

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7700 Seven Locks Rd., Bethesda	Meeting Date:	2/26/2020
Resource:	Master Plan Site #29/39 Gibson Grove AME Zion Church	Report Date:	2/19/2019
Applicant:	First Agape AME Zion Church (Thomas Taltavull, Architect)	Public Notice:	2/12/2019
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	Demolition and stabilization		

STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #29/39
 Gibson Grove African Methodist Episcopal Zion Church
DATE: 1923 w/ 1979 Addition

Excerpt from Places from the Past:

29/39 Gibson Grove African Methodist Episcopal Zion Church (1923)

This church represents the historic Gibson Grove community of African-Americans established in the late 1800s. The church structure exemplifies a popular building type for modest rural churches with a one-room block and off-center belfry.

The Gibson Grove community grew out of land sales in the 1880s to black farm workers in the area. About 1885, J.D. W. Moore, white farmer and stone quarry operator, sold several five-acre lots to black families who had worked on his farm. Families included the Scotts, Carters, and the Jacksons. The namesake for the community was Sarah Gibson who donated part of her land for the establishment of a church and school, to provide the opportunity for blacks who worship and be educated near their homes.

The Gibson Grove AME Zion Church was organized in 1898 when a log structure was built on the land donated by Sarah Gibson. This denomination was originally formed in New York City in the early 1800s, after black members of a white Methodist congregation experienced discrimination. Gibson Grove is one of three AME Zion Churches known to have been formed in Montgomery County, the others being Scotland AME Zion, and Clinton AME Zion, in Rockville. The present church was constructed in 1923.

The building exemplifies a popular building form with its front facing gable and corner belfry. A rear frame ell was added in 1979.

The church was damaged by fire in 2004 and by a fallen tree in July 2015.

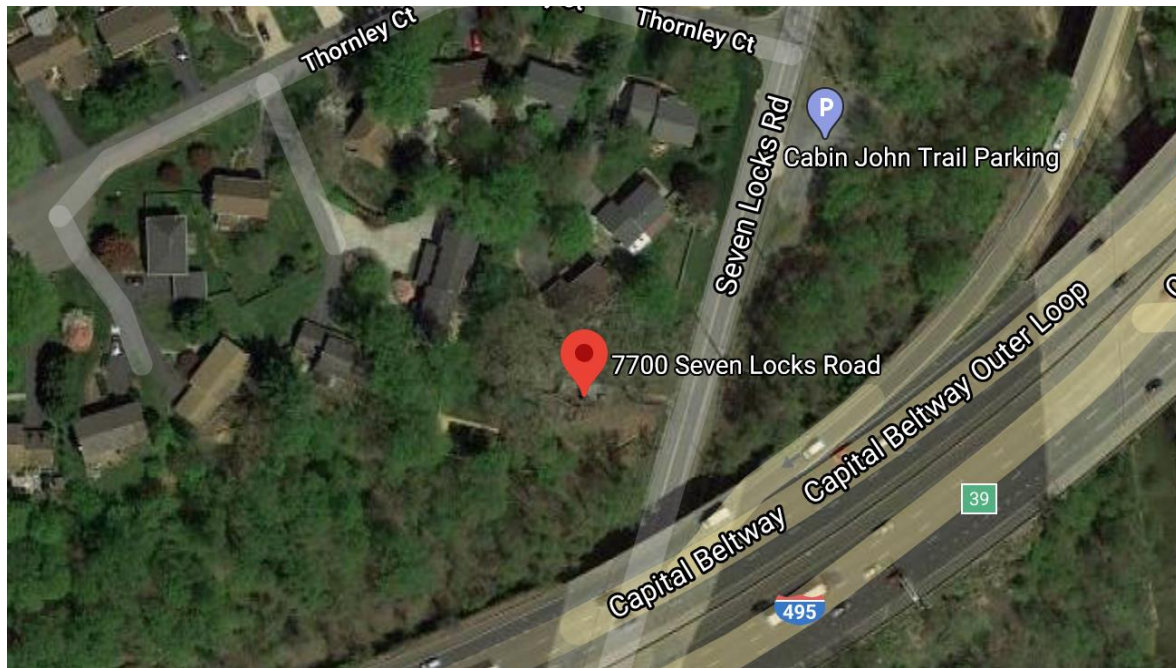


Fig. 1: Subject property.

BACKGROUND:

The applicants previously appeared before the Commission at the September 27, 2011 (preliminary consultation), June 13, 2012 (HAWP, continued), and September 2, 2015 (HAWP, continued) HPC meetings seeking partial or complete demolition of the church building. Specifics regarding those meetings and the previous proposals are detailed further in the Staff Discussion section of this report.

PROPOSAL:

The applicant proposes the following work items at the subject property:

- Removal/demolition of the 1979 addition and most of the 1923 church building, leaving the façade in place.

APPLICABLE GUIDELINES:

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), *the Secretary of the Interior's Standards for Rehabilitation* ("Standards"), and pertinent guidance in applicable master plans. The pertinent information in these documents, incorporated in their entirety by reference herein, is outline below.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the Secretary of the Interior’s Standards for Rehabilitation. The Standards are as follows:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

STAFF DISCUSSION:

The applicants appeared before the Commission for a preliminary consultation at the September 27, 2011 HPC meeting. At that meeting, the applicants presented several proposals to the HPC, including one for complete demolition of the church and construction of a new church, and one for demolition of the 1979 addition and rehabilitation of the historic block. The Commission supported the demolition of the 1979 addition and rehabilitation of the historic block, but not the demolition of the entire building. The Commission also offered conceptual support for proposed additions and alterations to the church and site, including a basement underneath the historic church and additional parking.

The applicants returned for a HAWP at the June 13, 2012 HPC meeting. At that time, they proposed to remove the 1979 addition and rehabilitate the historic block, taking the Commission's previous recommendations and concerns into account. HPC staff recommended approval of that proposal with the following condition: "More detailed plans showing retaining walls, fences, railings, and all alterations to the building and site will be submitted to staff before final approval." The case was continued at that meeting because the applicants had not provided enough details about their proposal. Therefore, the HAWP was never approved.

At the September 2, 2015 HPC meeting, the Commission heard a HAWP proposal to demolish and remove the entire church from the site. The applicants' new proposal was based upon the cumulative

damage caused by the 2004 fire, continued exposure to the elements over the years, and damage caused by a fallen tree in July 2015. At that time, staff recommended that only the historically insignificant 1979 addition be removed. Staff's recommendation was based upon a site visit to view the condition of the church as well as an August 6, 2015 structural engineer's report submitted by the applicants, which concluded that, "while portions of the existing structure might be used in a new structure, this is a situation in which recreation is more feasible than reuse."

The Commission continued the HAWP application at the September 2, 2015 HPC meeting, suggesting that the applicants return with additional information to support complete demolition or an alternative plan, which preserves the character-defining features of the 1923 building.

The applicants are now proposing removal/demolition of the 1979 addition and most of the 1923 church building, leaving the façade in place. The proposal will preserve the east end (front) of the 1923 church building, including the entrance, bell tower, and first 5'-6'. The remaining building will be stabilized and weatherproofed. In addition, all salvageable windows, wood siding, and trim will be stored for future reconstruction of the 1923 building.

The applicants have provided an updated structural assessment dated April 19, 2018. The assessment found the east end (front) of the 1923 church building "relatively unscathed." Consistent with the applicants' current proposal, the assessment found that "the roof and wall framing of the entrance enclosure as well as the first 5' to 6' of the main structure (including the bell tower) remain upright, plumb and intact." Further, the assessment states that "it is indeed possible to carefully detach this portion of the structure from the remainder of the structure for the purposes of re-integrating it into a replacement structure."

