROE COUNTY JAIL
MONROE COUNTY COURTHOUSE COMPLEX
WHITEHEAD STREET
KEY WEST, FLORIDA

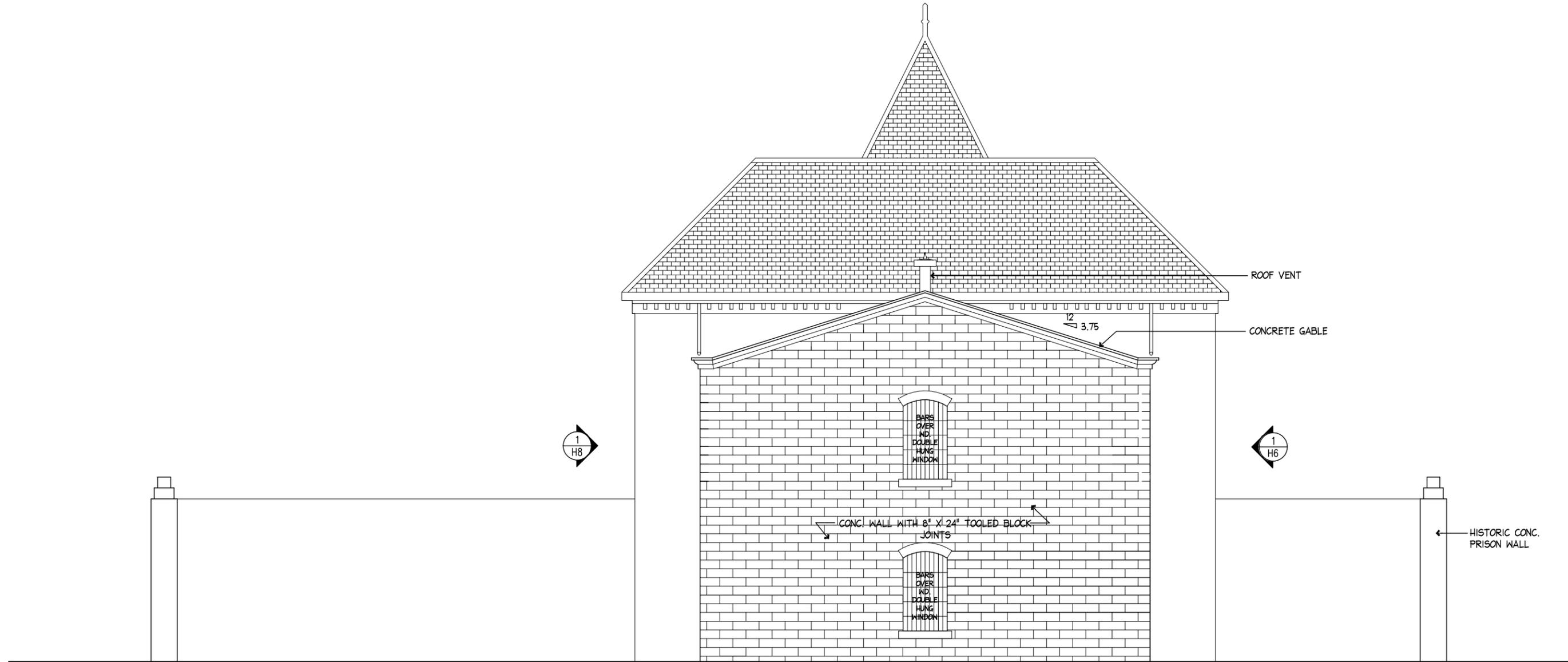


410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS
 p.a.

