

E. PROJECT INFORMATION

What type of project is proposed: **Check one:** Construction/Restoration Program

Provide a brief description of the project:

IMPROVEMENTS TO BRING THE CHURCH INTO ADA COMPLIANCE (BATHROOMS, RAMP, ETC.) STRUCTUR

TO PREVENT FURTHER DETERIORATION; KITCHEN REPLACEMENT FOR SAFETY AND CODE COMPLIANCE

REPLACEMENT OF SUBSTANDARD ELECTRICAL WIRING; REPAIRS TO THE PULPIT AND CHOIR STRICTURE

If a Construction/Restoration Project, please provide information that fully describes the physical boundaries of the proposed project as follows:

map(s)

deeds(s)

boundary survey

Monroe County Property Appraiser data for the site (<http://www.mcpafl.org>)

If a Program, please fully describe the population served by the program and the address of the program facility location on a separate sheet of paper. Please attach authorization from the property owner for the proposed program facility location.

Facility location authorization

F. OWNERSHIP AND LEGAL STRUCTURE

Provide the full name(s) of the person(s) or entity(s) expected to own (or operate if a program) the project and fully describe their legal structure (i.e. principals, ownership interests, relationship to parent organization, subsidiaries, etc.). Include a complete list of officers, directors and board members (as applicable) associated with entity who requested the appropriation. Attach additional information if necessary.

THE A.M.E. ZION CHURCH, INC.

Is the facility or program open to the public regardless of the individual's race, color, sex, gender identity or expression, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, or source of income and is there a charge associated with public use or entry to the facility or program? Please describe if necessary or explain if facility or programs have limitations to access. Attach additional information if necessary.

FIRST FLOOR FELLOWSHIP HALL DOES NOT HAVE DISABILITY ACCESS

G. PREAPPLICATION MEETING

A pre-application with the City Planner and Historic Preservation Planner is required prior to application submittal. Please provide the following pre-application meeting dates:

SEPTEMBER 29, 2011 Planning Department
SEPTEMBER 29, 2011 Historic Preservation Planner

H. PROJECT BUDGET

Note: Applicants are encouraged to consider the total amount available for TIF funding in 2012 relative to their project request.

- 1. Is funding requested for multiple phases (over more than one funding cycle?)
 yes no
- 2. Project Cost for 2012 \$256,896
Total Project Cost \$976,872 (\$417,000 ALREADY) (if multiphase, for all years)
- 3. Amount of TIF Funding Requested for 2012 \$236,896
Total Amount of TIF Funding Requested TBD
(if multiphase, for all years)
- 4. Total Amount of matching funds provided for 2012 \$20,000
Total Amount of matching funds provided TBD
(if multiphase, for all years)
Describe the source and amount of matching funds GENERAL TREASURY OF CH...
- 5. Attach a detailed budget for the project describing each key element and estimated costs (if multiphase, for all years)
 Detailed budget attached

I. PROJECT SCHEDULE

Please provide a schedule for approvals, construction and implementation of proposal, including multiyear phasing if relevant.

Schedule attached

J. GREEN FEATURES

Although not specifically required by Chapter 163, part 3, Florida Statutes of the Community Redevelopment Act, it is important to encourage the concept of going green within the context of implementation of a community redevelopment. Going green in this instance means conscious attempts to reduce overall negative environmental impacts by individuals, businesses and government. Community redevelopment activities including the appropriation and use of tax increment when reasonably feasible should

consider a focus on conserving the earth's resources, energy efficient activities, production of consumption of energy, use of sustainable materials, elimination of waste, compliance with environmental regulations and the use of environmentally friendly products, equipment and services. In this context green services are earth friendly, ethically produced and made energy efficient and employ the use recyclable materials. Please indicate how this application will promote green services. **Projects with green features will be given priority for funding.**

Green Features response attached

K. CERTIFICATION

By making this application, Applicant certifies that he or she has read Section 163.340(9), Florida Statutes (the definition of "community redevelopment") and the City's Community Redevelopment Plan (including any amendment or restatement thereof, and understands that any funding pursuant to application must be consistent with the City's community redevelopment policy objectives and City of Key West guidelines and procedures.)

The undersigned has read this form, authorized its preparation and, under penalty of perjury, hereby certifies that, to the best of his or her knowledge and belief that the information provided is true, accurate and complete. Applicant understands that any appropriation is subject to available funds and if requested agrees to provide any and all additional information in a timely fashion as requested by the CRA or City.

Chapter 837.06 Florida Statutes - False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in S. 775.082 or S. 775.083.

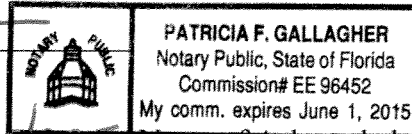
Applicant's Signature: Dr. Kevin W.H. Lewis Date: Oct 3, 2011

Subscribed and sworn to (or affirmed) before me on Oct 3, 2011 (date) by

Dr. Kevin W.H. Lewis
Please Print Name of Affiant

He/She is personally known to me or has presented FL Dr ke as identification.

Patricia A. Gallagher
Notary's Signature and Seal



Patricia A. Gallagher Name of Acknowledger printed or stamped

Notary Title or Rank

96452 Commission Number, if any

Section E
Project Information



**PROPOSAL FOR
ARCHITECTURAL SERVICES**
For

**CORNISH MEMORIAL A.M.E.ZION
METHODIST CHURCH**

PHASE 2 RESTORATION

702 Whitehead Sreet
Key West, Florida

September 26, 2012

Michael Miller Architect

I. PROJECT

Architectural Restoration of the Cornish Memorial A.M.E. Zion Methodist Church

II. SCOPE OF WORK

Pre-design Analysis, Drawings and Specifications, Municipal Reviews; Bidding and Negotiation of the Construction Contract, Construction Administration.

A. PREDESIGN

1. Inspection and Measurement of the Existing Building

The portions of the building relevant to the project will be measured and photographed. Measured drawings will be prepared for use during the design and construction phase of work. Specific problems and opportunities will be identified for analysis. We will also review the proposals of General Contractors for renovating and repairing the building.

2. Analysis of Existing Conditions and Recommendations with Estimated Construction Cost:

Analysis and construction recommendations of the existing conditions at the church have already been prepared as a part of the Phase 1 restoration. The data in the reports made at that time will be used for this phase.

B. DESIGN AND CONSTRUCTION DOCUMENTS

1. Design

A. Preliminary Drawings: Preparation scale floor plans showing the bathrooms (ADA Compliant), kitchen, ADA ramp and wheelchair lift, pulpit area, and areas where structural modifications must be constructed. These will be presented to the building committee for comments and approval.

- B. HARC Approval: Preparation of the required drawings for getting HARC approval, including floor plans, elevations, site plan. Stand up presentation at the HARC hearing.
- C. Preliminary Construction Cost Estimate: Preliminary drawings sufficient to give to general contractors for preliminary ("ballpark") construction cost estimates. Meetings with the contractors to answer questions listen to suggestions, etc.

2. Construction Documents

The scope of the construction documents depends on the scope of the construction work that the VFW can afford. The following describes what would be needed for a total restoration.

- A. Working Drawings:
 - 1) Architectural, Structural, Electrical, and Plumbing Plans sufficient to obtain a building permit, including:
 - C1 Site Plan
 - A1 Architectural Floor Plans
 - A2 Architectural Elevations
 - A3 Architectural Details
 - S1 Structural Details
 - E1 Electrical Details
 - P1 Plumbing Details
- B. Specifications: General Requirements and technical Specifications for the scope of construction work.

C. Bidding

- 1. **Prepare Bid List or Advertise Bids**: Select preferred contractors to bid or negotiate a price, or (if public moneys are involved) advertise in the paper for qualified bidders.
- 2. **Prepare Bid Documents**: Bid packs will consist of:
 - A. The Working Drawings and Specifications.
 - B. Instructions to Bidders.
 - C. Bid Form.
- 3. **Administer Bidding** : Distribute bid documents to each bidder, conduct a pre-bid conference on site, answer questions during the bid period, issue addenda if necessary, and receive bids.
- 4. **Analyze Bids**: Review all bids and put together an "apple to apple" comparison; make recommendation to the VFW building committee of a winning bid.
- 5. **Contractor Selection and Commencement of Construction**
 - A. Negotiation of Owner-General Contractor Contract

- 1) Negotiate AIA (American Institute of Architects) Contract as desired by owner, establish contingencies, allowances, labor rates, and unit prices. Owner counsel must review contract.
- 2) Verify contractor's general liability and workman's compensation insurance coverage.
- 3) Verify bonds, if any.
- 4) Sign contract and disburse down payment (if any).

D. Construction Administration

The responsibilities of the Architect during the construction period are described in detail in the AIA Owner-Architect Contract (if used) and the AIA Owner-General Contractor Contract in detail. The following is a brief description of the main headings of these responsibilities.

1. **Weekly Meetings:** Conduct regular weekly meetings with the General Contractor to monitor quality of workmanship, adherence to the specifications and schedule. Use of AIA Owner-General Contractor contract and General Conditions. Prepare weekly written reports, if VFW desires.
2. **Review Contractors Payment Requests:** Review and approve General Contractor's payment applications; issue certificates.
3. **Administer Change Orders:** Prepare contract documents for change orders (if any).
4. **Inspections:** Conduct final inspections, obtain final lien releases, and approve General Contractor's final payment.

III. ARCHITECTURAL CONTRACT AND FEE

A. Architectural Contract

The contract will be the American Institute of Architects (AIA) B102™-2007 Standard Form of Agreement Between Owner and Architect without a Predefined Scope of Architect's Services or as agreed to by the parties.

B. Architectural Fee

The following fee represents the entire scope of design and construction documents, including architecture, structural, electrical, and mechanical engineering. In the event the scope of work is less, the fee will be changed accordingly; if more than according to the attached Terms and Conditions. The figure includes the cost of consultants:

Retainer	\$2,500.00
Item A.1 Inspection of the Existing Building And preparation of Measured Drawings*	\$1,000.00
Item A.2 Analysis of Existing Conditions	\$500.00
Item B.1 Design	\$3,250.00
Item B.2 Construction Documents	\$7,500.00
Item C1-5 Bidding	\$500.00
Item D1-4 Construction Administration	\$ 5,000.00

*Includes structural engineer's inspection.

B. Hourly Rates

Where work is requested and no fixed fee is requested or if an hourly rate is more practical the following rate schedule will apply:

- | | | |
|----|--|------------|
| 1. | Consultation, design, inspections, for GC payment requisitions, representation before municipal agencies, contract negotiation and other Principal Architect's work. | \$150/hour |
| 2. | Assistance with inspections, design coordination, special research, project administration and other assistant architect's of designer's tasks. | \$85/hour |
| 3. | Skilled computer aided design work, design, measurements, technical research and other professional tasks. | \$55/hour |
| 4. | Drafting, office work, assistance with technical work, model-making, general assistance with office architectural tasks. | \$40/hour |

IV. REIMBURSIBLE EXPENSES

The following expenses will be reimbursable and in addition to the fee: Printing of drawings and specifications for the client, municipal agencies, contractors, and anyone else other than for in-house purposes; photo-processing, postage, shipping, long distance fax and telephone; governmental fees paid on the owner's behalf. These expenses will be marked up 15%. Auto travel beyond fifty miles round trip at \$.55/mile round trip, rental car, air fare and all other commercial transportation. All other non-overhead expenses must be approved by the owner in advance.

VII. CONSULTANTS

If consultants such as structural, mechanical, electrical, and air conditioning engineers are required in addition to structural, mechanical, electrical, and plumbing that are part of the Architect's responsibilities for design and construction oversight as part of the fixed fee herein, we will retain these consultants either on an hourly basis. The consultant's fees will be included on our billings with a 15% administrative markup.

END OF PROPOSAL

MICHAEL MILLER
ARCHITECT

September 26, 2009

Kevin Lewis, Pastor
Cornish Memorial A.M.E. Zion Church
702 Whitehead Street
Key West, FL 33040

RE: Proposal for Architectural Services for Phase 2 Restoration Work

Dear Pastor Lewis,

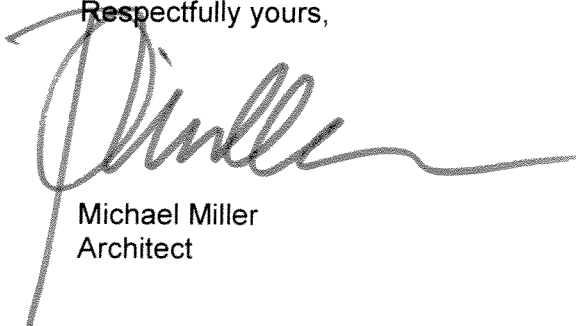
It is my privilege and pleasure to assist you with your plans to continue the restoration of the Cornish Church. I understand that the purpose of this phase of the restoration is to address the following:

1. Protection of the building for further structural deterioration.
2. Provision of ADA compliant bathrooms.
3. Repair a of the existing Fellowship Hall kitchen so to be safe and code compliant.
4. Remove the fire threat posed by the Parsonage electrical system.
5. Repair the sanctuary alter, pulpit, and choir floor and railings.

It has been a pleasure to have provided architectural services for the Phase 1 and I look forward to continuing our professional relationship in the service of preserving this wonderful and important historic building.

My proposal for architectural services is attached.

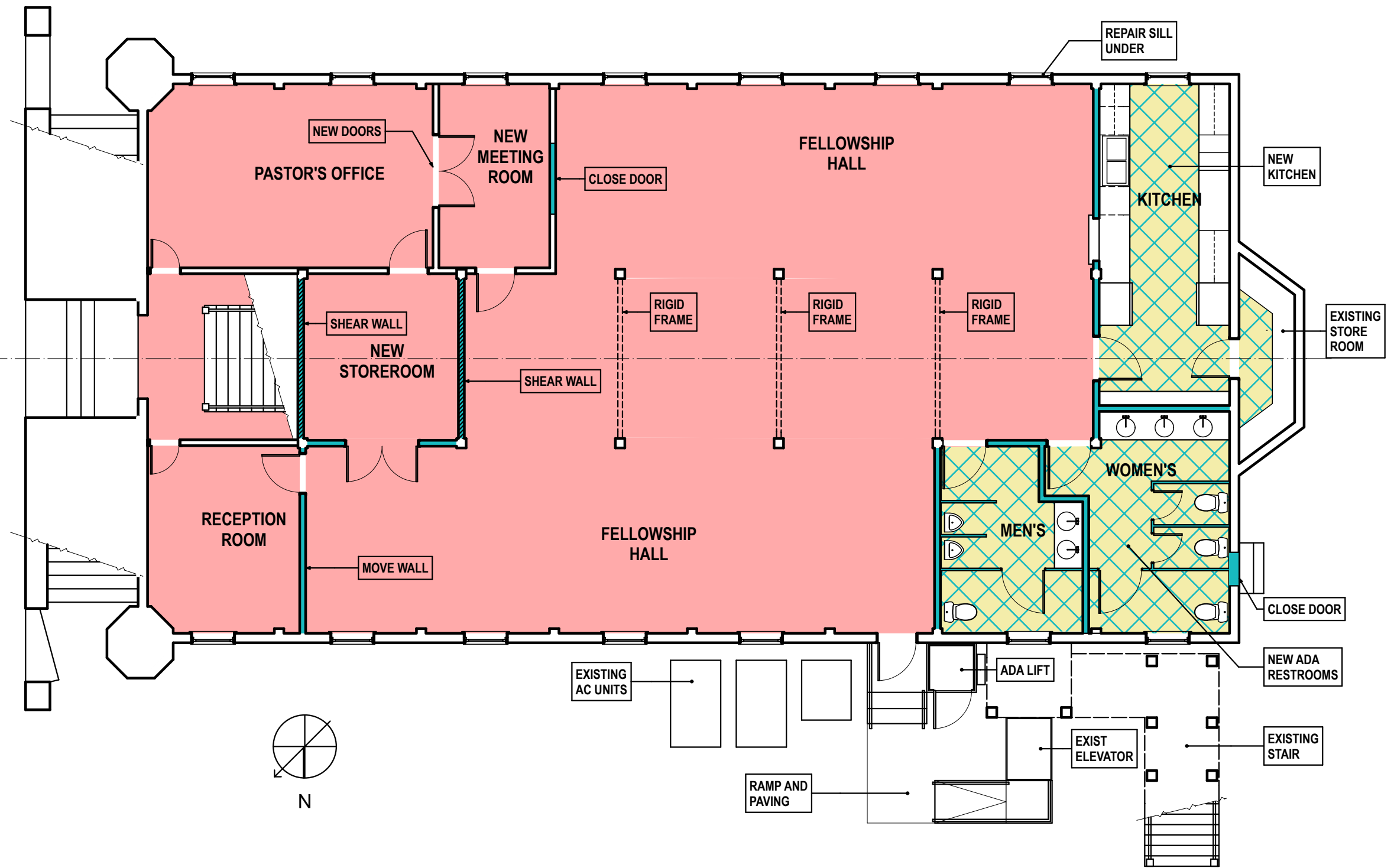
Respectfully yours,



Michael Miller
Architect

WHITEHEAD STREET

SIDEWALK



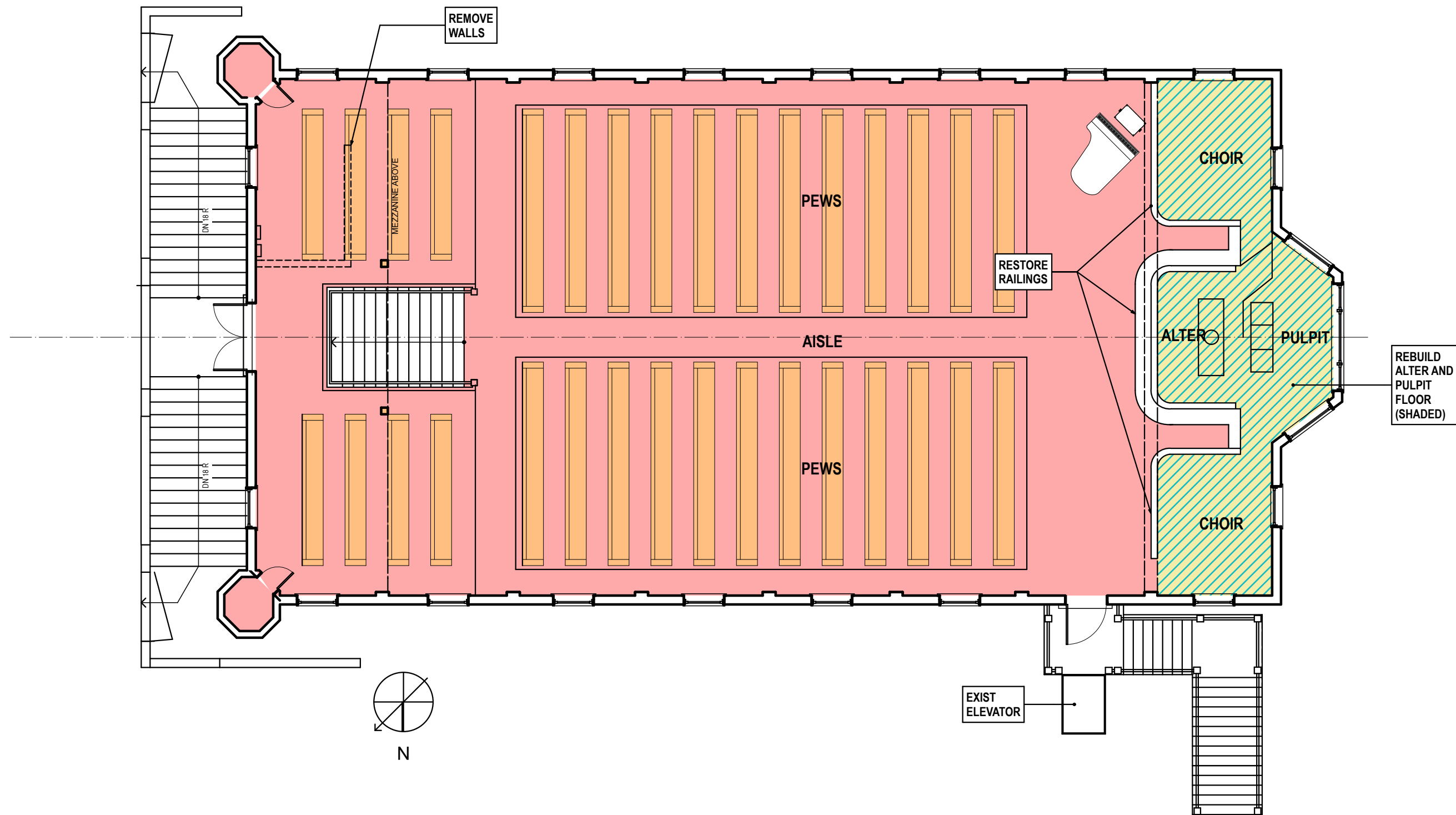
GROUND FLOOR PLAN

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

DATE: 9/22/11

MICHAEL MILLER . ARCHITECT

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net



SANCTUARY LEVEL

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

DATE: 9/22/11

MICHAEL MILLER . ARCHITECT

517 DUVAL STREET
 KEY WEST, FLORIDA
 (305) 294 - 7687
 mlrarch@bellsouth.net

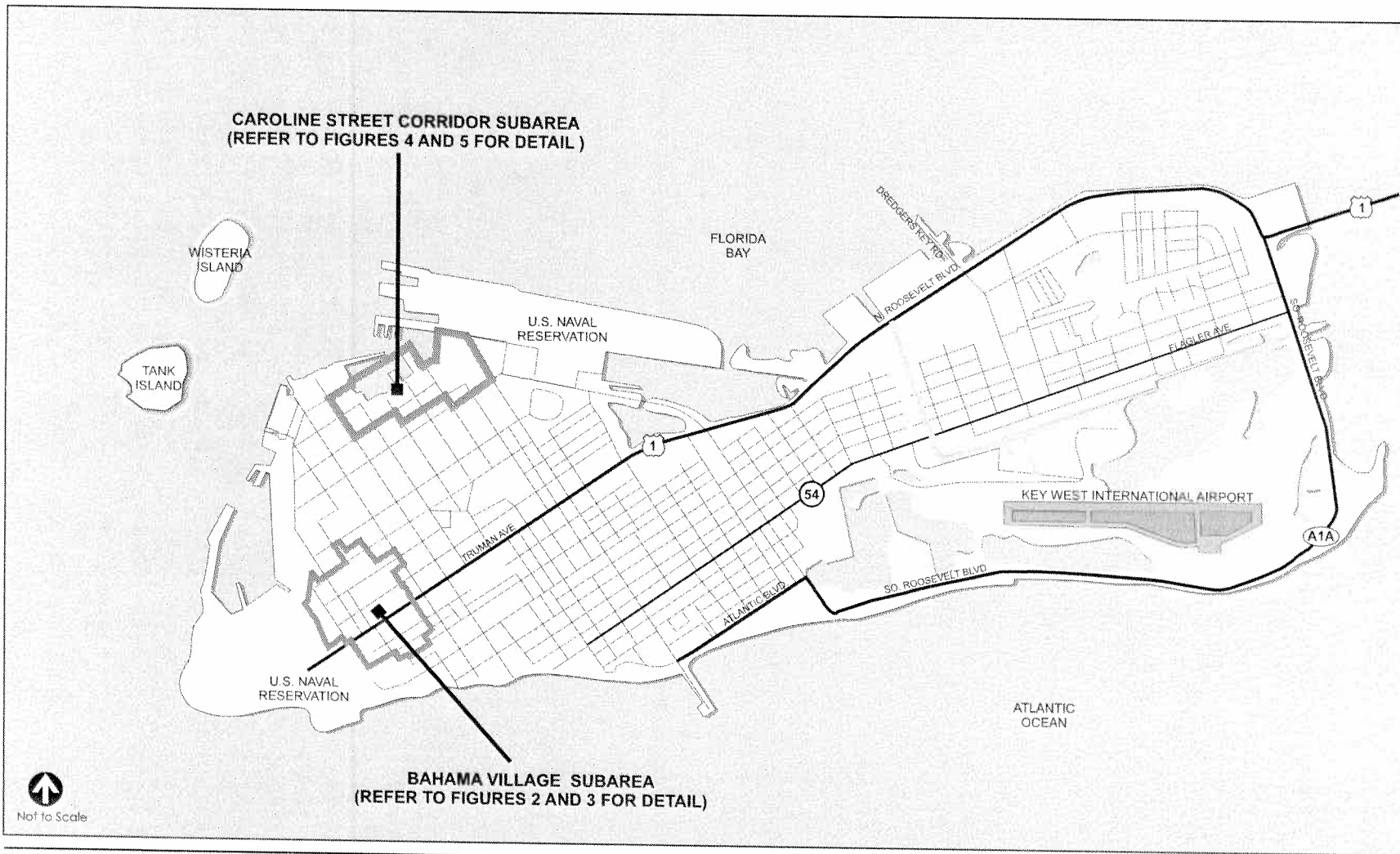


Figure 1
 Location Map
 Community Redevelopment Area
 Caroline Street Corridor and Bahama Village Community Redevelopment Agency

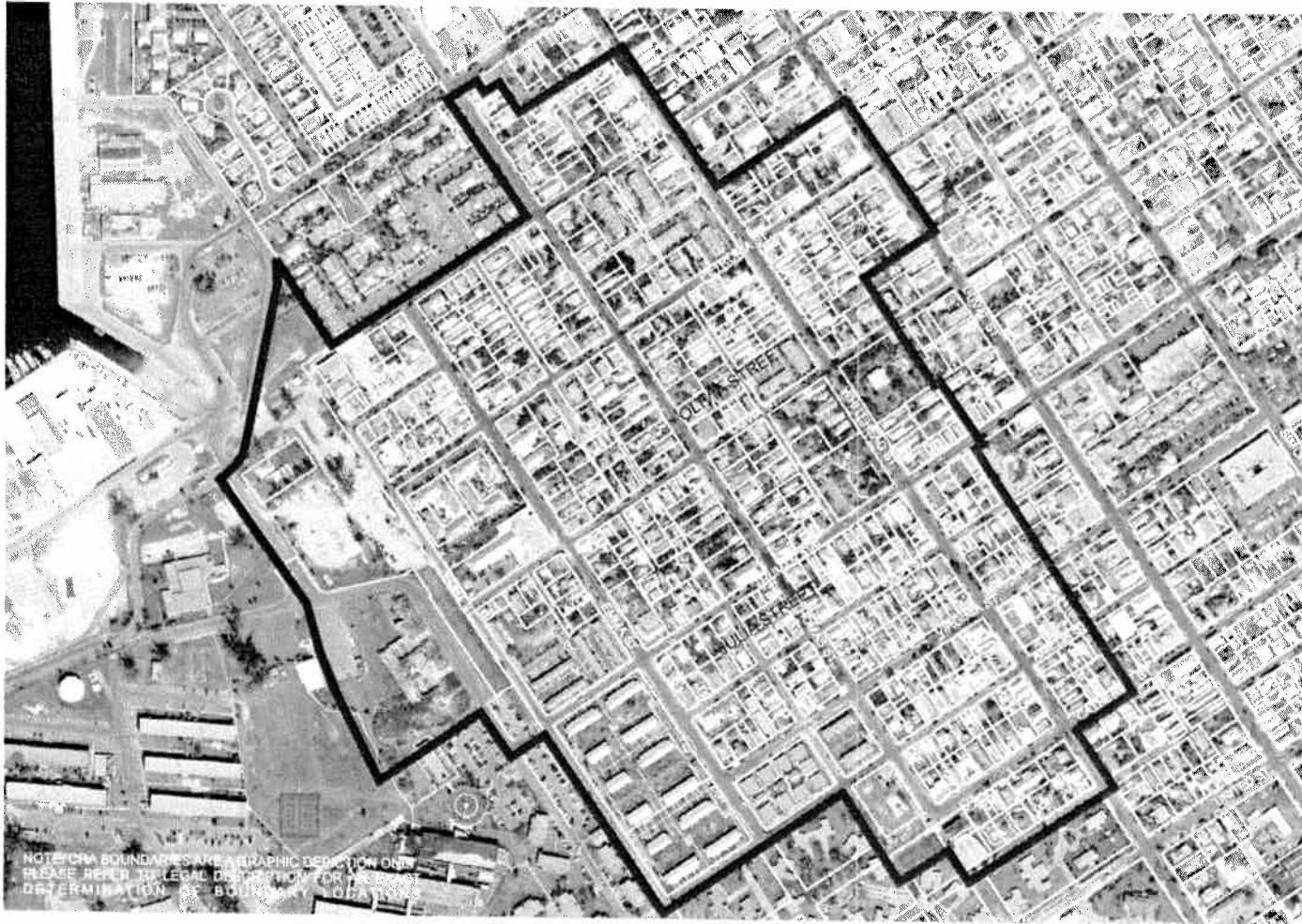


NOTE: CRA BOUNDARIES ARE A GRAPHIC DEPICTION ONLY.
PLEASE REFER TO LEGAL DESCRIPTION FOR AN EXACT
DETERMINATION OF BOUNDARY LOCATIONS



LEGEND
 ——— Approximate Boundaries of Subarea

Figure 2
 Detail Location Map
 Bahama Village Subarea
 Community Redevelopment Area
 Caroline Street Corridor and Bahama Village Community Redevelopment Agency

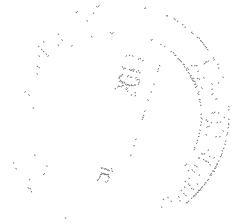


LEGEND
—— Approximate Boundaries of Subarea

Figure 3
Aerial Detail Location Map
Bahama Village Subarea
Community Redevelopment Area
Caroline Street Corridor and Bahama Village Community Redevelopment Agency

REPORT AND
RECOMMENDATIONS

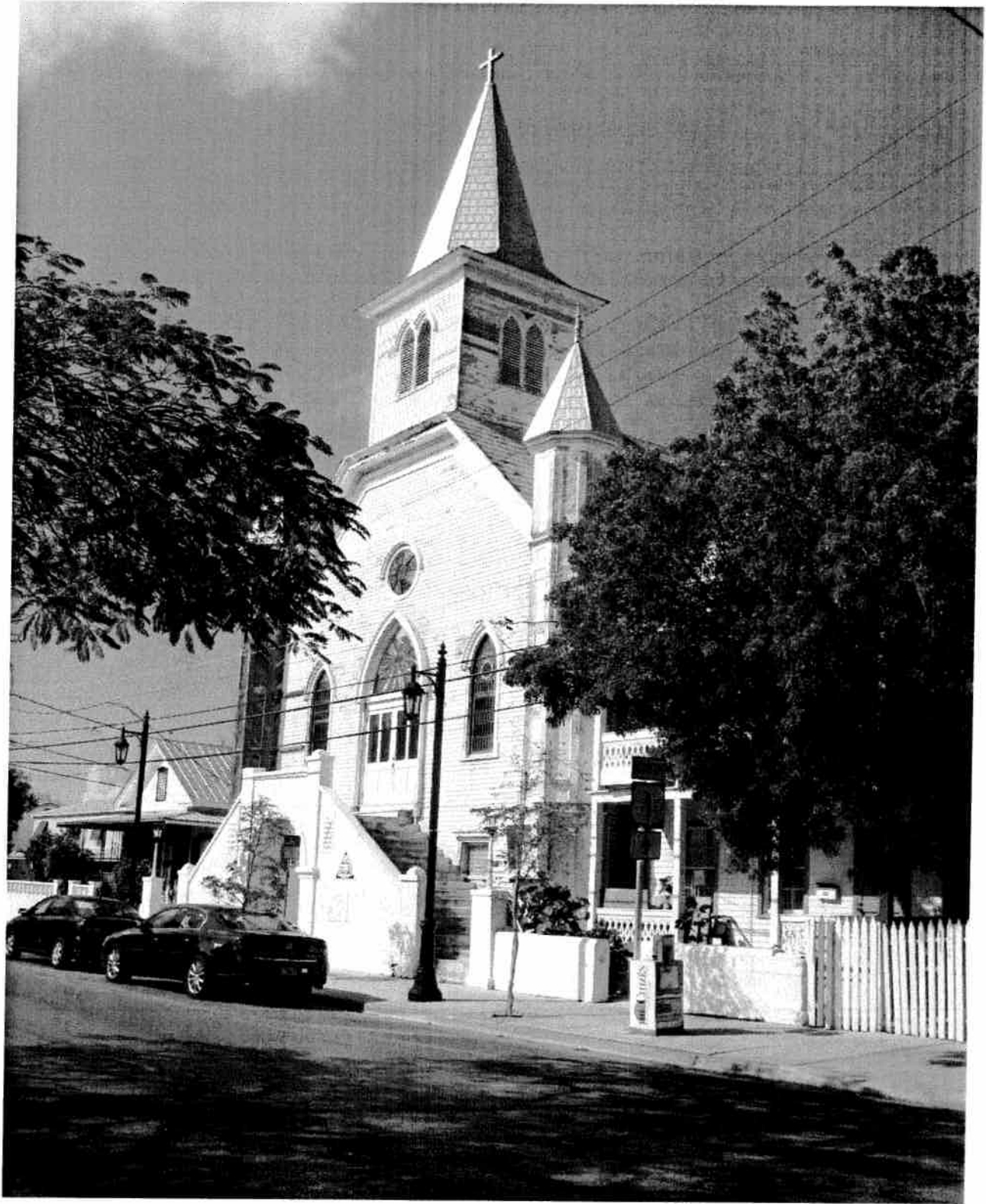
**ARCHITECTURAL CONDITIONS
AT THE CORNISH MEMORIAL
A.M.E. ZION CHURCH**



Prepared For: The Cornish Memorial A.M.E. Zion Church and
The City of Key West

Prepared By: Michael Miller Architect

October 1, 2009



ARCHITECTURE 1

ARCHITECTURE

HISTORY

The Cornish Memorial African Methodist Episcopal (A.M.E.) Zion Church is the oldest A.M.E. Zion church in Florida. It was established by A.M.E. Zion Church members who moved to Key West from Northern states in the middle of the 19th century and who incorporated an existing A.M.E. Chapel in Key West that had been established by a black civic leader named Sandie Cornish, a freed slave from Maryland who moved to Key West in the 1840s.