Regarding recommendations, the assessment concludes:

Assuming that complete demolition is deemed to be unacceptable, we strongly recommend that only the entrance enclosure and the first 5' to 6' of the main structure (including the bell tower) be saved, and that the remainder of the structured be demolished. In addition, the exterior cladding of the portion to be saved (i.e., the asbestos wall tiles and severely compromised asphalt roof shingles) should be removed in its entirety due to health and material degradation reasons. In other words, only the underlying wood framing elements should be re-integrated into the replacement structure.

Given the information provided in the April 19, 2018 structural assessment, staff supports the applicants' proposal. When submitting a formal HAWP application, the applicants should include a complete stabilization plan, fully detailing how the remaining east end of the 1923 church building will be stabilized and weatherproofed. Additional information should also be provided regarding the means by which the existing building dimensions will be documented and how the retained windows, siding, and trim will be stored.

Staff asks the Commission to provide any additional guidance regarding the appropriateness of the proposal as well as any recommendations regarding the stabilization of the east end of the 1923 church building and/or storage of the retained materials.

STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DP6 - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

904304

Contact Email: esbj@pobox.com Contact Person: Edgar Bankhead, Jr.
Daytime Phone No.: 301-526-8157
Tax Account No.: 0851568
Name of Property Owner: First Agape AME Zion Church Daytime Phone No.: 301-879-3341
Address: PO BOX 1016 Burtonsville MD 20866
Street Number City State Zip Code
Contractor: Not yet selected Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Thomas J. Taltavull, Architect Daytime Phone No.: 301-840-1847

LOCATION OF BUILDING/PROJECT

House Number: 7700 Street Seven Locks Road
Town/City: Bethesda Nearest Cross Street Thornley Court
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel P361

PART ONE: TYPE OF PERMIT/LOCATION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Revitalize
☐ Move ☐ Install ☒ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITION

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/assessment

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

ESB
Signature of owner or authorized agent

2-4-2020

Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing structure is a 25' x 36' wood frame church, with a corner stone stating, "Gibson Grove AME Zion Church, Re-built in 1923", with an concrete block 20' x 24' addition built in 1979. The building is set into a hillside of a sloped wooded site. There is no on site parking. The original church building was set on ashlar masonry piers with wood floor, wall and roof framing. The church was originally clad in 5" German drop siding that was covered with the current cement asbestos shingles. The church derives its significance from its association with the African American settlement of Gibson Grove that was founded in the 1880s by former slaves. The original church was a log structure that was replaced with the current edifice in 1923. It is the only remaining structure associated with the African-American Gibson Grove Community.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district

The present building was severely damaged by fire in February 2004 and has been further deteriorated by being open to the elements since that time. In July 2015 a large limb fell from a tree behind the church that hit the rear of the sanctuary and the addition. The roof and walls of the church and the addition were severely damaged. See attached Structural Engineer's report. The project will consist of demolishing the non contributing damaged 1979 addition and the damaged and deteriorated portion of the church. The entrance enclosure and the first 5' to 6' of the main structure (including the bell tower) will remain, be stabilized in place and weatherproofed. All salvageable windows, wood siding and trim will be saved and stored.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

First Agape AMEZ Church
PO BOX 1016
Burtonsville MD 20866

Owner's Agent's mailing address

Thomas J. Taltavull, Architect
20650 Plum Creek Court
Gaithersburg, Maryland
20882

Adjacent and confronting Property Owners mailing addresses

Block R
Joo K & Oks Chur
7714 Seven Locks Road
Bethesda, MD 20817

Block R, Lot 100
Jaime A Montoya
8008 Thornley Court
Bethesda, MD 20817

Existing Property Condition Photographs (duplicate as needed)



Photo No. 1: View of church structure (looking southwest)
Detail: _____

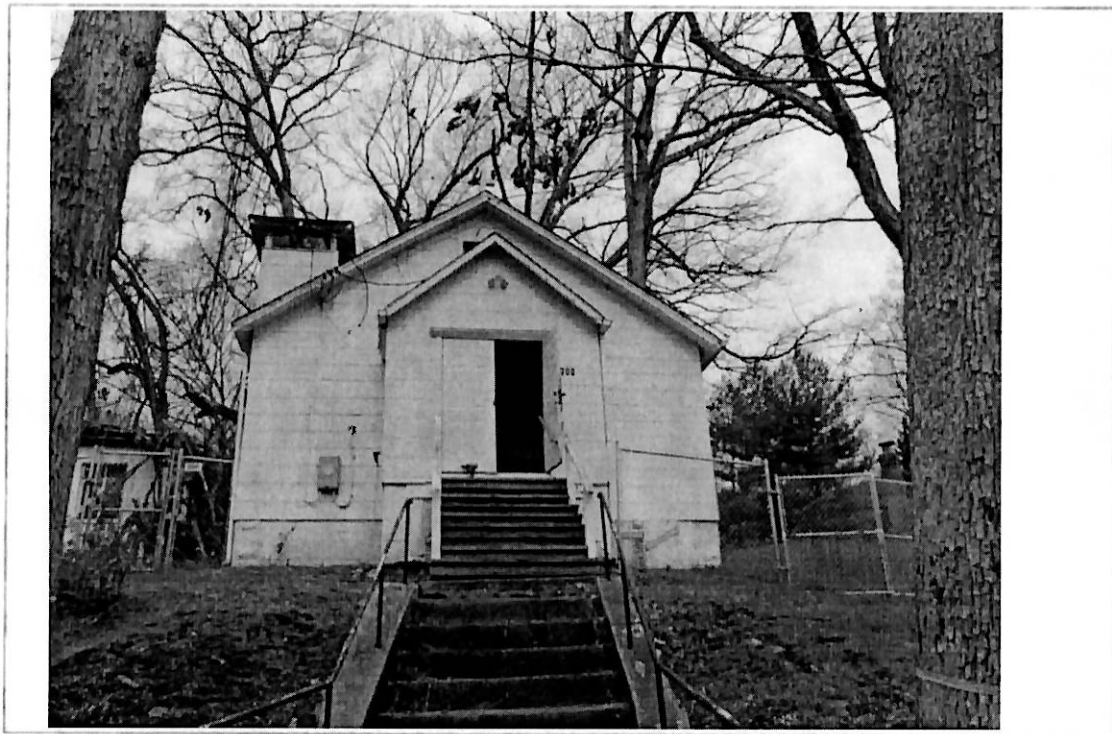
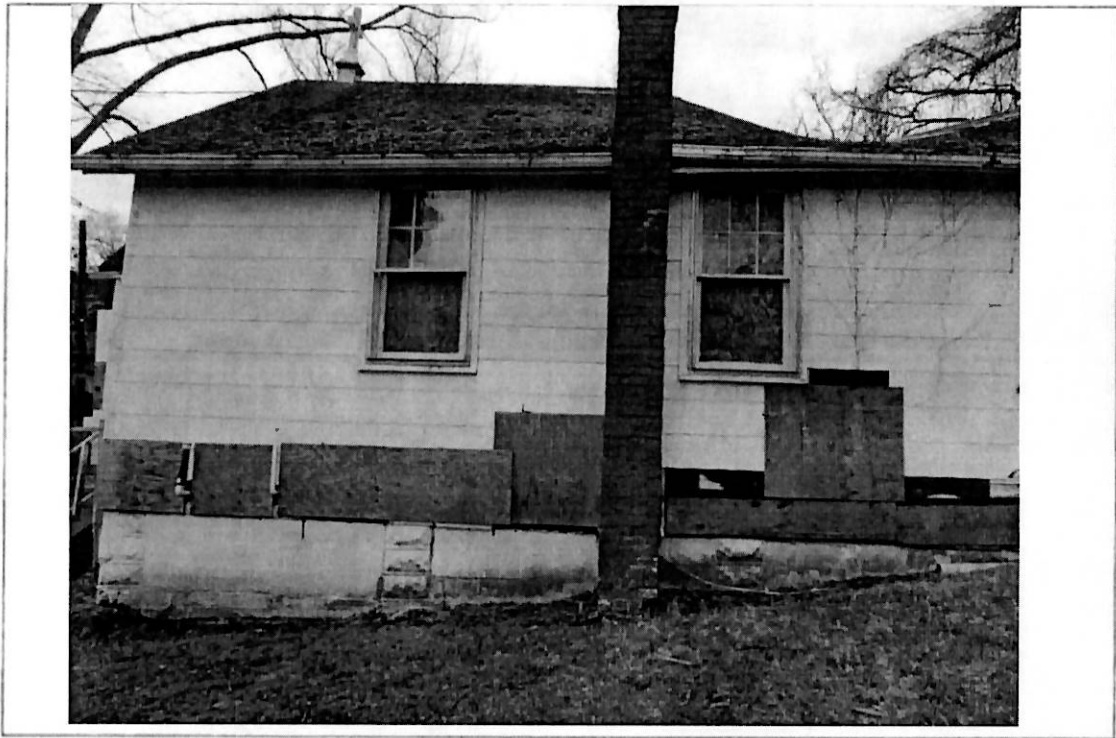


