



**Historic Architectural Review Commission
Staff Report for Item 8**

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: October 25, 2016

Applicant: Carlos Huembes, Architect

Application Number: H16-03-0070

Address: #724 Truman Avenue

Description of Work

Major Development Plan- New metal replacement building for gym.

Site Facts

In August 2016, the Chief Building Officer condemned a metal pre-fabricated structure over CMU walls that was used as the gym and cafeteria for St. Mary's School. The structure was installed in 1984 and was recently demolished due to severe state of deterioration. In August 18, 2016, the Planning Board approved the Major Development Plan for the replacement of the structure. Since this is a Major Development Plan in a historic zoning district, it will require City Commission approval.

Guidelines Cited on Review

- Guidelines for new construction (pages 36-38a)- older version.

Staff Analysis

The Certificate of Appropriateness in review is for the construction of a replacement structure for the gym and cafeteria for St. Mary's School. The applicant has reviewed and changed the color patter that was previously presented and has submitted color samples and material samples.

The new proposed structure will be a pre-fabricated metal building that will have a reduce height and mass than the previous structure, but will have the same ground footprint. The building will be located on the same area as the previous one; on the southwest corner of the lot, which is the rear yard of the parcel. The building will be visible from Amelia Street, and will be setback from the street approximately 23’.

The structure will have a maximum height of 36’ - 3 5/16” on its maximum point and 135’ - 4” wide by 110’-0” of depth. The previous building’s height was 37’-0”. The metal structure will have galvanized painted panels walls and it is proposed to have two colors with a different trim color. The building will have a smaller mass and scale than the previous gym as the profile of the roof had been change and reduced. The existing CMU wall facing Amelia Street will not be removed.

Consistency with Guidelines

It is staff’s opinion that the proposed design does not meet the regulations for mass, scale proportions, and materials as stipulated in the guidelines for new construction. The structure will be taller and massive than existing surrounding structures. The guidelines do not make a distinction regardless the use and type of building, thus the zoning regulations includes light industry, which will permit larger structures in parts of the existing urban block.

Nevertheless, the use of the building requires specific dimensions that the previous and now its replacement building have. The proposed building meets the minimum requirements for its use as a gymnasium. The proposed building has reduced the scale and roofline if compare to the previous structure. The fenestrations on the upper portion of the walls as well as the use of more than one color helps in reducing the mass of the building, while comparing it with the previous gym. There is only one building listed as a contributing structure within the immediate surrounding area, 706 Amelia Street, built circa 1943; a one-story frame structure; the rest of the adjacent surrounding buildings are not-contributing or non-historic. On that same block, at the corner of Amelia and Simonton Streets and across the Old Gato building, there is a metal structure used for light industry. That structure has a similar vertical metal siding as the one proposed in the new structure. It is staff’s opinion that the replacement building is less massive and its facades have much more fenestrations, which helps in lowering the scale and volume of the structure.