The church was constructed 1865 and consists of a wood frame structure oriented East and West, enclosing a second floor nave and sanctuary above a ground floor fellowship hall, with a bell tower above the ground floor entrance. Three major additions to the church were constructed around the turn of the century. According to the Monroe County Sanborne maps between 1892 and 1899 turrets were added to the front corners of the church and between 1899 and 1912 the concrete and stucco exterior stairs were added to the front of the church and a bay extending the sanctuary was added to the rear (Figures 1, 2, and 3). A cornerstone exists stating that in 1894 the church was “rebuilt”. It is probable that this was the year that the corner turrets were added (Figure 4).

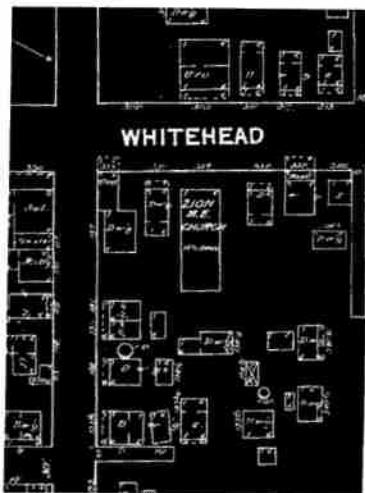


Figure 1 1889 Map

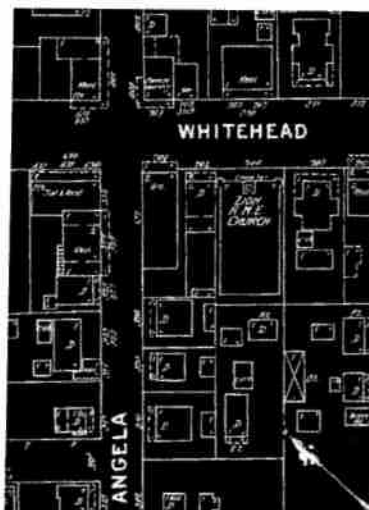


Figure 2 1898 Map

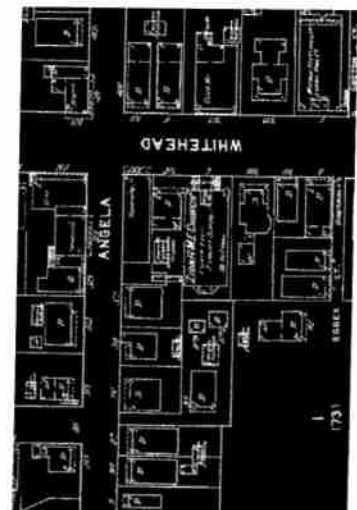


Figure 3 1912 Map

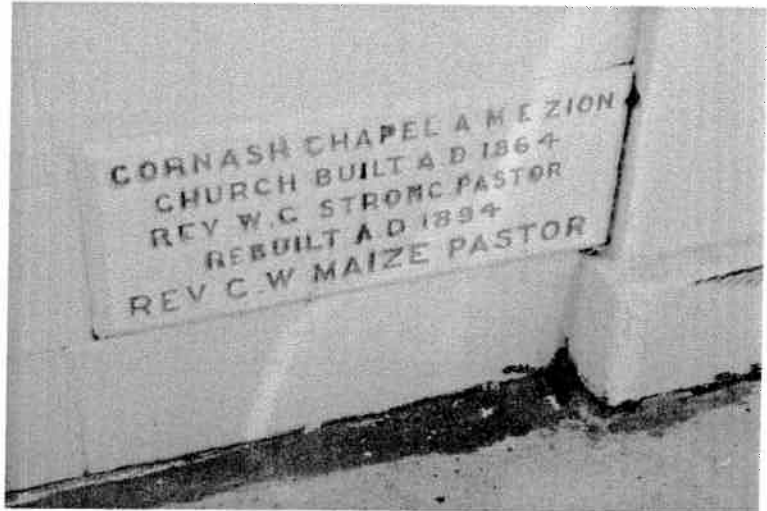


Figure 4 1894 Plaque

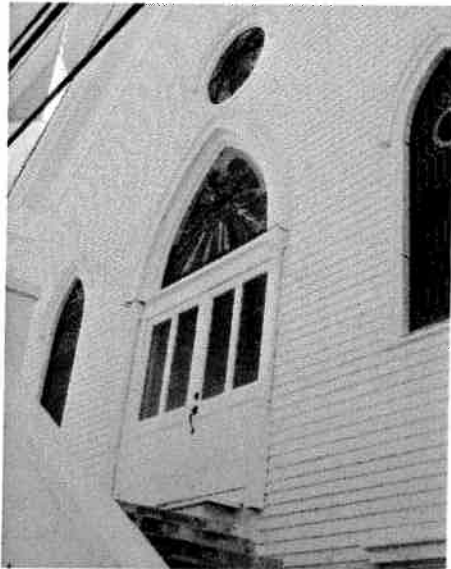


Figure 5 Window Converted Door (Surmised)

A second floor entrance was the purpose of the circa 1899-1912 concrete stair addition. It can be reasonably assumed that the doors were inserted into an opening that was previously the largest stained glass window on the front façade of the church, just above the original street level front doors. The arched transom above the doors, which contains the stained glass “All Seeing Eye” that the church is famous for, was in all likelihood the top part of the original window (Figure5).

The church was re-dedicated in 1961, damaged in a fire and restored in 1964, rededicated again in 1966 (Figure 6), then under a state preservation grant was restored again in 1991. In 1998 the church suffered damage from Hurricane Georges and was repaired and restored using private donations.

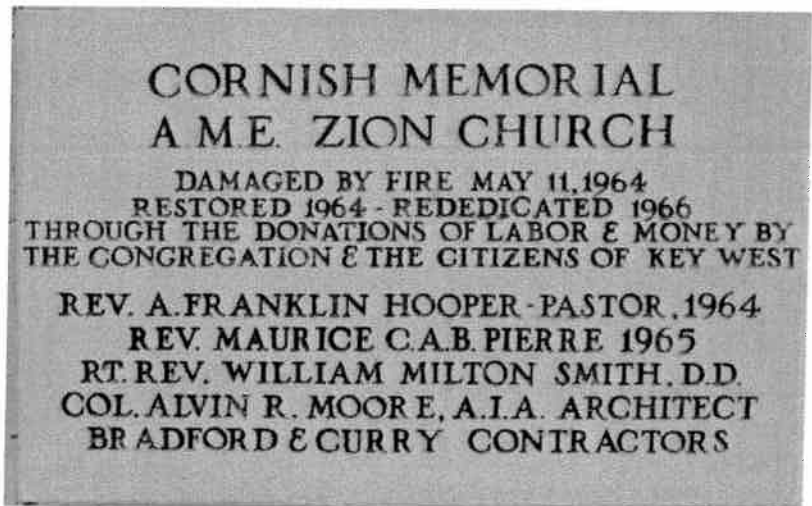


Figure 6 1965 Plaque

ARCHITECTURAL STYLE

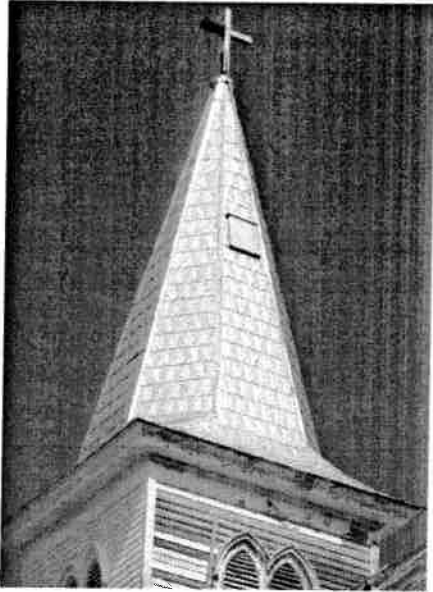


Figure 7 Witches Hat Steeple

The architectural style of the church can be loosely called Caribbean Colonial and reflects English and French colonial architectural forms. The bell tower steeple is of a type sometimes known as a “Witches Hat” (Figure 7), and seen commonly in the Caribbean and in particular Haiti, formerly the French colony of Hispaniola. The two corner turrets and octagonal spires are Victorian.

The twin concrete and stucco stairs at the front of the church, built in the early 1900s, shows a clear Cuban influence, with Spanish Colonial piers and a Roman arch (Figure 8).

The main portion of the church is detailed and proportioned much like other structures in Key West of the same age and can be traced to English influences brought to Key West from the Bahamas and from New England.

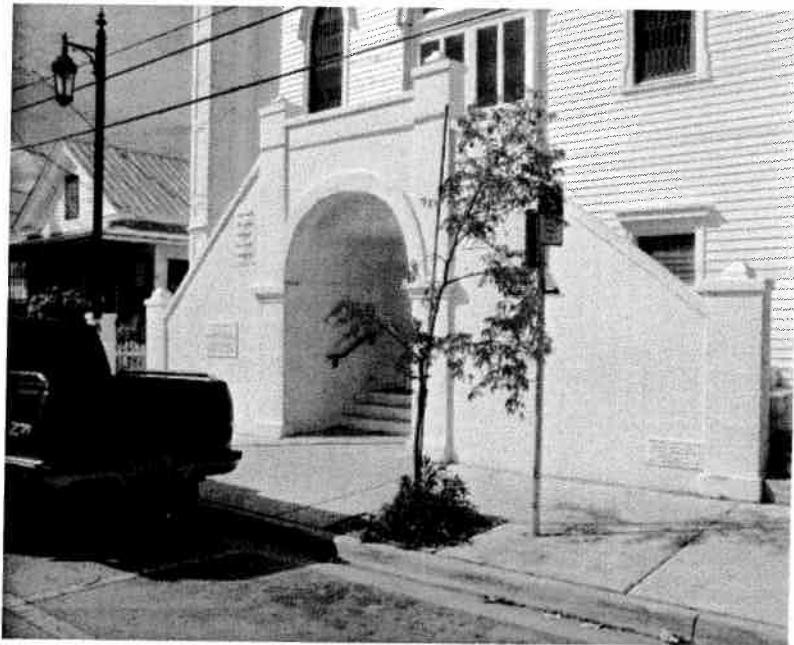


Figure 8 Spanish Colonial Stair

A theory that merits research says that the Church’s builders came from European colonies in the Caribbean, possibly Hispaniola, where freed slaves had by the middle of the nineteenth century established themselves throughout the region as master builders and craftsmen. The belief that the builders were Freemasons is given credence by the evidence of Freemasons symbols in the stained glass windows: the prominent stained glass window over the entrance filled with an “All Seeing Eye” and blazing sun, the large window in

the shape of a Crescent moon in wall above the pulpit, and other Freemasons symbols scattered about the stained glass windows (Figure 9 and 10).

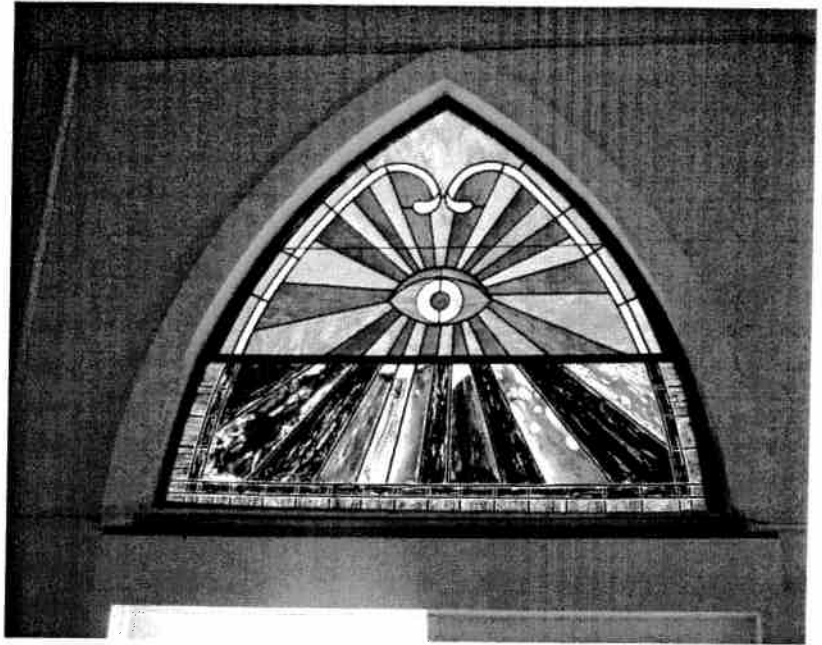


Figure 9 All Seeing Eye Window

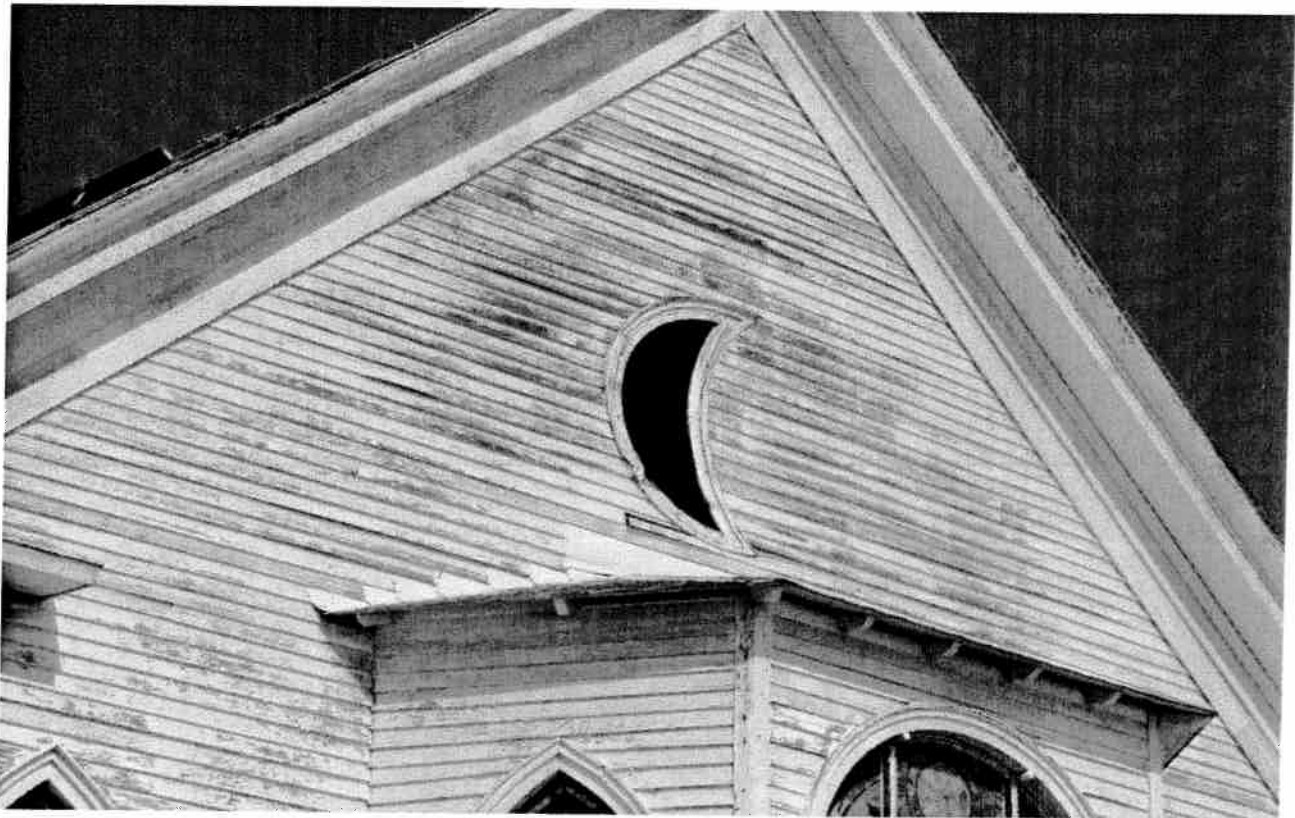


Figure 10 Crescent Moon Window

PLAN AND SECTION

The church is a building approximately forty feet wide, and eighty feet long. The main roof is approximately fifty feet high; the steeple rising above it. The building section is unusual for most churches in Key West, as the main floor of the church, the nave and sanctuary, is on the second floor, approximately twelve feet above the sidewalk. The ground floor rests upon piers and has a crawl space below it. It is used for offices, a fellowship hall, bathrooms and a kitchen. More commonly, churches of this size have their main floor at the ground level, entered by only a few steps from the sidewalk level, with storage and fellowship rooms in a basement or adjoining building.

(Figure 11).

There is no accommodation for the handicapped either in access or in the bathrooms.

Figure 11 Building Section

Figure 12 Nave and Sanctuary Plan View

The church plan is that of a hall or meeting house without a crossing (Figure 12). It consists of the nave with two banks of pews on a raised platform, and three aisles; a split chancel with raised choir stalls on either side of a raised altar, with rails (Figure 14); and a further raised sanctuary with a pulpit, lectern, and apse, which is constructed as a bay projection beyond the rear gable wall of the church (Figure 13).

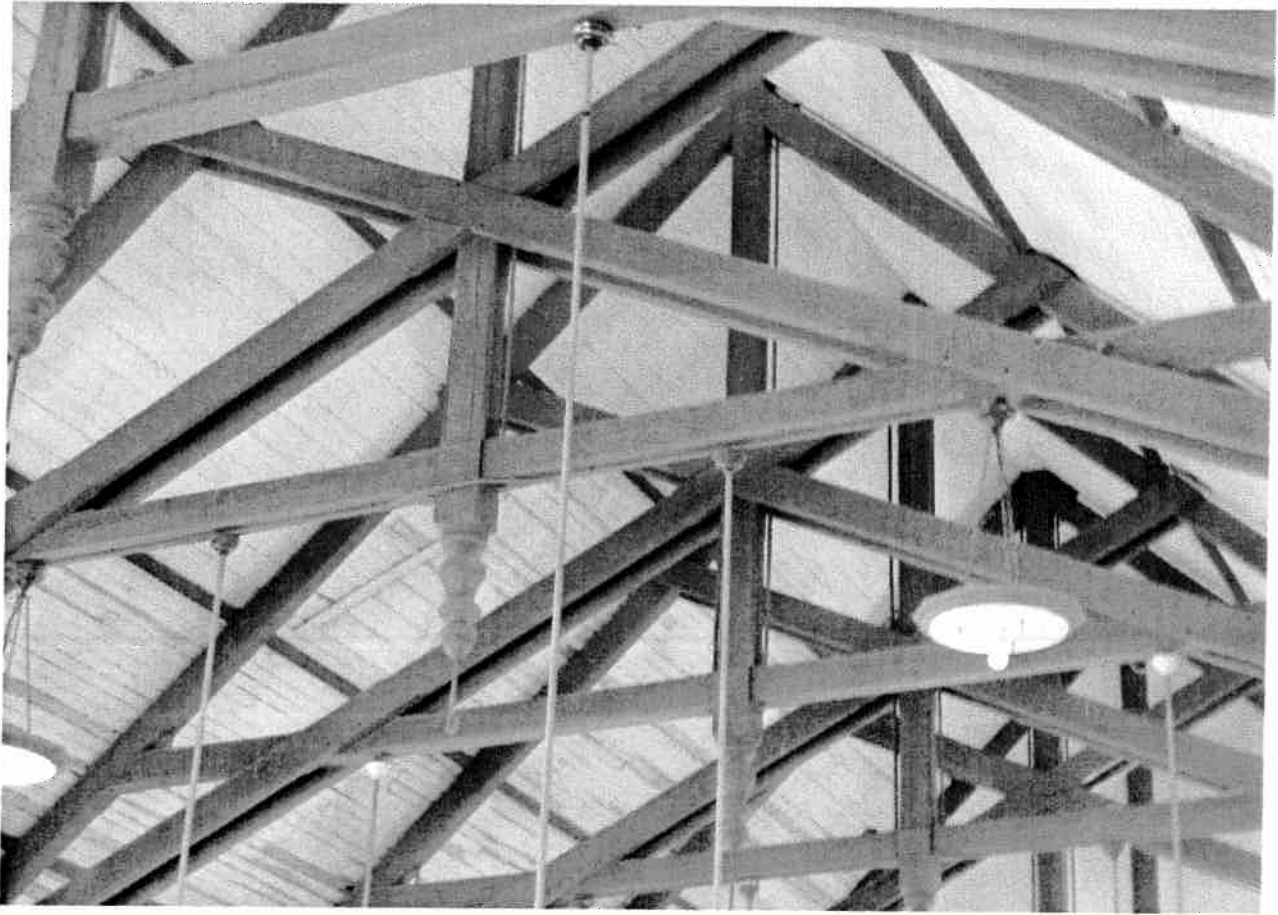
The church was likely constructed this way for two reasons: 1) to protect the main floor from flooding during severe storms, and 2) it was not possible to excavate for a basement because the water table was too high or 3) the church property did not have the space for another structure for their auxiliary functions.

Access to the church at the ground floor is through the front doors at Whitehead Street and though the egress doors at the rear of the building. In each case stairs must be traversed without railings. No handicapped access is provided.

Figure 13 Bay Projection



Figure 14 Sanctuary Bay



BUILDING STRUCTURE **2**

BUILDING STRUCTURE

EXISTING CONDITIONS



Figure 15 Racked Columns

The church is a two story structure with an attic under the bell tower. It is constructed of wood framing upon brick piers in a manner typical of the middle of the 19th century when balloon frame construction was married with the traditional post and beam construction method. Beam and columns are connected with mortise, tenons and hardwood pegs, and closely spaced wall studs run from the building sill to the roof plate.

While the major structural components of the building are in serviceable condition (see the Structural Engineers report), modifications over time have compromised the structural integrity of the church as a whole. This is evident because the building racks (leans) to the Southeast between seven and eight inches (7"-8") to the Northwest from eave to ground at the center of the building side walls (Figure 14) while the front and rear gable walls lean approximately three inches (3"). This is visible from the street and inside the first floor meeting hall where the 8x8 columns are noticeably out of plumb from 1-1/2" to 3-3/4" in ten feet of height (Figure 13).

Wind loads are the most probable cause of the racking.

Figure 16 Building Section Showing Racking

(Exaggerated)

Foundation

The building foundation consists primarily of brick piers. At the perimeter of the building they are covered with stucco. At various places under the center of the building coral blocks have been added to support local settling of the floor. Along the South perimeter concrete foundation walls have been added between the piers, again to combat settlement. The foundations are in good condition (Figure 16).



Figure 17 Foundation Piers

Ground Floor Structure

The ground floor of the church rests upon the foundation piers, creating an eighteen inch crawl space (Figure 17). Floor framing consists of two central parallel 6"x 9" longitudinal beams 11'-3" apart, traversed with 3"x 10" floor joists spaced eighteen inches apart running from beam to 6"x 7" continuous sills (Figure 18). The floor sheathing, which is also the finish floor and consists of 1x4 (7/8"x 3-7/8") tongue and groove fastened to the floor joists. Intermittently, 2x8s have been added between the floor joists in an effort to stiffen the framing.

Generally, the ground floor framing appears to be dry and in good condition except for what appears to be sill damage at the Southwest corner. It is transversely level at the front

(East) end of the building but progressively settles out of level from the center of the building to the South wall, from 1" at the Southwest corner of the Pastor's office to 6" at South West corner of the building. The building is generally level in the longitudinal axis from the center of the building to the North Wall (Figure 19).

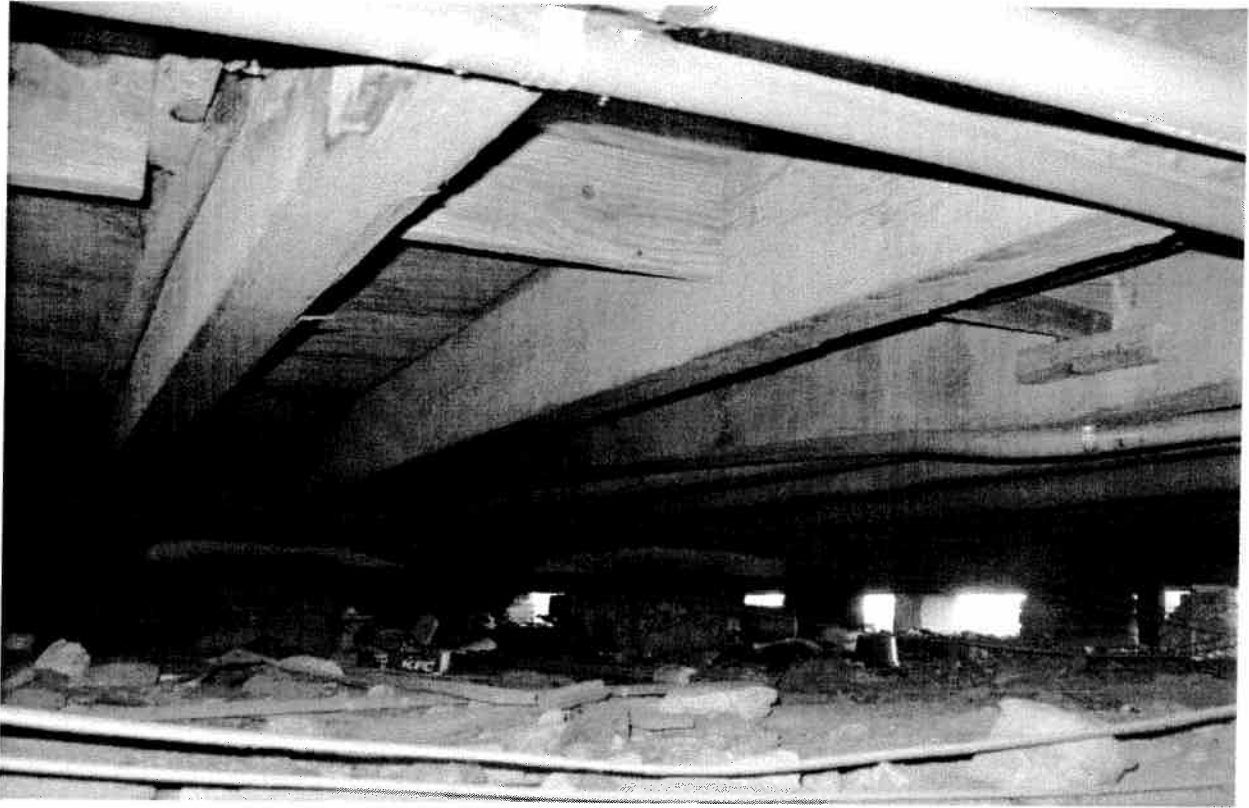


Figure 18 Crawl Space and Ground Floor Framing

Figure 19 Ground Floor Settlement

Walls

Walls are framed with 2"x 6", 3"x 6", and 4"x 6" studs and diagonal bracing (Figure 18), with studs running unbroken from a 6"x 6" continuous sill to a 4"x 6" (est.) top plate. Major studs and diagonal bracing are mortised into the sill and secured with hardwood pegs. Diagonal wood sheathing, 1"x 6" covers the inside face of the studs and 1/2"x 6" wood lap siding covers the stud's exterior face. Sheathing and siding are attached with cut nails. Wall studs and bracing members show little rot and damage (Figure 20). The 1/2"x 6" lap siding shows moderate deterioration through cupping and subsequent cracking.

Roof Structure

The roof structure consists of nine modified wood scissors trusses with collar ties and king posts spaced at 9'-8" and resting upon the top plate of the walls (Figure 19). Upon the trusses and running perpendicular to them to the gable ends of the building are 4"x 4" wood girts spaced at 7'-0". In turn, 2"x 6" rafters rest upon girts approximately 24 inches apart. The rafters are sheathed with 1"x 6" horizontal sheathing on their exterior face and 1x 6 tongue and groove ceiling boards on their inside face. The pitch of the of the roof is 12/12 (Forty-five degrees).

The roof structure appears to be in good condition generally, although the king posts of the trusses evidence stress cracks and the bottom chords of the trusses show slight deflection. (See also Connections and Storm Resistant Provisions, This Section).