Project No. 1505K
 PROBABLE
 HISTORIC
 EXTERIOR
 ELEVATIONS
Date: 1/12/18

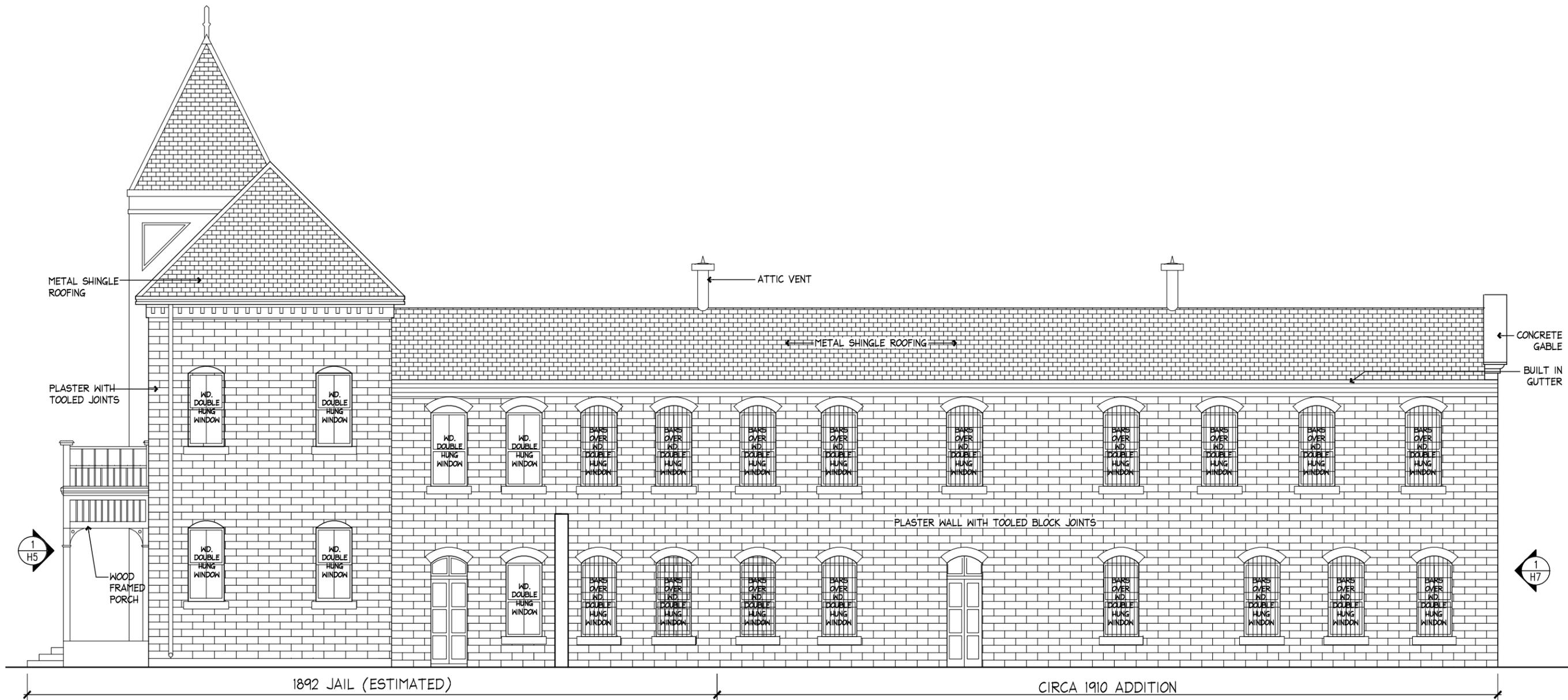
H7
 190



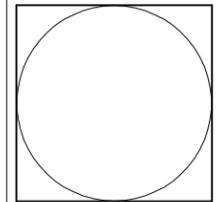
1
H7

PROBABLE HISTORIC WEST EXTERIOR ELEVATION - CIRCA 1910

SCALE 1/8"=1'-0"



HISTORIC MONROE COUNTY JAIL
 MONROE COUNTY COURTHOUSE COMPLEX
 WHITEHEAD STREET
 KEY WEST, FLORIDA



410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS p.a.