Photo No. 2: Front (east) elevation view of structure
Detail: _____

Applicant: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: Photo No. 3: Right Side (North) elevation view of structure



Detail: Photo No. 4: Rear (West) elevation view of damaged structure

Applicant: _____

Existing Property Condition Photographs (duplicate as needed)



Photo No. 5: Rear (West) elevation view of damaged structure
Detail: _____

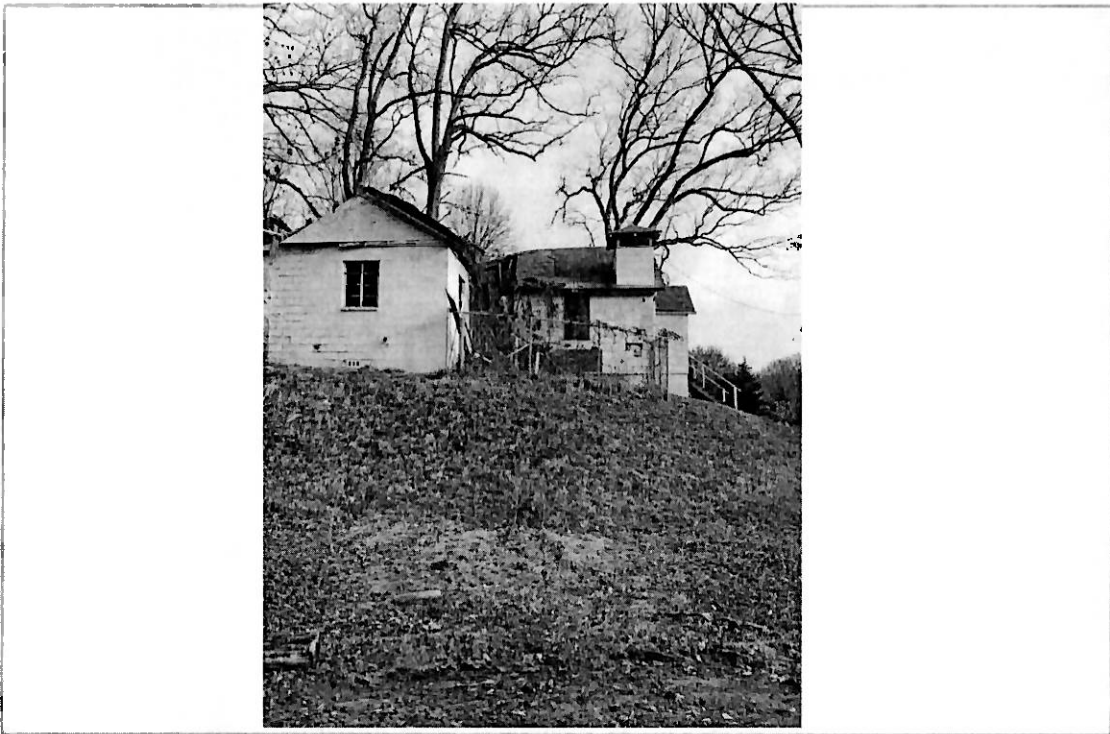


Photo No. 6: Left Side (South) elevation view of damaged structure
Detail: _____

Existing Property Condition Photographs (duplicate as needed)