APPROVED DESIGN

Basilica of Saint Mary Star of the Sea

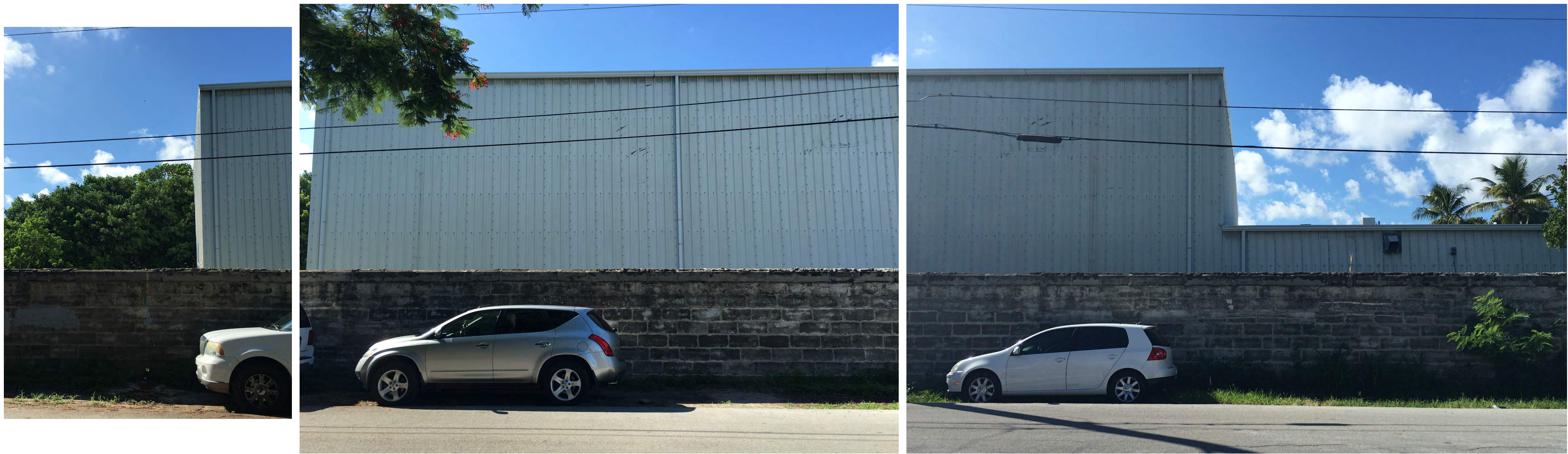


THE BASILICA SCHOOL
of Saint Mary Star of the Sea

Proposed Gymnasium Building

HARC Submittal
October 25, 2016





Old Gymnasium / Cafeteria Building – Condemned & Demolished

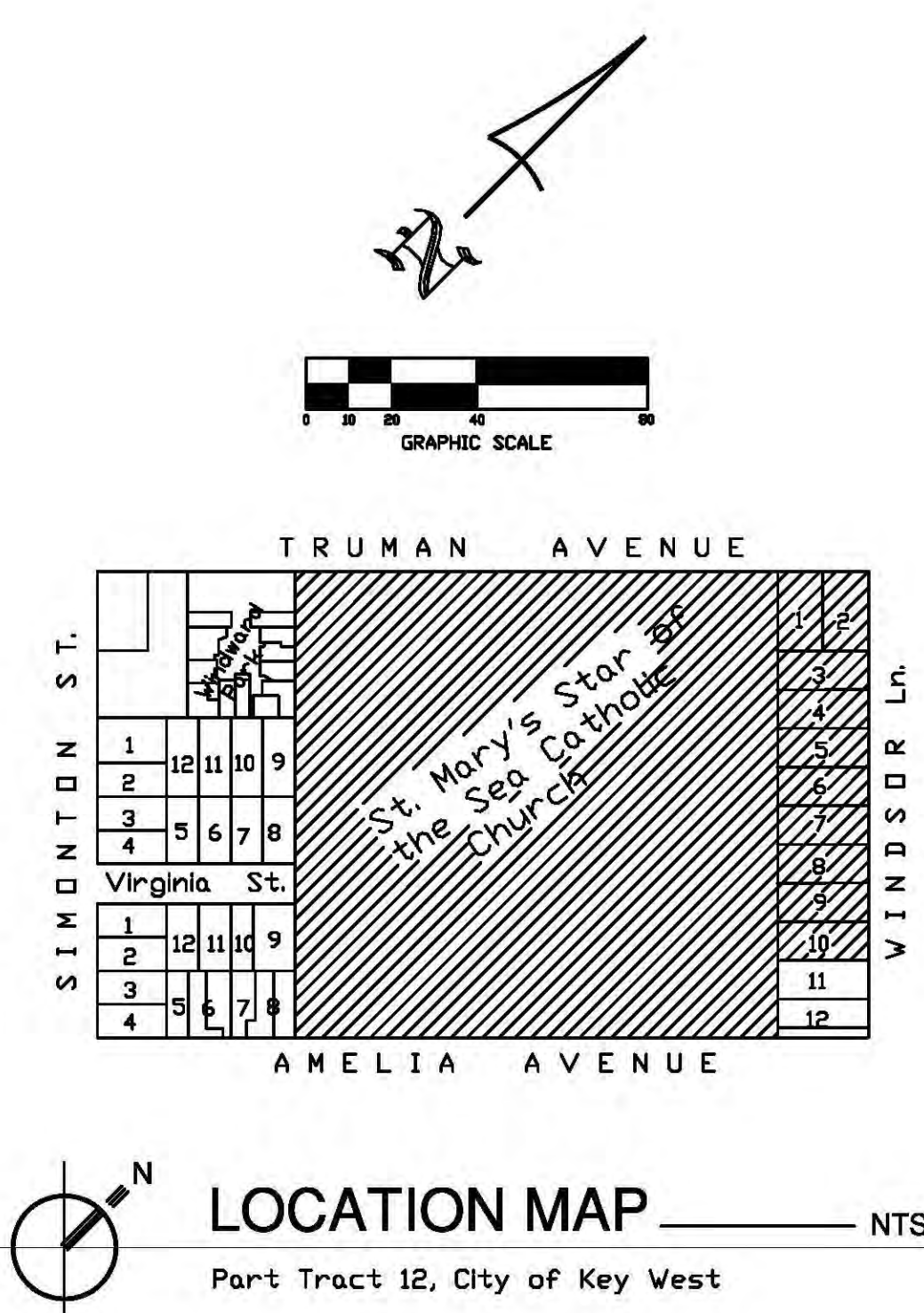
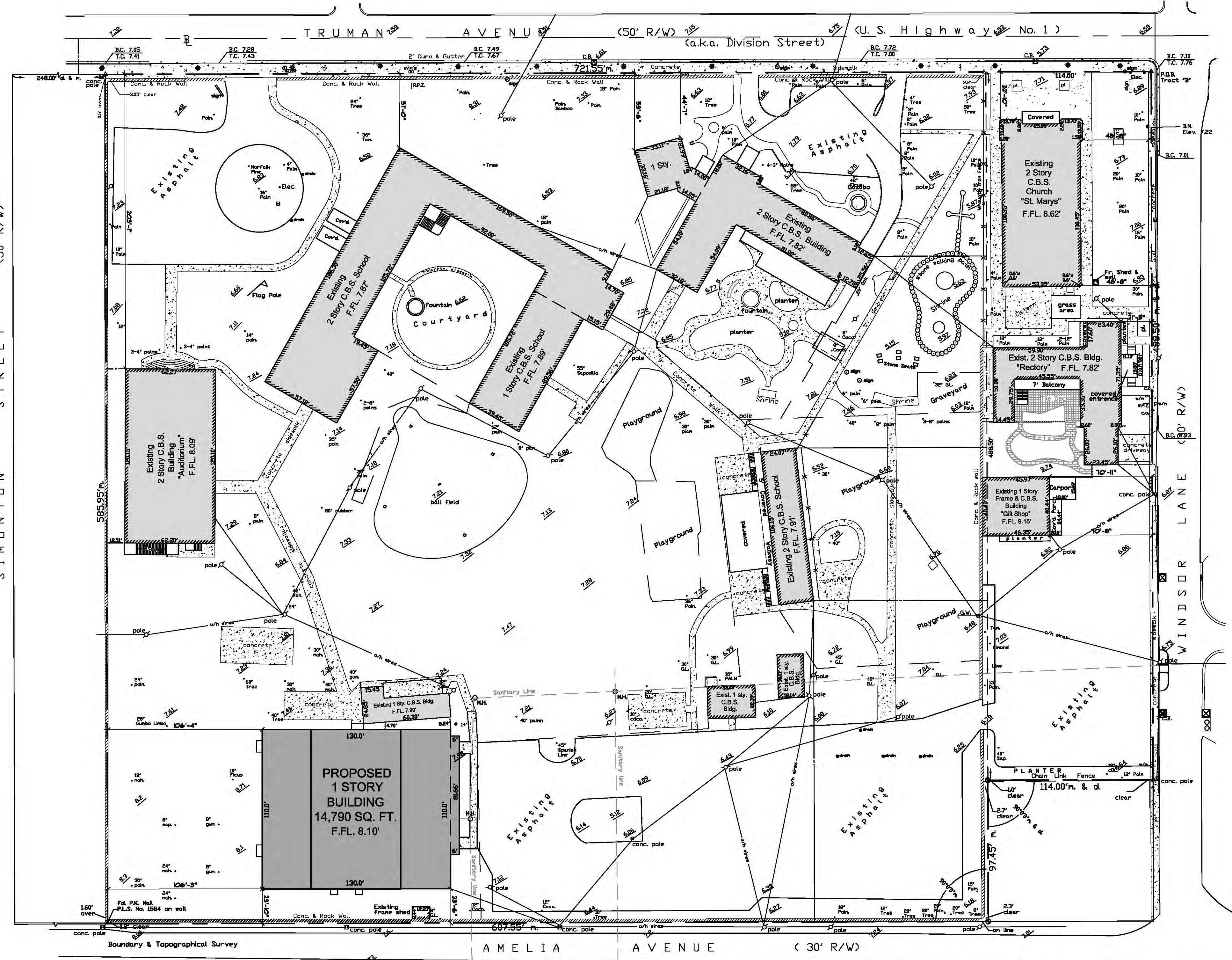




THE BASILICA SCHOOL
of Saint Mary Star of the Sea

Proposed Gymnasium Building





LEGAL DESCRIPTION:
 Tract A:
 All that piece, parcel or lot of land situate in the Island of Key West, County of Monroe, and State of Florida and known in the plan of survey of the said Island of Key West by William A. Whitehead delineated in February 1829, as the Southeastery 1/4 of Tract numbered 12 containing 8.55 acres it being the same piece, parcel or lot of land deeded to John P. Baldwin, and to his heirs and assigns as Trustee etc. by Phillip J. Fontane, the deed for which is recorded in Book "E" pages 834 and 835 of Monroe County Records.
 AND
 Parcel "B":
 Lots 1,2,3,4,5,6,7,8,9, & 10, in Block 1, of Subdivision of Lot 8, in Tract 12, of the Island of Key West, said subdivision having been made by W.A. Gwynn, Surveyor and plat of same duly recorded in the Monroe County Records in Plat Book 1, on Page 37 to which reference may be had. Said land commencing on the Southern side of Division Street at the intersection of said Division Street and the extension of Windsor Lane, extending along the line of Division Street in a Southwesterly direction 114 feet more or less to the line of the Convent property; thence extending at right angles in a Southeastery direction following the line dividing lot 8, of Tract 12, from the Convent property a distance of 488 feet and 6 inches; thence extending at right angles in a Northeastery direction 114 feet more or less to the line of the extension of Windsor Lane; thence extending at right angles in a Northwestery direction 488 feet and 6 inches to the point of beginning.