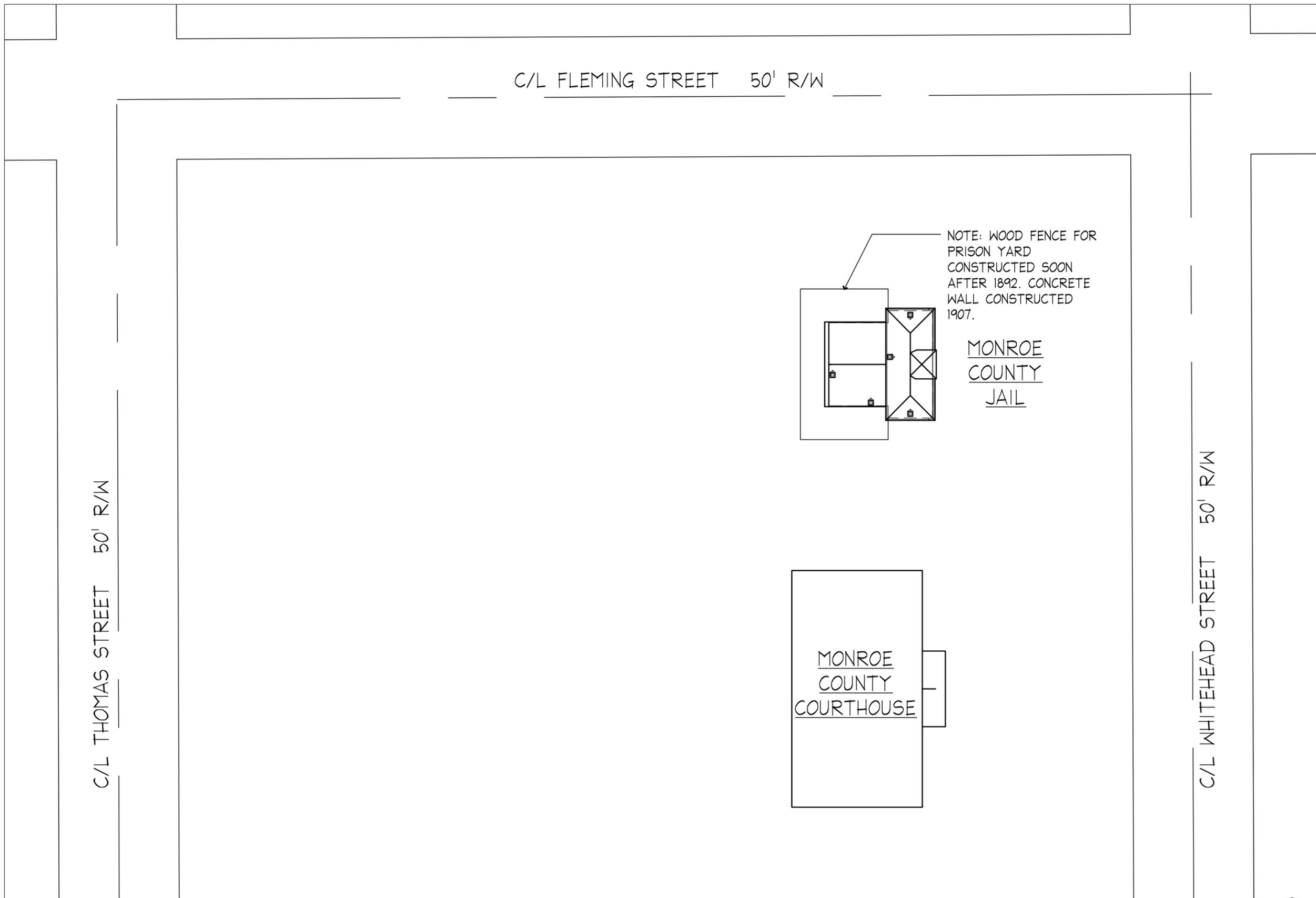
Project No. 1505K
 PROBABLE HISTORIC EXTERIOR ELEVATIONS
 Date: 1/12/18

H8
 191

1
H8

PROBABLE HISTORIC NORTH EXTERIOR ELEVATION - CIRCA 1910

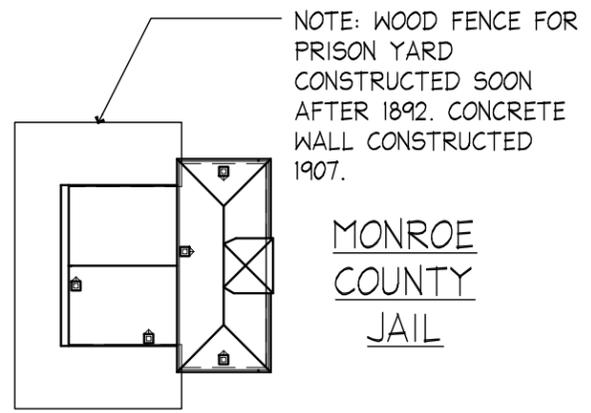
SCALE 1/8"=1'-0"



C/L FLEMING STREET 50' R/W

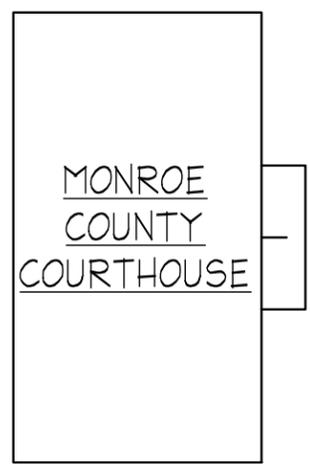
C/L THOMAS STREET 50' R/W

C/L WHITEHEAD STREET 50' R/W

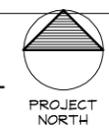


NOTE: WOOD FENCE FOR PRISON YARD CONSTRUCTED SOON AFTER 1892. CONCRETE WALL CONSTRUCTED 1907.

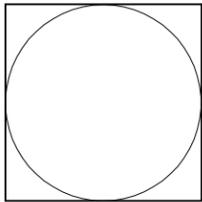
MONROE COUNTY JAIL



MONROE COUNTY COURTHOUSE



HISTORIC MONROE COUNTY JAIL
 MONROE COUNTY COURTHOUSE COMPLEX
 WHITEHEAD STREET
 KEY WEST, FLORIDA



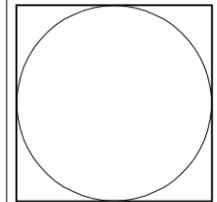
410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS p.a.