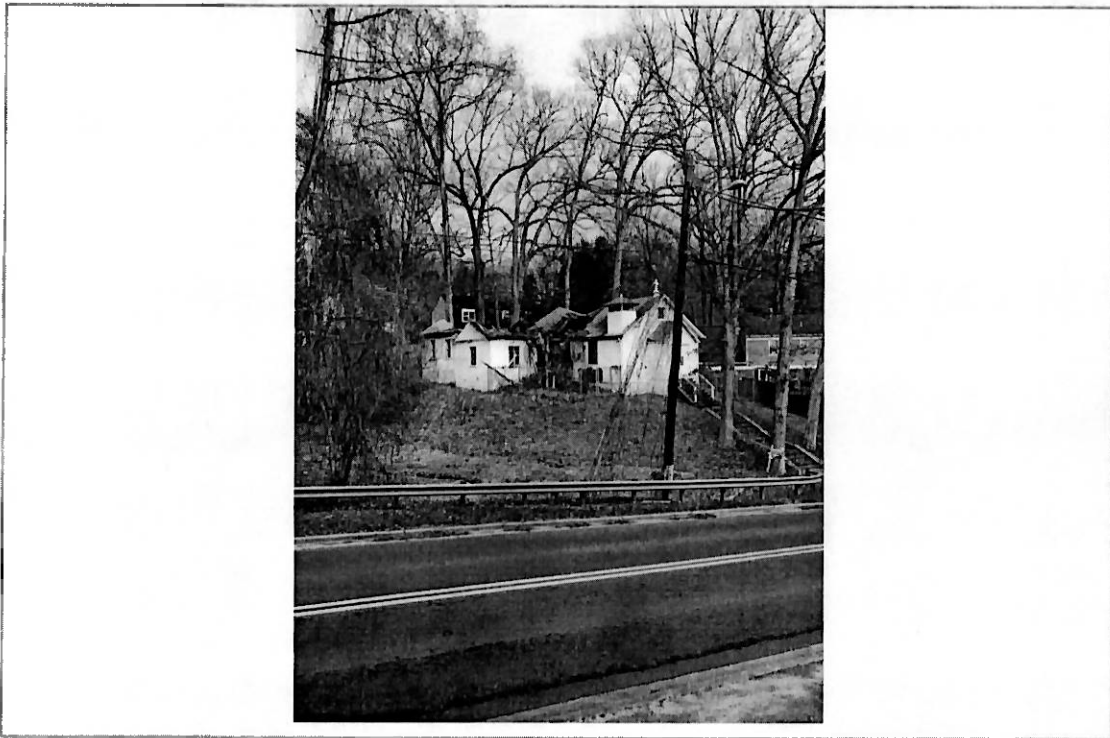


Photo No. 7: View of damaged structure looking Northwest

Detail: _____

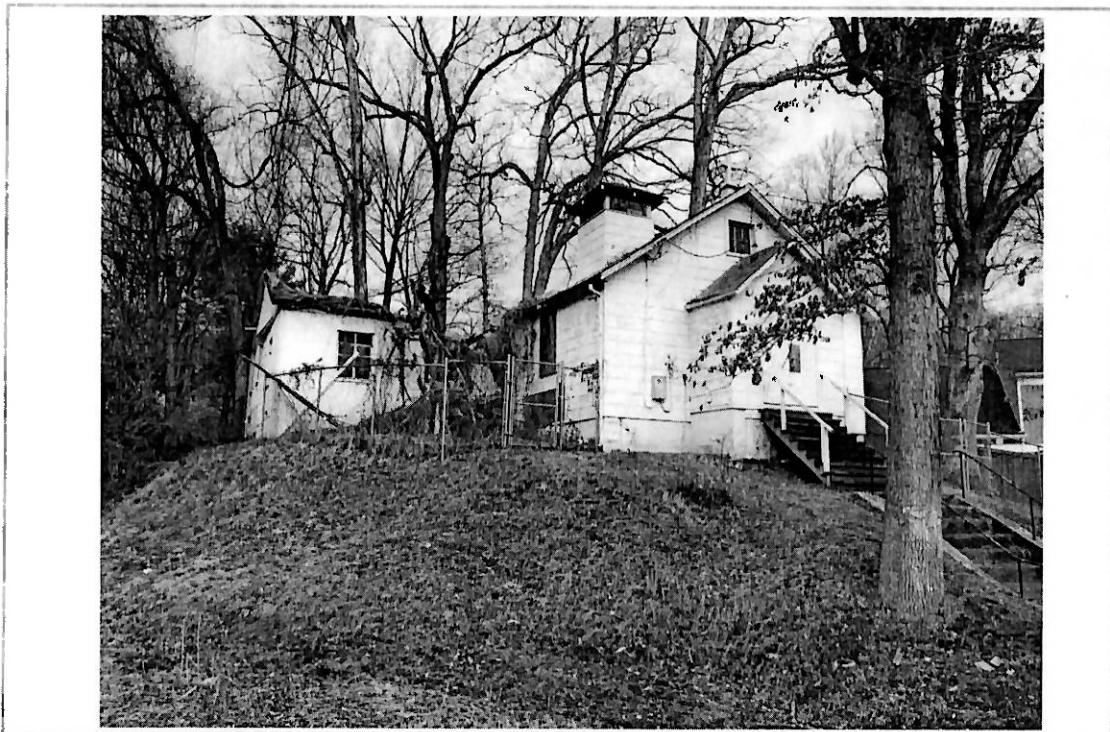


Photo No. 8: View of damaged structure looking Northwest

Detail: _____

Applicant: _____

1.1 \mathbb{R}^n is a vector space over \mathbb{R} with the usual addition and scalar multiplication. The norm $\|\cdot\|$ is defined by $\|x\| = \sqrt{x_1^2 + \dots + x_n^2}$. The inner product $\langle \cdot, \cdot \rangle$ is defined by $\langle x, y \rangle = x_1 y_1 + \dots + x_n y_n$. The distance $d(x, y)$ is defined by $d(x, y) = \|x - y\|$. The open ball $B(x, r)$ is defined by $B(x, r) = \{y \in \mathbb{R}^n : d(x, y) < r\}$. The closed ball $\bar{B}(x, r)$ is defined by $\bar{B}(x, r) = \{y \in \mathbb{R}^n : d(x, y) \leq r\}$. The boundary $\partial B(x, r)$ is defined by $\partial B(x, r) = \{y \in \mathbb{R}^n : d(x, y) = r\}$. The volume $V(B(x, r))$ is defined by $V(B(x, r)) = \frac{\pi^{n/2}}{\Gamma(n/2 + 1)} r^n$. The surface area $A(\partial B(x, r))$ is defined by $A(\partial B(x, r)) = \frac{2\pi^{n/2}}{\Gamma(n/2)} r^{n-1}$. The Gaussian integral $\int_{\mathbb{R}^n} e^{-\|x\|^2/2} dx$ is defined by $\int_{\mathbb{R}^n} e^{-\|x\|^2/2} dx = (2\pi)^{n/2}$. The heat kernel $K(x, y, t)$ is defined by $K(x, y, t) = \frac{1}{(4\pi t)^{n/2}} e^{-\|x - y\|^2/(4t)}$. The heat equation $\frac{\partial u}{\partial t} = \Delta u$ is defined by $\frac{\partial u}{\partial t} = \Delta u$. The Poisson equation $\Delta u = f$ is defined by $\Delta u = f$. The Laplace equation $\Delta u = 0$ is defined by $\Delta u = 0$. The Dirichlet problem $\Delta u = 0$ in $B(x, r)$ with $u = g$ on $\partial B(x, r)$ is defined by $\Delta u = 0$ in $B(x, r)$ with $u = g$ on $\partial B(x, r)$. The Neumann problem $\Delta u = 0$ in $B(x, r)$ with $\frac{\partial u}{\partial \nu} = g$ on $\partial B(x, r)$ is defined by $\Delta u = 0$ in $B(x, r)$ with $\frac{\partial u}{\partial \nu} = g$ on $\partial B(x, r)$. The Green's function $G(x, y)$ is defined by $G(x, y) = \frac{1}{(n-2)\omega_n} \left(\frac{1}{\|x - y\|^{n-2}} - \frac{1}{\|x - y^*\|^{n-2}} \right)$. The fundamental solution $\Phi(x)$ is defined by $\Phi(x) = \frac{1}{(n-2)\omega_n} \frac{1}{\|x\|^{n-2}}$. The Riesz potential $I_\alpha f(x)$ is defined by $I_\alpha f(x) = \int_{\mathbb{R}^n} \frac{f(y) dy}{\|x - y\|^{n-\alpha}}$. The Riesz transform $R_i f(x)$ is defined by $R_i f(x) = \frac{1}{\omega_n} \int_{\mathbb{R}^n} \frac{(x_i - y_i) f(y) dy}{\|x - y\|^{n+1}}$. The fractional Laplacian $(-\Delta)^{\alpha/2} f(x)$ is defined by $(-\Delta)^{\alpha/2} f(x) = \frac{1}{\omega_n} \int_{\mathbb{R}^n} \frac{f(y) dy}{\|x - y\|^{n-\alpha}}$. The fractional heat kernel $K_\alpha(x, y, t)$ is defined by $K_\alpha(x, y, t) = \frac{1}{(4\pi t)^{n/2}} e^{-\|x - y\|^2/(4t)}$. The fractional heat equation $\frac{\partial u}{\partial t} = (-\Delta)^{\alpha/2} u$ is defined by $\frac{\partial u}{\partial t} = (-\Delta)^{\alpha/2} u$. The fractional Poisson equation $(-\Delta)^{\alpha/2} u = f$ is defined by $(-\Delta)^{\alpha/2} u = f$. 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OWNER: FIRST AGAPE AME ZION
CHURCH
P.O. BOX 1016
BURTONSVILLE, MD 20866

REVISIONS		
NO.	DESCRIPTION	DATE

Paul Sand (1912)