SURVEYOR'S NOTES:
 North arrow based on plat assumed median
 Reference Bearing: R/W Truman Avenue
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No. V-271 Elevation: 7.00
 Monumentation:
 ● = set 1/2" Iron Bar, P.L.S. No. 2749
 ○ = Found 1/2" Iron Pipe
 ● = Found 1/2" Iron Bar
 ▲ = Set P.K. Nail, P.L.S. No. 2749
 ▲ = Found P.K. Nail

- Abbreviations:**
- = Concrete Utility Pole
 - = Wood utility Pole
 - ⊕ = Wood Utility Pole with Guy wire
 - ⊙ = Fire Well
 - ⊕ = Mantering Well
 - ⊕ = Water Meter
 - ⊕ = Water Valve
 - ⊕ = Electric Manhole
 - Sty. = Story
 - R/W = Right-of-Way
 - Fd. = Found
 - p. = Plat
 - m. = Measured
 - d. = Deed
 - O.R. = Official Records
 - N.T.S. = Not to Scale
 - C. = Centerline
 - B. = Baseline
 - Elev. = Elevation
 - B.M. = Bench Mark
 - P.O.C. = Point of Commence
 - P.O.B. = Point of Beginning
 - P.B. = Plat Book
 - pg. = page
 - Elect. = Electric
 - Tel. = Telephone
 - Ench. = Encroachment
 - D.L. = On Line
 - C.L.F. = Chain Link Fence
 - ⊕ = Electric Utility Vault
 - M.H. = Man Hole
 - San = Sanitary
 - ⊕ C.B. = Storm Water Catch Basin
 - Inv = Invert
 - B.P.Z. = Backflow Prevention Valve
 - P.V.C. = Polyvinyl Pipe
 - R.C.P. = Reinforced Concrete pipe
 - ⊕ = Fire Hydrant
 - ⊕ = Light
 - ⊕ = sign
 - o/h = Overhead
 - u/g = Underground
 - F.F.L. = Finish Floor Elevation
 - concr = concrete
 - I.P. = Iron Pipe
 - I.B. = Iron Bar
 - B. = Baseline
 - C.B. = Concrete Block
 - C.B.S. = Concrete Block Stucco
 - cov'd = Covered
 - P.I. = Point of Intersection
 - wd. = Wood
 - w.m. = Water Meter
 - Bal. = Balcony
 - Pl. = Planter
 - Hydr. = Fire Hydrant
 - F.W. = Fire Well
 - A/C = Air Conditioner

MASTER SITE PLAN

PLEASE REFER TO SHEET A-1.1 FOR SITE PLAN AT 1" = 30'-0"

NOTE:
 THIS PROJECT CONSISTS OF THE REPLACEMENT OF AN EXISTING GYMNASIUM BUILDING, ALL OTHER BUILDINGS SHALL REMAIN THE SAME.

SITE SUMMARY

LOCATION — 724 TRUMAN AVENUE
 KEY WEST, FLORIDA 33040

RE # — 00030020.000000

ZONING — HPS

LOT AREA — NET LAND AREA: 411,683 S.F. (9.45 ACRES)

BUILDING HEIGHT — MAXIMUM + 36'-3 5/16" (EXISTING BUILDING = + 37'-0")

THIS PROJECT CONSISTS OF THE REPLACEMENT OF AN EXISTING GYMNASIUM BUILDING, ALL OTHER BUILDINGS SHALL REMAIN THE SAME.

PROPOSED BUILDINGS: REPLACE EXISTING GYMNASIUM

ONE STORY PROPOSED GYMNASIUM / CAFETERIA BUILDING

FIRST FLOOR AREA (INDOOR AREA) — 14,300 SQ. FT.

FIRST FLOOR AREA (COVERED WALKWAY) — 490 SQ. FT.

GYMNASIUM BUILDING AREA = 14,790 SQ. FT.

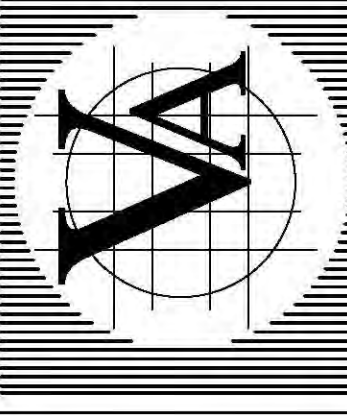
SETBACKS PROVIDED FOR GYMNASIUM BUILDING:
 ALL SETBACKS SHALL MATCH EXISTING SETBACKS. REFER TO SITE PLAN

REVISIONS:

PROPOSED GYMNASIUM BUILDING
 FOR:
SAINT MARY STAR OF THE SEA CATHOLIC SCHOOL
 724 TRUMAN AVENUE, KEY WEST, FLORIDA 33040
 OWNER: MOST REVEREND THOMAS G. WENSKI, ARCHBISHOP OF MIAMI
 ARCHDIOCESE OF MIAMI, 9401 BISCAYNE BLVD., MIAMI SHORES, FL 33138

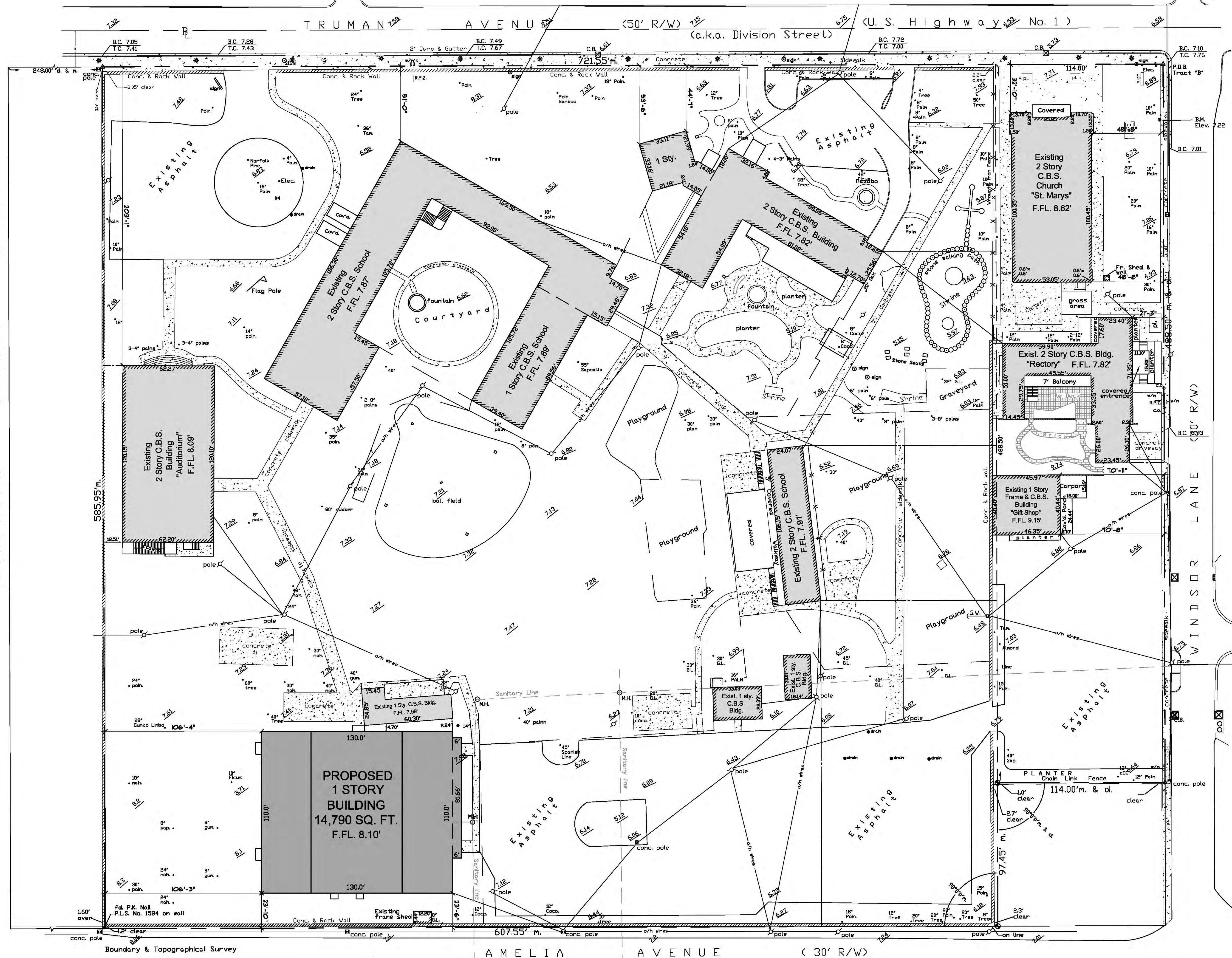
Corporation License #A4000266
 Architectural Seal
 JORDEL VILLAVENCIO
 INC. ARB02110