Project No. 1505K
 PROBABLE HISTORIC SITE PLAN
Date: 1/12/18

H9
 192

HISTORIC MONROE COUNTY JAIL
 MONROE COUNTY COURTHOUSE COMPLEX
 WHITEHEAD STREET
 KEY WEST, FLORIDA

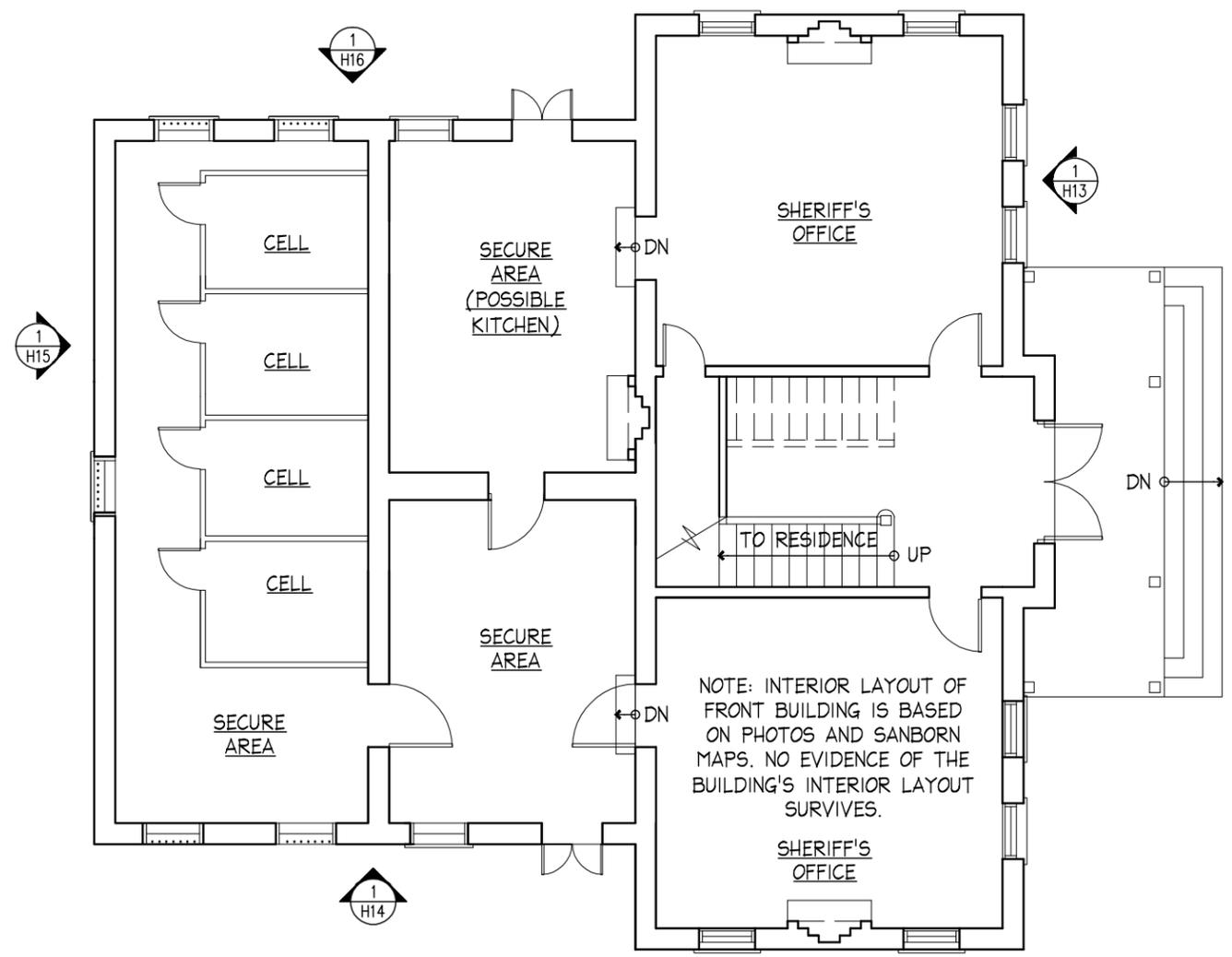


410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS p.a.