L 32769 F 178
1979 ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

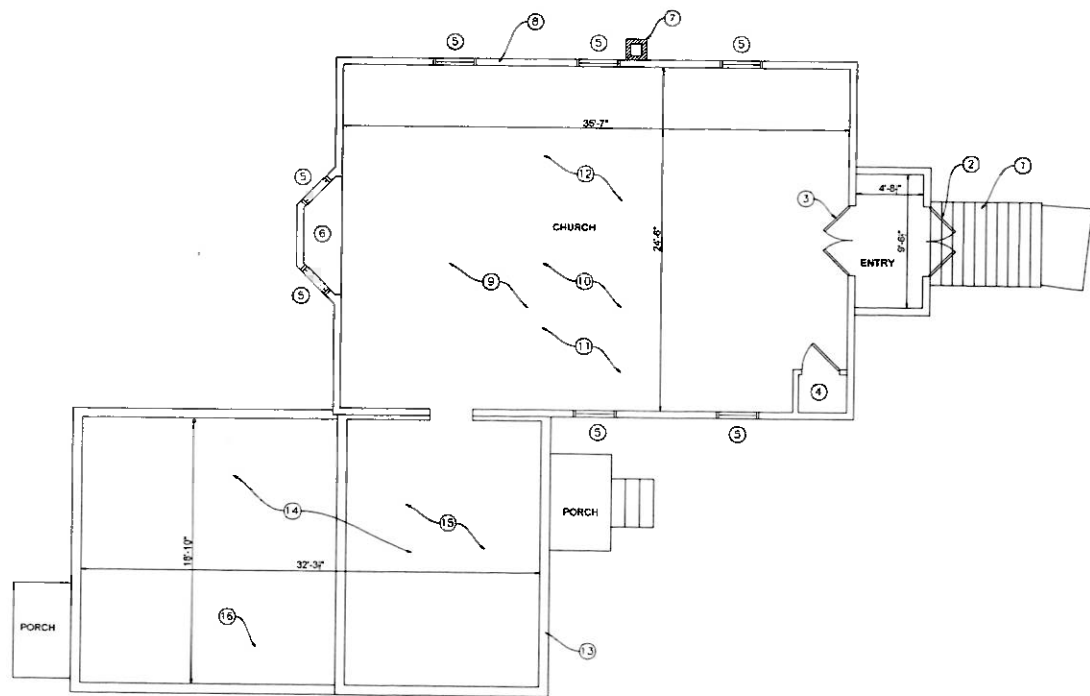
**FIRST AGAPE
AND ZION CHURCH**

PROJ. MGR	KD
DRAWN BY	KD
SCALE	1"=10'
DATE	12/02/16

SITE / DEMOLITION PLAN
DRAFT

PROJECT NO. 2008 125 21
SHEET NO 1 OF 1



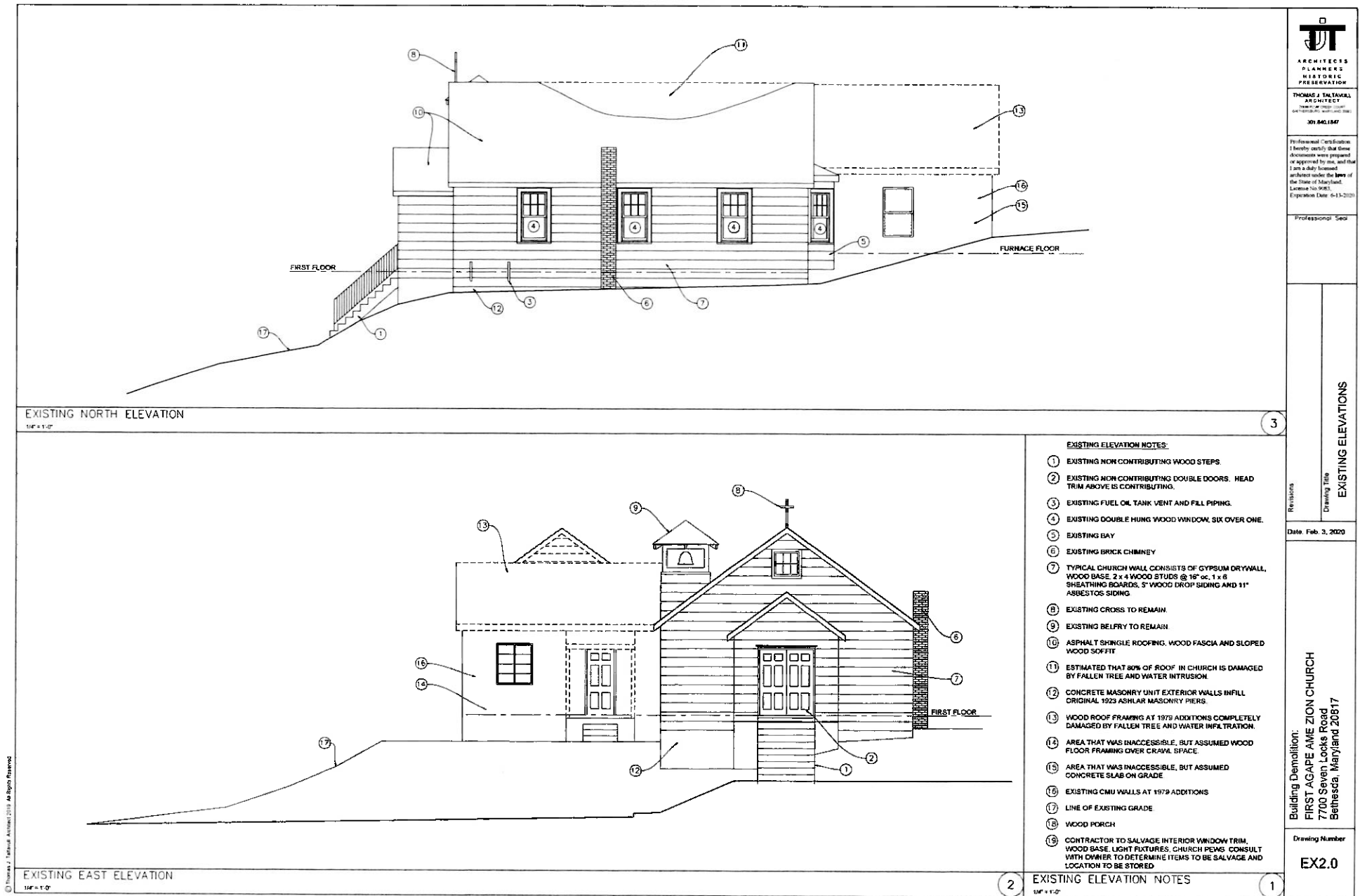


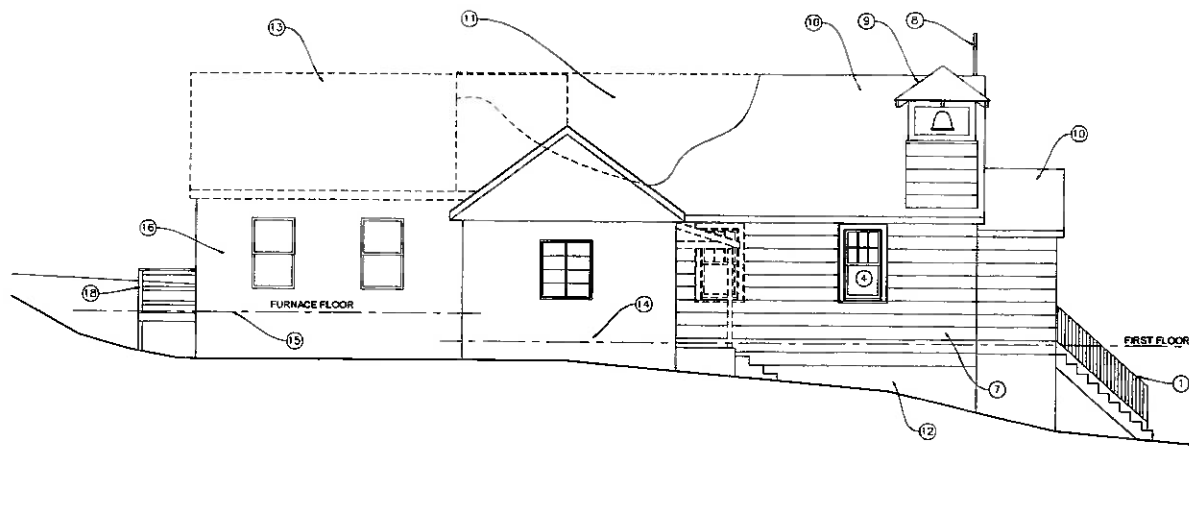
EXISTING PLAN NOTES:

- ① EXISTING NON CONTRIBUTING WOOD STEPS.
- ② EXISTING NON CONTRIBUTING DOUBLE DOORS. HEAD TRIM ABOVE IS CONTRIBUTING
- ③ EXISTING DOUBLE WOOD HALF LIGHT DOORS AND TRIM
- ④ EXISTING CLOSET AND DOOR TO REMAIN
- ⑤ EXISTING DOUBLE HUNG WOOD WINDOW, SIX OVER ONE
- ⑥ EXISTING BAY.
- ⑦ EXISTING BRICK CHIMNEY
- ⑧ TYPICAL CHURCH WALL CONSISTS OF GYPSUM DRYWALL, WOOD BASE, 2 x 4 WOOD STUDS @ 16" oc, 1 x 6 SHEATHING BOARDS, 5" WOOD DROP SIDING AND 11" ASBESTOS SIDING.
- ⑨ WOOD FLOOR FRAMING (2 x 12" @ 16")
- ⑩ WOOD ROOF FRAMING 2 x 8 @ 24" oc WW 2 x 6 @ 24" CEILING JOISTS AT 11'-2" A.F.F.
- ⑪ ESTIMATED THAT 80% OF ROOF AND FLOOR FRAMING IN CHURCH IS DAMAGED BY FALLEN TREE AND WATER INTRUSION.
- ⑫ CARPET FLOORING
- ⑬ CONCRETE MASONRY UNIT EXTERIOR WALLS.
- ⑭ WOOD ROOF FRAMING AT 1975 ADDITIONS COMPLETELY DAMAGED BY FALLEN TREE AND WATER INFILTRATION.
- ⑮ AREA THAT WAS INACCESSIBLE, BUT ASSUMED WOOD FLOOR FRAMING OVER CRAWL SPACE.
- ⑯ AREA THAT WAS INACCESSIBLE, BUT ASSUMED CONCRETE SLAB ON GRADE.