VILLA & ASSOCIATES INC.
 ARCHITECTURE - PLANNING - INTERIOR DESIGN
 7344 SW 48 STREET - MIAMI FL 33155 - (305) 661-8181
 CONSULTANT:



DATE: 07-14-16	SCALE: 1" = 40'
DATE SUBMITTED FOR BIDS: --	
DRAWING NO: A-1	OF 6

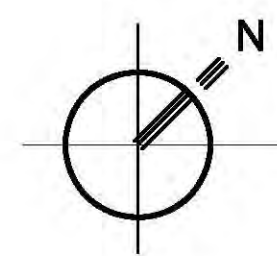
SIMONTON STREET (50' R/W)



Boundary & Topographical Survey

AMELIA AVENUE (30' R/W)

WINDSOR LANE (30' R/W)



MASTER SITE PLAN

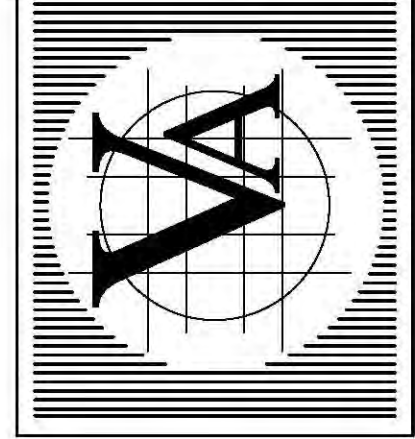
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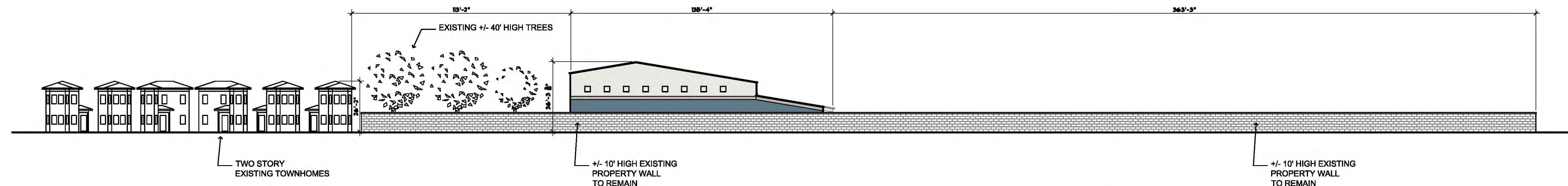
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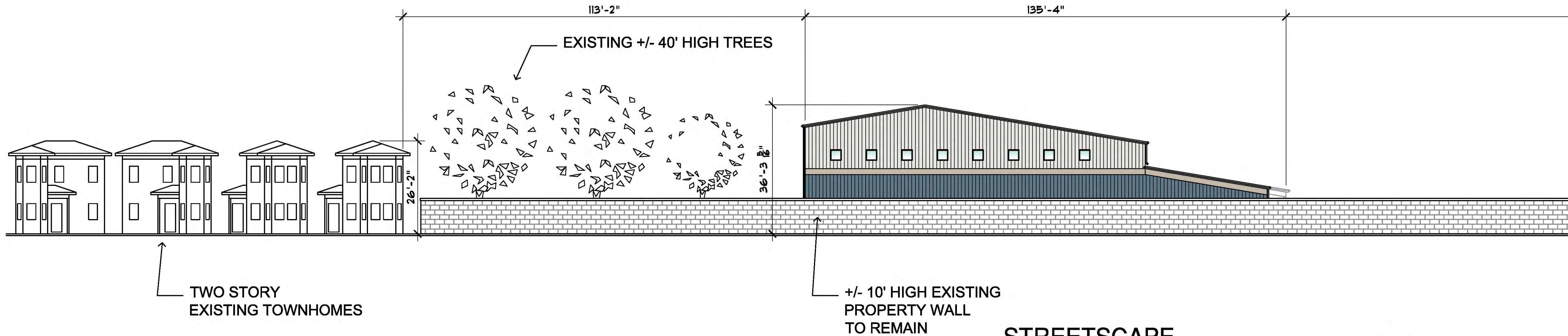
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AERIAL IMAGE _____ 1"=30'-0"
 AMELIA STREET



STREETSCAPE _____ 1"=30'-0"
 AMELIA STREET



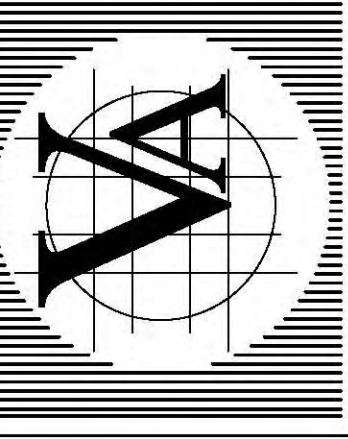
STREETSCAPE _____ 1/16"=1'-0"
 AMELIA STREET

REVISIONS:

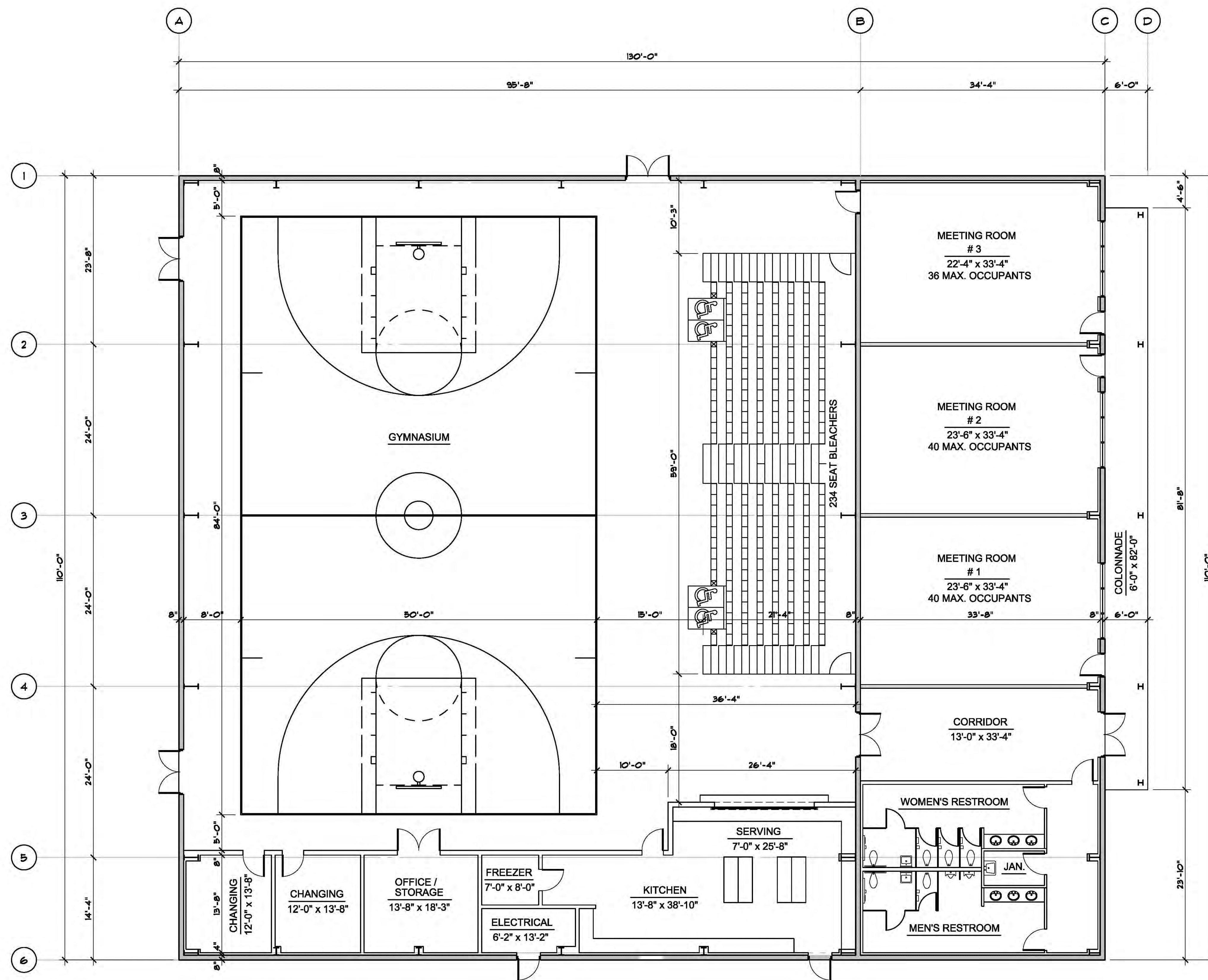
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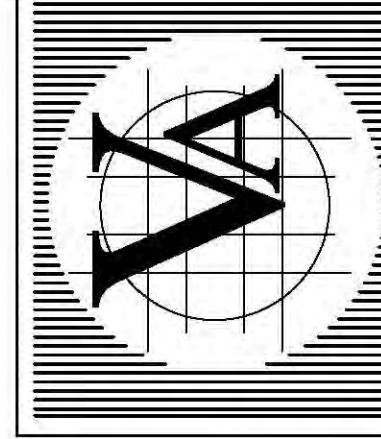
PRELIMINARY
MASTER FLOOR PLAN ——— 1/8" = 1'-0"

REVISIONS :

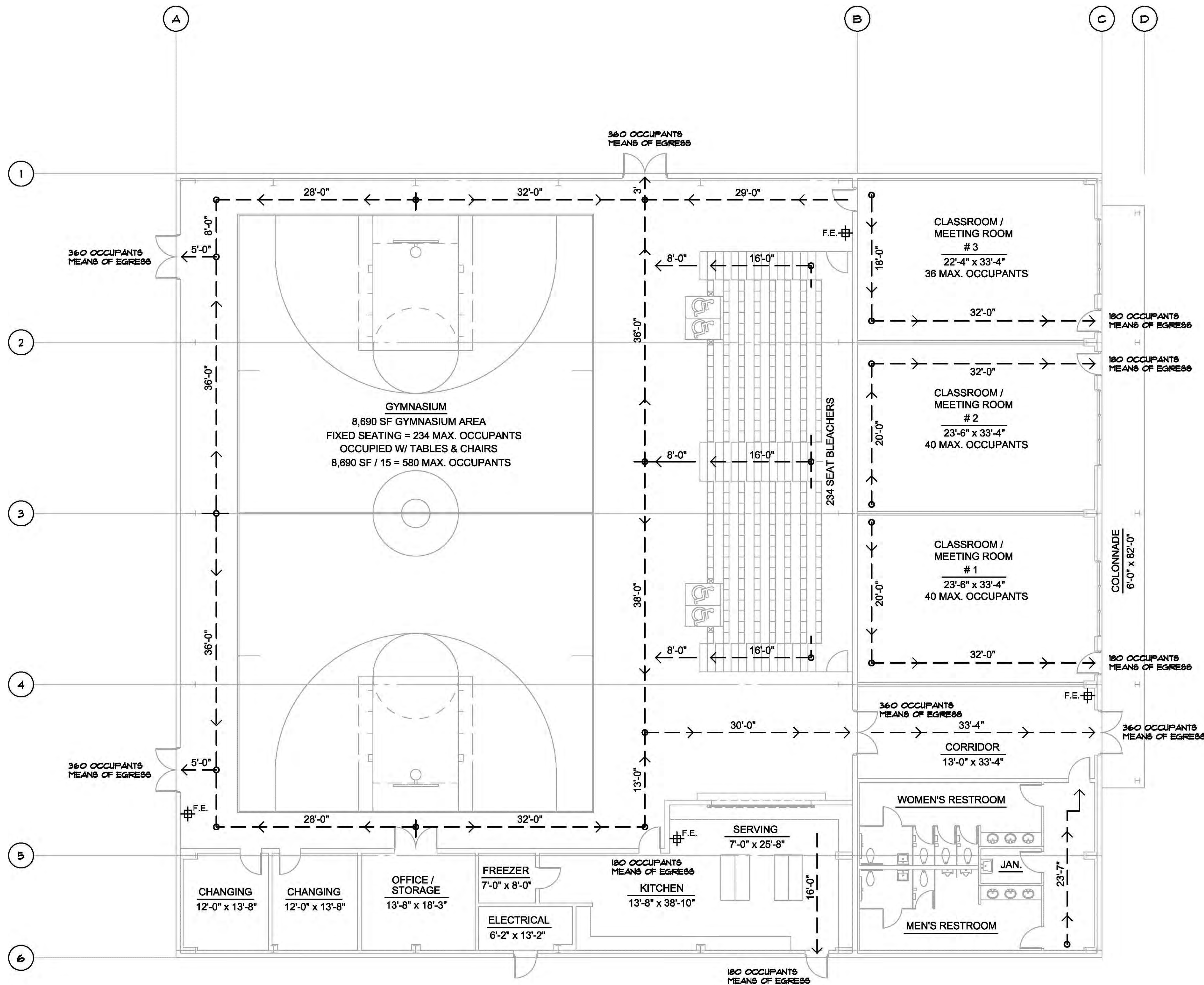
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DATE SUBMITTED FOR BIDS: -	
DRAWING NO : A-3 OF 6	



OCCUPANCY CLASSIFICATION ANALYSIS:
 AS PER FBC 2014 and FLORIDA FIRE PREVENTION CODE 2014
ASSEMBLY USE OCCUPANCY - AS PER FBC 2014 SECTION 303
 NON SEPARATED USES - AS PER FBC 2010 SECTION 508.3

OCCUPANCIES WITHIN BUILDING:
 ASSEMBLY: SECTION 303 — 8,690 SQ. FT.
 EDUCATIONAL: SECTION 305 — 2,382 SQ. FT.