Project No. 1505K
 PROBABLE
 HISTORIC
 FIRST FLOOR
 PLAN
Date: 1/12/18

H10
 193

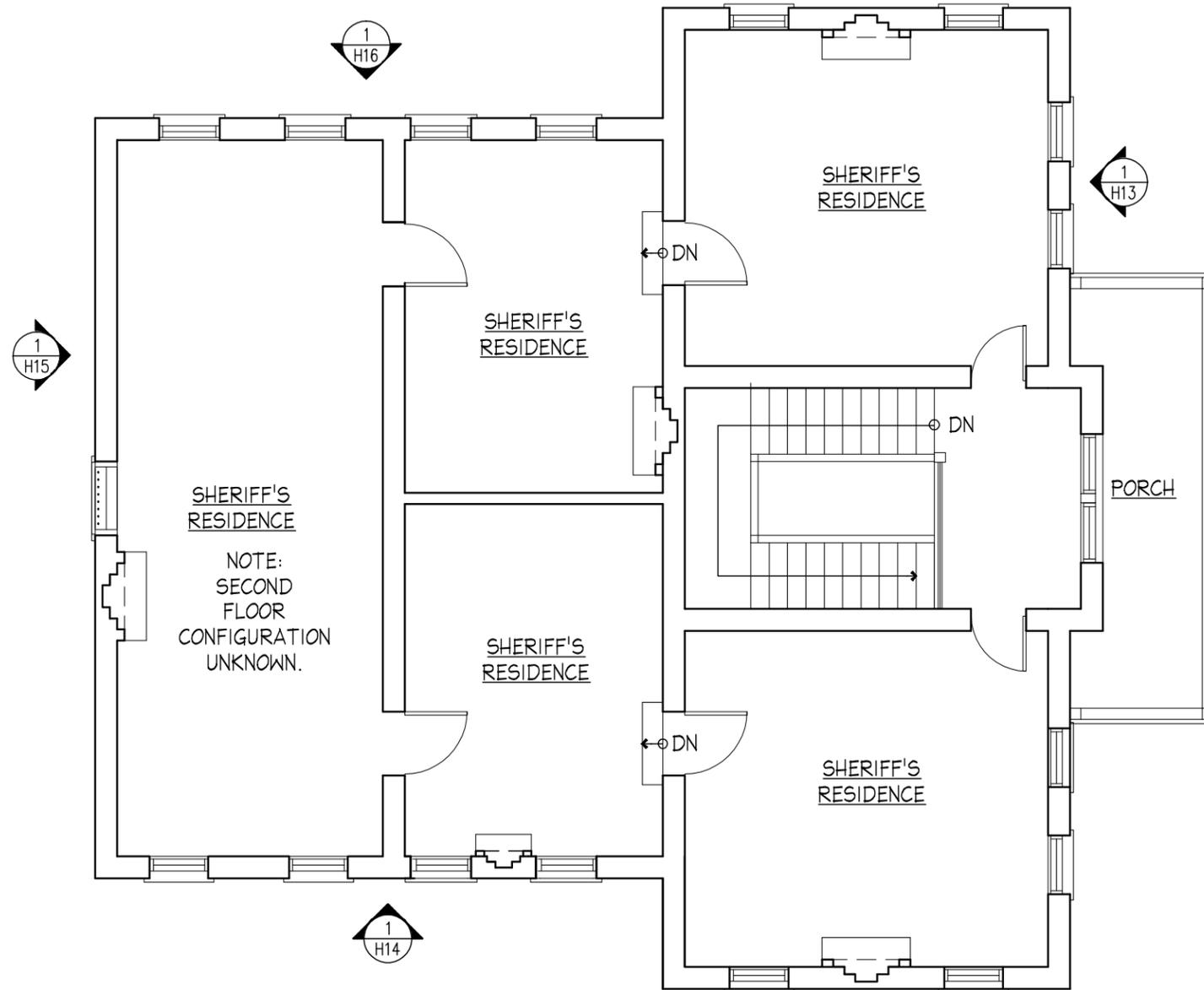


1
 H10

PROBABLE HISTORIC FIRST FLOOR PLAN- CIRCA 1892

SCALE 1/8"=1'-0"





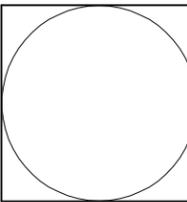
1
H11

PROBABLE HISTORIC SECOND FLOOR PLAN- CIRCA 1892

SCALE 1/8"=1'-0"