EXISTING FLOOR PLAN

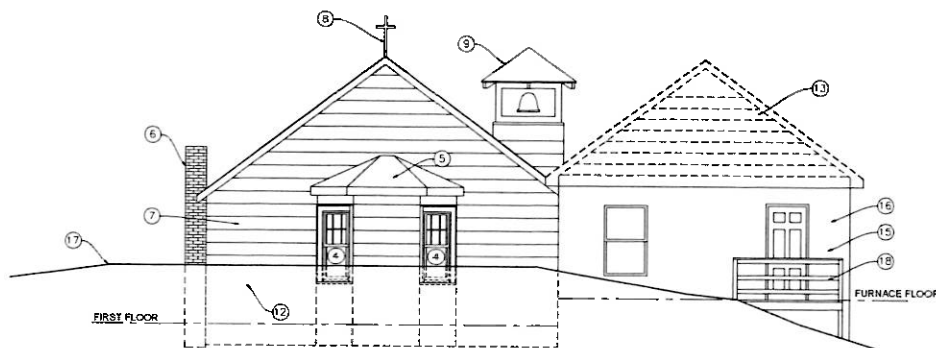
1/8" = 1'-0"





EXISTING SOUTH ELEVATION

1/4" = 1'-0"



EXISTING WEST ELEVATION

1/4" = 1'-0"

EXISTING ELEVATION NOTES

- 1 EXISTING NON CONTRIBUTING WOOD STEPS.
- 2 EXISTING NON CONTRIBUTING DOUBLE DOORS. HEAD TRIM ABOVE IS CONTRIBUTING
- 3 EXISTING FUEL OIL TANK VENT AND FILL PIPING.
- 4 EXISTING DOUBLE HUNG WOOD WINDOW, SIX OVER ONE.
- 5 EXISTING BAY
- 6 EXISTING BRICK CHIMNEY
- 7 TYPICAL CHURCH WALL CONSISTS OF GYPSUM DRYWALL, WOOD BASE, 2 x 4 WOOD STUDS @ 16" OC, 1 x 6 SHEATHING BOARDS, 6" WOOD DROP SIDING AND 11" ASBESTOS SIDING
- 8 EXISTING CROSS TO REMAIN.
- 9 EXISTING BELFRY TO REMAIN.
- 10 ASPHALT SHINGLE ROOFING, WOOD FASCIA AND SLOPED WOOD SOFFIT
- 11 ESTIMATED THAT 80% OF ROOF IN CHURCH IS DAMAGED BY FALLEN TREE AND WATER INTRUSION.
- 12 CONCRETE MASONRY UNIT EXTERIOR WALLS/INFILL ORIGINAL 1923 ASHLAR MASONRY PIERS
- 13 WOOD ROOF FRAMING AT 1979 ADDITIONS COMPLETELY DAMAGED BY FALLEN TREE AND WATER INFILTRATION
- 14 AREA THAT WAS INACCESSIBLE, BUT ASSUMED WOOD FLOOR FRAMING OVER CRAWL SPACE
- 15 AREA THAT WAS INACCESSIBLE, BUT ASSUMED CONCRETE SLAB ON GRADE
- 16 EXISTING CMU WALLS AT 1979 ADDITIONS.
- 17 LINE OF EXISTING GRADE
- 18 WOOD PORCH
- 19 CONTRACTOR TO SALVAGE INTERIOR WINDOW TRIM, WOOD BASE, LIGHT FIXTURES, CHURCH FEWS. CONSULT WITH OWNER TO DETERMINE ITEMS TO BE SALVAGE AND LOCATION TO BE STORED.

EXISTING ELEVATION NOTES



THOMAS J. TALAVALA
ARCHITECTS
PLANNERS
HISTORIC PRESERVATION

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.
License No. 00023
Expiration Date: 6-13-2020

Professional Seal

EXISTING ELEVATIONS

Date: Feb. 3, 2020

Building Demolition:
FIRST AGAPE AVE ZION CHURCH
7700 Seven Locks Road
Bethesda, Maryland 20817

Drawing Number

EX2.1



THOMAS J. TALARAK
ARCHITECTS
PLANNERS
HISTORIC
PRESERVATION
201 940 1847

Professional Certification:
I hereby certify that these
documents were prepared
or approved by me, and that
I am a duly licensed
architect under the laws of
the State of Maryland.
License No. 9083.
Expiration Date: 6-15-2025

Professional Seal

Revisions

Drawing Title

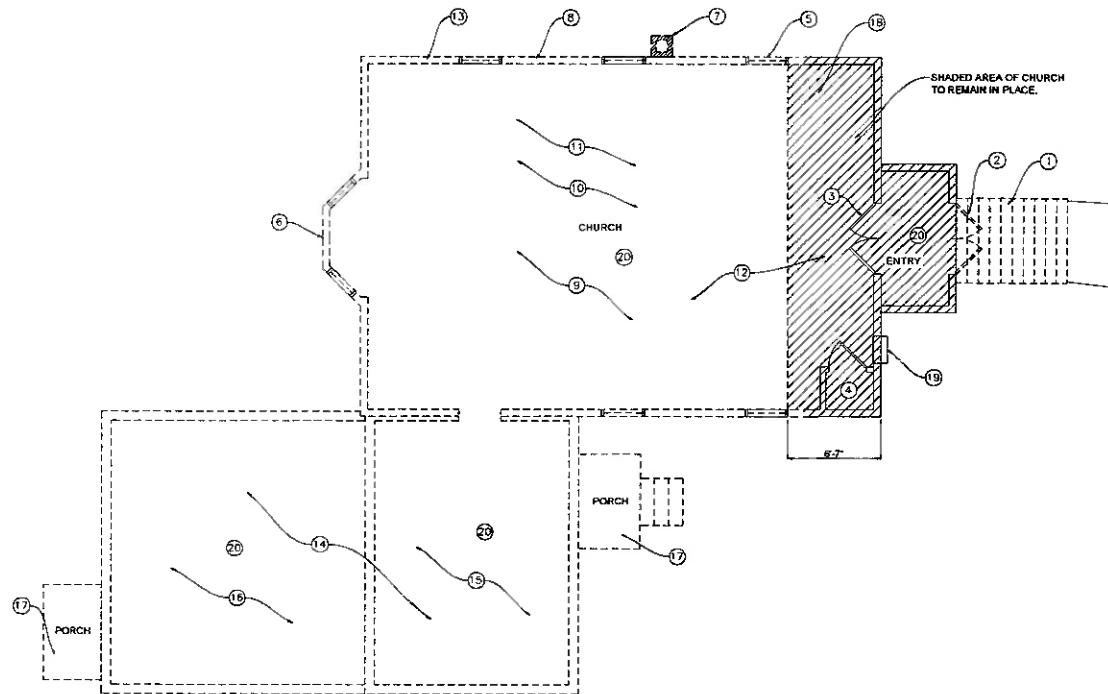
DEMOLITION FLOOR PLAN

Date: Feb. 3, 2020

Building Demolition:
FIRST AGAPE AME ZION CHURCH
7700 Seven Locks Road
Bethesda, Maryland 20817