Figure 20 Exterior Wall

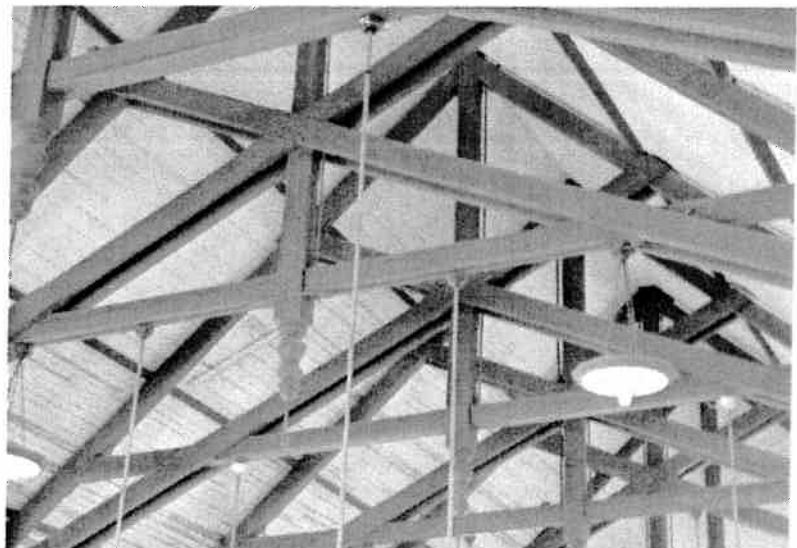


Figure 21 Roof Trusses

Bell Tower And Turrets

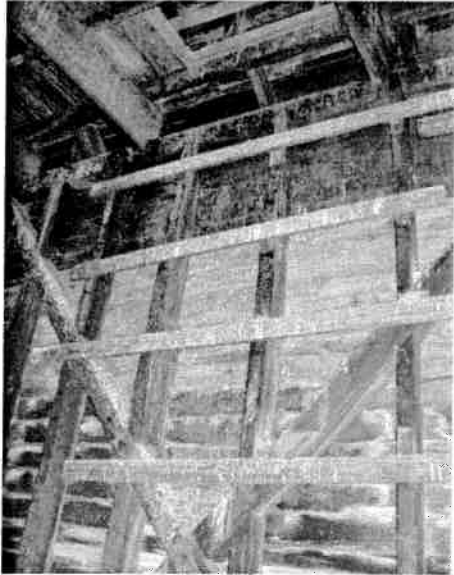


Figure 22 Bell Tower Structure

The bell tower structure is a timber frame with 6"x 6" corner posts, 4'x 6" "X" bracing, and 3"x 6" studs approximately twenty-four inches on center (Figure 22) and lap siding. There is no interior sheathing. The bell tower framing is in good condition. Modern sheet metal hurricane clips of questionable value have been added in various locations.

Turrets are constructed in two ways: the original structure, which was post and beam and, from the 1990 repair work, with pressure-treated 2x4 materials. The 1990 framing has deteriorated significantly more than the original. The turret sheathing consists of 1x6 diagonal boards and is exposed to view as paneling between trim boards. Contemporary sheet metal connectors have been added to some of the timbers. The turrets have suffered deterioration more than any other major building component (Figure 23).

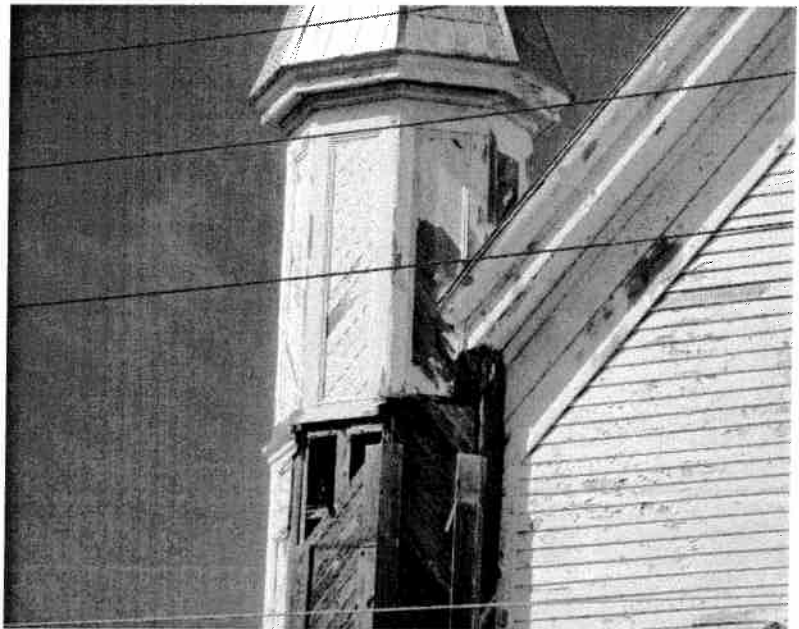


Figure 23 Turret Damage

Second Floor Structure

The second floor of the church, is supported by two central and parallel longitudinal 8"x 10" beams 11'-3" apart, supported by 8"x 8" wood columns 11'-3" apart (Figure 24). Upon the beams rest 2"x 15" floor joists spaced twenty-four

inches apart running



Figure 24 Second Floor Supporting Columns (View of Fellowship Hall)

from beam to exterior wall. The second floor floor sheathing, which is also the finish floor (floor boards), consists of tongue and groove 1x4s (7/8"x 3-7/8"). Their condition is poor, with extensive termite damage.

Mezzanine

A mezzanine spans the width of the church, occupying the first structural bay from the front wall. It currently houses air conditioning equipment as well access to the belfry.

Figure 25 Mezzanine Plan

The floor is constructed of 2x6s, with wood flooring atop (unseen because of pigeon dung) and, under, a plaster board soffit over the entrance to the church. The mezzanine floor is under structured to support the air conditioning equipment that rests upon it.

Stucco and Concrete Entrance Stair

The concrete and stucco stair at the East (entrance) side of the church constructed between 1899 and 1912 were likely designed and built to provide a grander entrance to the church (Figure 26), allowing the second floor nave to have an outside entrance directly from the street below. The entire stair structure is constructed of concrete. The type or quantity of reinforcing steel used is unknown at this time, However, the underside of the top landing shows serious

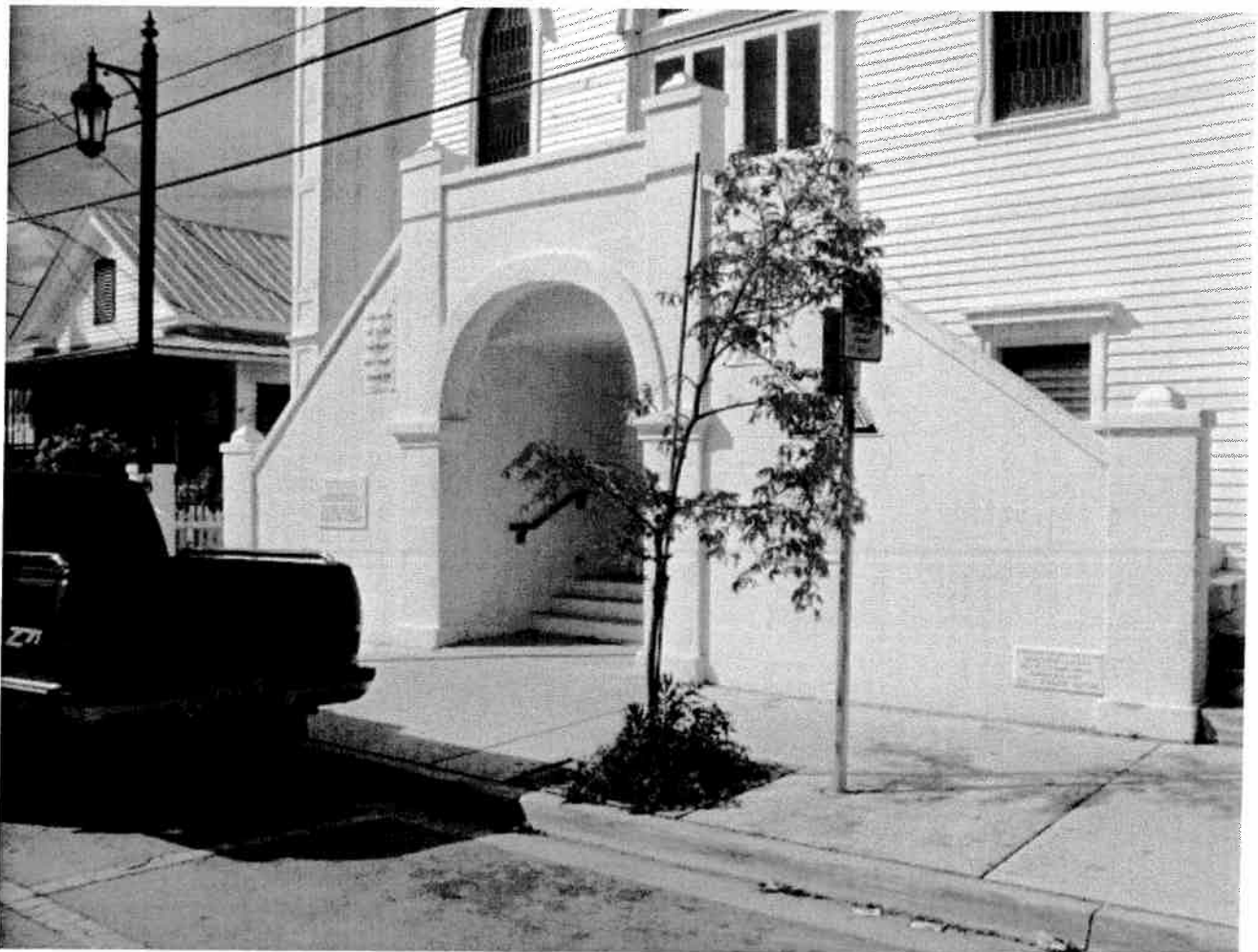


Figure 26 Concrete And Stucco Entrance Stair

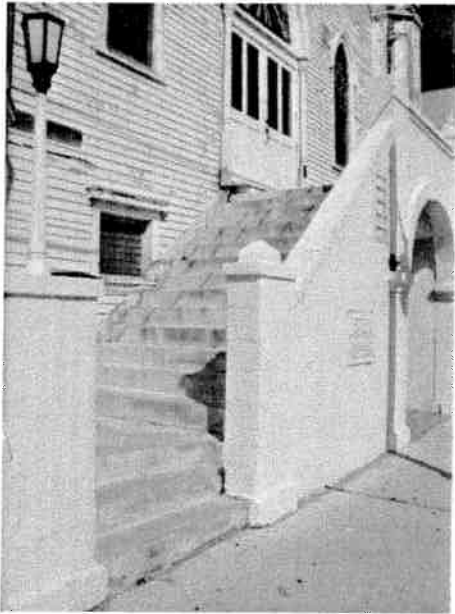


Figure 27 Stairs

Spalling, a sign of corrosion of steel within concrete. The stairs do not meet the Florida Building Code for tread and riser proportions or handrail provision and can be considered hazardous (Figure 27).

Connections and Storm-Resisting Provisions

The connections of major wood framing components are of mortise and tenon construction. This is a method of construction well known to resist the forces of wind, while allowing the building to flex.

There is evidence that when originally constructed the building had two or more steel tie rods tying the church walls together at the roof plate and to the ground at the sides of the outside walls. These served to augment the roof trusses in keeping the outside walls from spreading under heavy roof loads (such as during Hurricanes). The rods passed through the roof plate and terminated with an eyebolt to which cables or additional rods were connected and run to rigid connections at the ground tying the church to the ground and aiding the church in resisting high winds (Figure 28). This rod and cable system, typical of ship-building practises was in common use in Key West in the 19th century in building construction, and some of the older church parishioners have attested that they remember it.

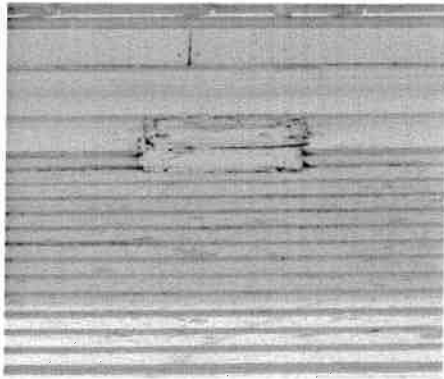


Figure 29 Patch

Figure 28 Rod and Cable Storm Resistance System

Unfortunately the rods and ground connections were removed. It is not known when or why. With the exception of one eyebolt—which may or may not have been original--all that remain is one patch on the exterior wall where it is believed a rod emerged from the roof plate (Figure 28).

It is reasonable to believe that the rod and cables were an integral part of the original builder's structural design and that their removal is a cause of the church's lean to the Northwest, as well as the deflection observed in the bottom chords of the roof truss.

More recently, a truss-like structure was erected at the first bay of the sanctuary to provide some lateral bracing to the exterior walls (Figure 30). However, this structure does not appear to, in actuality, serve any structural use. It is also architecturally inconsistent with the interior of the church.

The roof trusses rest upon the top plate of the walls. The building rests on its foundations without any tie-downs.



Figure 30 Truss-Like Structure

RECOMMENDATIONS

1. Stabilize the building against further racking under lateral wind loads.

This is by far the most important structural work that must be undertaken; for under severe wind conditions it is possible the church could suffer irreparable racking and subsequent damage. The remedies should include the following:

Install shear walls on the ground floor between the 8x 8 columns and the exterior walls.

Re-install the steel tie rods at the top plate of the exterior walls.

This will require further structural exploration as well as structural engineering.

2. Strengthen the exterior side walls of the building.

Install plywood wall sheathing over the long sides of the building, removing and replacing the siding.

3. Strengthen the attic floor joists in order to support the HVAC equipment.

Sister larger framing members to the existing joists in place.

4. Strengthen and Repair the Roof Trusses.

Strap the kingposts of the roof trusses in order to stop further truss deflection.

5. Strengthen the roof.

Cover the existing roof sheathing with plywood sheathing

6. Provide hurricane tie-downs

Provide tie-downs between the trusses and the top plate

of the exterior walls.

Install building tie downs at foundation piers.

Introduce strap ties at the walls of the bell tower.

7. Rebuild and repair the corner turrets.

8. Correct the sill and foundation condition at the Southwest Corner to reduce the differential settlement.

Jack and replace the existing sill, and rebuild the foundation below it.

9. Replace or repair any structural components not seen and in deteriorated condition (sills, beams, etc).

This will require a comprehensive structural analysis of the church, which is beyond the scope of this report.

10. Repair/rebuild the concrete stair at the front of the church.

The only area explored for damage is the top landing slab and because it is seriously damaged from spalling it can be assumed that other areas could be damaged as well. Thus the repair of the stair could be extensive, even requiring it being partially or completely rebuilt.

11. Remove the truss-like structure at the East end of the nave.

This is an architectural issue. See Finishes Section.



BUILDING ENVELOPE 3

BUILDING ENVELOPE

EXISTING CONDITIONS

The building envelope refers to the exterior walls, the roof, and the ground floor, the parts of the building that must insulate the interior of the building from the effects of the weather and climate. The church has no insulation, vapor barriers, or waterproof membranes.

Exterior Walls

The church walls are constructed of wood studs with sheathing on the inside and lap siding (clapboards) on the outside, yielding a 6" air space between. There is no building paper, asphalt felts, or wind barrier. The interior of the exterior walls are finished in the sanctuary with woodwork and plaster; in the ground floor fellowship hall the walls are finished with a masonite-like fiber board (See Finishes Section).

There is minor evidence of mildew on the interior walls, but the exterior siding, having lost so much of its paint suffers from dry rot, insect damage, and damage from exposure to the elements (Figure 31).



Figure 31 Exterior Wall

The walls of the bell tower and turrets are covered in lap siding and louvered ventilation windows are on all four sides (Figure 32).

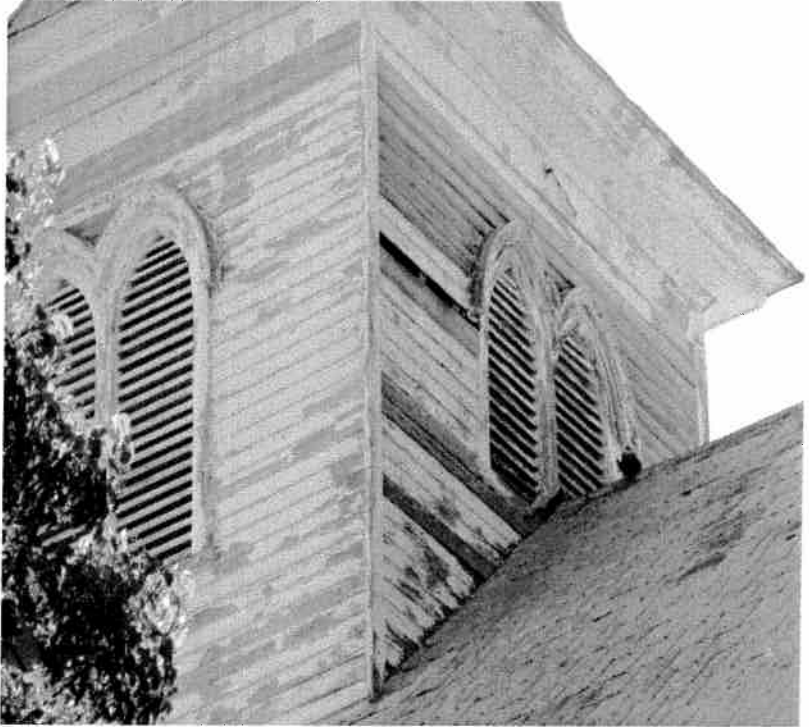


Figure 32 Bell Tower

Ground Floor

The ground floor flooring is constructed of one 7/8" layer of tongue and groove wood boards atop the structural framing as described previously. Below is an 18 inch crawl space (Figure 18). There is neither insulation nor a vapor barrier in the floor. Most of this flooring is covered in vinyl asbestos tiles glued to a thin layer of Masonite. A carpet has been installed over the vinyl asbestos tile.

The ground flooring is generally in poor condition because it is directly above the ground and with no vapor barrier or insulation is subject to moist air and condensation. The flooring under the carpet is moist and the smell of mildew is apparent.

Inspection of the wood flooring reveals substantial termite damage. The floor boards as well as the carpet were found to be moist, due to condensation in the floor from the

temperature differential between the air in the crawl space, which is moist, and the air-conditioned air in the fellowship hall.

Roof and Gutters

The roof covering consists of 29 gauge galvanized metal shingles upon rosin paper nailed to the original wood roof sheathing. The shingles are forty to fifty years old and at the end of their useful life. They exhibit extensive rust on the surface and there are many leaks that have damaged the ceiling below. (Figures 33, 34, and 35).

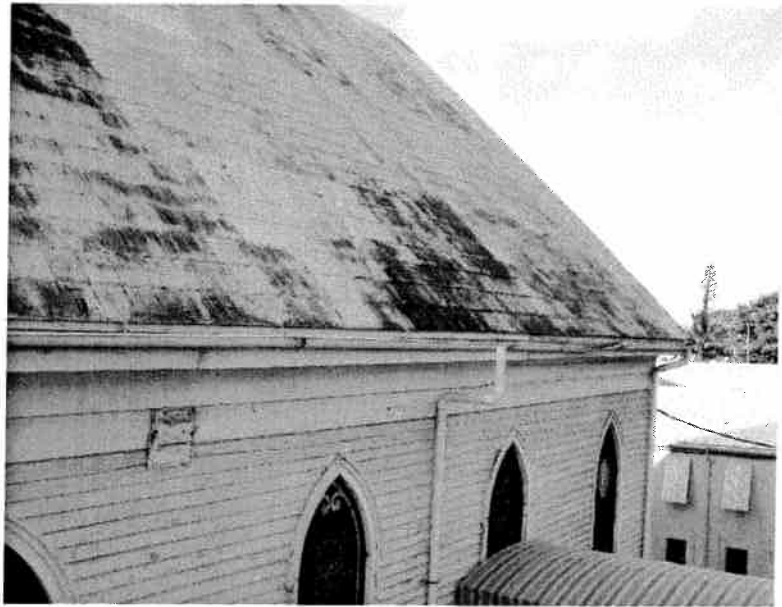


Figure 33 Roof

Wall flashing at the turrets and bell tower are in various stages of deterioration, in some cases rusted so badly that they channel water into the building.



The roof structure provides 6" of air space between the underside of the roof sheathing and the wood ceiling boards, which could provide a small amount of thermal insulation if it were vented, but it is not.

The church has four original ventilation dormers high on the roof but they have been closed and covered with roof shingles (Figure 45). The gutters are 6" half-round galvanized steel and the downspouts are 4" diameter galvanized steel round. Some downspouts are missing; others hang loosely from the gutters.

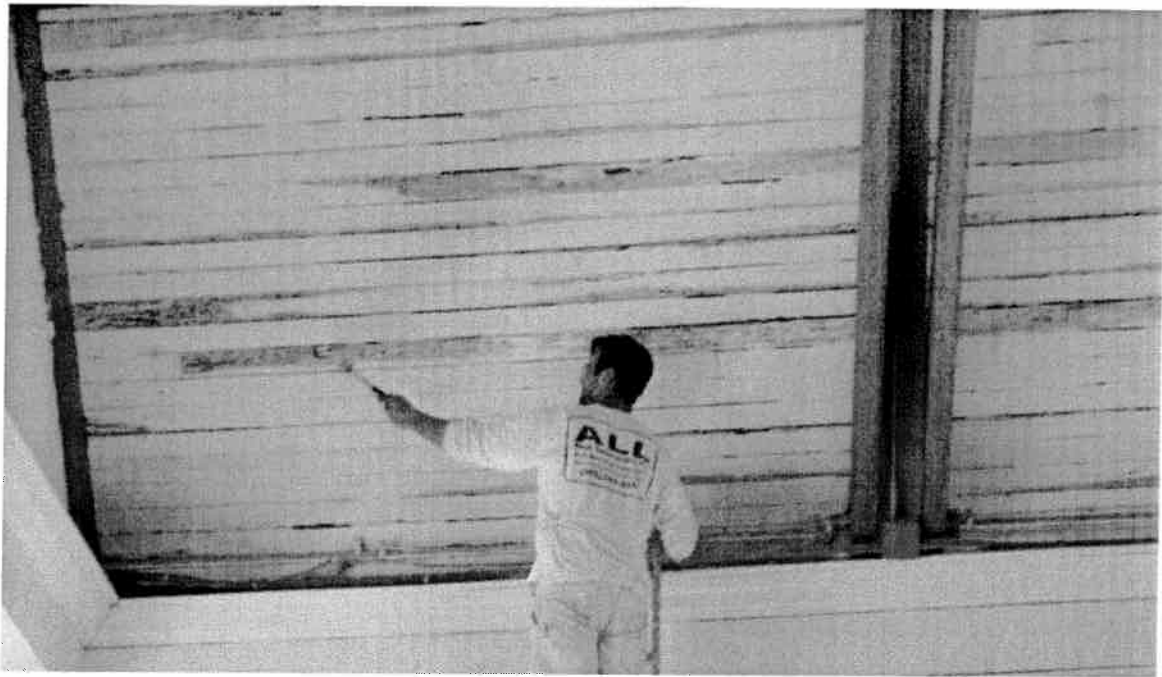


Figure 35 Damaged Ceiling from Roof Leaks

Windows and Window Shutters:

The nave has twenty-two traditional gothic-arched stained glass windows and one crescent shaped clerestory window with clear glass. The sanctuary has two gothic-arched and one large roman-arched stained glass window. Above the second floor entrance doors there is a stained glass transom. (Figures 9, 10, 13, 14, 36 and 37). They are fixed into modern aluminum frames. Seventeen windows on the ground floor align with the second floor windows above. These are glass jalousie windows.

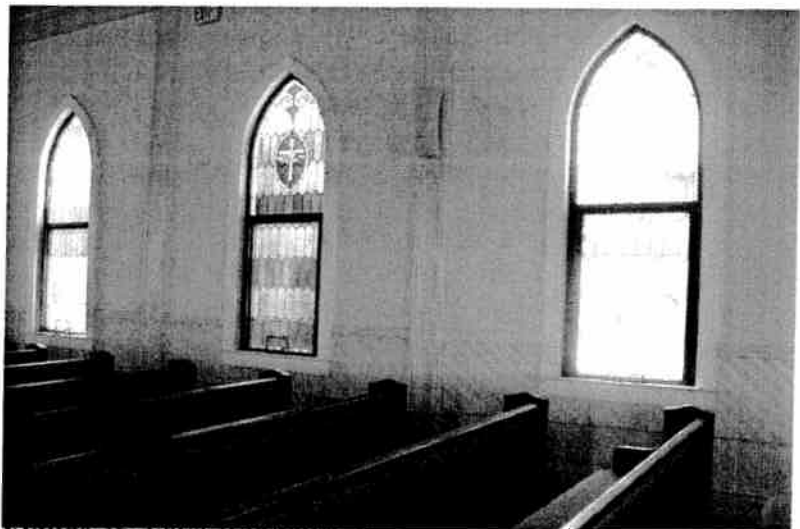


Figure 36 Nave windows

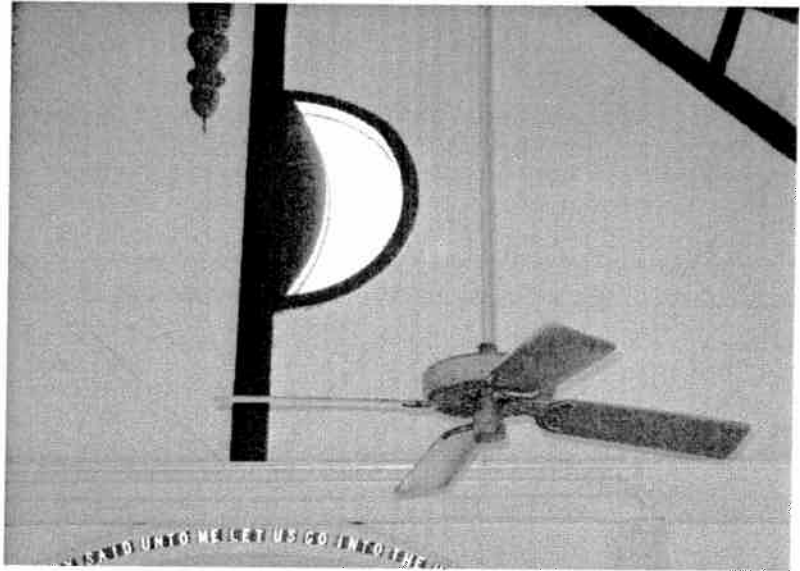


Figure 37 Crescent Shaped Window

The stained glass windows are in good condition generally, with few broken panes. The jalousie windows on the ground level are in deteriorating condition, largely non-operational and in some instances sealed with exposed expandable foam insulation (Figure 38). The crescent-shaped window frame is badly deteriorated and allows water to penetrate into the exterior wall.



Thermal Protection: Neither the ground floor windows or the second floor windows offer thermal insulation.

Hurricane Protection: The second floor stained glass windows are unprotected. The windows at the sanctuary are protected somewhat with exterior Plexiglas panels. Some of the ground floor windows have Bahama-style wood shutters. Others are unprotected.

Natural Ventilation: The twenty-two uniformly sized stained windows on the second floor are double sashed with the upper arched sash fixed and the lower sash operable as an awning. The lower floor jalousie windows are operable in theory but are generally in poor condition and only partially operable or not operable at all.

Doors

The church has eight exterior doors in all: two front entrance doors addressing the street, one on the ground floor and one on the second floor; two egress doors, one on the first floor and one on the second floor; three service doors off the

kitchen. None of the doors are weather stripped or equipped with hurricane protection.

RECOMMENDATIONS

1. Replace the existing roof, gutters, downspouts and flashing.

Verify the need for new plywood sheathing for structural as well as substrate purposes and install accordingly.

Repair all rotten and damage areas of the existing roof sheathing.

Replace the existing 29 gauge shingles with 24 gauge shingles.

Install a modern roof membrane.

2. Restore the roof ventilation dormers.

Use contemporary storm resistant guttered louvers and insect screens.

3. Tent the building.

4. Install house wrap (30 lb fiberglass felts) over the entire exterior walls.

Note: This cannot be done without removing the existing siding, which would be done for other reasons, as well (strengthening the wall with plywood sheathing, moving electrical conduit into the walls, and insulating the walls).

5. Insulate the walls.

See note above.

6. Put down a vapor barrier over the entire first floor.

7. Repair, replace, and protect the stained glass windows.

Repair the broken stained glass windows.

Replace the ground floor windows (See

ARCHITECTURAL FINISHES).

Provide either metal removable hurricane panels or permanent transparent acrylic panels over all stained glass windows and hurricane shutters or panels over other windows.

8. Replace and protect doors.

Replace the ground floor entrance doors, providing panic hardware per code (see ARCHITECTURAL FINISHES also).

Replace both egress doors, providing panic hardware, providing panic hardware per code.

Provide panels or other means to protect doors from hurricanes.

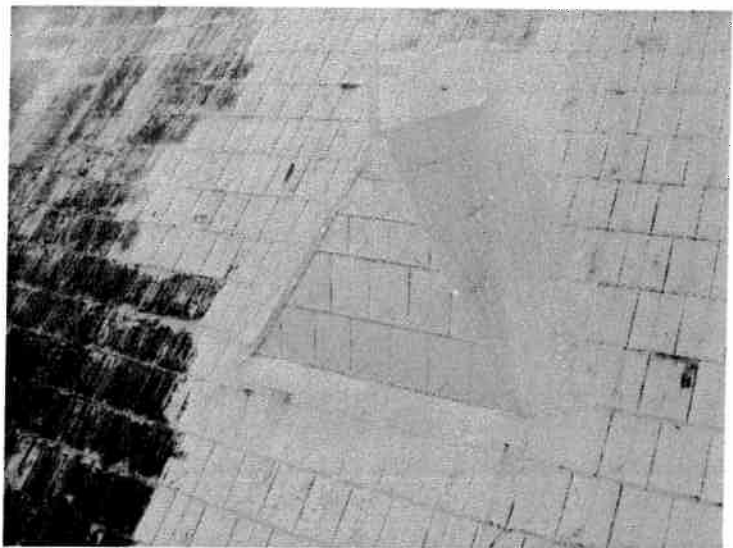


Figure 39 Original Roof Ventilation Dormers (Closed)



FINISHES 4

FINISHES

EXTERIOR FINISHES

Siding and Trim



Figure 40 Cornice

Except for recently repaired areas the exterior walls are sided and trimmed entirely of old growth long leaf pine harvested from Northern Florida or Georgia (known today as “Dade County Pine”). The entire church is painted white. It has wood lap siding with wood corner boards, window and door trim, and a classical cornice at the roof eave with frieze and crown molding (Figure 40). The condition of the siding and trim is more or less deteriorated, most notably at the turrets. In some areas it is falling off the building (Figure 23). Door trim and thresholds at exterior doors are in deteriorated condition (Figure 41). Window sills are typically in the need of repair or replacement. The paint on the church is peeling, blistering and falling off.

Roof

The appearance of the church depends heavily on the condition of its roof. It is a metal shingle roof with “Victorian” shingles. As has been previously described the current roof is at the end of its life (Figures 33 and 34).

Eaves

The eaves, consisting of crown, fascia and soffit are in fair condition everywhere except at the junction of the gutters and downspouts, where dry rot and water damage are evident (Figure 42).