HISTORIC MONROE COUNTY JAIL
 MONROE COUNTY COURTHOUSE COMPLEX
 WHITEHEAD STREET
 KEY WEST, FLORIDA

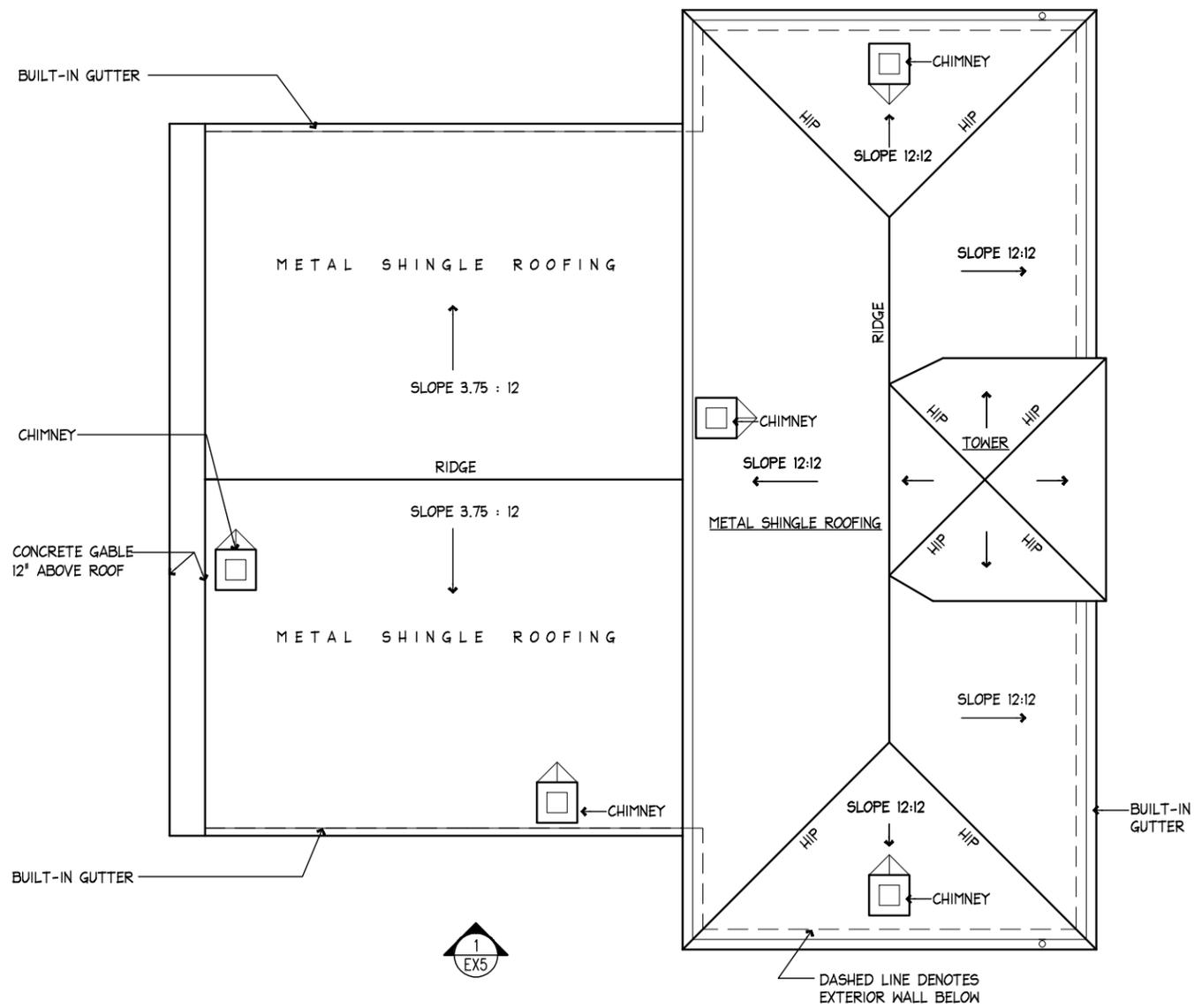


410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS p.a.

Project No. 1505K
 PROBABLE
 HISTORIC
 SECOND
 FLOOR PLAN
Date: 1/12/18

H11
 194



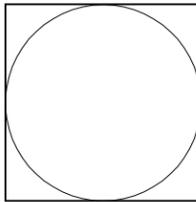
1
H12

PROBABLE HISTORIC ROOF PLAN - CIRCA 1892

SCALE 1/8"=1'-0"



HISTORIC MONROE COUNTY JAIL
MONROE COUNTY COURTHOUSE COMPLEX
WHITEHEAD STREET
KEY WEST, FLORIDA



410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS
 p.a.

Project No. 1505K

PROBABLE
 HISTORIC
 ROOF PLAN

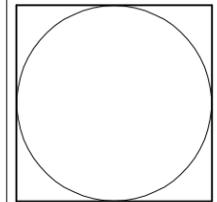
Date: 1/12/18

H12

195



HISTORIC MONROE COUNTY JAIL
 MONROE COUNTY COURTHOUSE COMPLEX
 WHITEHEAD STREET
 KEY WEST, FLORIDA



410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS p.a.

Project No. 1505K
 PROBABLE HISTORIC EXTERIOR ELEVATIONS
 Date: 1/12/18

H13
 196

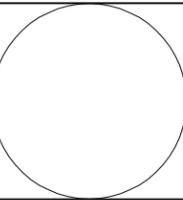
1
 H13

PROBABLE HISTORIC EAST (WHITEHEAD STREET) EXTERIOR ELEVATION - CIRCA 1892

SCALE 1/8"=1'-0"



HISTORIC MONROE COUNTY JAIL
 MONROE COUNTY COURTHOUSE COMPLEX
 WHITEHEAD STREET
 KEY WEST, FLORIDA



410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS p.a.