Drawing Number

A1.0



DEMOLITION PLAN NOTES:

- ① REMOVE EXISTING NON CONTRIBUTING WOOD STEPS.
- ② REMOVE EXISTING NON CONTRIBUTING DOUBLE DOORS. HEAD TRIM ABOVE IS CONTRIBUTING AND TO REMAIN.
- ③ EXISTING DOUBLE WOOD HALF LIGHT DOORS AND TRIM TO REMAIN.
- ④ EXISTING CLOSET AND DOOR TO REMAIN.
- ⑤ EXISTING DOUBLE HUNG WOOD WINDOWS, SIX OVER ONE CONTRACTOR TO REMOVE AND SALVAGE ALONG WITH INTERIOR AND EXTERIOR TRIM, TYPICAL OF SEVEN.
- ⑥ EXISTING BAY WINDOW TO BE REMOVED
- ⑦ EXISTING BRICK CHIMNEY TO BE REMOVED
- ⑧ TYPICAL CHURCH WALL CONSISTS OF GYPSUM DRYWALL, WOOD BASE, 2 x 4 WOOD STUDS @ 16" oc, 1 x 6 SHEATHING BOARDS, 5" WOOD DROP SIDING AND 11" ASBESTOS SIDING. REMOVE ASBESTOS SIDING, SALVAGE WOOD SIDING AND STORE AND PROTECT FROM WEATHER FOR REUSE.
- ⑨ REMOVE WOOD FLOOR FRAMING (2 x 12" @ 16").
- ⑩ REMOVE WOOD ROOF FAMING 2 x 6 @ 24" oc W/ 2 x 6 @ 24" CEILING JOISTS AT 11'-2" A.F.F.
- ⑪ REMOVE ROOF AND FLOOR FRAMING IN CHURCH DAMAGED BY FALLEN TREE AND WATER INTRUSION
- ⑫ REMOVE CARPET FLOORING
- ⑬ REMOVE CONCRETE MASONRY UNIT EXTERIOR WALLS AND FOUNDATIONS AT CHURCH
- ⑭ REMOVE ALL WOOD ROOF FRAMING AT 1979 ADDITIONS COMPLETELY DAMAGED BY FALLEN TREE AND WATER INFILTRATION
- ⑮ REMOVE ASSUMED WOOD FLOOR FRAMING OVER CRAWL SPACE AND CMU FOUNDATION WALLS AND FOOTINGS.
- ⑯ ASSUMED CONCRETE SLAB ON GRADE, CMU FOUNDATION WALL AND FOOTINGS TO REMAIN UNTIL FUTURE ADDITION IS CONSTRUCTED.
- ⑰ REMOVE PORCH, STEPS AND RAILINGS.
- ⑱ CONTRACTOR TO VERIFY LOCATION OF OIL TANK IN CRAWL SPACE AND REMOVE.
- ⑲ EXISTING ELECTRICAL PANEL, METER AND OVERHEAD SERVICE LINE TO BE REMOVED.
- ⑳ PLUMBING, MECHANICAL AND ELECTRICAL CONTRACTOR TO VISIT SITE AND CONSULT WITH OWNER CONCERNING ANY SYSTEMS AND EQUIPMENT TO REMAIN. ALL OTHER EQUIPMENT, DEVICES, PIPING ETC SHALL BE REMOVED.



ARCHITECTS
PLANNERS
HISTORIC
PRESERVATION

THOMAS J. TALTAVALL
ARCHITECT
10000 W. 26TH AVE.
DENVER, CO 80231
303.840.1347

Professional Certification
I hereby certify that these
documents were prepared
or approved by me, and that
I am a duly licensed
architect under the laws of
the State of Maryland.
License No. 9007
Expiration Date: 6-13-2025

Professional Seal

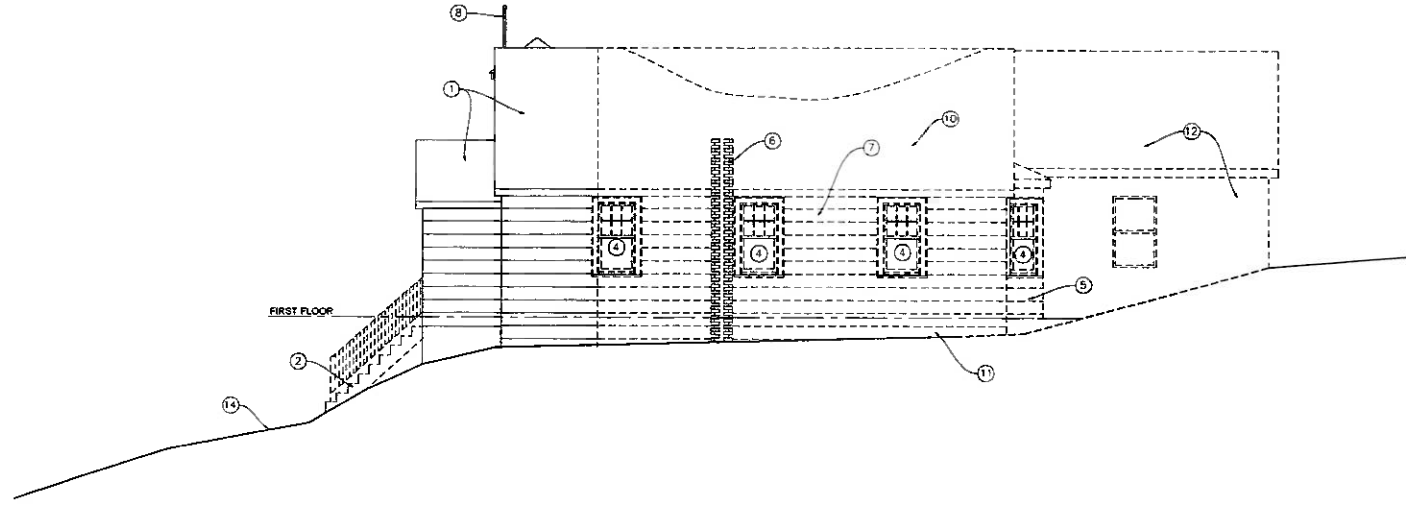
Revisions
Drawing Title
DEMOLITION ELEVATIONS

Date: Feb 3, 2020

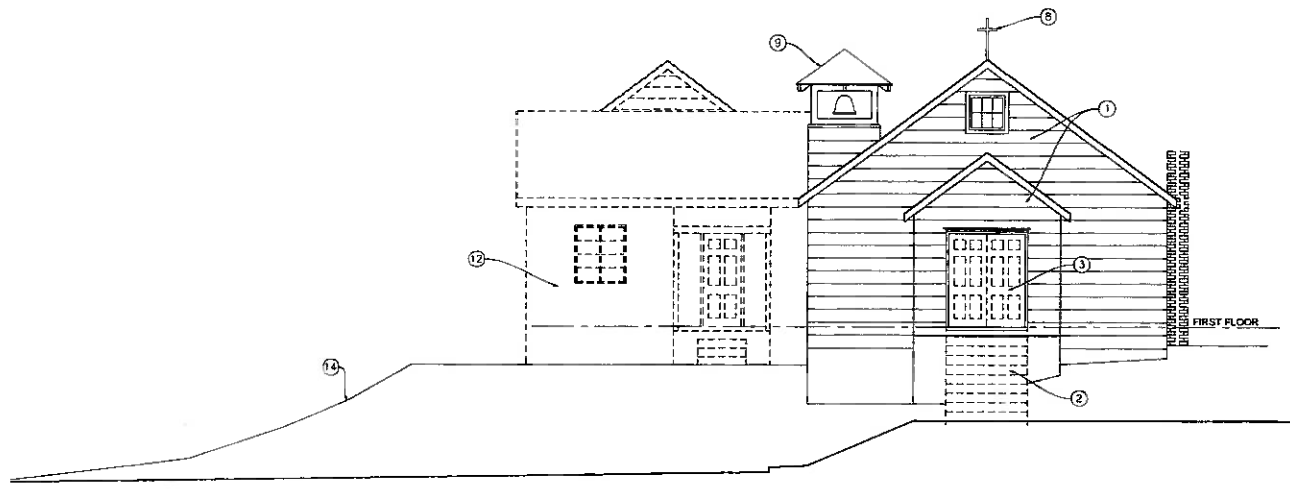
Building Demolition:
FIRST AGAPE AME ZION CHURCH
7700 Seven Locks Road
Bethesda, Maryland 20817