Front Concrete Stairs

As previously described, the concrete stairs are not original, having been constructed approximately forty years after the original church was constructed. Their method of construction is consistent with concrete and stucco constructed in the 20th century, and also consistent with the work of Cuban-American builders of the period. The stair risers and treads are exposed concrete and not painted. The pillars and walls stuccoes and are painted white (Figure 8).

Figure 41 Door Trim



Figure 42 Gable Eave

Rear Egress Stairs

A wood stair has been constructed at the rear of the church outside the rear egress door to provide emergency egress for the sanctuary. It is approximately twenty years old and shows considerable rot at the ground level where the stringers and supporting posts are in contact with the soil. It is also in violation of the code with respect to tread and riser ratio (Figure 43).

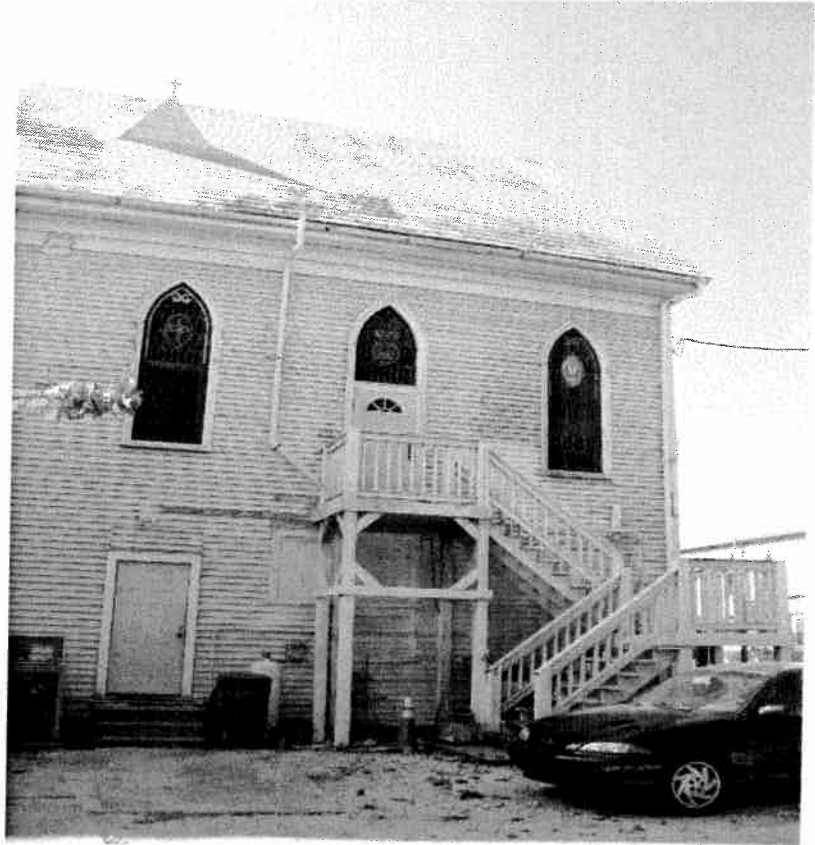


Figure 43 Rear Egress Stair

Windows and Doors

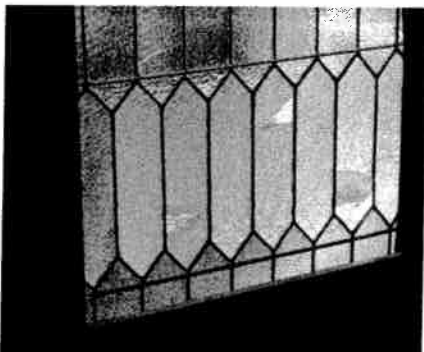


Figure 44 Stained Glass Damage

The windows and doors are described the previous section of the report as it pertains to weather protection. From the standpoint of their appearance and finish, generally the stained glass windows are good condition, having been replaced in 1990 and show relatively few areas in need of repair (Figure 44). However, it must be added that the frames and mullion are bronze anodized aluminum, which is an inappropriate material for a historic church. In addition to failing to replicate the original painted wood windows the bronze material is dark and renders the window opening as a

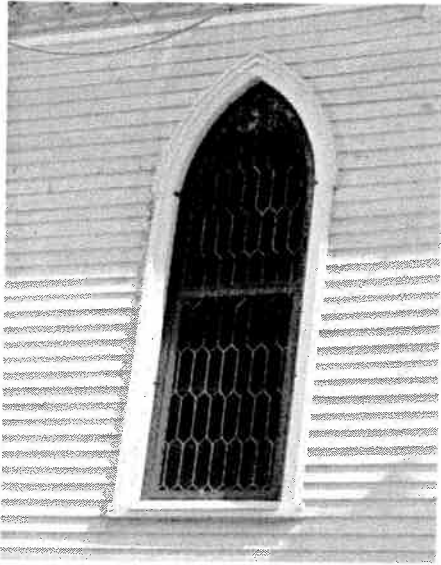


Figure 45 Bronze Finish

“dark hole”(Figure 45). The original windows would have had painted frames and mullions, providing a far richer appearance.

NAVE AND SANCTUARY INTERIOR FINISHES

Nave and Sanctuary Floor

The nave and sanctuary on the second floor is one large space (Figure 46). The floor consists of the aisles, which are carpeted and the floor under the pews, which is a varnished wood platform, raised three inches (Figure 45). The floor under the carpet is tongue and groove pine as is the raised platform. Both are original and believed to be long-leafed Northern Florida and Georgia first growth yellow pine, known in Key West as “Dade County” pine. The pews are varnished oak and are not original, having been installed in 1964. The backs of the pews are fabric, badly faded.



Figure 46 Nave

The floor beneath the carpet is in poor condition owing to layers of carpet glue, and moisture and termite damage. The platform is in good condition.

Nave and Sanctuary Ceiling

The ceiling is painted tongue and groove pine, and shows loss of paint from water damage. The roof trusses, visually the most striking architectural element in the space, are

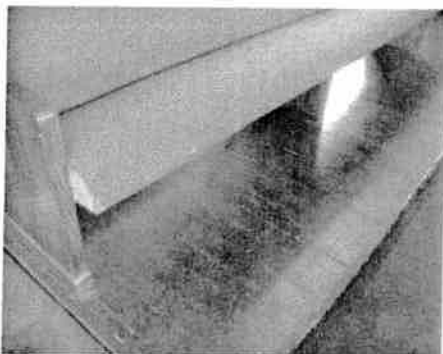


Figure 47 Pew Platform

constructed of large timbers and are painted a matte brown.(Figure 48).

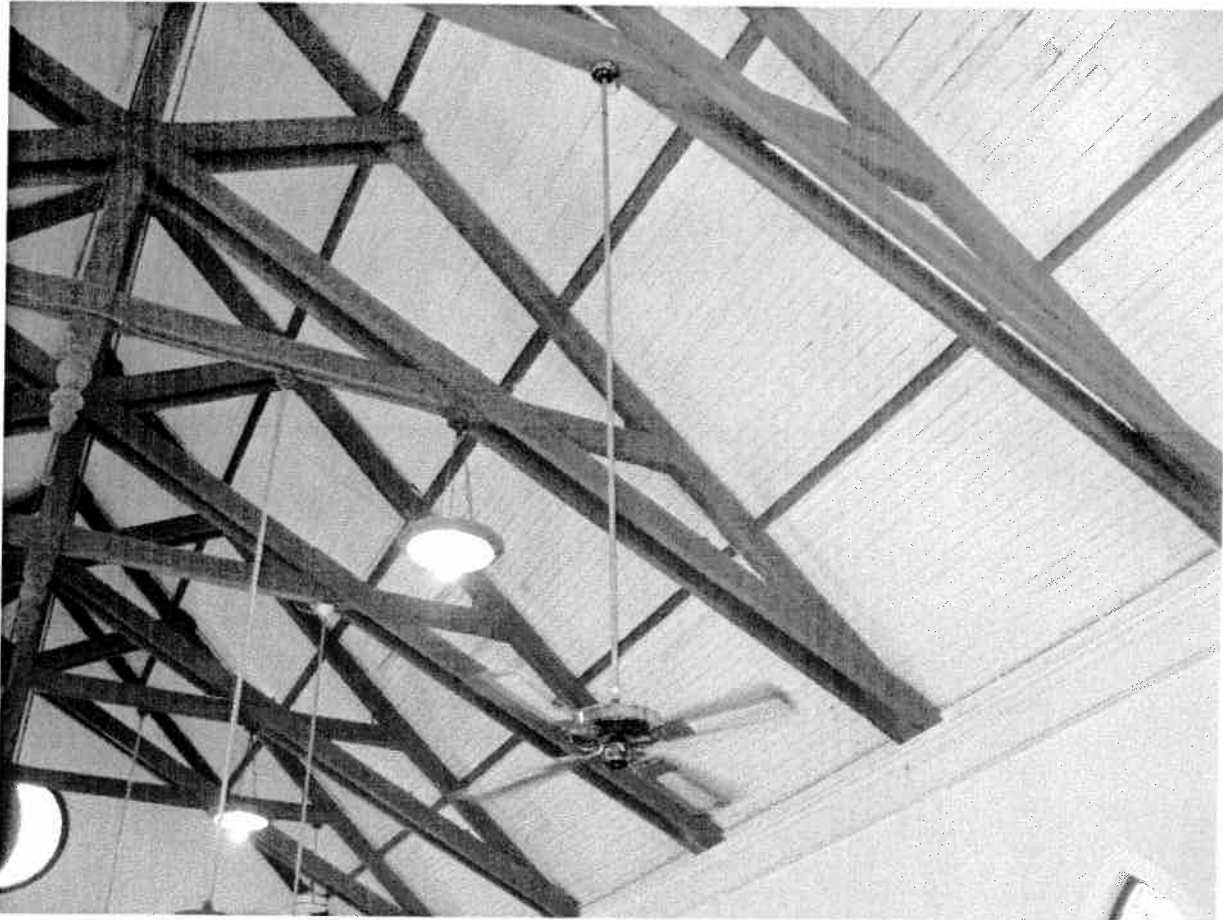


Figure 48 Painted Trusses

Walls

The nave and sanctuary walls consist of wood wainscoting and plaster board walls, all painted. The style is generally Victorian. The wood wainscot consists of a Victorian base molding, diagonally placed bead board dado, and a chair rail, all painted high gloss to match (Figure 49).

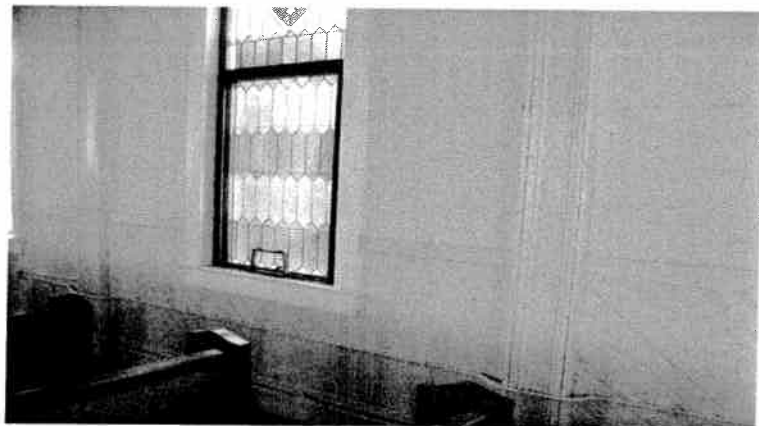


Figure 49 Interior Woodwork



Figure 50 Plaster Wall

Decorative wood pilasters from the floor to the top of the wall are spaced to fall below the ceiling trusses are trimmed with ogee moldings. Atop the pilasters is a continuous wood cornice consisting of a frieze and crowns (Figure 50). The pilasters and cornice are painted to match the wainscot.

All three components, wainscot, pilasters, and cornice are in various state of age and damage and need repair and painting. The plaster walls are painted with a matte white paint that has chalked badly, is discolored, and shows structural cracks due to settlement (Figure 50).

Because the church was built before the advent of electricity over time the electrical wiring has been installed on the surface of the walls and ceiling. This has resulted in visible conduit attached to the face of the walls and woodwork (Figure 51), diminishing the woodwork's appearance.



Figure 51 Conduit on Woodwork

Interior Entrance Stair

The interior stair balustrade appears to be partially original, as the turned balusters are Victorian. The banister (the cap) and newel posts, however, are nothing more than painted grade 2x4s and 6x6s (Figure 52). Very likely the original banister and newel posts deteriorated and were thrown out.



Figure 52 Interior Stair

FIRST FLOOR FINISHES

Floor Finish

The ground floor flooring consists of tongue and groove pine covered with vinyl asbestos tile and carpet. The carpet is glued to the asbestos tile and is in poor condition.

Wall, Ceiling, and Column Finishes

The walls and ceiling framing are covered with a type of "Masonite" wall board and are painted. Considerable sagging was observed. (Figure 53). The columns in the space are 8"x 8" timbers and are painted. They show superficial termite damage.



Figure 53 Ground Floor Fellowship Hall

Windows and Doors

The windows are metal with glass jalousies and are generally sealed shut. The metal jalousie windows are old and work poorly or not at all. Some of the windows have been sealed shut with expandable foam insulation, which is unsightly (Figure 54).



Figure 54 Jalousie Window

It is unknown what the original windows were but the proportion of the cased opening suggests double hung, which would be consistent with the era of the building's construction.

The exterior egress doors are metal, without panic hardware. The interior doors are wood hollow core and in more or less poor condition depending upon the amount of termite damage. One door, however, a door leading out to the rear of the church, merits special mention as it appears to be original. This door is off the kitchen at the rear of the church and is a panel door with a liturgical design (Figure 55).

Bathrooms and Kitchen

The bathrooms are located on the ground floor and, while clean, are in aging condition (Figure 56). There are three water closets, one urinal, and three lavatories. They are neither adequate for the occupancy load of the church or are they ADA compliant.

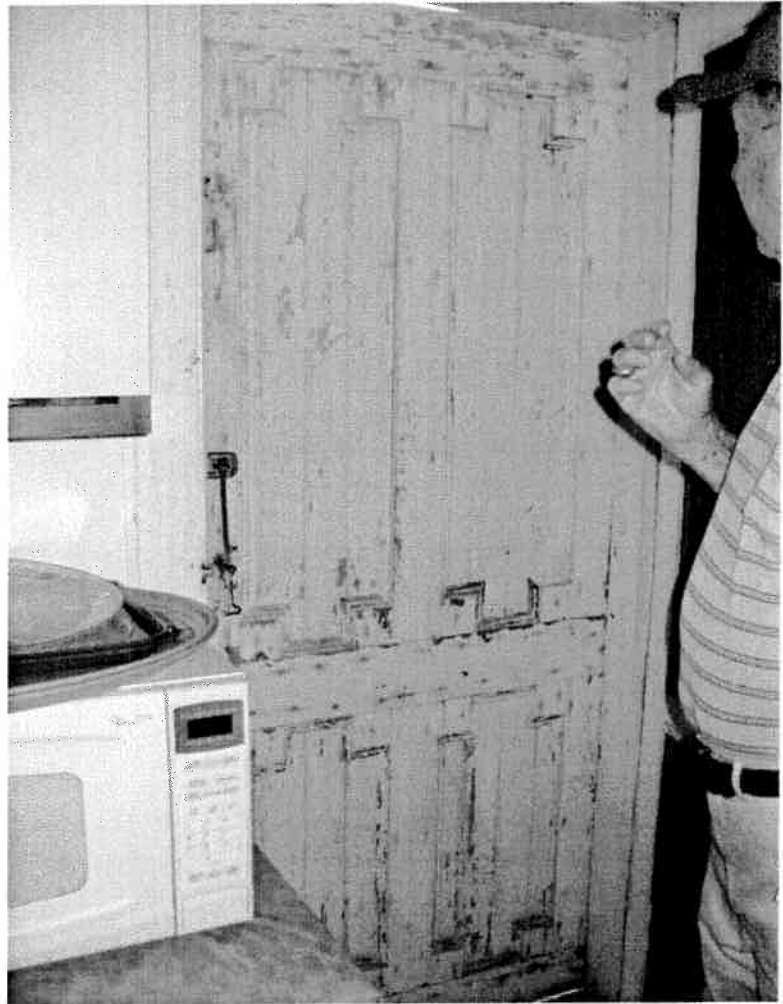


Figure 55 Original Door

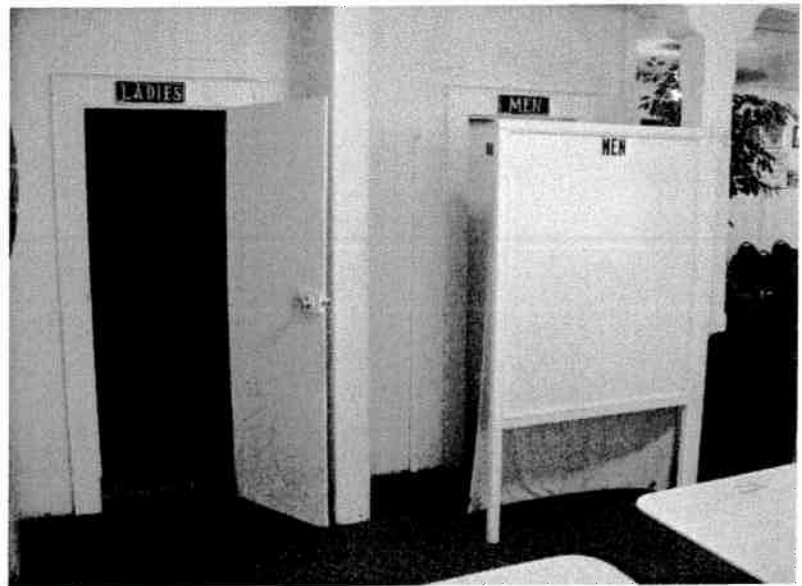


Figure 56 Bathrooms

The kitchen is one large room at the back of the ground floor and contains one double sink, two electric stoves, one gas stove, two wall ovens, one microwave oven, one freezer, and two refrigerators. All of the appliances are residential grade in more or less serviceable condition and more or less adequate for volunteers to cater events (Figure 57). It does not meet the state code for its purpose.



Figure 57 Kitchen

Bell Tower

The bell tower is accessed by ladder from the second floor. It contains two levels: an attic that houses air-conditioning equipment and above, the belfry, also accessed by ladder. The spaces are unfinished.

Within the bell tower is a handsome serviceable cast brass bell that appears to be valuable and worth restoring. It is not known if it is original (Figure 58).

The bell tower has been the home for many families of pigeons over the years and the belfry and attic is covered in pigeon dung.

The church suffered a fire in 1964 in the area of the attic. Part of the roof burned through and some of the exposed structural beams in the attic were charred. The roof was repaired with plywood sheathing—perhaps at the time the current roof was installed—but the charred beams were left intact. These remain to view today (Figure 59).

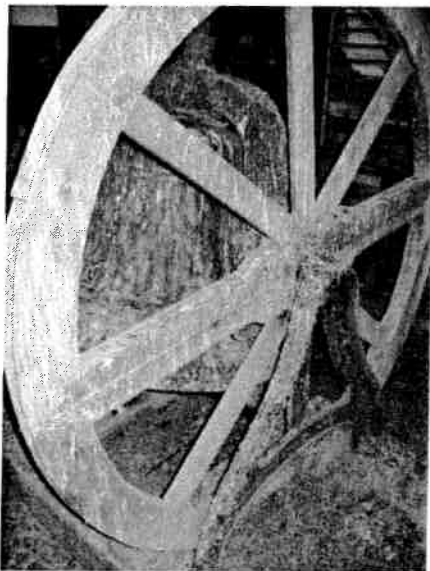


Figure 58 Bell



Figure 59 Evidence of 1964 Fire

RECOMMENDATIONS

All church finishes need to be addressed, both for appearance and preservation of materials:

- 1. Repair and replace the exterior wood siding, window, door and corner trim, the eaves and fascias.**

All exterior millwork must be repaired with kiln-dried lumber and prepared for painting.

- 2. Paint the church inside and out.**

This cannot be undertaken until finishes are repaired, which will involve all exterior and interior areas, in particular the exterior siding and trim, the turrets (See Structural Section),

The work can be prioritized based on available funding, as follows:

First: The street façade and inside, the ceiling.

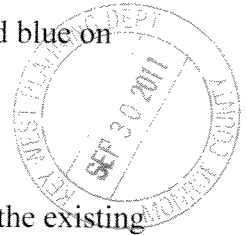
Second: The remainder of the exterior.

Third: The interior walls and woodwork.

Fourth: The nave trusses.

- 3. Paint the aluminum window sash and frames.**

Traditionally these components were painted blue on A.M.E. Churches.



4. Replace the roof.

The shingles must be similar or the same as the existing "Victorian" shingles.

A contemporary membrane must be installed under the shingles

5. Restore the ground floor windows.

The glass jalousies are not original. The original windows would have been wood two-over-two double hung or wood shutters. If they were double hung then the operating counterweights are likely still in the walls.

6. Replace the carpeting on both floors

Remove all existing material down to the substrate, including vinyl asbestos tile, masonite, and other materials.

Allow the ground floor substrate (the floor boards) to fully dry out, and then install a vapor barrier before laying new carpet.

7. Preserve the patina of the platform under the pews.

8. Replace the banister and newel posts at the interior entrance.

Historically accurate components are available. The balusters should be saved and restored.

9. Repair and restore all wood work, including wainscoting, window and door trim, crown molding, the alter and choir railings, and other woodwork.

10. Repair the plaster walls, either filling cracks and holes or replacing entire bays of wall board.

11. **Repair broken stained glass and restore the “All Seeing Eye”, which is losing its paint from the inside.**
12. **Remove the “truss” that spans the church above the entrance (See Structural Engineer’s Report).**
13. **Demolish the existing bathrooms and build new bathrooms that will meet the building code for occupancy and ADA compliance (See Plumbing Section also).**
14. **Exterminate the pigeons from the attic and bell tower and clean the spaces of the dung.**
15. **Restore the Bell to operating condition.**
16. **Refinish and redecorate the fellowship hall and lounge on the first floor.**
17. **Replace the ground floor front doors with doors of appropriate quality to be the main entrance doors to the church.**
18. **Replace all damaged interior doors on the first floor.**
19. **Replace or refurbish the fabric backs of the pews.**



ELECTRICAL SYSTEM **5**

ELECTRICAL SYSTEM

EXISTING CONDITIONS

Service

The existing service is 120/208 volt 3 phase, 4 wire 300 amp service to the NW corner of the building via KES pole B9-3 and B9-3A. The meter is Number 40251 (Figure 60). Each is in serviceable condition and can remain.

Two sub-panels are located within the church, one on the first floor and one on the second floor. The second floor is without switches for the fans and lights and the church staff uses the circuit breakers in the second floor panel to turn them on and off.

Branch Wiring

Branch circuit wiring near service equipment is under the building. While the branch wiring is in conduit in some areas, in others, particularly under the building it is exposed Romex cable or in flexible blue smurf tubing. Some of this is lying on the ground. From what can be determined, branch circuit wiring within the building walls is Romex. Conduit is also exposed and attached to the finishes. Low voltage wiring for speakers and telephone are also exposed, stapled to the baseboards (Figure 51). Above the nave crown molding antiquated exposed "knob and tube" wiring has been found, but is not energized..

A great deal of exposed conduit serving fans and lights is evident and unsightly on the trusses in the main space, the nave of the church (Figure 61).

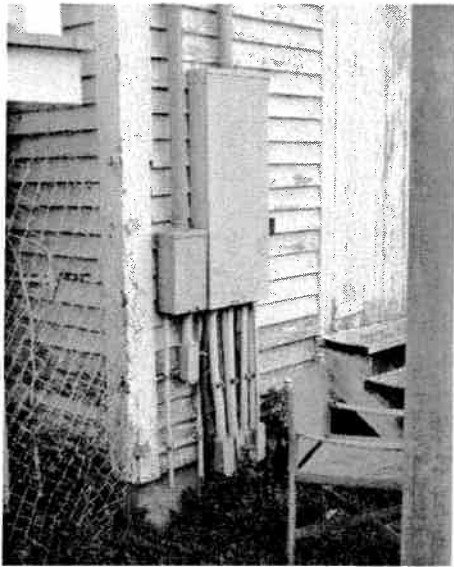


Figure 60 Electrical Service

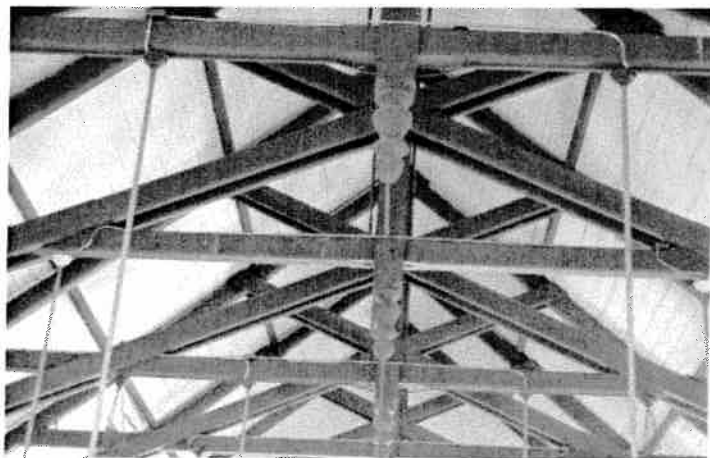


Figure 61 Exposed Conduit on Trusses

Lighting and Fans

First Floor Interior: Lighting on the interior of the ground floor consists of a combination of economy-grade residential ceiling fans with light kits and florescent ceiling fixtures (Figure 62) in the fellowship hall. They are in poor working order.



Figure 62 First Floor Interior Lights

Second Floor Interior: Lighting at the nave and sanctuary (second floor) consists of very old hanging globes approximately twenty feet above the floor. These possible date from the early 20th century. The globes have been removed for ease of changing light bulbs; the light bulbs are bare (Figure 63). At the sanctuary shielded spotlights are mounted on the sidewall and are aimed down toward the lectern. They are portable and are plugged into a wall outlet next to the sanctuary niche. Two small stained glass fixtures hang from the ceiling.

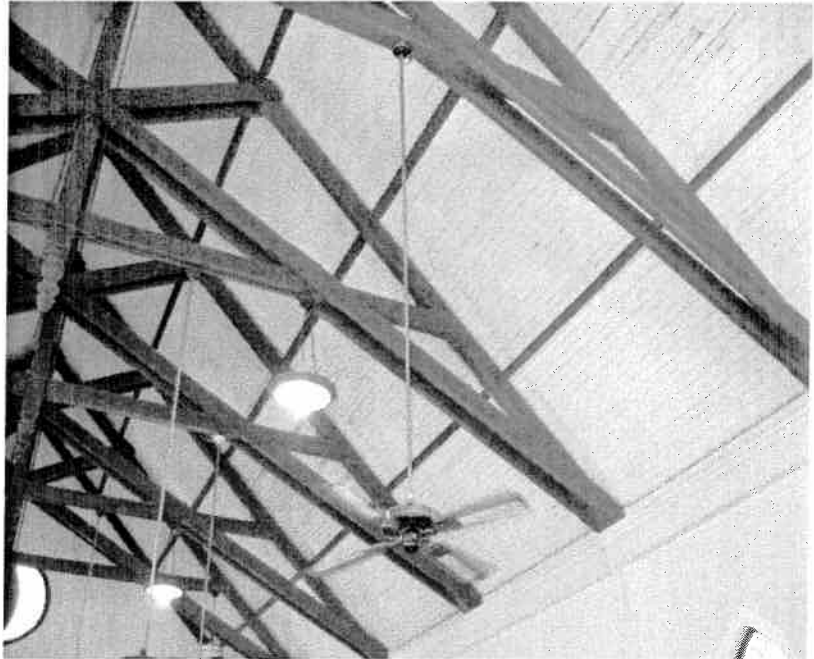


Figure 63 Nave Lighting and Fans

Eight ceiling fans suspended by ten foot down rods have been installed over the nave. The fans are a residential type of differing styles and are made by Hunter Fan Company (Figure 64). The fans are below the lights so when on create a stroboscopic effect below them.

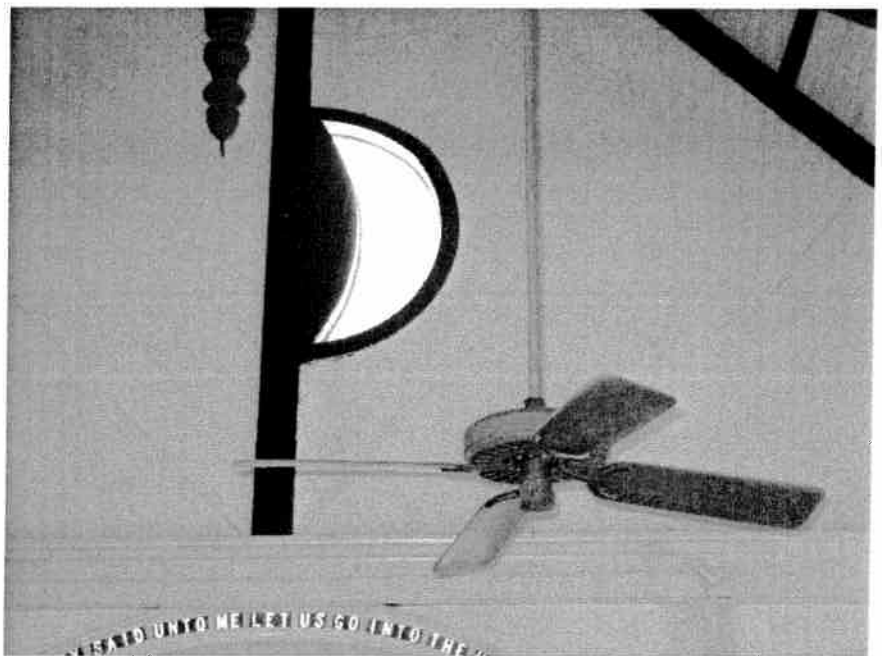
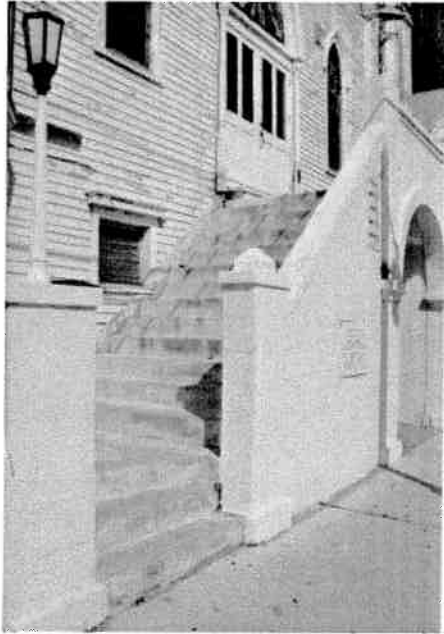


Figure 64 Nave and Sanctuary Fans



Fixture 65 Pole Lantern

Exterior: At the street the church has only a florescent strip fixture, which is mounted on the ceiling of the ground floor entrance vestibule. Lanterns are mounted on the stair pillars but are not operating (Figure 65).

Security lights are mounted on the exterior walls of the building at the rear exits.

Fire Safety

The fire department has identified the need for fire alarms, exit lights and emergency lighting.

RECOMMENDATIONS

1. Service and Panels

While the existing service appears serviceable it needs to be inspected by KES. The sub-panels appear to be aged serviceable.