Project No. 1505K
 PROBABLE
 HISTORIC
 EXTERIOR
 ELEVATIONS
 Date: 1/12/18

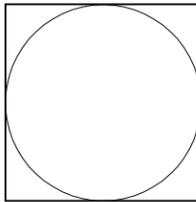
H14
 197

1
 H14

PROBABLE HISTORIC SOUTH EXTERIOR ELEVATION - CIRCA 1892

SCALE 1/8"=1'-0"

HISTORIC MONROE COUNTY JAIL
MONROE COUNTY COURTHOUSE COMPLEX
WHITEHEAD STREET
KEY WEST, FLORIDA

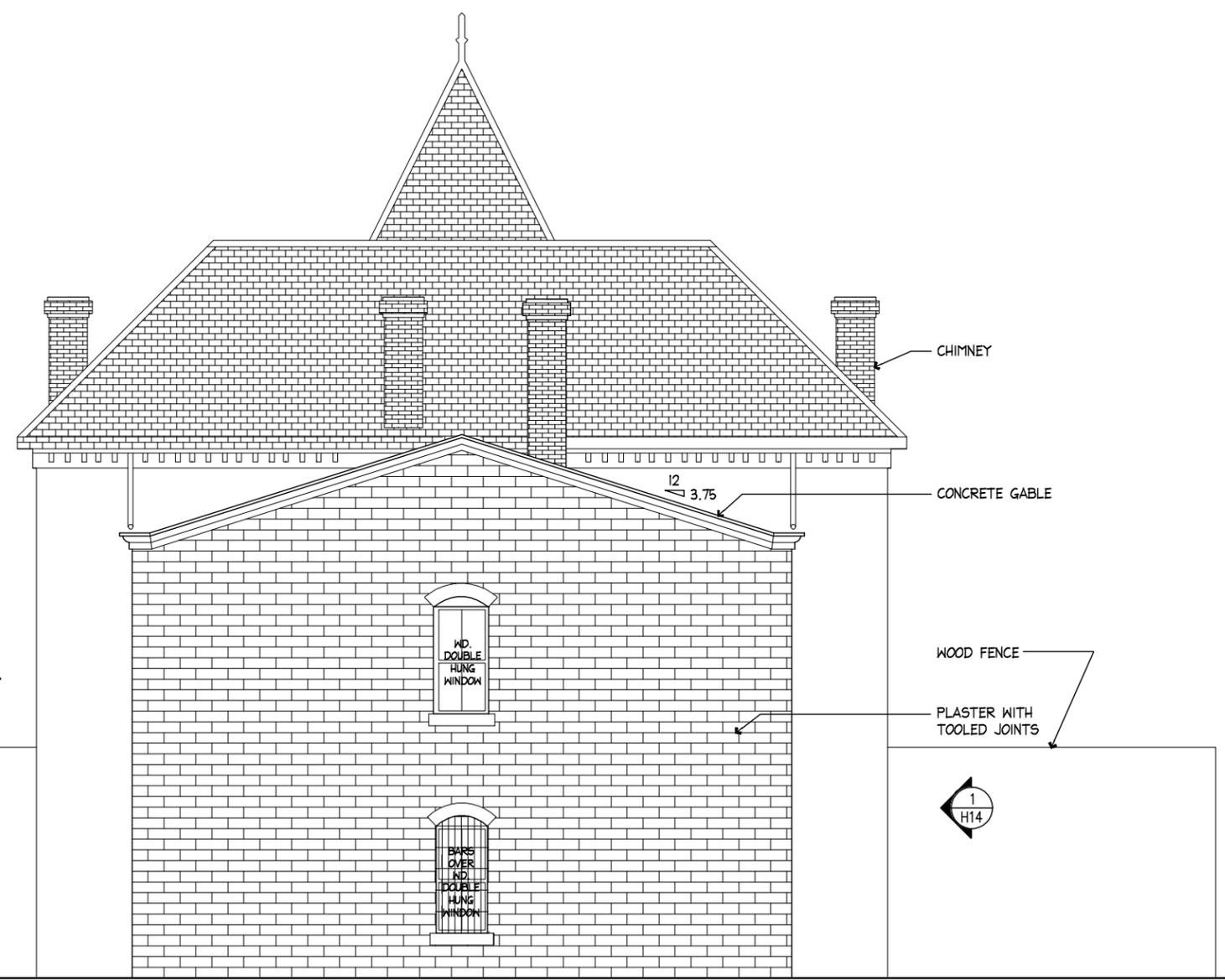


410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No. 1505K
 PROBABLE
 HISTORIC
 EXTERIOR
 ELEVATIONS
Date: 1/12/18