508.3.2 Allowable building area and height.
 The allowable building area and height of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups under consideration for the type of construction of the building in accordance with Section 503.1.

BUILDING TYPE ANALYSIS:
 AS PER FBC 2014 and FLORIDA FIRE PREVENTION CODE 2014

- OCCUPANCY CLASSIFICATION: **ASSEMBLY - GROUP A-4**
 FBC 2014 - CHAPTER 3 - SECTION 303 - GROUP A
 FFPC 2014 - CHAPTER 12 - NEW ASSEMBLY OCCUPANCIES
- CONSTRUCTION TYPE: **TYPE II - B**
FULLY-SPRINKLERED BLDG.
 AS PER FBC - TABLE 503 & TABLE 601
- BUILDING AREA INCREASE AS PER FBC 2014 506.1
 TYPE II-B FIRE SPRINKLERED BUILDING SHALL BE PERMITTED TO BE INCREASED TO 45,125 S.F. MAXIMUM ALLOWED.
 NOTE: 14,790 SF IS THE TOTAL BUILDING AREA PROPOSED
- OCCUPANT LOAD AS PER FBC 2014 1004.1.1
 AND FLORIDA FIRE PREVENTION CODE 2010:
 ASSEMBLY OCCUPANCY AT GYM (8,690/15) = 580 OCCUPANTS
 EDUCATIONAL OCCUPANCY AT MEETING ROOMS (2,382/20) = 119 OCCUPANTS
BUILDING OCCUPANCY (TOTAL): 699 MAXIMUM OCCUPANTS

NUMBER OF EXITS: 4 PROVIDED WHERE 3 ARE REQUIRED

COMMON PATH OF TRAVEL:
 THE MAXIMUM COMMON PATH OF TRAVEL FOR ASSEMBLY OCCUPANCY IN A FULLY SPRINKLERED BUILDING AS PER FLORIDA FIRE PREVENTION CODE SECTION 101-12.2.5.1.2 SHALL BE MAXIMUM 75 FEET FOR 50 OCCUPANTS OR LESS AND 20 FEET FOR ANY AMOUNT HIGHER THAN 50 OCCUPANTS.
 NOTE:
 ALL SPACES IN THIS BUILDING HAVE COMMON PATH OF TRAVEL DISTANCE LENGTHS THAT ARE LESS THAN 20 FEET.

DEAD END CORRIDORS:
 THE MAXIMUM DEAD END CORRIDOR FOR ASSEMBLY OCCUPANCY IN A FULLY SPRINKLERED BUILDING AS PER FLORIDA FIRE PREVENTION CODE SECTION 101-12.2.5.1.3 SHALL BE MAXIMUM 20 FEET.
 NOTE:
 THERE ARE NO DEAD END CORRIDORS GREATER THAN 20 FT. IN THIS BUILDING.

TRAVEL DISTANCE TO EXITS:
 THE MAXIMUM TRAVEL DISTANCE FOR ASSEMBLY OCCUPANCY IN A FULLY SPRINKLERED BUILDING AS PER FLORIDA FIRE PREVENTION CODE SECTION 101-12.2.6(1) SHALL BE MAXIMUM 250 FEET.
 NOTE:
 ALL SPACES IN THIS BUILDING HAVE TRAVEL DISTANCE LENGTHS THAT ARE LESS THAN 250 FEET.

NOTE:
 ALL FIXED SEATING SHALL BE PURCHASED BY OWNER DIRECT FROM MANUFACTURER AND INSTALLED BY MANUF. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL. CONTRACTOR SHALL COORDINATE SCHEDULE OF INSTALLATION W/ FURNITURE MANUFACTURER.

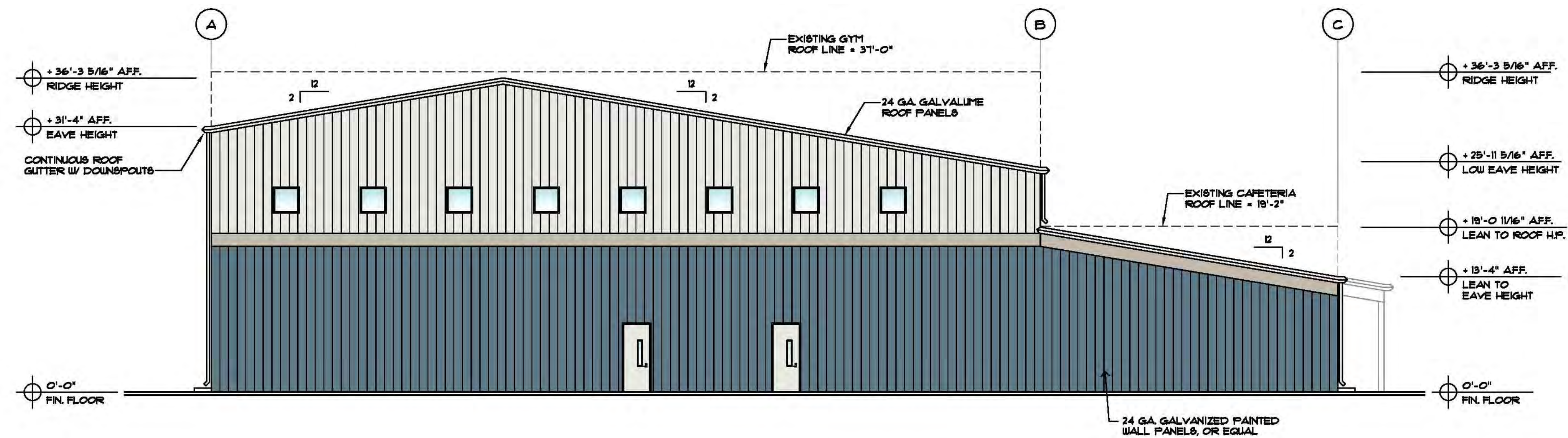
PRELIMINARY LIFE SAFETY FLOOR PLAN — 1/8" = 1'-0"

- NOTES:
- BUILDING SHALL BE EQUIPPED WITH A MONITORED FIRE ALARM SYSTEM IN ACCORDANCE WITH FFPC 2014 AND TIED TO THE SCHOOL FIRE ALARM SYSTEM.
 - BUILDING SHALL BE EQUIPPED WITH A MONITORED FIRE SPRINKLER PROTECTION SYSTEM IN ACCORDANCE WITH FFPC 2014