2. Exterior branch wiring must be replaced.

The walls are entirely of wood construction and all branch wiring must be brought up to code, which means that all wiring in flexible plastic conduit, and all Romex, must be replaced with metal conduit or clad cable.

3. Interior wiring should be concealed in the exterior walls:

This is an historic and aesthetic issue, not a safety issue. The church is a historic structure with a considerable investment in its restoration. Running exposed metal conduit on its interior walls is unacceptable in the strict historic sense, and unsightly by any standard. When the exterior siding is repaired and opportunity will open to install conduit in walls from the outside.

4. Install fire alarms, emergency lighting, and exit signs.

5 Replace fans and lights in the Nave and Sanctuary.

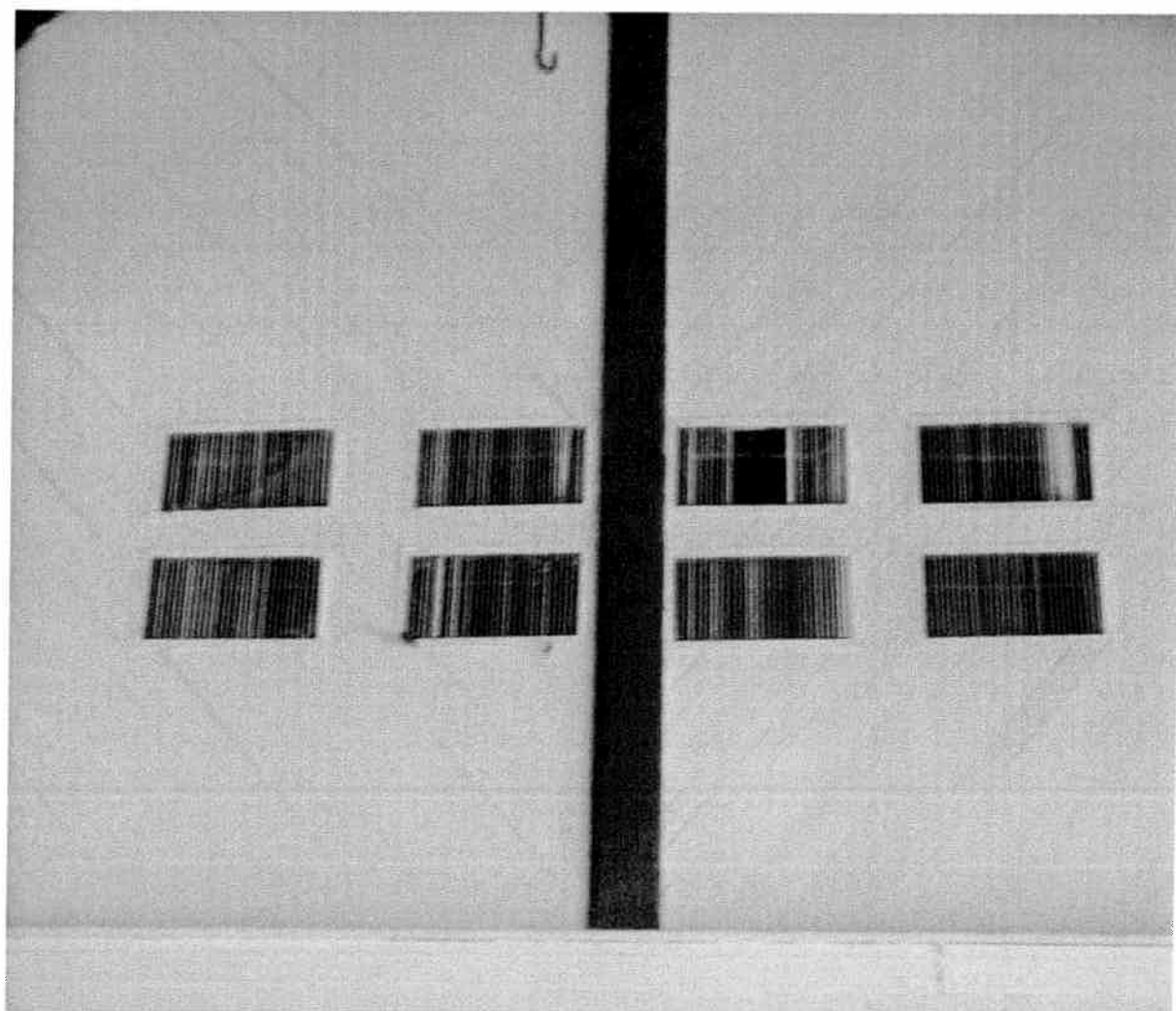
Because the church does not need air conditioning in the sanctuary and nave year round ceiling fans are a good means to provide the fans for comfort control. Separate lighting, however becomes problematic as if not placed properly it will cause a discomfoting stroboscopic effect when the fans are running. This is the current condition.

All of the existing fans should be removed and new, larger commercial high efficiency and capacity fans installed. Light kits for the fans should be considered. If supplementary lighting is needed it should be in the form of wall mounted sconces.

6 Replace fans and lights in the fellowship hall (First Floor).

Replace all lights and fan-lights in the fellowship hall with commercial grade high efficiency, high capacity fan-lights.

7 Repair/replace lanterns at the front of the building.



HVAC **6**

HEATING VENTILATING AND AIRCONDITIONING

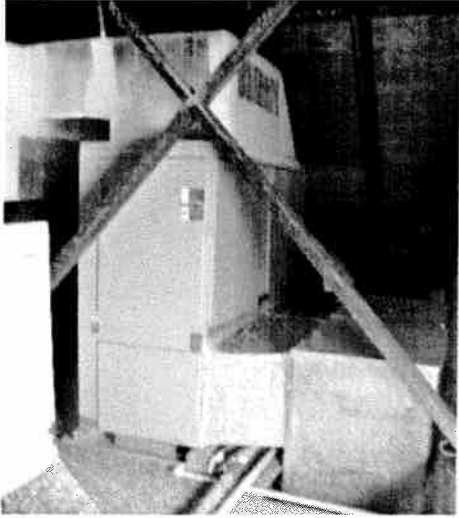


Figure 66 Air Handler in Attic

EXISTING CONDITIONS

The church has two types of air conditioning systems: a central air conditioning system for the second floor nave and sanctuary, and window units on the ground floor.

Second Floor: Servicing the nave and sanctuary, there are three split systems, two 15 ton and one 10 ton. The air handlers are located in the attic mezzanine below the bell tower and distribute air to the second floor through diffusers in the attic wall (Figures 66 and 67). Condensers for the units are located on concrete pads outside the building's North wall (Figure 68). The units are manufactured by Trane and have been in service for eleven years.

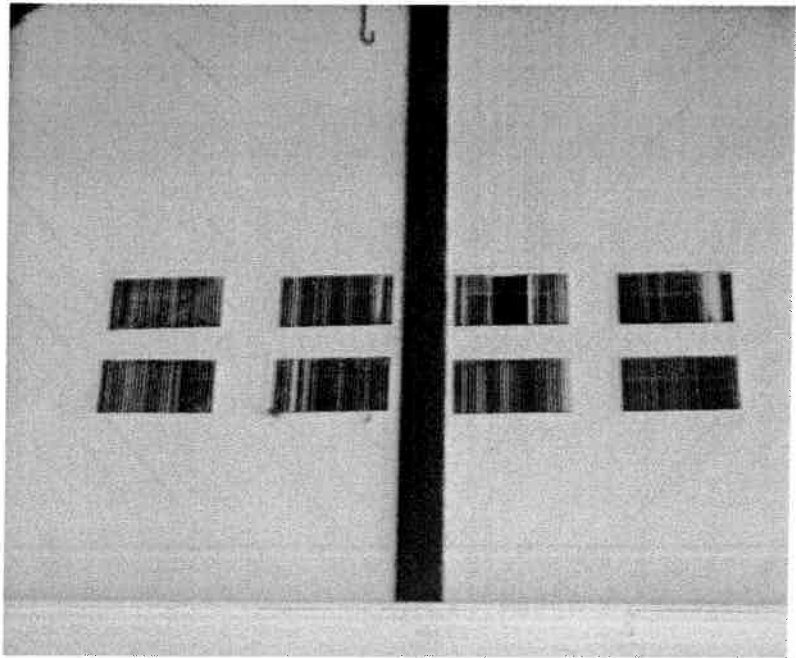


Figure 67 Supply Air to the Sanctuary

As this air conditioning is used only for weekly services and the occasional Wedding or Funeral and thus have “low mileage” both the condensers and air handlers are in good serviceable condition. The coils have been inspected for this report and are not brittle.



Figure 68 Condenser Units

Refrigeration, vacuum, condensate, and electrical lines are run against the outside of the North wall up to the attic level, where they enter the building (Figure 69)

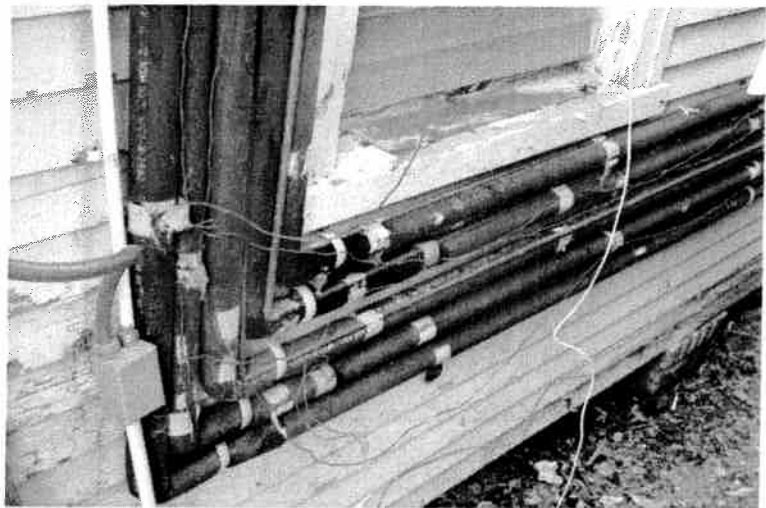


Figure 69 Refrigeration Lines

Ground Floor: There are five window units, of 3/4 to 1-1/2 tons (Figure 70). Four are serviceable, the others in varying stages of life. They are used frequently, as the Fellowship Hall is used during the week by different religious groups. They are no doubt inefficient by today's standards and contribute to high energy costs.



Figure 70 Window Unit

RECOMMENDATIONS

1. Maintain the existing HVAC system

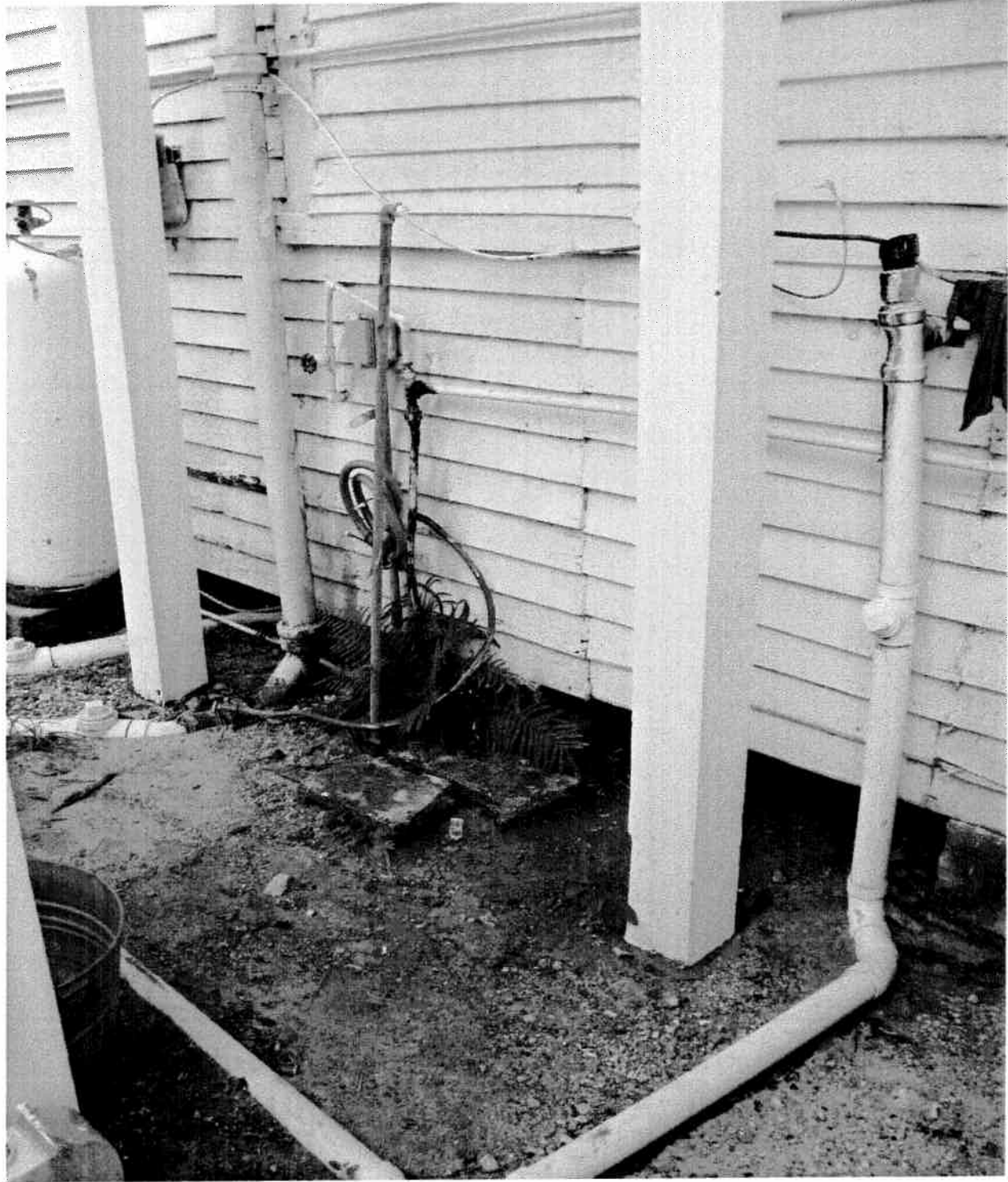
Because the central air conditioning system has been used relatively little (for Sunday service, and special services only, during hot months), yet is over ten years old it should be inspected and maintained on a regular basis. Filters should be changed every two to three months and the condensate drain should be blown out at the same time. A full maintenance check and coil cleaning should be done once a year.

If budget permits all refrigerant, vacuum, and electrical power lines should be moved into the exterior wall.

If a compressor or coil fails the unit should be replaced, as the warranty on the units has expired.

2. Replace the return and supply diffusers in the nave.

3. Replace the window units on the First Floor with high SEER ductless split system air conditioners.



PLUMBING 7

PLUMBING SYSTEM

EXISTING CONDITIONS

The plumbing system for the church serves two ground floor bathrooms and a kitchen. The kitchen has one sink; the bathrooms have three water closets, three lavatories and one urinal in all. The bathrooms are generally in poor condition, although kept as clean as possible.

The kitchen sink (and appliances) are residential grade. Both the water and sanitary lines enter and leave the building against the North wall. There is one stack, 4" that travels up the North wall and vents a few inches above the eave.

Hot water is provided by an electric hot water heater and cook tops are served by propane gas from a tank mounted on the ground outside the North wall, adjacent to the kitchen (Figure 71).

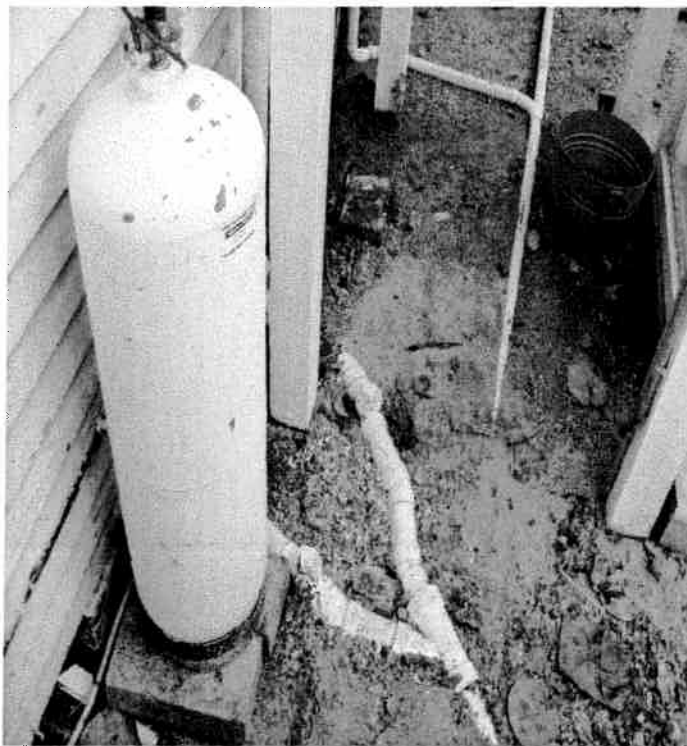


Figure 71 Propane Tank

RECOMMENDATIONS

- 1. The plumbing must be brought up to code.**



AUDIO SYSTEM 8

AUDIO SYSTEM

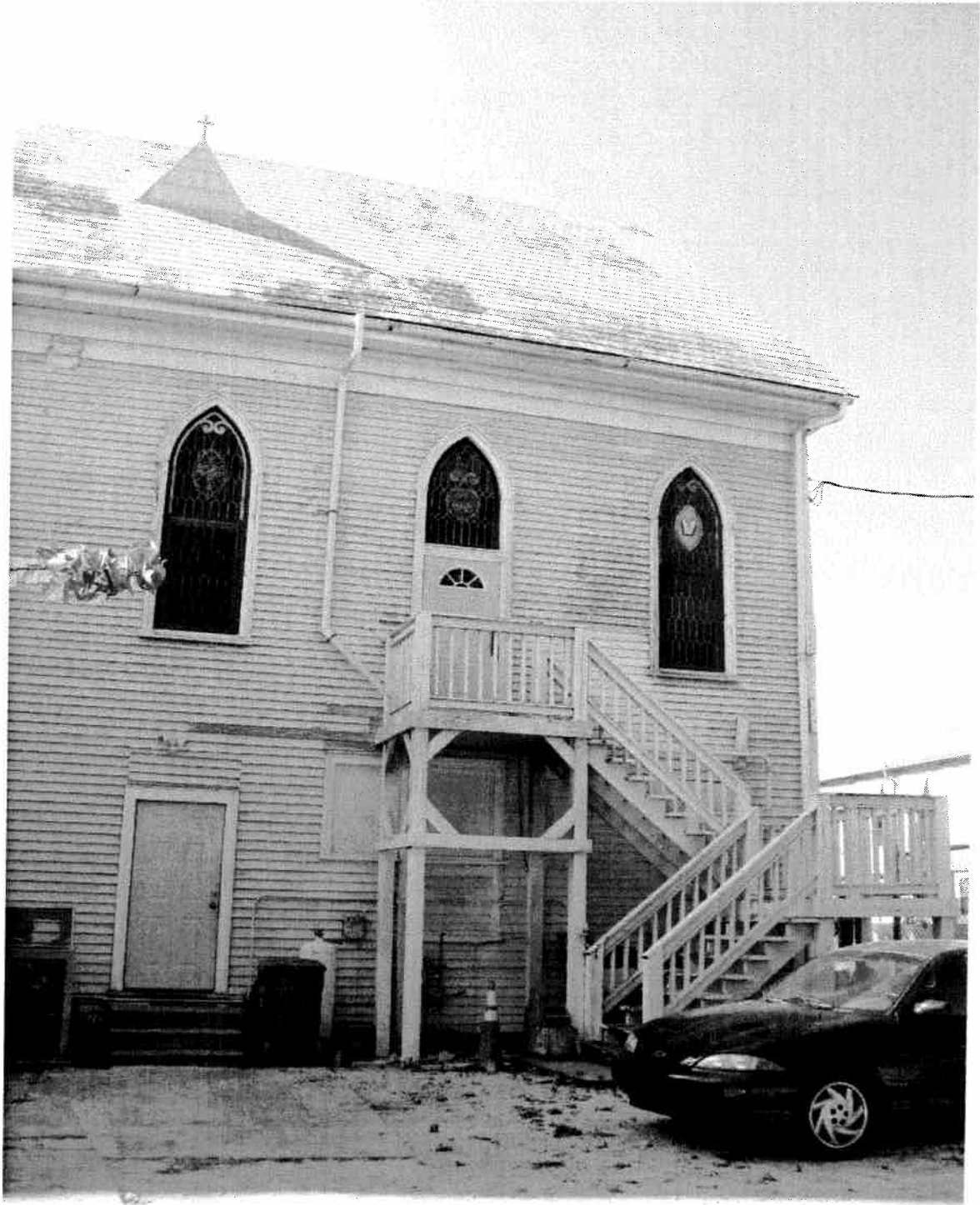
EXISTING CONDITIONS

The sound system in the church consists of a mix of off-brand consumer based audio equipment, a “Boom Box” with a hand microphone mounted in front of it, connected to a very old set of wall-mounted speakers in the sanctuary and nave. These are inadequate to provide the music or the amplification to the congregation. The downstairs system is a separate system and not connected to the upstairs system. It is used for amplifying a live band and is a minimal system for live sound reinforcement.

RECOMMENDATIONS

1. Upgrade the audio system.

Upgrade the sound system in the sanctuary with professional grade audio equipment with both wireless and corded hand held microphones. The downstairs system should be tied into the audio program from upstairs and volume controls for each speaker will control the sound level suitable for the downstairs listeners using new speaker wire and microphone cables. All equipment should be consolidated in an equipment rack protected with electrical surge protection and distribution.



SITE IMPROVEMENTS 9

SITE IMPROVEMENTS

EXISTING CONDITIONS

The church is sited on a 98'x 45' lot, RE 1334. The adjacent parish house is sited on the 90'x 46' abutting lot, RE 1335, to the North on the corner of Whitehead and Angela Streets. The two properties are owned by the A.M.E. Church trustees and are used together as one property, the rear yard of the parish house used for church back access and parking.

The church meets the sidewalk at its front and the property line on the South at the church proper; the South turret appears to be encroaching on the neighbor's property to the South by approximately five feet. The back of the church is approximately six feet from the rear property line. At the north the North Turret appears to be on the property line.

These are approximate borders as no survey could be found.

The yard at the rear of the parish house is used for church parking and church access and egress. It is not improved and is subject to trip hazards from tree roots, projecting rocks and exposed plumbing (Figures 72). It is not drained. The grade of the yard is approximately nine inches below the first step on the stairs leading to the church's rear doors. This is a hazard and violates the building code with respect to step heights. There is no provision for handicapped access.

The front stairs of the church are a safety hazard as described previously and do not have controlled access.



Figure 72 Trip Hazards

RECOMMENDATIONS

- 1. Obtain an up-to-date survey.**
- 2. Improve the rear yard behind the parish house.**

Bring the grade up so that it meets the rear stairs properly. Provide proper storm drainage.

Provide a proper surface for handicapped access to the rear of the church.

- 3. Provide for handicapped access into the church**

Add an ADA compliant ramp into the fellowship hall at the rear entrance to the church.

Install an ADA compliant outside elevator to the second floor of the church.

- 4. Provide a means to control the public use of the front (concrete) exterior stair.**
- 5. Provide handrails for the front (concrete) exterior stair.**

END OF REPORT

GARLAND WILSON PE
4460 Northshore Dr
Port Charlotte, FL 33980

June 19, 2009

Michael Miller Architect
517 Duval Street
Key West, FL 33040

RE: Cornish Memorial AMEZ Church
702 Whitehead Street
Key West, Florida

Dear Michael,

Following is the report prepared at your request for a visual observation of the above structure. This report is based on sightings at key structural areas which at times were limited. The following structural systems were observed:

1. Foundations
2. Sill Beams
3. Ground Floor Beams, Columns, Joist and Deck
4. Sanctuary Floor and Walls
5. Roof Trusses, Girts, Rafters and Sheathing
6. Steeples, Belfry and AC Loft
7. Nave Walls

We found several areas of concern and believe these will require more analysis. While it would be impossible to bring this historic structure up to current wind load requirements without essentially demolishing the building; it is possible to strengthen structural systems to better resist lateral wind loading. While the following recommendations are conceptual in nature, they should be emphasized in any further remodeling:

1. Strengthen the exterior side walls with plywood sheathing.
2. Strengthen the roof by either replacing the existing sheathing or covering the existing with a layer of plywood.
3. Replace or strengthen structure in Loft that supports AC equipment.
4. Provide tie downs from roof trusses to wall.
5. Brace First Floor columns supporting the Nave to prevent further rotation.
6. Replace or repair structural components not seen and in a deteriorated condition, if any (sills, beams, etc.).
7. Repair roof truss king posts.

Sincerely,

Garland Wilson PE
Florida PE No. 41526
Florida Special Inspector No. 2037
Structural Engineers Certification Board No. 1533-0705

FOUNDATIONS

In general, we found the foundations that were visible to be in good condition. These were mostly, cut coral rock piers and some poured concrete piers supporting a sill beam around the perimeter. Interior foundations for the Ground Floor columns that support the floor of the Nave were brick pilasters at the columns and cut coral rock at intermediate points on the Ground Floor beams. We observed very little, if any, settlement and most were in good condition. Some differential movement was noted across the South wall (see Page 5).



SILL BEAMS

The exterior perimeter sill beams are generally covered by the exterior wall siding. Where visible we found the sill beams to be in good condition. Should the siding be replaced or extensively repaired in another phase, these should be examined closely for wood rot and termite damage and repaired accordingly.

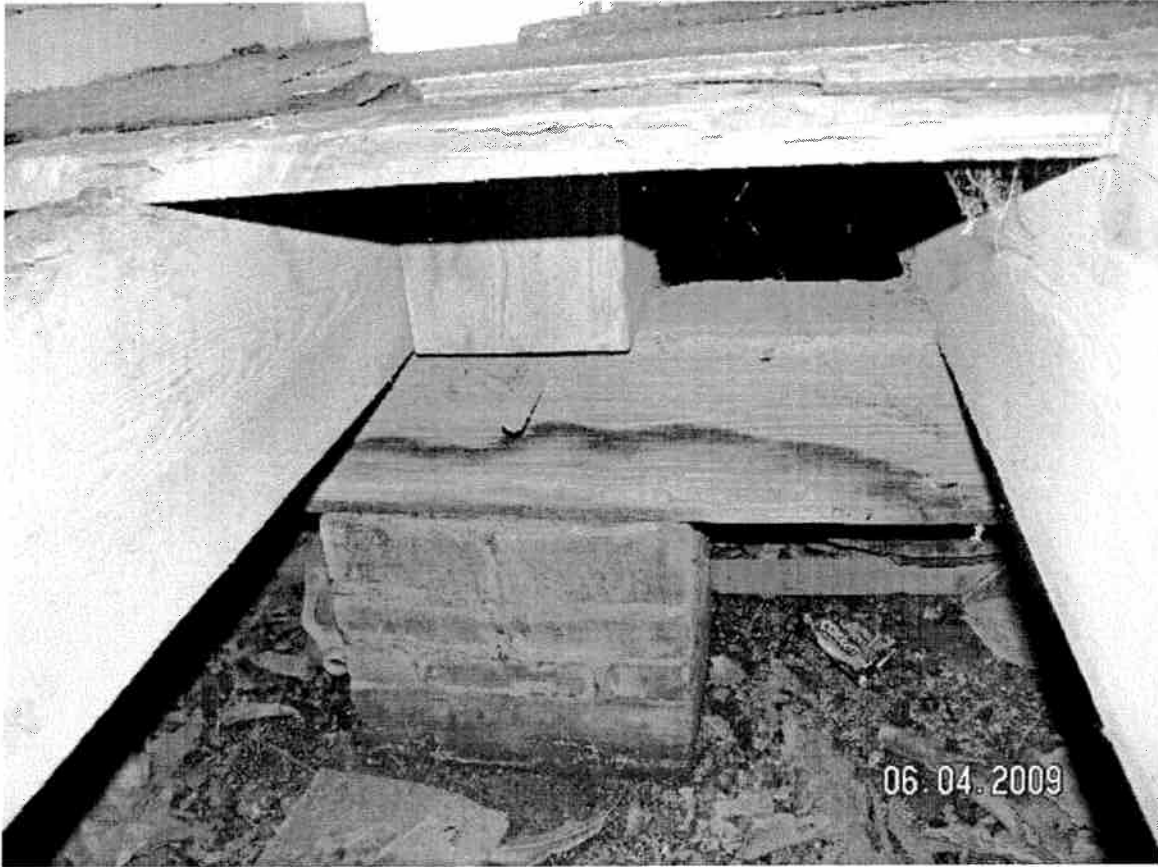


GROUND FLOOR

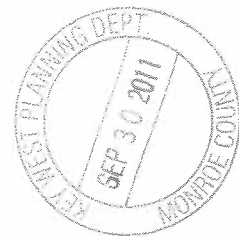
The Ground Floor beams are 6x8 and run the length of the floor under the 8"x8" columns that support the Nave floor above. Resting on top are 4x10 joist perpendicular to the beam. Plywood deck is nailed to the joist. All of these seem to be in good condition. The joist need to be releveled and the existing deck replaced with a ¾" thick panel.



The columns are connected to the floor beam (6x8) by a mortise and tenon joint. This consists of a wood pin through a "tongue" of the column and a "groove" cut into the beam. This type of connection is common in buildings of this age. Due to the load from the Nave floor, the columns have rotated slightly at this connection causing the columns to fall out of plumb. The columns remain in good condition but realigning the columns and a stronger connection should be investigated. See photo on next page.