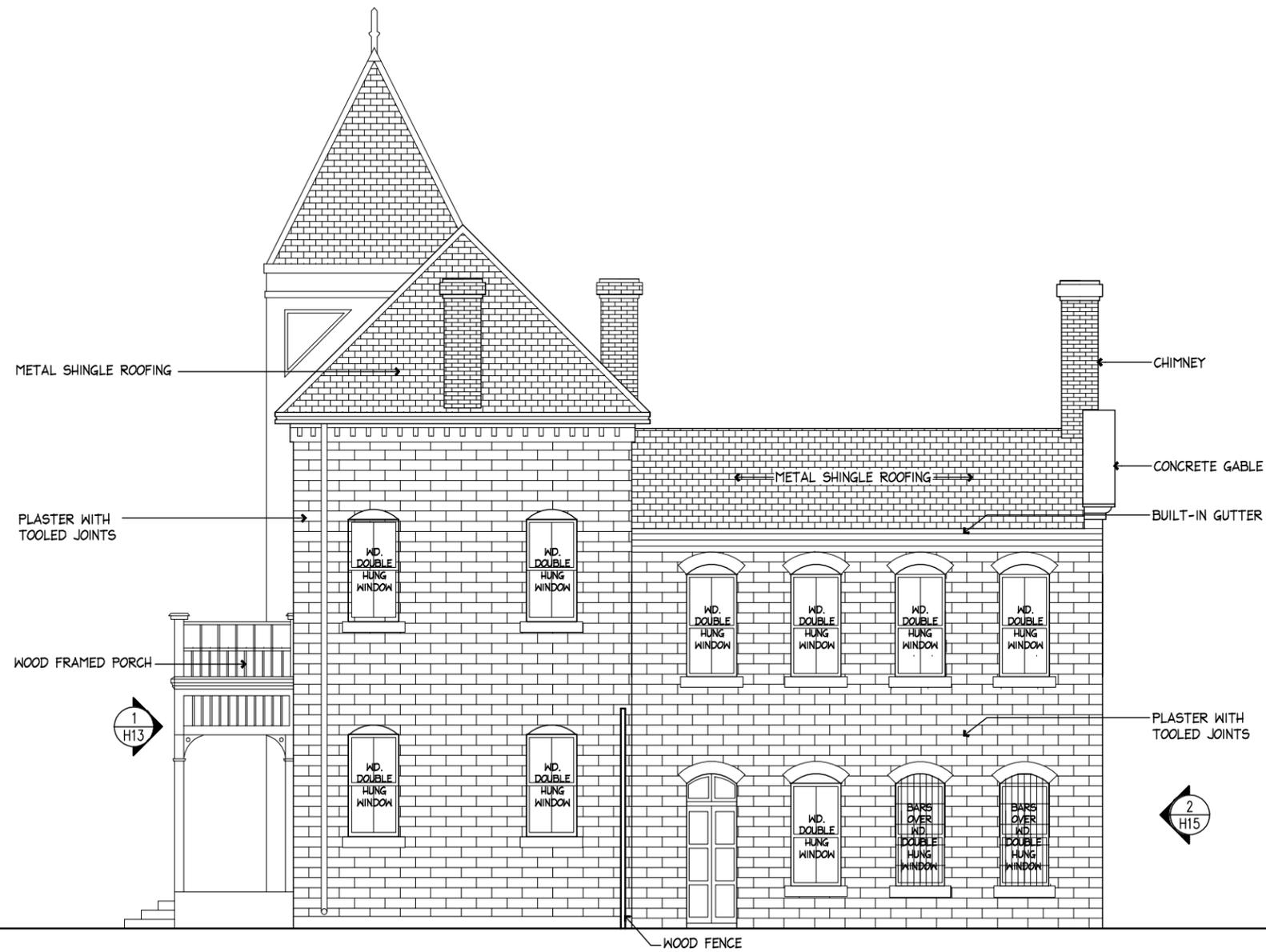
H15
 198



1
H15

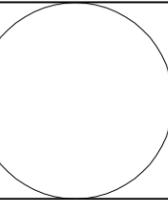
PROBABLE HISTORIC WEST EXTERIOR ELEVATION - CIRCA 1892

SCALE 1/8"=1'-0"



HISTORIC MONROE COUNTY JAIL

MONROE COUNTY COURTHOUSE COMPLEX
 WHITEHEAD STREET
 KEY WEST, FLORIDA



410 Angela Street,
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS p.a.

Project No. 1505K

PROBABLE
 HISTORIC
 EXTERIOR
 ELEVATIONS
Date: 1/12/18

H16

1
 H16

PROBABLE HISTORIC NORTH EXTERIOR ELEVATION - CIRCA 1892

SCALE 1/8"=1'-0"