REVISIONS: <table border="1" style="width: 100%; height: 40px;"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>						PROPOSED GYMNASIUM BUILDING FOR: SAINT MARY STAR OF THE SEA CATHOLIC SCHOOL 724 TRUMAN AVENUE, KEY WEST, FLORIDA 33040 OWNER: MOST REVEREND THOMAS G. WENSKI, ARCHBISHOP OF MIAMI ARCHDIOCESE OF MIAMI, 9401 BISCAYNE BLVD., MIAMI SHORES, FL 33138
Corporation License #A4000266 Architectural Seal JORDEL VILLAVENCIO INC. ARB012110	VILLA & ASSOCIATES INC. ARCHITECTURE - PLANNING - INTERIOR DESIGN 7344 SW 48 STREET - MIAMI FL 33155 - (305) 661-8181 CONSULTANT:					
DATE: 07-14-16 SCALE: 1/8"	DATE SUBMITTED FOR BIDS: -- DRAWING NO: A-3.1 OF 6					



NORTH EAST ELEVATION 1/8" = 1'-0"



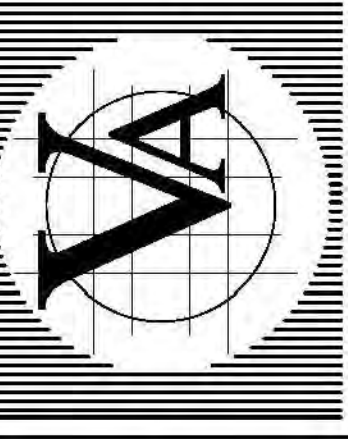
SOUTH EAST ELEVATION 1/8" = 1'-0"

REVISIONS:

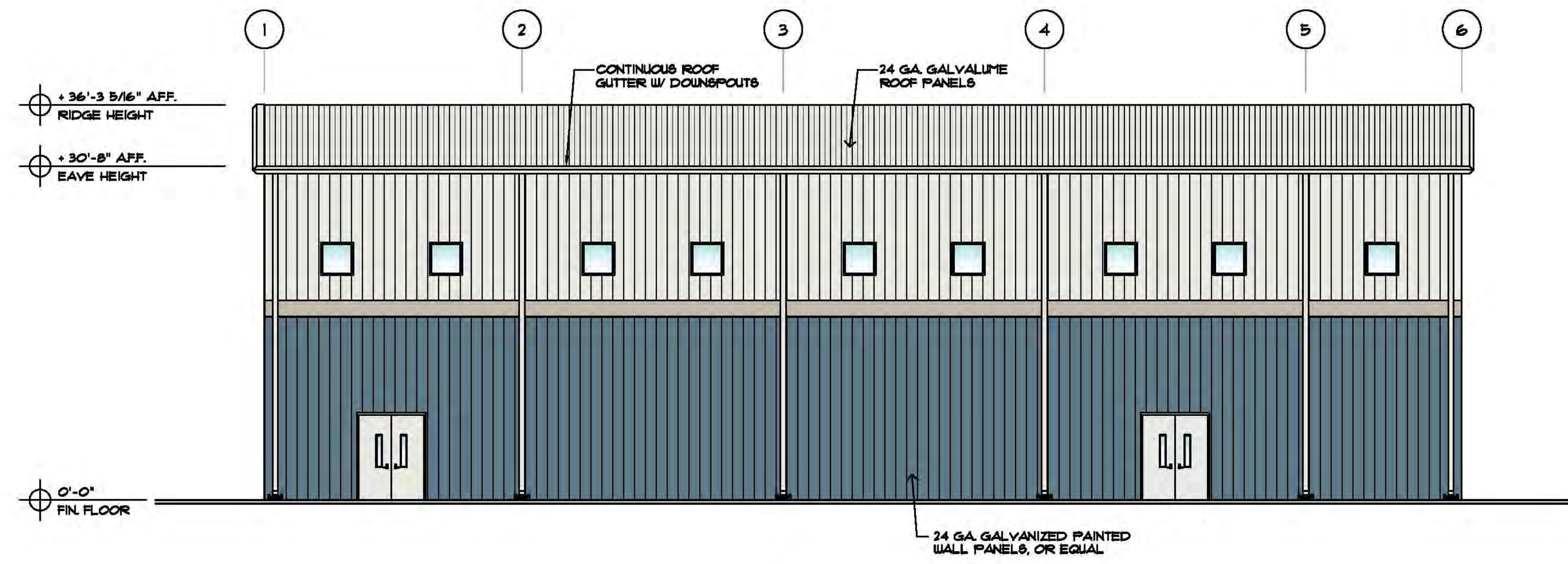
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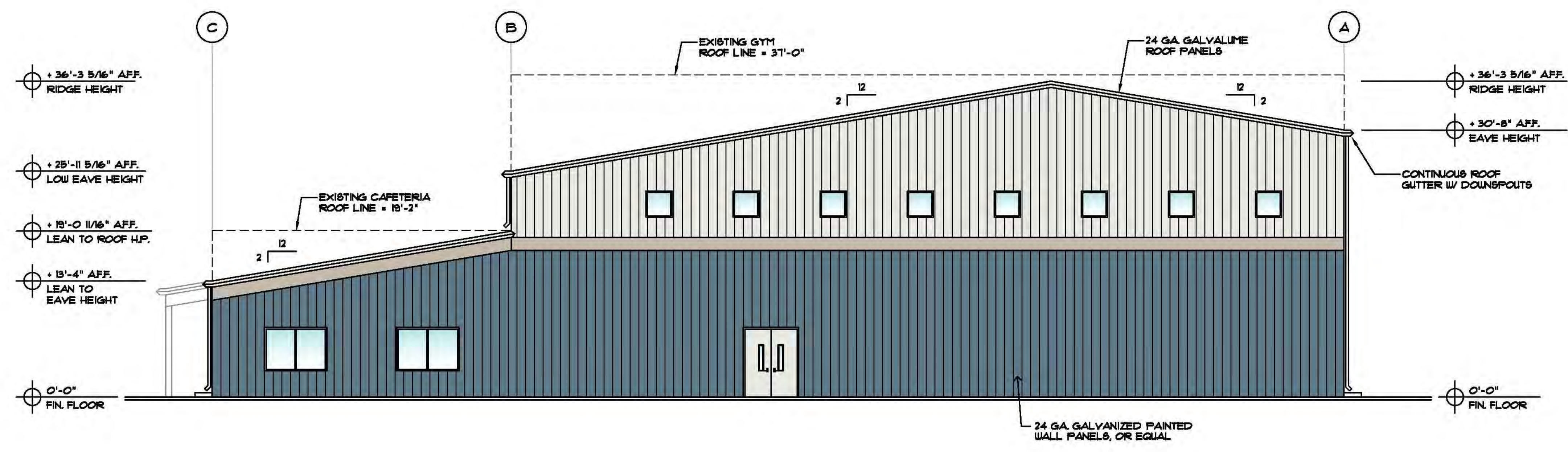
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DATE SUBMITTED FOR BIDS:	
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A-4	OF 6



SOUTH WEST ELEVATION 1/8" = 1'-0"



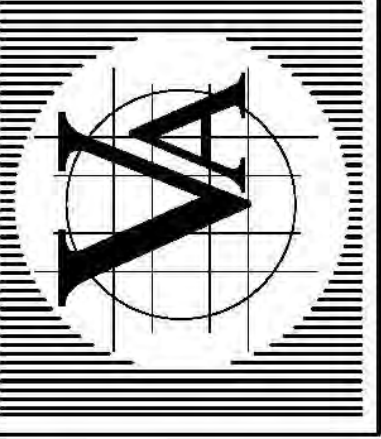
NORTH WEST ELEVATION 1/8" = 1'-0"

REVISIONS:

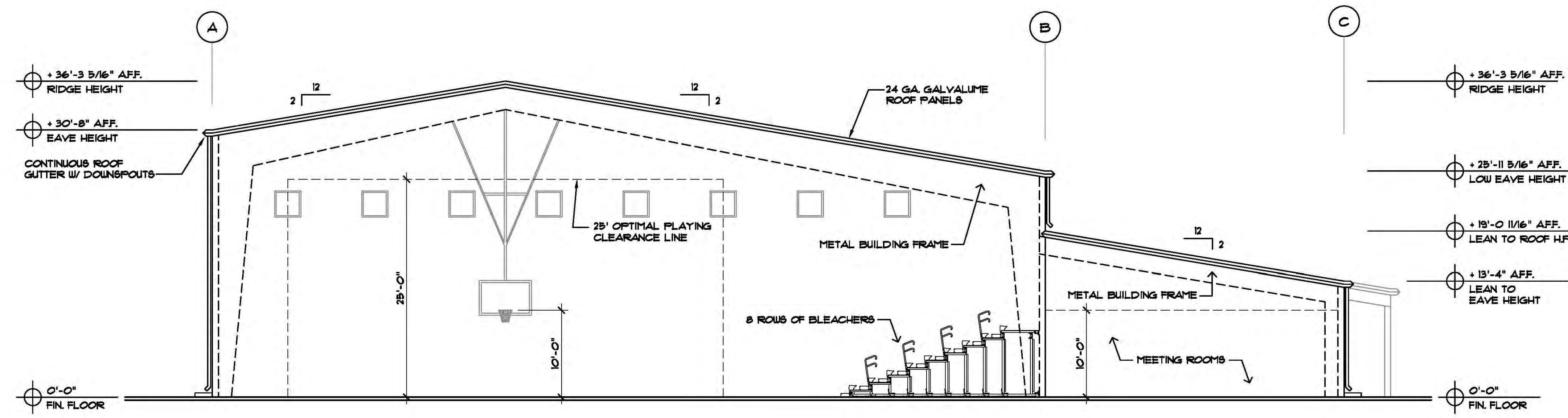
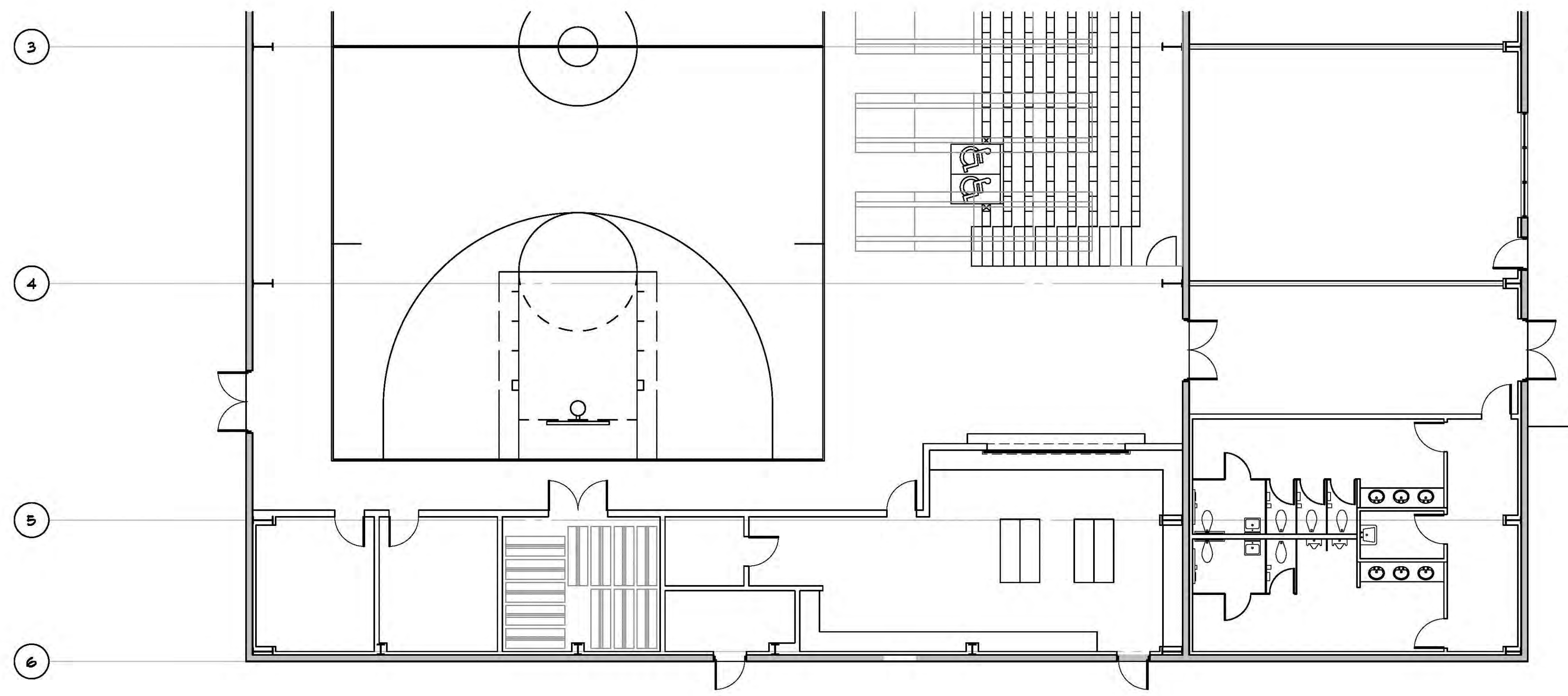
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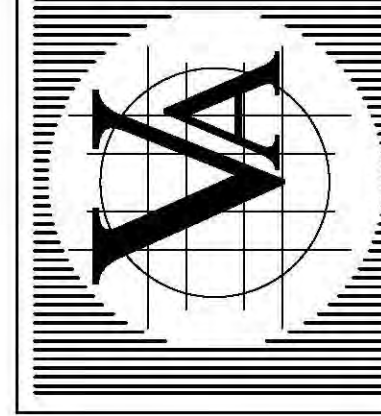
CONCEPT SCHEMATIC SECTION AT SOUTH EAST ELEVATION 1/8" = 1'-0"

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DRAWING NO : A-6 OF 6	





COLOR OPTIONS

Ranking	Roof	Top Section with Windows	Horizontal Band	Bottom Section with Doors
1	Snow White	Snow White	Almond	Harbor Blue
2	Snow White	Almond	Snow White	Slate Grey
3	Snow White	Snow White	Almond	Slate Grey



OPTION 1
NORTH EAST ELEVATION 1/8" = 1'-0"



OPTION 2
NORTH EAST ELEVATION 1/8" = 1'-0"



OPTION 3
NORTH EAST ELEVATION 1/8" = 1'-0"



Snow White



Almond



Harbor Blue



Slate Grey

BUILDING ON CAROLINE STREET





Historic Seaport

Conch Republic Seafood Company

631 Greene Street
Key West, FL 33040
305-294-4403





THE BASILICA SCHOOL
of Saint Mary Star of the Sea

Proposed Gymnasium Building





Il colore verde è associato alla natura, alla crescita e alla freschezza. È un colore che trasmette un senso di serenità e di equilibrio.



Il colore giallo è associato alla luce, alla gioia e all'ottimismo. È un colore che trasmette un senso di calore e di vitalità.



Il colore blu è associato alla calma, alla fiducia e alla stabilità. È un colore che trasmette un senso di sicurezza e di serenità.