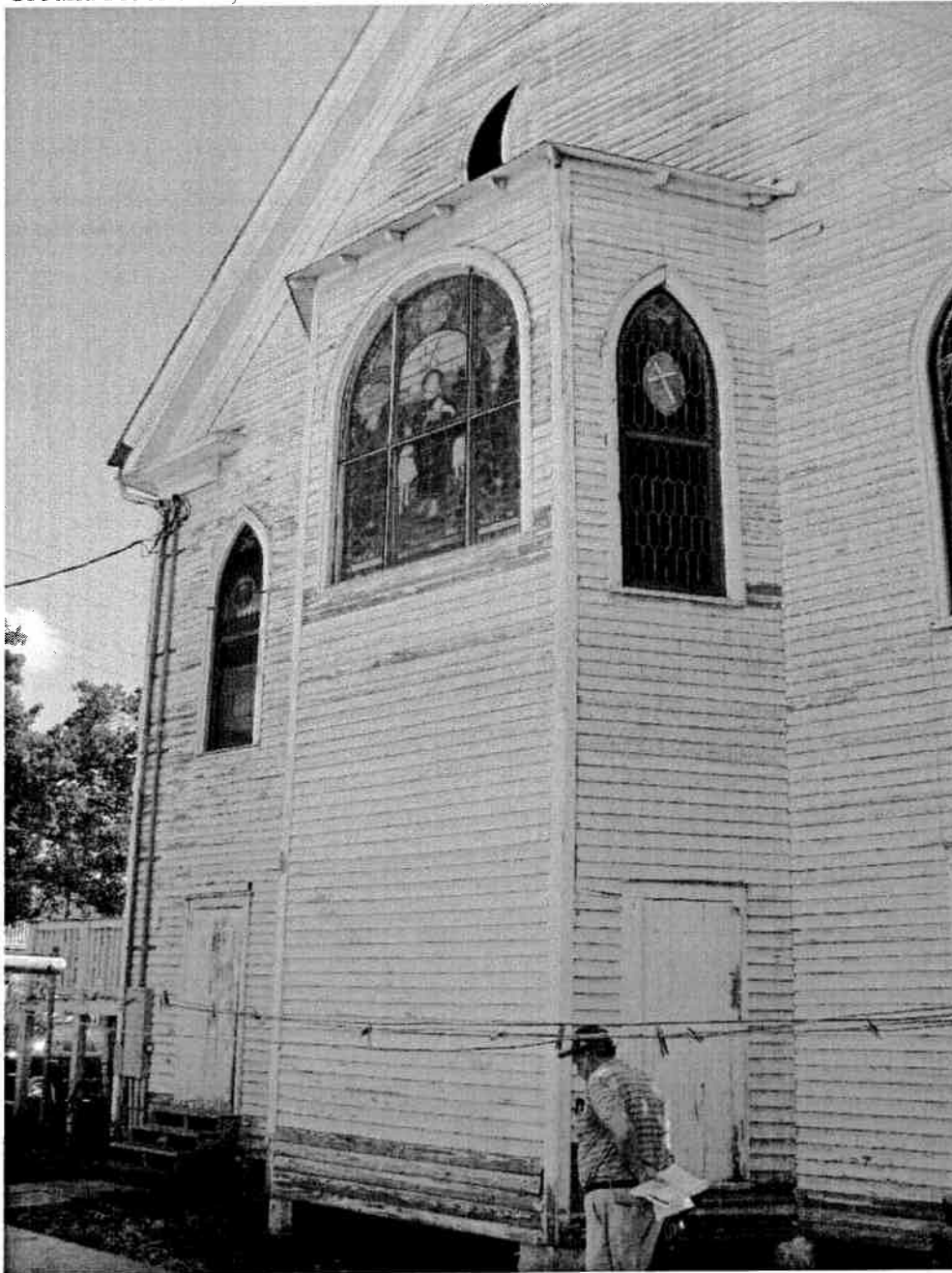
Note the brick pier with the 6x8 floor beam running over and the column attached by mortise and tenon joint with a wooden dowel. The 4x10 joists are shown on each side. It would appear that there is no positive connection from the pier to the beam to the joist. The South wall of the building exhibits some differential footing settlement. The Ground Floor appears level along the North wall and at the center but has a 6" fall to the Southwest and 1 1/2" fall to the Southeast. Many historical buildings in Key West have piers that have settled differentially.

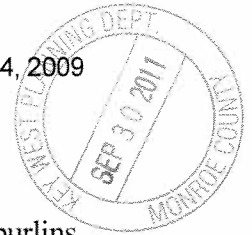


SANCTUARY FLOOR & WALLS

The Sanctuary and choir stalls are elevated above the Nave floor. We noted some “soft” spots in the Sanctuary area which may be due to the deck or to the framing. The area is currently covered with carpet and that would have to be removed to find the cause of the softness.

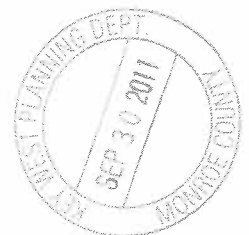
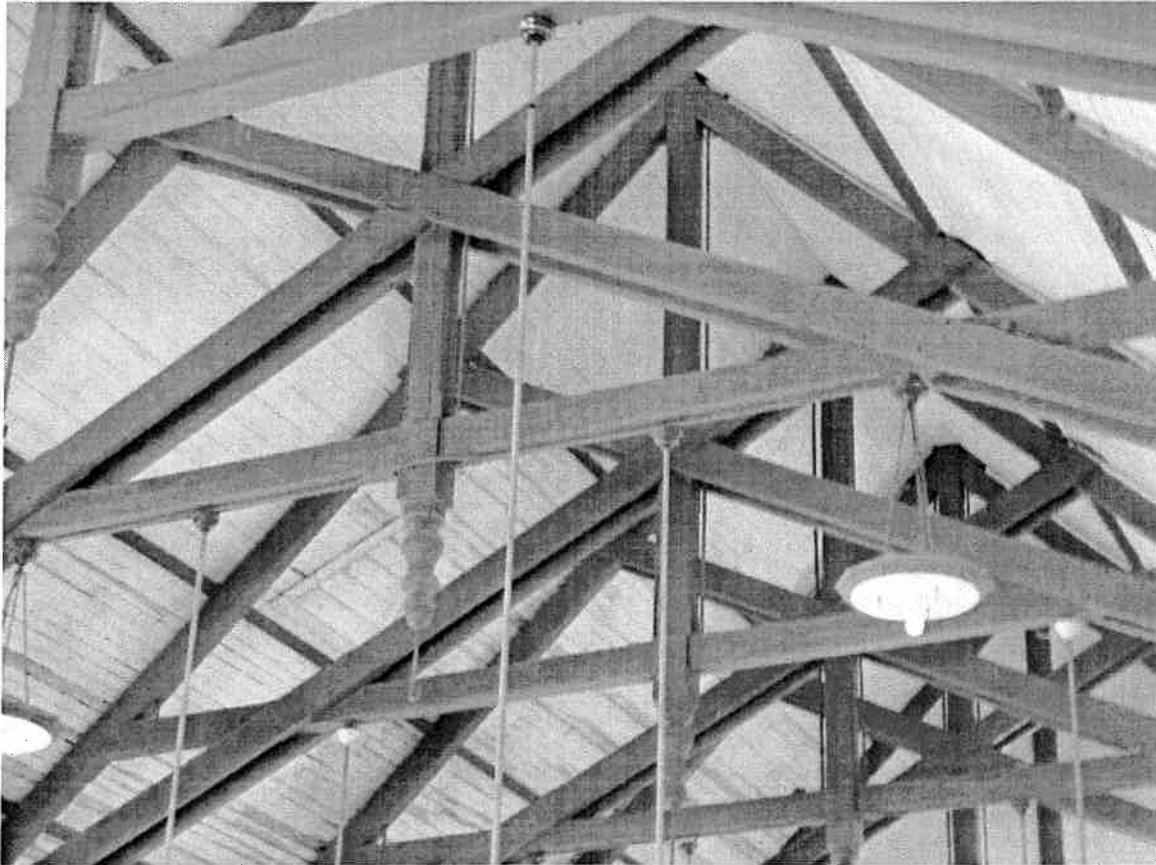
Under the Sanctuary is a storage room for the kitchen. This floor seems badly out of level but when looking at the wall outside, it appears to be plumb with no indication of settlement. Our conclusion is that this area must have a problem in the floor framing. Upon replacement of the Ground Floor deck, this can be corrected.





ROOF

The roof sheathing needs to be replaced with plywood and adequately anchored to the purlins. The purlins and under purlins appear to be in good condition where observed. The under purlins are attached to the large roof trusses, spaced at 9'-8", visible in the Nave. If new sheathing is installed then the entire roof system needs to be analyzed for adequacy. The king posts in the trusses show evidence of distress with vertical cracks. Burned members at the AC Loft should be replaced before installing new sheathing.

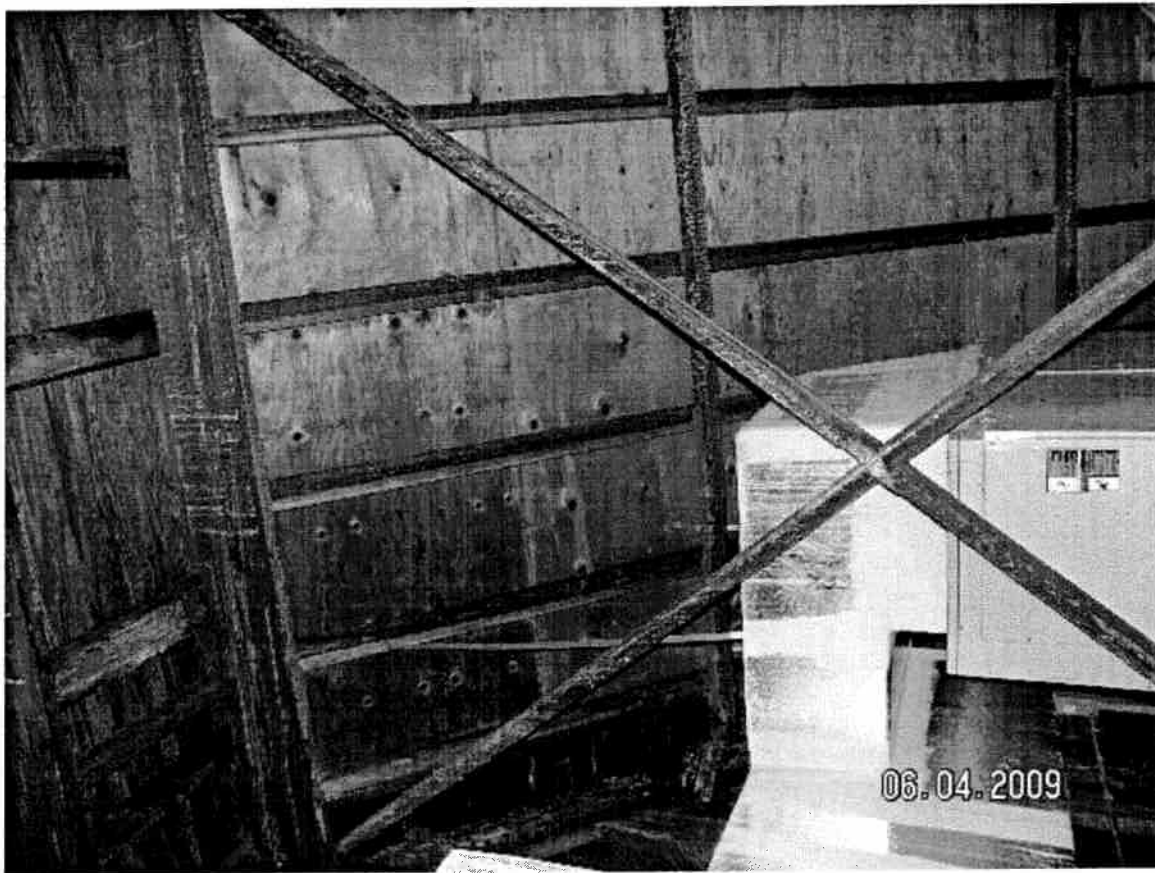


STEEPLES, BELFRY & AC LOFT

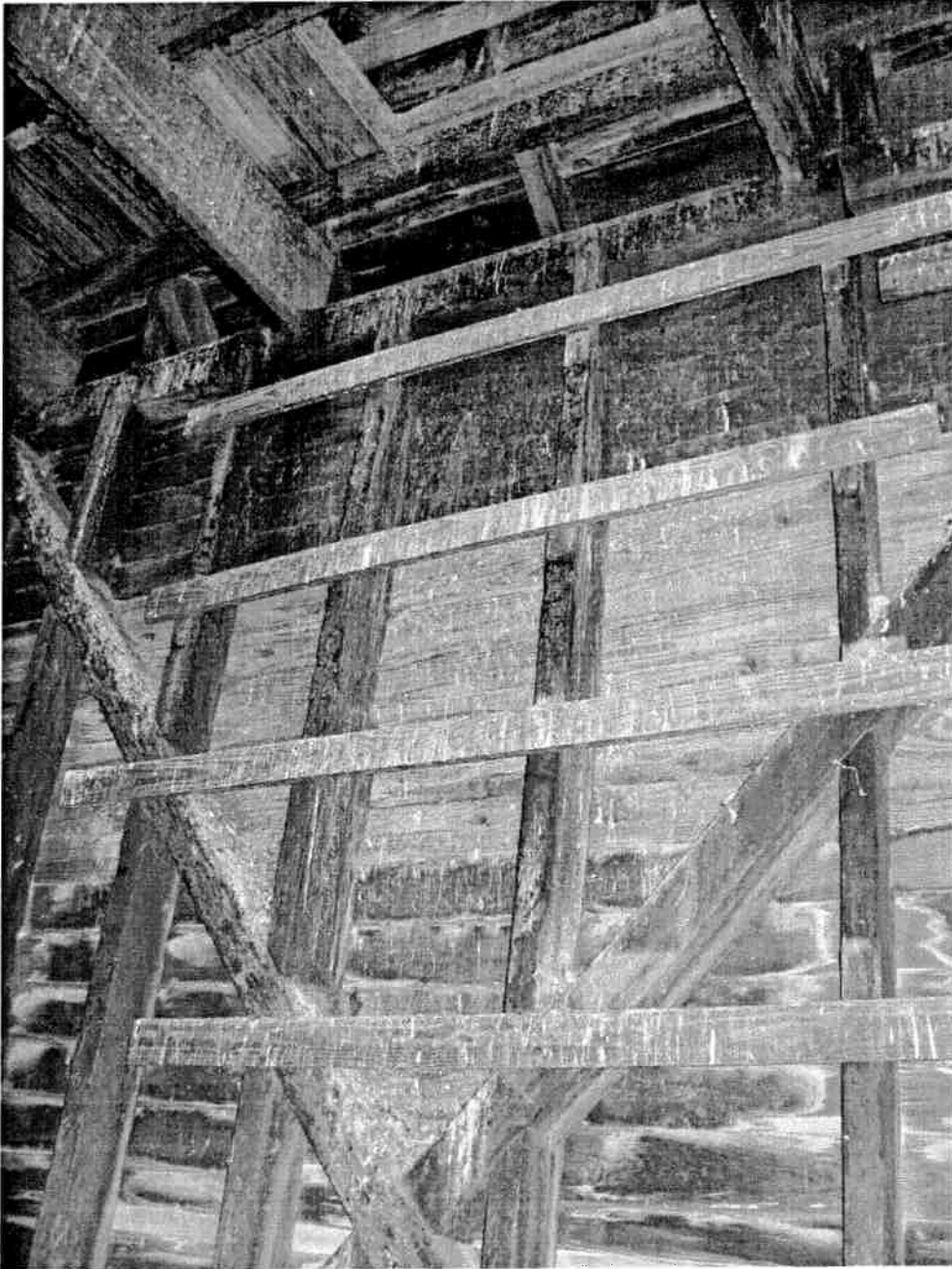
The steeples and belfry can be stiffened considerably with steel straps and plywood. The steeples are currently having the exterior siding replaced and screwed into supporting members. This with some minimal strapping may be as stiff as can be expected. The attachment at the base of the steeples should be investigated. The Belfry also can be helped with some plywood and strapping on the walls.

The AC Loft floor joist, 3x6 at 24" on center and spanning 12', are inadequate to safely support the existing AC equipment. The plywood floor deck needs to be replaced. The burned X-members removed. The wall separating the Nave needs to have additional plywood installed, if the truss style X-bracing below is to be removed. See page 14.

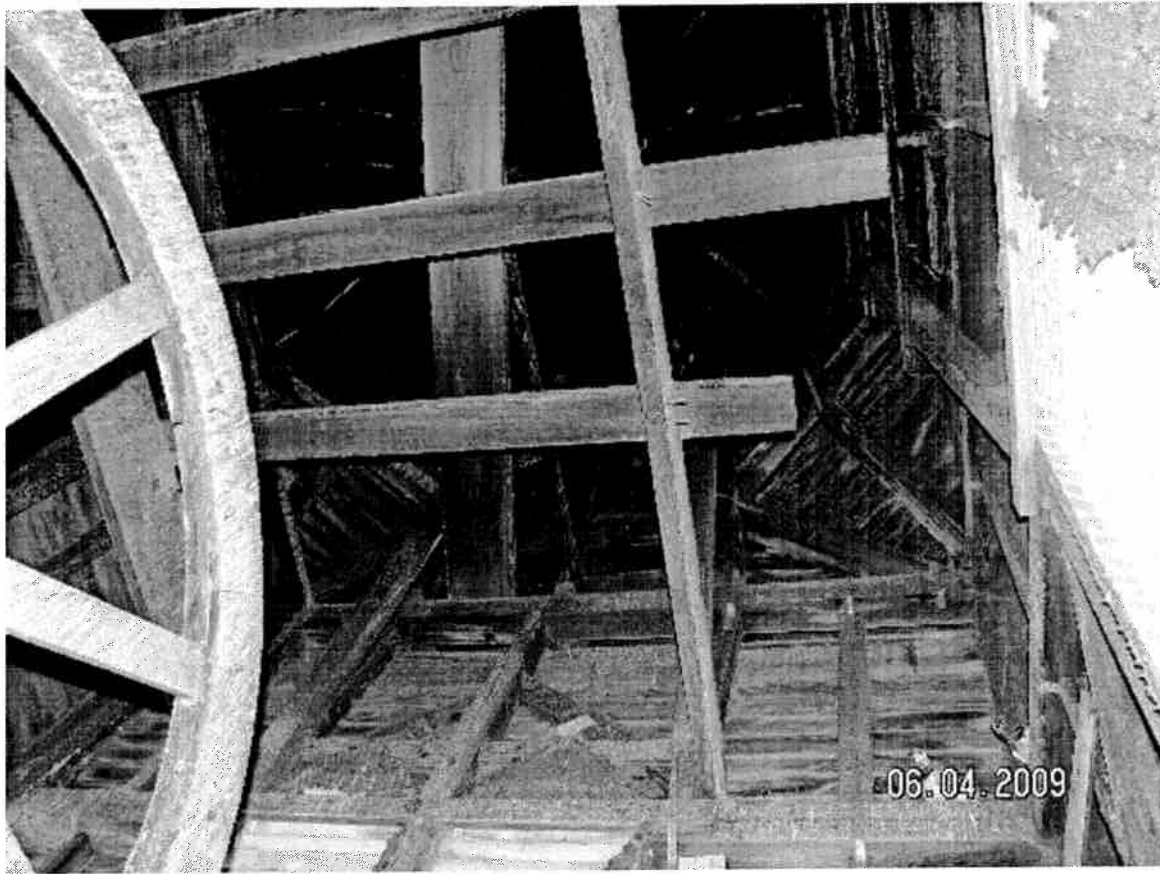
See photos on the next two pages.



Wall between AC Loft and Nave



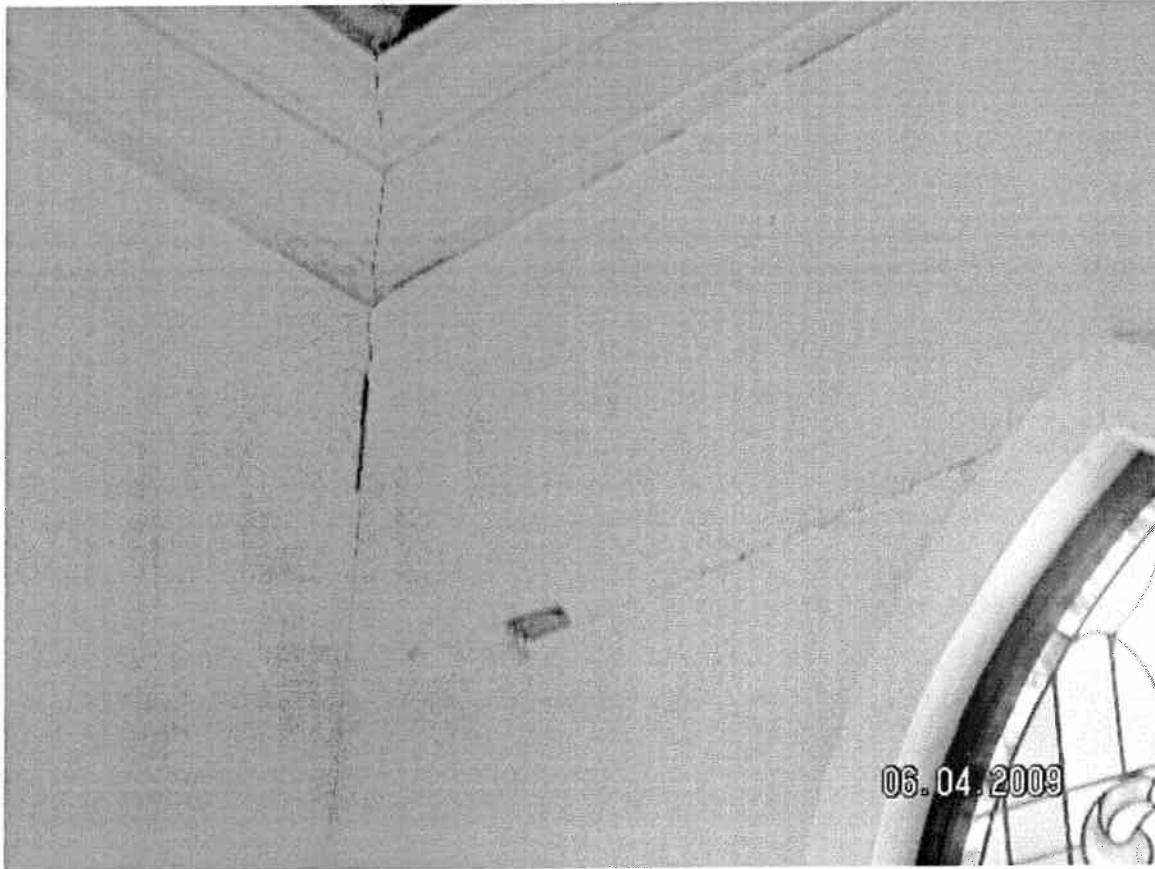
Exterior AC Loft Wall with Belfry above.



Looking up into the Belfry with a Steeple above.

NAVE WALLS

The main walls of the church in the Nave are 16' from floor to roof truss attachment. The wall studs are 2x6 (actual) at 18-24" on center with 1"x6" diagonal sheathing. With the large roof load and long span, the wall studs must be over-stressed. This is particularly true when the walls must resist lateral wind loads. This can be evidenced by the cracks on the interior face of the walls. Along with the roof trusses, it is critical that the exterior walls be strengthened by additional studs or additional sheathing or a combination of the two.



Nave wall, SW corner



Nave wall, North



Front wall by entrance.

The truss style X-bracing below the AC Loft near the entrance may be removed with the proper strengthening of the AC Loft and the exterior walls. See Page 8 & 11).

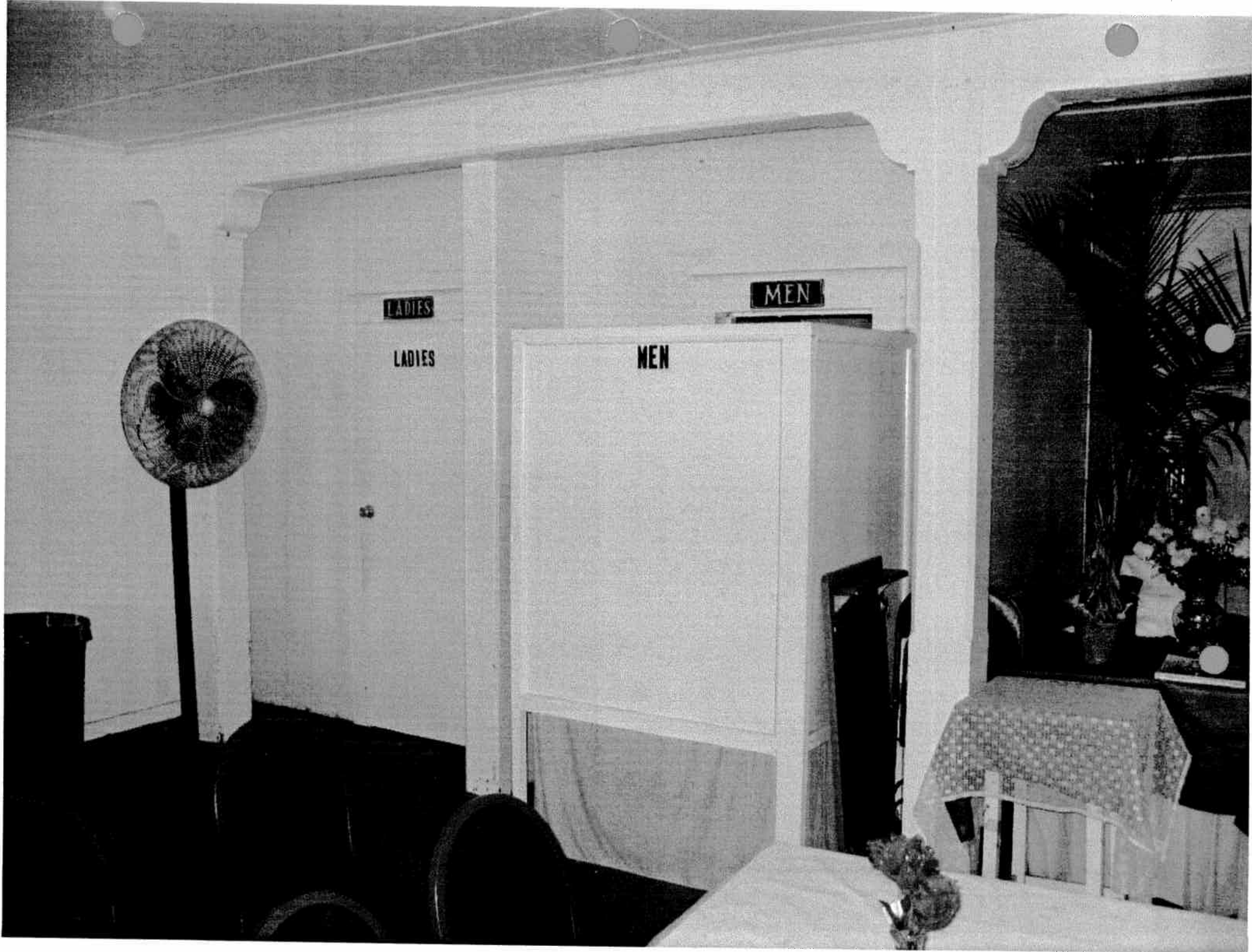


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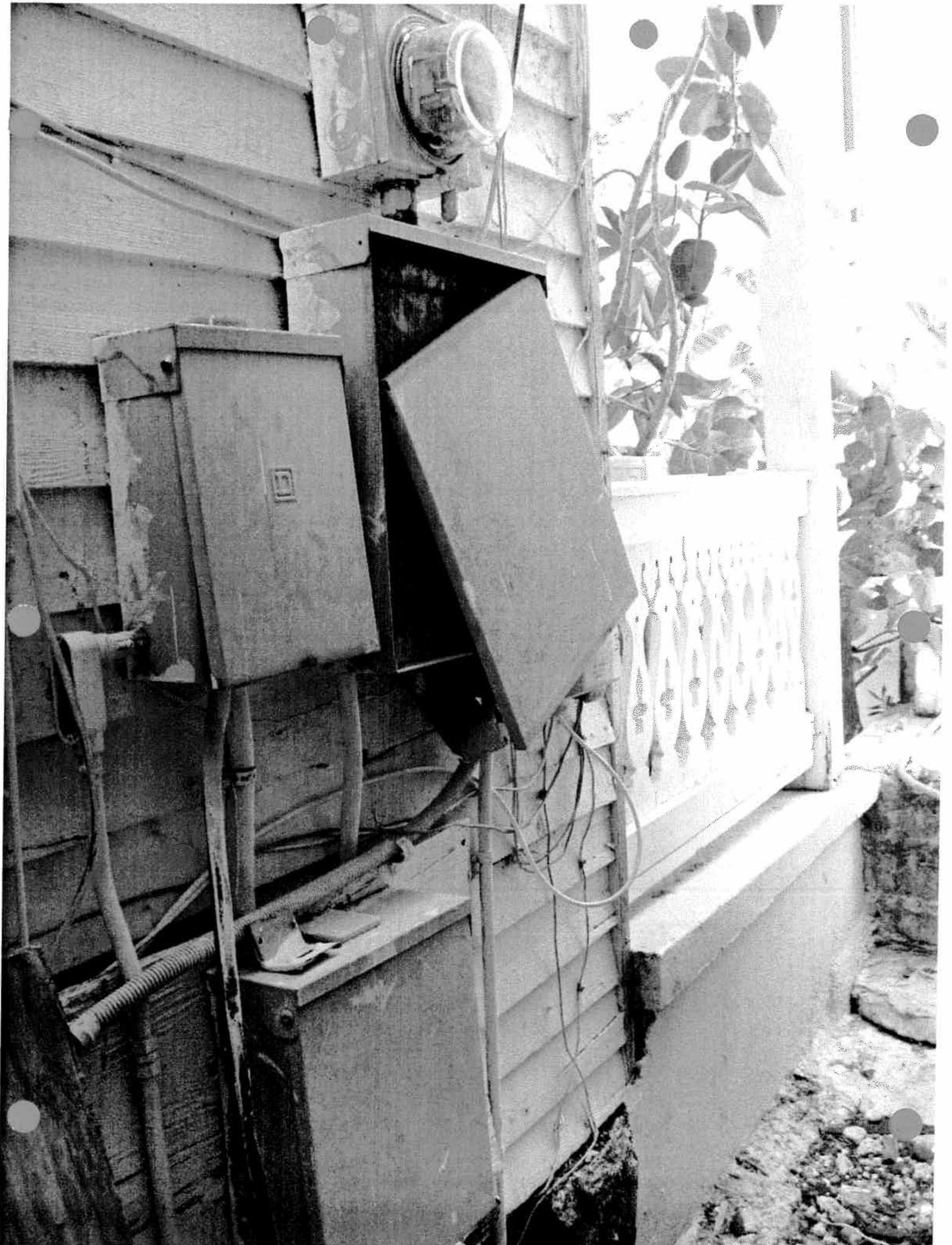






THE CITIZEN

THE CITIZEN







Section F
Ownership & Legal Structure

City of Key West
Planning Department

Verification Form

(Where Authorized Representative is an Entity)

I, DR. KEVIN W. H. LEWIS in my capacity as PASTOR
(print name) (print position; president, managing member)
of CORNISH MEM. A. M. E. ZION CHURCH
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

702 WHITEHEAD ST KEY WEST, FL 33040
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Dr. Kevin W. H. Lewis

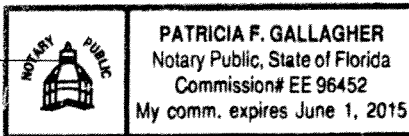
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Oct 3, 2011 by
date

Dr. Kevin W. H. Lewis
Name of Authorized Representative

He/She is personally known to me or has presented FL Dr Lic as identification.

Patricia A. Gallagher
Notary's Signature and Seal



Patricia A. Gallagher
Name of Acknowledger typed, printed or stamped

**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, DR. KEVIN W. H. LEWIS as
Please Print Name of person with authority to execute documents on behalf of entity

PASTOR of CORNISH MEM. AME ZION CHURCH
Name of office (President, Managing Member) *Name of owner from deed*

authorize MR. MICHAEL MILLER
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

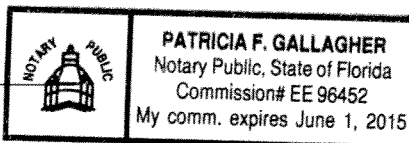
Dr. Kevin W. H. Lewis
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this Oct 3, 2011 by

Dr Kevin W. H. Lewis
Name of Authorized Representative

He/She is personally known to me or has presented FL Dr Lewis as identification.

Patricia F. Gallagher
Notary's Signature and Seal



Patricia A. Gallagher
Name of Acknowledger typed, printed or stamped

96452
Commission Number, if any

Know all men by these presents that we Elsie Von Pfister in my own right, and William H. Von Pfister husband of the said Elsie, both of the City of Key West in Monroe County in the State of Florida, for and in consideration of the sum of one hundred and forty five Dollars lawful money of the United States to us in hand well and truly paid by Paul Seabrook, Alexander Mickens, Sampson Forester, Prime Dees and Samuel Frasier as Trustees of the African, Methodist, Episcopal, Zion Church of the said City County and State, the receipt whereof we do hereby acknowledge, have given, granted, bargained, sold, conveyed and conveyed, and by these presents, do give, grant, bargain, sell, convey and deliver, unto the said Paul Seabrook, Alexander Mickens, Sampson Forester, Prime Dees and Samuel Frasier as Trustees of and for the African, Methodist, Episcopal, Zion Church, at Key West, and to their successors in Office and assigns forever, to be held by them in Trust as long as there are three persons to advocate the doctrines of said Connection. All that certain piece or parcel of land situate lying and being on the Island of Key West in said State of Florida and known on the Map of said Island delineated by William S. Whitehead in February 1829 as part of Tract Number Three (N^o 3) and commonly known on said Island as Gordons Garden, and further described in a Diagram of said Garden made by William H. Von Pfister and Recorded in Book F. page 621. of Monroe County Records at Lot N^o 19, (Number Nineteen) on said Diagram, and having a Front on Whitehead Street bounded, of Forty six feet (46 feet) and extending back at right angles Ninety eight feet (98 feet). — We Have and To Hold the said piece or parcel of land together with all the hereditaments, rights and privileges thereto belonging or in any wise appertaining unto them the said Paul Seabrook, Alexander Mickens, Sampson Forester, Prime Dees and Samuel Frasier as Trustees of and in Trust for the African, Methodist Episcopal, Zion Church at Key West and their successors in said Trust and assigns in fee simple forever, to be held by them in Trust as long as there are three persons to advocate the doctrines of said Connection.

And we the said Elsie Von Pfister in my own right, and William H. Von Pfister, for ourselves, our heirs, executors and administrators do hereby covenant with the said Trustees their successors and assigns to Warrant and Defend the said land and premises from and against the claims and demands of all persons whomsoever.

In Testimony whereof we have hereunto set our hands and seals at the City of Key West on this Twelfth day of November A. D. 1866.

Signed sealed and delivered
in the presence of
(sig^d) Peter L. Jaycocks
Peter Couser

(sig^d) Elsie Von Pfister
W^m H. Von Pfister

I Elsie Von Pfister wife of William H. Von Pfister of Key West being separate and apart from my husband do hereby acknowledge and declare that I executed the foregoing conveyance freely and voluntarily and without any force or compulsion of or from my said husband. In Testimony whereof I have hereunto set my hand and seal at Key West on this Twelfth day of November A. D. 1866.

(sig^d) Elsie Von Pfister

State of Florida - Monroe County

Be it Remembered that on this Twelfth day of November A. D. 1866 before me the undersigned a Justice of the Peace in and for said County personally came Elsie Von Pister and William H. Von Pister both to me personally known and known to be the individuals mentioned and described in said who executed the foregoing conveyance and then and there acknowledged the same to be their free and voluntary act and deed. And afterwards to wit on the same day the said Elsie Von Pister being separate and apart from her husband acknowledged that she executed the said conveyance in her own right freely and voluntarily and without any fear or compulsion of or from her said husband and in testimony thereof did sign and seal the foregoing written acknowledgments by me. Witness my hand this date above.

(Sig^{ty}) Peter Causse
Justice of the Peace

Whereof the same is admitted of Record.
Duly Recorded this 12th November A. D. 1866.

Peter Causse
Clerk

F 918

Diagram of Lot No. 2, in Square 33, and Lot No. 4, Square 20, made by G. Howe Key West November 1st 1866.



Duly Recorded November 12th 1866
Peter Causse
Clerk

Know all men by these presents that I, G. Howe, of the County of Monroe, State of Florida, do hereby certify that the above and foregoing is a true and correct copy of the original of the same as the same appears from the records of the County of Monroe, State of Florida, and that the same is a true and correct copy of the original of the same as the same appears from the records of the County of Monroe, State of Florida.

Section H
Project Budget

CORNISH MEMORIAL

AFRICAN METHODIST EPISCOPAL ZION CHURCH

Rev. Kevin W.H. Lewis, D. Min., Pastor

702 Whitehead Street
Key West, Florida 33040

(305) 294-2350 Office
(305) 292-8554 Residence

September 30, 2011

Bahama Village Redevelopment
Advisory Committee
Ms. Nicole Malo
City of Key West Planning Department
3140 Flagler Avenue
Key West, FL 33040

Dear Ms. Malo:

It is my joy and happy privilege to submit our application for a 2012 Bahama Village Redevelopment Grant for Phase 2 of our restoration program. Our estimate budget for this project is \$256,896.00 of which Cornish Church will contribute \$20,000.00. Therefore we request a redevelopment grant of \$236,896.00 for the completion of the following components of the program:

This is Phase 2 of the complete restoration of the church which is estimated to cost \$976,872.00 (See Total Project Estimate in Section 3 of this application, attached) We have completed Phase 1 toward the goal which was entirely funded by a 2009 TIF Grant. Phase 2 will consist of the following:

- | | |
|---|---------------------|
| 1. Replace existing substandard fellowship hall
bathrooms to be ADA and code compliant. | \$ 53,000.00 |
| 2. Bring existing substandard kitchen to code compliance | \$ 37,700.00 |
| 3. Stabilize the building with new steel structural members.
Jack and level the rear corner of the building where the
sill has failed. Stabilize the lateral leaning of the building. | \$ 85,200.00 |
| 4. Construct a ramp and wheelchair lift at the ground floor. | \$ 10,000.00 |
| 5. Repair/Replace rotten floor framing under sanctuary
pulpit/chancel area. Repair/Restore the balustrade around
the altar and choir lofts. Enlarge existing hall storeroom. | \$ 8,300.00 |
| 6. Modify the front row of pews to allow for additional
space for organ and piano. Enlarge fellowship hall storeroom.
Replace AC supply diffusers. Touch up paint. | \$ 5,900.00 |
| 7. Tent the church to control termite damage. | \$10,000.00 |
| 8. Repair the parsonage electrical system. | <u>\$18,665.00</u> |
| | \$228,765.00 |



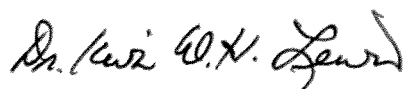
9. Architectural and Engineering Fees (8.6%)	\$ 20,131.00
10. Estimated City Permit and Impact fees.	<u>\$ 8,000.00</u>
TOTAL	\$256,896.00

Of this work, the bathrooms, wheelchair lift and ramp is required by law in order to comply with American Disabilities Act. The replacement of the parsonage electrical system will remove a serious fire hazard to the church, as the parsonage is less than five feet from the church. A fire in the parsonage would most certainly spread to the church.

The Cornish church will contribute \$20,000.00 to this work, as well as provide funds for other repairs to the parsonage including structural repairs, new roofing at the kitchen saw tooth, new bathrooms, and improved finishes and painting. We have attached conceptual drawings of the floor plans showing the bathrooms, kitchen, and other areas of improvement that we propose, as well as the Phase 1 Historic Structures Report and the required material specified in the application.

Our church congregation and I have been delighted and encouraged by the success of Phase 1 and feel grateful and privileged to have been the beneficiaries of this wonderful program created by the City of Key West. We thank you for your consideration of our Phase 2 request.

Sincerely,



Dr. Kevin W.H. Lewis, Pastor

CORNISH MEMORIAL A.M.E. ZION CHURCH

TOTAL PROJECT COST ESTIMATE

MICHAEL MILLER
ARCHITECT

July 10, 2009
Revised September 26, 2011

SUMMARY

A.	STRUCTURAL	\$196,700
B.	ELECTRICAL	\$88,665
C.	BUILDING ENVELOPE	\$275,000
D.	ARCHITECTURAL	\$190,440
E.	SITE IMPROVEMENTS	\$20,800
F.	CONTINGENCY (15%)	<u>\$115,740</u>
		\$887,345
G.	ARCHITECTURAL AND ENGINEERING FEES (8%)	\$70,988
H.	CITY PERMITS (Est.)	<u>\$18,519</u>
	Total Estimated Design and Construction Costs	\$976,852

A.	STRUCTURAL	
1.	Roof Sheathing (Bid)	\$25,000
2.	Wall Sheathing	\$20,000
3.	Rebuild Attic Floor and Ceiling	\$15,000
4.	Strap Steeples	\$3,000
5.	Re-install Rods and Turnbuckles To prevent further Splaying of Walls	\$35,000
6.	Install Tie-Downs/Sill to foundations	\$5,000
7.	Build Shear Walls in Fellowship Hall to prevent further Rotation of Columns	\$76,400
8.	Repair Collapsing Concrete at Front Concrete Stairs (Note: \$15,000 if entire Stairway must be rebuilt.)	\$5,000
9.	Remove Non-Functioning Truss	\$3,500
10.	Jack and level SW Corner	<u>\$8,800</u>
	Subtotal	\$196,700
B.	ELECTRICAL	
1.	Rewire entire Church, bringing system to code but keeping existing Service	\$45,000
2.	Add Lighting and New Fans to Sanctuary:	\$25,000
3.	Remove Existing Illegal and hazardous Electrical Service and Wiring; Upgrade and Rewire	<u>\$18,665</u>
	Subtotal	\$88,665

**ACTUAL PHASE 1
TOTAL PROJECT
COSTS**
(Work Complete)

MICHAEL MILLER
ARCHITECT

September 26, 2011

SUMMARY

A.	STRUCTURAL	\$--0--
B.	ELECTRICAL	\$15,392.46
C.	BUILDING ENVELOPE (Roof)	\$118,863.50
D.	ARCHITECTURAL	
	Restore Siding and Trim	
	Paint	
	Elevator	
	Interior Finishes	
	Paint and carpet)	
	Audio	\$245,169.27
E.	SITE IMPROVEMENTS	\$--0--
F.	CONTINGENCY (15%)	<u>\$--0--</u>
		\$379,425.23
G.	ARCHITECTURAL AND ENGINEERING FEES (8%)	\$37,575.21
H.	CITY PERMITS (Est.)	<u>Included</u>
	Total Phase 1 Design and Construction Costs	\$417,000.44

C.	BUILDING ENVELOPE	
1.	Repair and Restore Siding and Window Casings Including Painting	\$150,000
2.	Insulate Walls	\$20,000
3.	Install New Roof	<u>\$125,000</u>
		\$275,000
D.	ARCHITECTURAL	
1.	ADA Bathrooms and Kitchen	\$90,700
2.	ADA Ramp and Wheelchair Lift at Parking Lot and Rear Door	
3.	Repair Walls and Paint	\$40,000
4.	Repair Stained Glass(Minimal)	\$25,000
5.	Handrails at Front Steps	\$1,500
6.	Replace Fellowship Hall Masonite Ceiling	\$4,500
7.	Repair Rotten Millwork, Paint	\$12,000
8.	Replace Fellowship Hall Jalousie Windows with Historic 2 over 2 Double Hung Sash Windows, Install and Paint: 14 @ \$2,000	\$28,000
9.	Bring Fellowship Hall Storm Shutters up to Code:14@ \$600	\$8,400
10.	Replace/Restore Entrance Door	\$15,000
11.	Recondition Pews	\$5,000
12.	Refinish Pew Platform and Balustrades	\$8,300
13.	Replace Carpeting	<u>\$18,000</u>
	Subtotal	\$213,440
E.	SITE IMPROVEMENTS	
1.	Raise grade to meet steps and ramp, providing gravel parking and concrete sidewalk to elevator and egress stair. Grade to meet city site drainage requirements.	\$15,000
2.	Clear volunteer invasives	
3.	Repair and Paint Fence	\$4,000
4.	Security and Safety Lighting	<u>\$1,800</u>
	Subtotal	\$20,800
F.	CONTINGENCY	
1.	Assume 15% of Construction Cost Estimate of \$794,605	\$119,190
G.	ARCHITECTURAL AND ENGINEERING FEES (8%)	\$70,988
H.	CITY PERMITS (Est.)	<u>\$18,519</u>
	Total Design and Construction Costs	\$976,872

**CORNISH MEMORIAL
A.M.E. ZION CHURCH
RESTORATION**

**PHASE 2 PROJECT
COST ESTIMATE**

September 26, 2011

SUMMARY

1.	Replace existing substandard Fellowship Hall bathrooms to be ADA and code compliant.	\$53,000
2.	Bring existing substandard kitchen to code compliance.	\$37,700
3.	Stabilize the building with new steel structural members: Jack and level the rear corner of the building where the sill has failed.	\$85,200
4.	Construct a ramp and wheelchair lift at the ground floor.	\$10,000
5.	Repair rotten floor framing under the sanctuary pulpit And restore the balustrade around the alter and choir.	\$8,300
6.	Move and modify the front pews order to make room for a piano and organ; enlarge the fellowship hall storeroom; Replace AC supply diffusers; Touch-up paint	\$5,900
7.	Tent the church to control termite damage.	\$10,000
8.	Repair the parsonage electrical system.	<u>\$18,665</u>
		\$228,765
9.	Architectural and Engineering Fees (8.8%)	\$20,250
10.	Estimated City Permit and Impact fees and impact fees.	<u>\$8,000</u>
		Total \$256,896

townsend construction & development

PROPOSAL

Date:09.20.11

Good Until:

Proposal Submitted by: **Townsend Construction & Development**
17161 Starfish Lane
Sugarloaf Shores, FL 33042
CGC 023787
Tel/Fax: 305 745-6681

Proposal to: **Cornish Memorial AME Zion Church**
702 Whitehead St. key West

Project Name: **Parsonage**

DESCRIPTION OF WORK TO BE PERFORMED: Replace rotted sill beam at rear of south side. \$9,165.00

Upgrade electrical service to 200 amps including new main circuit breaker panel, riser and grounding system. Replace necessary siding in area of panel. \$5,175.00

Re-wire house including new devices and fixture allowance of \$1500.00. \$11,990.00
Note: This price does not include repairing access holes on interior of house. This would be done during general house renovation. Allowance for this work should be approximately \$1,500.00

We propose to furnish the materials and labour to complete the work in accordance with the above specifications for the sum of:

All materials to be as specified and all work to be completed in a manner consistent with standard industry practice and local building codes. Any change to the above description of work or to the specified materials involving extra costs will be considered a change and will be executed upon written change order. The Owner shall maintain property insurance for the project to its full insurable value. Contractor will provide Workers Compensation insurance as required by State law.

Contractor's signature: _____ President Date: _____

The above prices, specifications and other conditions are hereby accepted.

Owner's signature: _____ Date: _____

Florida Keys Construction Company, Inc.

State License: CBC048932

Kevin Lewis
Pastor
Cornish Memorial AME Zion Methodist Church
720 Whitehead St
Key West Florida

Dear Sir:

Thank you for the opportunity to participate in the development of this project. Please find enclosed, copies of Excel spreadsheets that correlate to your requested scope of work, as specified by Michael Miller, Architect. I have given you a specific number as the result of each calculation, although I know I don't need to remind you that there is much play in the values at this point. On the other hand, I have spoken with sub-contractors and suppliers and feel these numbers are likely to be quite accurate. As a range I would estimate a swing of -5% to +10%, assuming the concepts don't evolve.

Here is a heading recap: (Rounded to the nearest hundred)

Sanctuary:

A.1.0 Choir stage expansion with railings and balustrade:	\$ 8,300.00
A.3.0 Replace A/C diffusers (no spreadsheet)	\$ 1,100.00
A.4.0 Move and alter pews and open Bishop's Office to Sanctuary	\$ 4,800.00

Ground Floor:

B.1.0 Demolish and reconfigure ground floor baths	\$ 53,000.00
B.2.0 Demolish existing kitchen and re-outfit new, exclude appliances	\$ 37,700.00
B.3.0 and B.4.0.Alter partitions and supply and install shear walls and rigid steel frames (combined)	\$ 76,400.00

Exterior:

C.1.0 Jack and level Southwest rear corner	\$ 8,800.00
C.2.0 Construct ADA slab and railings	\$ 10,000.00

Permits (2.4%) \$ 4,800.00

Total \$204,900.00

Please feel free to let me know if there is anything further I can do to assist you with this project.

Mark Mayer

15730 Old State Rd 4A

Sugarloaf, Florida 33040

C.:786.417.0140 O.:305.745.2195

Cornish B.3.0 4.0 Frame Braces and Partitions

	A	B	C	D	E	F	G	H	I	J	K
1	Project Mgt/mobilize			500	1						\$ 500.00
2	Surveys:	ea		350	0						\$ -
3	Arch. Fees	L.S	cost								by owner
4	Plan Process	L.S									by owner
5	<u>Permits</u>	L.S		0							Billed at cost to Owner
6	Bonds	L.S		0							Billed at cost to Owner
7	Temp. Toilet	mo.		85	0						\$ -
8	Set up/protect		2	2	17.5	1					\$ 70.00
9	Demolition Labor		4	8	17.5	2	wall/floor				\$ 1,120.00
10	Demolition Labor		4	8	17.5	3	dig footings				\$ 1,680.00
11	Carp/form shear walls		3	12	25	1					\$ 900.00
12	Carp/form form footing		3	8	25	1					\$ 600.00
13	Carp/form set steel		3	8	25	1					\$ 600.00
14	Carp/form pour/strip		3	8	25	1					\$ 600.00
15	Carp/form set steel fra		4	8	25	5	set steel frames				\$ 4,000.00
16	Carp/form frame floor		3	8	25	1					\$ 600.00
17	Dumpsters	ea		560	0.5						\$ 280.00
18	Concrete:					166		1.5	1.075	51265.116	27 \$ 1,898.71
19	footing	3	12	1.33	4						\$ 600.00
20	Pump			8	75						
21	Steel:					18		1.5	10	1.075	\$ 428.12
22	footing			0.59	2.5						\$ 523.26
23	footing			0.59	11			1.5	10	1.075	\$ 23,220.00
24	Structural Steel		Frame	5400	4	1.075					\$ 412.80
25	bolts		96	4	1.075						\$ 1,020.00
26	Welder	ls		12	85						\$ 75.00
27	Viscayne	roll		13.5	0	0.2		1.5	1.07		
28	Lumber:										\$ 253.97
29	2 x 4 pt	frame		45	4.2	1.25	1.075				\$ 167.97
30	2 x 4	floor repair		20	6.25	1.25	1.075				\$ 94.06
31	2 x 4	form		20	3.5	1.25	1.075				\$ 330.56
32	2 x 10	floor		12	20.5	1.25	1.075				\$ 169.25
33	Ply, Form			6	32	0.656	1.25	1.075			\$ 169.25
34	Ply, Floor Deck			6	32	0.656	1.25	1.075			\$ 317.34
35	Ply shear walls			40	9	0.656	1.25	1.075			\$ 129.00
36	Rough Hardware	hangers		30	4	1.075					\$ -

B.1.0 Ground floor baths

	A	B	C	D	E	F	G	H	I	J	K
1	Project Mgt/mobilize			500	0						\$ -
2	Surveys:	ea		350	0						\$ -
3	Arch. Fees	L.S		cost							by owner
4	Plan Process	L.S		0							by owner
5	Permits	L.S		0							Billed at cost to Owner
6	Bonds	L.S		0							Billed at cost to Owner
7	Temp. Toilet	mo.		85	4						\$ 340.00
8	Set up/protect		2	2	17.5	1					\$ 70.00
9	Demolition Labor		3	8	17.5	2	Exist. Baths				\$ 840.00
10	Carp/form	frame baths	3	12	25	1					\$ 900.00
11	Dumpsters	ea		560	1						\$ 560.00
12	Lumber:										
13	2 x 4 pt	frame		129	4.2	1.25	1.075				\$ 728.04
14	Millwork:										
15	Casing, Door	l.f.		34	1	1.25	1.075				\$ 45.69
16	Labor	l.f.		34	0.75						\$ 25.50
17	Doors, Int	ea		2	150	1.075				ALLOW	\$ 322.50
18	Install	ea		2	125						\$ 250.00
19	Closer	ea		2	125	1.075				ALLOW	\$ 268.75
20	labor	ea		2	25						\$ 50.00
21	Bi-fold	ea		1	125	1.075					\$ 134.38
22	Labor	ea		1	50						\$ 50.00
23	Door Hardware	ea		2	100	1.075				ALLOW	\$ 215.00
24	Counter tops			1	10	100				ALLOW	\$ 1,000.00
25	Bath Accessories	Toilet Paper		4	50	1.075				ALLOW	\$ 215.00
26	Install	ea		4	25						\$ 100.00
27	Paper Towel Dispenser	ea		4	75	1.075				ALLOW	\$ 322.50
28	Install	ea		4	40						\$ 160.00
29	Mirrors	ea		7	100					ALLOW	\$ 700.00
30	Installed	ea		7	40					ALLOW	\$ 280.00
31	Bath Partitions	ea		8	600					ALLOW	\$ 4,800.00
32	Plumber's Labor	ls		10900							\$ 10,900.00
33	Plumb. Fixtures:										
34	Toilet			4	250	1.075				ALLOW	\$ 1,075.00
35	Bath Sink			7	150	1.075				ALLOW	\$ 1,128.75
36	Bath Faucet			7	125	1.075				ALLOW	\$ 940.63

Cornish Kitchen B.2.0

	A	B	C	D	E	F	G	H	I	J	K
1	Project Mgt/mobilize			500	0						\$ -
2	Surveys:	ea		350	0						\$ -
3	Arch. Fees	L.S	cost								by owner
4	Plan Process	L.S		0							by owner
5	<u>Permits</u>	<u>L.S</u>		<u>0</u>							Billed at cost to Owner
6	Bonds	L.S		0							Billed at cost to Owner
7	Temp. Toilet	mo.		85	0						\$ -
8	Set up/protect		2	2	17.5	1					\$ 70.00
9	Demolition Labor		3	8	17.5	1					\$ 420.00
10	Carp/form frame		3	8	25	1					\$ 600.00
11	Dumpsters	ea		560	0.25						\$ 140.00
12	Lumber:										
13	2 x 8	frame		41	8	1.25	1.075				\$ 440.75
14	Ply, Floor Deck			19	8	0.86	1.25	1.075			\$ 175.66
15	Millwork:										
16	Base	I.f.		73	2	1.25	1.075				\$ 196.19
17	Labor	I.f.		73	1.5						\$ 109.50
18	Casing, Window	I.f.		16	3	1.25	1.075				\$ 64.50
19	Labor	I.f.		16	6						\$ 96.00
20	Sill, Window	I.f.		4	4	1.25	1.075				\$ 21.50
21	Labor	I.f.		4	4	1	1				\$ 16.00
22	Extension Jamb	I.f.		16	2	1.25	1.07				\$ 42.80
23	Labor	I.f.		16	2.5	1	1				\$ 40.00
24	Casing, Door	I.f.		34	1	1.25	1.075				\$ 45.69
25	Labor	I.f.		34	0.75						\$ 25.50
26	Doors, Int	ea		1	200	1.075				ALLOW	\$ 215.00
27	Install	ea		1	75						\$ 75.00
28	Closer	ea		1	125	1.075				ALLOW	\$ 134.38
29	Windows	ea		1	1200	1.075			Impact	ALLOW PG	\$ 1,290.00
30	Install	ea		1	250						\$ 250.00
31	K.Cabs	ea		30	4	50				ALLOW	\$ 6,000.00
32	Counter tops			30	3	50				ALLOW	\$ 4,500.00
33	Backsplash			30	3	25				ALLOW	\$ 2,250.00
34	Plumber's Labor	ls		1500							\$ 1,500.00
35	Plumb. Fixtures:										
36	K. Sink			1	300	1.075					\$ 322.50

CORNISH MEMORIAL A.M.E. ZION CHURCH

TOTAL PROJECT COST ESTIMATE

MICHAEL MILLER
ARCHITECT

July 10, 2009
Revised September 26, 2011

SUMMARY

A.	STRUCTURAL	\$196,700
B.	ELECTRICAL	\$88,665
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E.	SITE IMPROVEMENTS	\$20,800
F.	CONTINGENCY (15%)	<u>\$115,740</u>
		\$887,345
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TOTAL PROJECT
COSTS**
(Work Complete)

MICHAEL MILLER
ARCHITECT

September 26, 2011

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13.	Replace Carpeting	<u>\$18,000</u>
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E.	SITE IMPROVEMENTS	
1.	Raise grade to meet steps and ramp, providing gravel parking and concrete sidewalk to elevator and egress stair. Grade to meet city site drainage requirements.	\$15,000
2.	Clear volunteer invasives	
3.	Repair and Paint Fence	\$4,000
4.	Security and Safety Lighting	<u>\$1,800</u>
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F.	CONTINGENCY	
1.	Assume 15% of Construction Cost Estimate of \$794,605	\$119,190
G.	ARCHITECTURAL AND ENGINEERING FEES (8%)	\$70,988
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	Total Design and Construction Costs	\$976,872

**CORNISH MEMORIAL
A.M.E. ZION CHURCH
RESTORATION**

**PHASE 2 PROJECT
COST ESTIMATE**

September 26, 2011

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8.	Repair the parsonage electrical system.	<u>\$18,665</u>
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9.	Architectural and Engineering Fees (8.8%)	\$20,250
10.	Estimated City Permit and Impact fees and impact fees.	<u>\$8,000</u>
		Total \$256,896

Section I

Project Schedule

Attachment 2

PHASE 2 CONSTRUCTION SCHEDULE

THE CORNISH MEMORIAL A.M.E. ZION CHURCH

9-26-11

	Date	Duration	Completion
A.	Receive Funding	2/1/12	
B.	Sign Architectural Contract	1 wk	2/7/12
C.	Prepare Construction Documents	4 wks	3/7/12
D.	HARC Review	1 wk	3/7/12
E.	Bid the Project	3 wks	3/28/12
F.	Negotiate a Construction Contract	1 wk	4/7/12
G.	Contractor Mobilization	1 wk	4/15/12
H.	Apply for and Receive a Demolition Permit Apply for Building Permit	1 wks	4/21/11
I.	Demolition Work (Bathrooms and Kitchen)	1 wk	4/28/11
J.	Receive Building Permit		5/10/12
K.	Construction Work (Allow Ten Weeks)	10 wks	8/24/12

MICHAEL MILLER ARCHITECTS

September 15, 2011

Mark Mayer
Keys Construction Inc.

RE: Cornish Church Budget Estimates

Dear Mark,

Thank you for your assistance in establishing a budget for the Cornish Church's Phase 2 restoration plans. The church will use this budget in their proposal to the city for TIF Grant funding.

The scope of work is as follows. Please use these categories as line items and attach your numbers after them. You may put in one number or a range.

A. Main (Sanctuary) Floor

1. Demolish the choirs, alter, and pulpit floor structure and rebuild it to a design very similar to the existing, providing new carpeting. Include replacing the railings and balustrades at the front of the structure.
2. Remove the front row of the pews and cut back the raised floor accordingly.
3. Replace the Air Conditioning supply diffusers.
4. Remove the Bishop's Office partition and add two rows of pews, made from the pews removed from the front row is the opened space.

B. Ground Floor

1. Demolish the existing bathrooms and construct new ADA bathrooms according to my design sketch (attached). Include all fixtures and finishes.
2. Demolish the existing kitchen and construct a new kitchen according to my design sketch (attached). Include all cabinetry and finishes, but do not price appliances.
3. Construct two cross-braced plywood shear walls between the existing center columns, and four rigid steel tube frames. Assume the frames are 8X8s with 8X12 beams atop, connected

to the existing wood column and beam structure and down through the floor to new concrete footings.

4. Demolish the existing partition at the waiting room and construct a new partition, making the room larger. Add doors and filling partitions as indicated.

C. Exterior

1. Jack the church's Southwest corner and repair what is needed to level the ground floor as much as possible. This might mean constructing new foundations, or repairing the sill, or both.
2. Construct a concrete slab and ramp with ADA railings as indicated on my design sketch.

Thank you for your interest and cooperation. It is much appreciated.

Sincerely yours,

Michael Miller
Architect

Attachment 2

PHASE 2 CONSTRUCTION SCHEDULE

THE CORNISH MEMORIAL A.M.E. ZION CHURCH

9-26-11

	Date	Duration	Completion
A.	Receive Funding	2/1/12	
B.	Sign Architectural Contract	1 wk	2/7/12
C.	Prepare Construction Documents	4 wks	3/7/12
D.	HARC Review	1 wk	3/7/12
E.	Bid the Project	3 wks	3/28/12
F.	Negotiate a Construction Contract	1 wk	4/7/12
G.	Contractor Mobilization	1 wk	4/15/12
H.	Apply for and Receive a Demolition Permit Apply for Building Permit	1 wks	4/21/11
I.	Demolition Work (Bathrooms and Kitchen)	1 wk	4/28/11
J.	Receive Building Permit		5/10/12
K.	Construction Work (Allow Ten Weeks)	10 wks	8/24/12

Section J
Green Features

Attachment 3

PHASE 2 GREEN FEATURES

CORNISH MEMORIAL A.M.E. ZION CHURCH RESTORATION PHASE 2

- A. WATER EFFICIENT PLUMBING FIXTURES**
The new accessible bathrooms and fellowship hall kitchen will be fitted with low flow fixtures thus saving on water usage.
- B. HIGH EFFICIENCY APPLIANCES**
The fellowship hall kitchen will be fitted with energy efficient commercial-grade appliances.
- C. COMPACT FLUORESCENT LIGHTS**
The church will add replaced its incandescent light bulbs with energy efficient compact fluorescent light (CFL) bulbs, which will have a useful life that will have five times the longevity of incandescent bulbs.
- D. NEW PARSONAGE ELECTRICAL SERVICE**
The electrical service and wiring to the parsonage will be replaced, not only replacing the hazardous antiquated system presently being used, but being more efficient, reducing electrical bills. Also, it will be sized to allow a high SEER high-efficiency central air conditioning system for the parsonage, thus reducing electrical expenses further.
- E. WATER BASED PAINT**
In painting the new storm sash with a water based paint such as Benjamin Moore's ECO Spec Zero VOC will be specified. This will reduce the overall VOC (Volatile Organic Compounds) that pollute the environment.
- F. PROGRAMMABLE THERMOSTAT**
The air conditioning and heating units will have programmable thermostats for the purpose of saving energy. The thermostats will cut the units off when they reach the preset temperature, saving energy and energy cost.

PHASE 1

The following improvements were made during Phase 1 of the restoration, paid for with a 2010 TIF grant.

- A. CEILING FANS**
Ceiling fans were added to cover the entire sanctuary and fellowship hall. These will reduce air conditioning and ventilation costs thus saving on energy bills. The fans installed were all high efficiency "Energy Star" units.
- B. WATER BASED PAINT**
The exterior siding and trim repairs were painted with a low VOC water based paint. This will reduce the overall VOC (Volatile Organic Compounds) that pollute the environment.

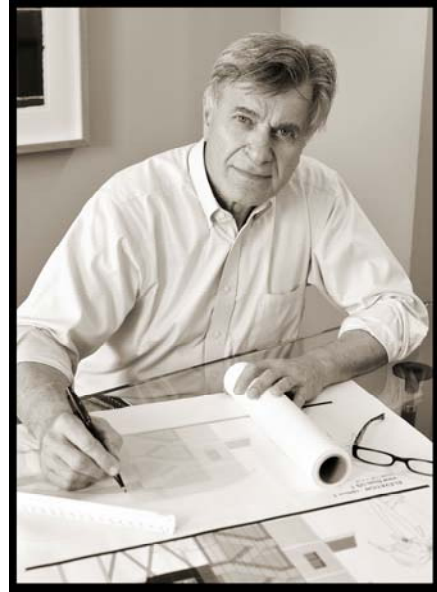
**Section K
Certification**

MICHAEL MILLER ARCHITECT

Michael Miller is an architect and owner of a full service architectural firm located in Key West, Florida. His work includes:

- Theaters
- Museums and Galleries
- Retail and Mixed-Use Commercial Buildings
- Custom Houses
- Historic Restorations
- International Consulting

The office employs contemporary space and form, elegant finishes, and modern technological innovation as well as contextual and historic styles, and uses classical details and other design common to historic architecture. Energy conservation, including LEED principles, solar energy and other alternate energy means are also a part of the office's design approach.



MICHAEL MILLER Architects was formed in 1990 in Key West, Florida by Michael Miller. The office engages in commercial, institutional, and residential architecture, much of which is located in Key West's Historic District. Prior to opening the office Michael consulted with, and worked for some of the world's finest architectural and construction management firms, including Bechtel Arabia, PACE Kuwait, Yamasaki and Partners, and The Architect's Collaborative in Cambridge, Massachusetts. There he was involved in the design of Airports, Religious Structures, Hospitals, Corporate Headquarters, and Housing.

EDUCATION

Michael was trained at the Harvard Graduate School of design and Texas A&M University, and has professional degrees from both schools. He has taught architectural design at the Boston Architectural Center and is a visiting design jurist at the University of Miami School Of Architecture. He is licensed in Florida and Massachusetts (inactive).

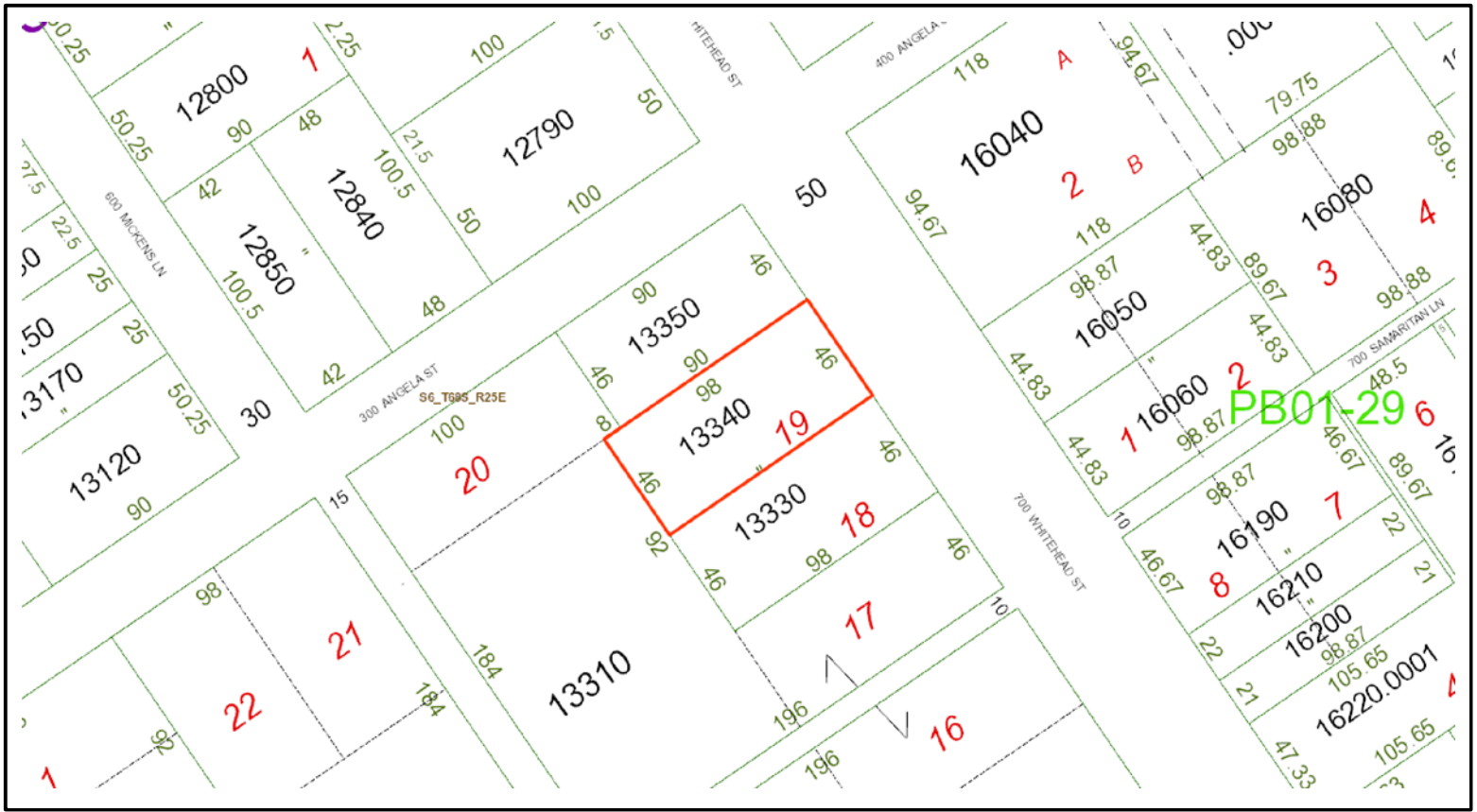
AWARDS

Michael has won twenty-two State of Florida awards for excellence in design in historic preservation, as well as design awards in partnership with others for Housing for the Elderly from the Massachusetts Department of Community Affairs and from the US Department of Energy for Solar Energy Residential Design. In 1975 he was an alternate winner of the Rotch Traveling Scholarship, a National design competition for architects under thirty five.

CIVIC

Michael Miller has served on the Key West Historic Architectural Review Commission and the Monroe County Library Board. He was the president of the Key West Friends of the Library, a member of the Red Barn Community Theater Angels, and Vice President of the Duval Street Association, an association of professionals and merchants dedicated to the preservation of Key West's Historic Main Street.

Property Appraiser Information



Monroe County, Florida

MCPA GIS Public Portal

Printed: Oct 17, 2011

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.



Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501
 Website tested on Internet
 Explorer

GIS Mapping requires Adobe Flash 10.3 or higher.

Property Record View

Alternate Key: 1013722 Parcel ID: 00013340-000000

Ownership Details

Mailing Address:

CHURCH A M E ZION TRUSTEE
 702 WHITEHEAD ST
 KEY WEST, FL 33040

Property Details

PC Code: 71 - CHURCHES

Millage Group: 11KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 702 WHITEHEAD ST KEY WEST

Legal Description: KW LOT 19 SQR 1 TR 3 F-917

Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

Exemptions

Exemption	Amount
10 - RELIGIOUS	1,342,378.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	46	98	4,508.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1

Total Living Area: 7045

Year Built: 1894

Building 1 Details

Building Type
Effective Age 32
Year Built 1894
Functional Obs 0

Condition P
Perimeter 536
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 40
Grnd Floor Area 7,045

Inclusions:

Roof Type
Heat 1
Heat Src 1

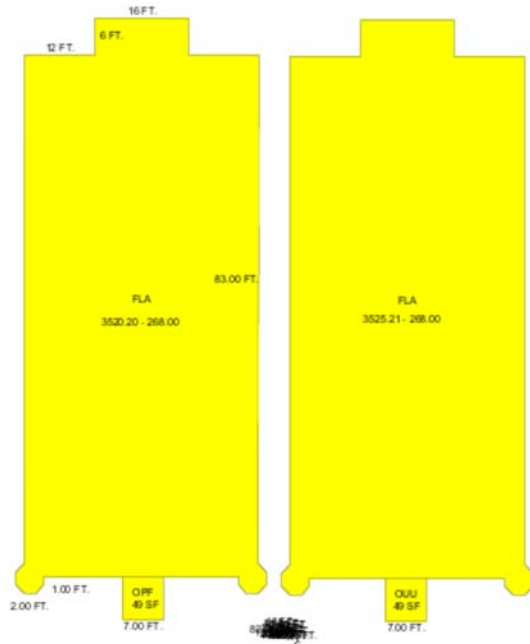
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 4

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1884					3,520
2	FLA		1	1884					3,525
3	OPF		1	1884					49
4	OUU		1	1884					49

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2580	CHURCHES	100	N	Y
	2581	CHURCHES	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
672	C.B.S.	100

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-00002985	09/03/2009		6,300	INSTALL 1/ ROUND HISTORICAL GUTTERS AND 4" ROUND CONDUCTOR PIPE TO BRING IT BACK TO ORIGINAL	
09-00002982	09/03/2009		10,000	INSTALL 2200 SF PLYWOOD OVER EXISTING PURLONGS	
09-00002937	09/03/2009		119,445	INSTALL 5550 SF OF 24G GALVALUME VICTORIAN METAL SHINGLE ROOF SYSTEM	
05-0542	03/07/2005	12/31/2005	68,500	REPLACE ROTTEN WOOD & PAINT	
A954197	11/01/1995	12/01/1995	3,000	12 SQRS GALV V-CRIMP RFG	
9601292	03/01/1996	08/01/1996	1,500	ROOF	
9601855	05/01/1996	08/01/1996	2,500	ROOF	
01-3936	12/13/2001	10/11/2002	5,500	FRONT DOORS REPLACED	
04-2827	08/26/2004	11/18/2004	3,800	REPAIR CELING	
04-2827	05/27/2005	12/31/2005	3,800	REPAIR CONCRETE CEILING EXTERIOR STAIRWAY	

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	857,804	0	484,574	1,342,378	1,342,378	1,342,378	0
2010	857,804	0	428,260	1,286,064	1,286,064	1,286,064	0
2009	857,804	0	507,150	1,364,954	1,364,954	1,364,954	0
2008	914,991	0	563,500	1,478,491	1,478,491	1,478,491	0
2007	615,805	0	563,500	1,179,305	1,179,305	1,179,305	0
2006	615,805	0	383,180	998,985	998,985	998,985	0
2005	633,274	0	315,560	948,834	948,834	948,834	0
2004	633,271	0	270,480	903,751	903,751	903,751	0
2003	633,271	0	135,240	768,511	768,511	768,511	0
2002	292,179	0	135,240	427,419	427,419	427,419	0
2001	292,179	0	135,240	427,419	427,419	427,419	0

2000	292,179	0	121,716	413,895	413,895	413,895	0
1999	317,144	0	121,716	438,860	438,860	438,860	0
1998	211,923	0	121,716	333,639	333,639	333,639	0
1997	211,923	0	112,700	324,623	324,623	324,623	0
1996	192,658	0	112,700	305,358	305,358	305,358	0
1995	192,658	0	112,700	305,358	305,358	305,358	0
1994	192,658	0	112,700	305,358	305,358	305,358	0
1993	192,658	0	112,700	305,358	305,358	305,358	0
1992	192,658	0	112,700	305,358	305,358	305,358	0
1991	192,658	0	112,700	305,358	305,358	305,358	0
1990	163,018	0	91,287	254,305	254,305	254,305	0
1989	163,018	0	90,160	253,178	253,178	253,178	0
1988	150,043	0	81,144	231,187	231,187	231,187	0
1987	147,082	0	34,621	181,703	181,703	181,703	0
1986	147,675	0	32,458	180,133	180,133	180,133	0
1985	144,116	0	16,850	160,966	160,966	160,966	0
1984	0	25,352	16,850	42,202	42,202	42,202	0
1983	0	25,352	16,850	42,202	42,202	42,202	0
1982	0	25,352	12,461	37,813	37,813	37,813	0

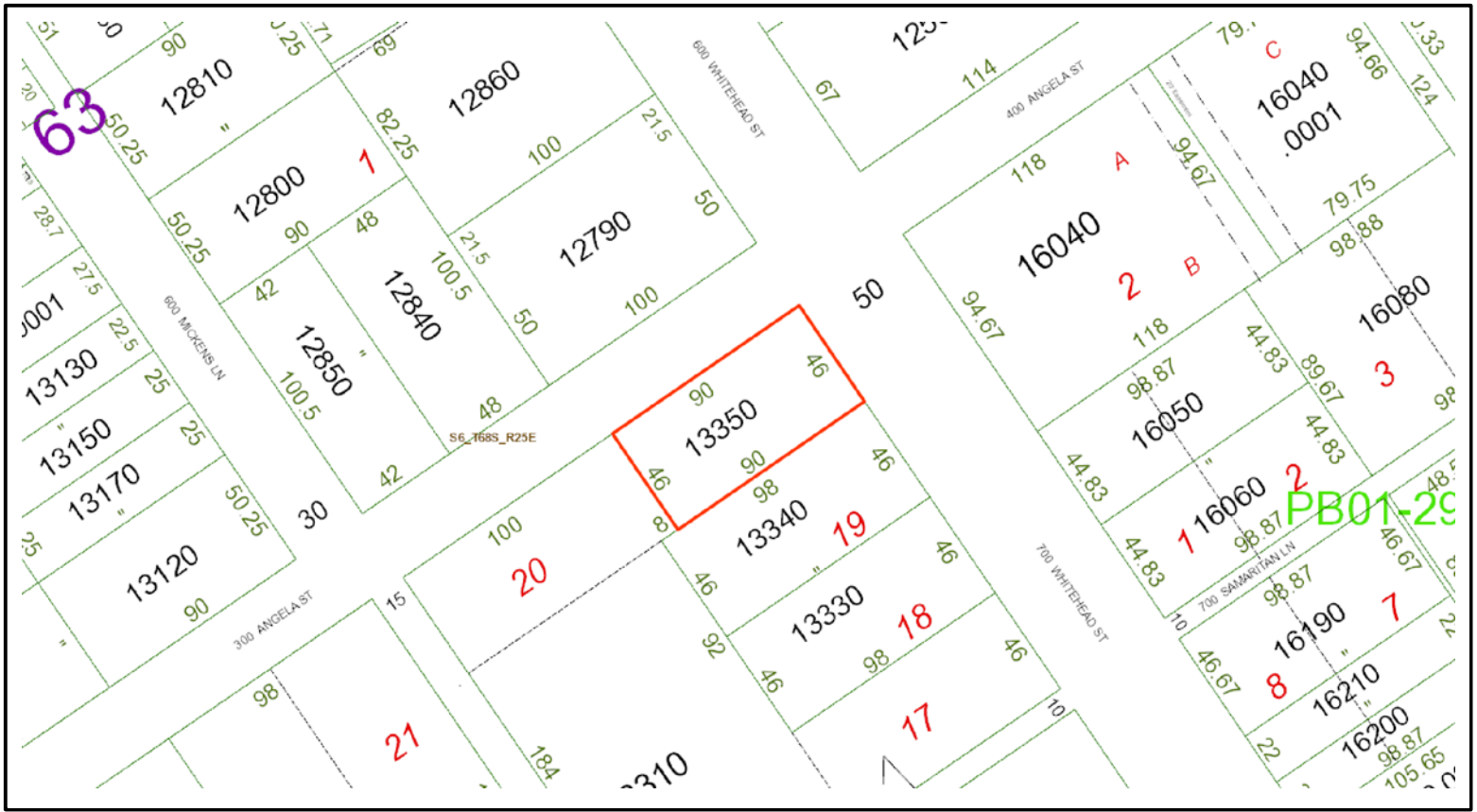
Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 47,380 times.

Monroe County Property Appraiser
Karl D. Borlum
P.O. Box 1176
Key West, FL 33041-1176



Monroe County, Florida

MCPA GIS Public Portal

Printed: Oct 17, 2011

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Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501
 Website tested on Internet
 Explorer

GIS Mapping requires Adobe Flash 10.3 or higher.

Property Record View

Alternate Key: 1013731 Parcel ID: 00013350-000000

Ownership Details

Mailing Address:

CHURCH A M E ZION TRUSTEE
 702 WHITEHEAD STREET
 KEY WEST, FL 33040

Property Details

PC Code: 71 - CHURCHES

Millage Group: 11KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 702 WHITEHEAD ST KEY WEST

Legal Description: KW PT LOT 1 SQR 1 TR 3 UU-74 J-709

Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

Exemptions

Exemption	Amount
10 - RELIGIOUS	576,386.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	46	90	4,140.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1

Total Living Area: 1160

Year Built: 1935

Building 1 Details

Building Type
Effective Age 28
Year Built 1935
Functional Obs 0

Condition A
Perimeter 196
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 36
Grnd Floor Area 1,160

Inclusions:

Roof Type
Heat 1
Heat Src 1

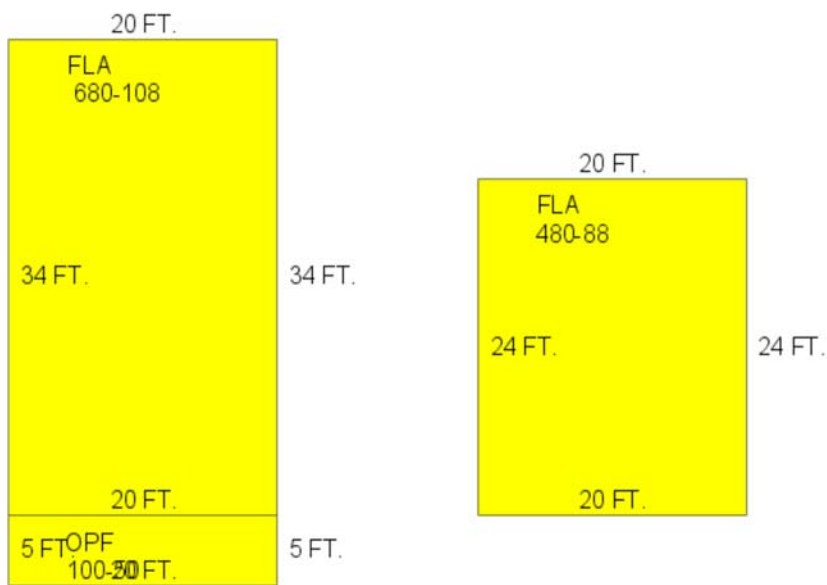
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 6

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1984					680
2	OPF		1	1984					100
3	FLA		1	1984					480

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
-------------	---------------------	------	--------	-----------	-----

2582	CHURCHES	100	N	Y
2583	OPF	100	N	N
2584	CHURCHES	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
673	AB AVE WOOD SIDING	100

Appraiser Notes

CHURCH MANSE

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9701008	04/01/1997	07/01/1997	9,500		UPGRADE TO 300 AMP SERVIC
	9701868	06/01/1997	07/01/1997	36,000		INST 2-15 TON/1-10 TON AC

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	130,688	0	458,861	589,549	576,386	589,549	0
2010	130,688	0	393,300	523,988	523,988	523,988	0
2009	136,814	0	465,750	602,564	602,564	602,564	0
2008	136,814	0	517,500	654,314	654,314	654,314	0
2007	97,811	0	517,500	615,311	615,311	615,311	0
2006	97,811	0	351,900	449,711	449,711	449,711	0
2005	102,003	0	289,800	391,803	391,803	391,803	0
2004	101,998	0	248,400	350,398	350,398	350,398	0
2003	101,998	0	124,200	226,198	226,198	226,198	0
2002	101,998	0	124,200	226,198	226,198	226,198	0
2001	101,998	0	124,200	226,198	226,198	226,198	0
2000	101,998	0	111,780	213,778	213,778	213,778	0
1999	101,998	0	111,780	213,778	213,778	213,778	0
1998	67,999	0	111,780	179,779	179,779	179,779	0
1997	65,855	0	103,500	169,355	169,355	169,355	0
1996	59,868	0	103,500	163,368	163,368	163,368	0

1995	59,868	0	103,500	163,368	163,368	163,368	0
1994	59,868	0	103,500	163,368	163,368	163,368	0
1993	59,868	0	103,500	163,368	163,368	163,368	0
1992	59,868	0	103,500	163,368	163,368	163,368	0
1991	59,868	0	103,500	163,368	163,368	163,368	0
1990	47,039	0	83,835	130,874	130,874	130,874	0
1989	47,039	0	82,800	129,839	129,839	129,839	0
1988	43,288	0	74,520	117,808	117,808	117,808	0
1987	42,581	0	31,795	74,376	74,376	74,376	0
1986	42,738	0	29,808	72,546	72,546	72,546	0
1985	41,953	0	16,850	58,803	58,803	58,803	0
1984	21,439	0	16,850	38,289	38,289	38,289	0
1983	21,439	0	16,850	38,289	38,289	38,289	0
1982	21,860	0	12,461	34,321	34,321	34,321	0

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Monroe County Property Appraiser
Karl D. Borlum
P.O. Box 1176
Key West, FL 33041-1176

Request for Additional Information



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

October 25, 2011

VIA ELECTRONIC MAIL

Dr. Kevin Lewis
Cornish Memorial A.M.E Zion Church
702 Whitehead Street
Key West, Florida 33040

**RE: Application for Tax Increment Appropriation
Phase two restoration of Cornish Memorial A.M.E Zion Church
Request for Additional Information and Clarification**

Dear Dr. Lewis:

The City is in receipt of your timely submitted application for the phase two restoration of the Cornish Memorial A.M.E Zion Church. Staff has conducted a preliminary review of the application and is requesting the following additional information or clarification regarding the submitted materials:

- Please identify and prioritize the most important portions of the project that are part of your overall request to show options for minimizing the request;
- Clarify the architectural fee, the percentage should be consistent throughout the document;
- Documentation demonstrating that the individual signing the authorization and verification forms is authorized to sign on behalf of the organization; and
- Clarify the proposed request for funding for the Parsonage, the interior kitchen and ADA bathrooms and how they meet the criteria for TIF funding described within the CRA Plan.

This additional information is requested by November 2, 2011.

Your project presentation is scheduled before the Bahama Village Redevelopment Advisory Committee at their regularly scheduled meeting on Thursday, November 3, 2011, starting at 5:30 p.m. Please be prepared to describe the key aspects of your project in 10 minutes or less and to answer questions that may be posed by the board. In addition, staff or board members may have additional information or clarification requests during the review period. The Bahama Redevelopment Advisory Committee is expected to meet on December 1, 2011, to recommend funding allocations.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,

October 25, 2011

Page 2

A handwritten signature in black ink, appearing to be 'DL Craig', written over a horizontal line.

Donald Leland Craig, AICP
Planning Director

Xc: Mark Finigan, Assistant City Manager
Shawn Smith, City Attorney
CRA File

Amended Application Information

CORNISH MEMORIAL

AFRICAN METHODIST EPISCOPAL ZION CHURCH

Rev. Kevin W.H. Lewis, D. Min., Pastor

702 Whitehead Street
Key West, Florida 33040

(305) 294-2350 Office
(305) 292-8554 Residence

November 1, 2011

Bahama Village Redevelopment
Advisory Committee
Ms. Nicole Malo
City of Key West Planning Department
3140 Flagler Avenue
Key West, FL 33040

Re: Clarification of Proposed Funding

Dear Ms. Malo:

As per your request, I am submitting the following in an attempt to clarify the proposed request for funding for the Parsonage, the interior church kitchen, and the ADA bathrooms and how they meet the criteria for TIF as described within the CRA plan.

It is well known that the Cornish Church represents a historical, cultural and religious conerstone of the Bahama Village Community of Key West for nearly 150 years. However, let us focuss on the following criteria as presented in the Amended Community Redevelopment Plan:

Section 4.04 - Primary Objective 1 Recognition of Unique Community Characteristics.

I am sure that we will all acknowledge the uniqueness of the church's history in Key West; The oldest African American entity in Key West and in South Florida as a whole. The history and connectivity of the church and community is inseperable.

Section 4.04 - Primary Objective 4 Advance Effective and Efficient Regulatory Measures

To be frank, the church does not meet code requirements/compliance. The bathrooms are not accessible to the elderly or handicap. The kitchen does not meet codes and is frequently used for many community and church events. The electrical system is not fully up to code and requires necessary work to bring into compliance.

Section 4.04 - Primary Objective 10 Emphasize a Safe and Clean Environment.

This criteria is the most important of all. This church/building/facilty is open to the public and is often used by agencies, churches, business for various events. The use of the facilities warrant changes, upgrades, and repairs that will enhance the overall safety of all who enter or use this facility. At present we are threatened with potential hazards to include fire, personal injury, etc.



Cornish Memorial A.M.E. Zion Church
Page 2

Please note, that there are other areas that Cornish Church has met the criteria according to the TIF-CRA Plan. We trust that these comments will suffice. We are also available to meet and discuss any aspect and to give further clarification as needed.

Sincerely,



Dr. Kevin W.H. Lewis, Pastor



CORNISH MEMORIAL AFRICAN METHODIST EPISCOPAL ZION CHURCH

Rev. Kevin W.H. Lewis, D. Min., Pastor

702 Whitehead Street
Key West, Florida 33040

(305) 294-2350 Office
(305) 292-8554 Residence

November 1, 2011

Bahama Village Redevelopment
Advisory Committee
Ms. Nicole Malo
City of Key West Planning Department
3140 Flagler Avenue
Key West, FL 33040

Re: Prioritized Restoration Tasks

Dear Ms. Malo:

As per your request, we have prioritized the list of restoration tasks I have submitted to you in my cover letter to the 2012 TIF Grant Proposal. Each of the following estimates includes 8.0% architectural and engineering fees, and estimated city permit fees.

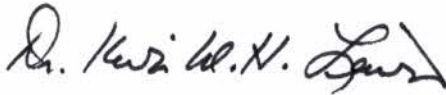
1. Replace existing substandard fellowship hall bathrooms to be ADA and code compliant. Repair parsonage electrical system. (This includes \$10,000.00 contributed by the church) \$ 98,736.00
 2. Bring existing substandard kitchen to code compliance Jack and level the rear corner of the church where the sill failed under location of new kitchen. (Includes \$10,000.00 Church contribution towards cabinets or appliances .) \$ 56,500.00
 3. Stabilize the building with new steel structural members. Stabilize the lateral leaning of the building. \$ 79,293.00
 4. Repair/Replace rotten floor framing under sanctuary pulpit/chancel area. Repair/Restore the balustrade around the altar and choir lofts. Enlarge existing hall storeroom. Modify the front row of pews to allow for additional space for organ and piano. Replace AC supply diffusers. Touch up paint. Construct a ramp and wheelchair lift at the ground floor. \$60,300.00
- \$294,529.00**



This is slightly more than the \$256,896 described in our proposal cover letter because we have added small but important tasks in items 3 and 4 that should be addressed at the same time as the other items in the category. The most important item to the church in this year are items 1 and 2 which, because of their proximity to each other and common utility needs, logically should be done at the same time. The construction cost together will be \$155,236.00. We therefore request a minimum of \$155,236.00 for the 2012 grant cycle.

We would anticipate applying again in subsequent years for more grants in our desire to restore and protect this historical gem. Please refer to our proposal for the total restoration budget as well as details of the particular requests.

Sincerely,



Dr. Kevin W.H. Lewis, Pastor



MICHAEL MILLER ARCHITECTS

Dr. Kevin Lewis

November 2, 2011

Cornish Memorial A.M.E. Zion Church

702 Whitehead Street
Key West, FL 33040

RE: 2012 TIF Grant Application: Clarification of Architect's Fee

Dear Dr Lewis,

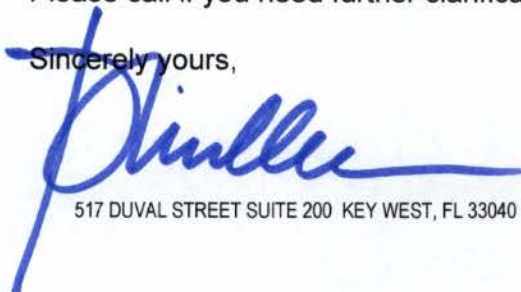
At your request I will address Item 2 of the city planners letter dated October 25, 2011as follows:

1. Please refer to my proposal for architectural services dated September 26, 2011 (Please note that the cover letter is mis-dated September 26, 2009). The proposal is clear on the scope of work from pre-design through construction administration and assigns dollar values to each task. The total is \$20,250* for all components of the second phase of work.
2. As the city planner asked that you prioritize the tasks so that the city may pull out certain tasks, but not others, to fund, I have included an 8% architect's and engineer's fee to each prioritized line item. *The total will be slightly more than the \$20,250 because the scope of work on the prioritized list is slightly greater than the original single package proposal and includes \$20,000 additional work funded by the church.

	A&E Fee
A. Replace existing substandard fellowship hall bathrooms to ADA compliance; Repair parsonage electrical system Includes church's \$10,000 contribution (actual cost is \$98,736).	\$7,899
B. Bring existing substandard kitchen to code compliance; Jack and level the rear corner of the building where the sill has failed under location of new kitchen (Includes \$10,000 toward cabinets and appliances contributed by the church	\$4,520
C. Stabilize building and deflection with structural steel.	\$6,343
D. Repair rotten floor framing under the sanctuary pulpit And restore the balustrade around the alter and choir; Move and modify the front pews order to make room for a piano and organ; replace AC supply diffusers; Touch-up paint; Construct a ramp and wheelchair lift at ground floor; Reinforce attic floor structure under AC units; clean attic of pigeon refuses; restore bell, steeple bracing.	\$4,800
	<u>\$23,562</u>

Please call if you need further clarification.

Sincerely yours,



PASTOR'S CERTIFICATE OF APPOINTMENT

SOUTH FLORIDA

ANNUAL CONFERENCE

AFRICAN METHODIST EPISCOPAL ZION CHURCH

Rev. Kevin W. H. Lewis is appointed to the Pastoral charge of Cornish Memorial AME Zion Church

And is authorized to perform all the Pastoral functions set forth in the Discipline and indicated in the Pastor's credentials. Each pastor is required by law to collect the Connectional Budget and report the same immediately to the Financial Secretary of the A.M.E. Zion Church, P.O. Box 31005, Charlotte, North Carolina 28231.

Each Pastor is required to observe the following Connectional Days for reporting 25% or ¼ of the total apportionment.

TOTAL CONNECTIONAL BUDGET
(See analysis on reverse side of the certificate)

\$4,833.00

Report Days: Founder's Day – February
Children's Day – June

Easter Sunday
Foreign Missions Sunday – September

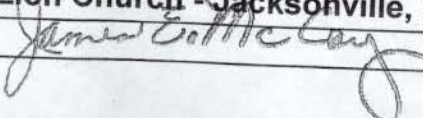
The required ¼ or 25% of the budget collected on the above dates may be sent to the Financial Secretary and receipts presented at the Check-up meetings. However, any balance due will be payable at the Annual Conference.

The Presiding Elder shall examine all reports and receipts at each Quarterly Conference and see that the law regarding the reporting of the Connectional Budget is observed.

The next Annual Conference will meet at Greater Faith A.M.E. Zion Church

Done at Varick Memorial A.M.E. Zion Church - Jacksonville, FL June 20-24, 2012.
June 26, 2011.

Signed



Bishop