Drawing Number

A2.0



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



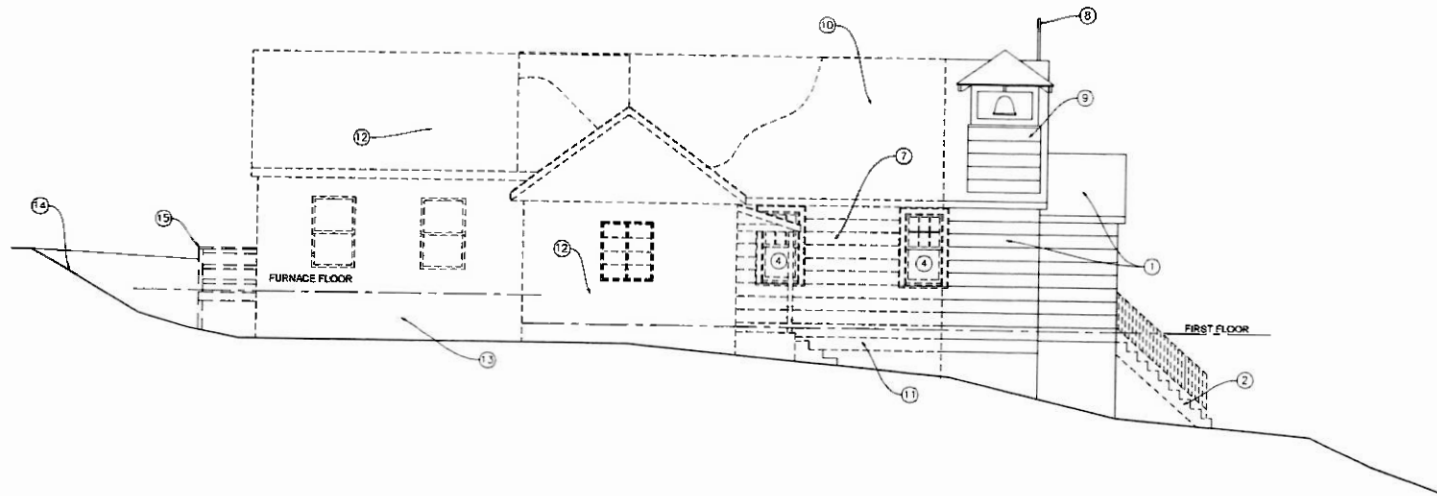
DEMOLITION EAST ELEVATION
1/8" = 1'-0"

DEMOLITION ELEVATION NOTES:

- 1 EXISTING PORTION OF CHURCH TO BE RETAINED IN PLACE. THE REMAINING CHURCH IS TO BE DEMOLISHED. DUE TO DAMAGED BY FALLEN TREE AND WATER INTRUSION. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND WEATHERPROOF EXISTING FRONT SECTION OF CHURCH, BELFRY AND CROSS
- 2 REMOVED EXISTING NON CONTRIBUTING WOOD STEPS
- 3 REMOVE EXISTING NON CONTRIBUTING DOUBLE DOORS. HEAD TRIM ABOVE IS CONTRIBUTING AND IS TO REMAIN
- 4 EXISTING DOUBLE HUNG WOOD WINDOW, SIX OVER ONE AND HOOD INTERIOR AND EXTERIOR TRIM TO BE REMOVED AND SALVAGED
- 5 EXISTING BAY WINDOW TO BE DEMOLISHED
- 6 EXISTING BRICK CHIMNEY TO BE DEMOLISHED
- 7 TYPICAL CHURCH WALL CONSISTS OF GYPSUM DRYWALL, WOOD BASE, 2" x 4 WOOD STUDS @ 16" oc, 1 x 6 SHEATHING BOARDS, 5" WOOD DROP SIDING AND 11" ASBESTOS SIDING. CONTRACTOR TO SALVAGE AS MUCH WOOD SIDING AS FEASIBLE
- 8 EXISTING CROSS TO REMAIN
- 9 EXISTING BELFRY TO REMAIN
- 10 REMOVE ASPHALT SHINGLE ROOFING, WOOD FASCIA AND SLOPED WOOD SOFFIT
- 11 REMOVE ROOF, WALL, FLOOR FRAMING, MASONRY FOUNDATION AND FOOTINGS IN CHURCH DAMAGED BY FALLEN TREE AND WATER INTRUSION.
- 12 REMOVE ROOF, WALLS, FRAMED FLOORS AND FOUNDATION AT 1970'S ADDITIONS.
- 13 EXISTING CONCRETE SLAB AREA AND FOUNDATION TO REMAIN.
- 14 LINE OF EXISTING GRADE.
- 15 REMOVE WOOD PORCH

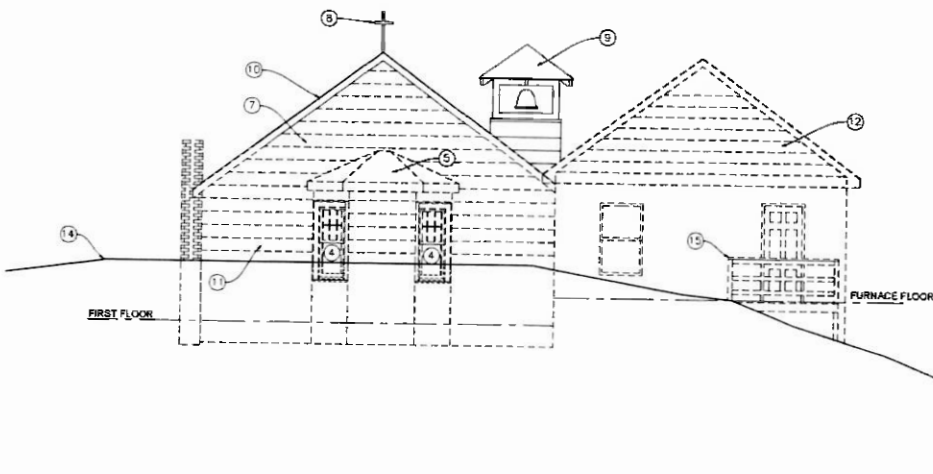
DEMOLITION ELEVATION NOTES

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DEMOLITION SOUTH ELEVATION

1/4" = 1'-0"



DEMOLITION WEST ELEVATION

1/4" = 1'-0"

DEMOLITION ELEVATION NOTES:

- 1 EXISTING PORTION OF CHURCH TO BE RETAINED IN PLACE. THE REMAINING CHURCH IS TO BE DEMOLISHED. DUE TO DAMAGED BY FALLEN TREE AND WATER INTRUSION. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND WEATHERPROOF EXISTING FRONT SECTION OF CHURCH, BELFRY AND CROSS.
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- 5 EXISTING BAY WINDOW TO BE DEMOLISHED.
- 6 EXISTING BRICK CHIMNEY TO BE DEMOLISHED.
- 7 TYPICAL CHURCH WALL CONSISTS OF GYPSUM DRYWALL, WOOD BASE, 2 x 4 WOOD STUDS @ 16" OC, 1 x 6 SHEATHING BOARDS, 5" WOOD DROP SIDING AND 11" ASBESTOS SIDING. CONTRACTOR TO SALVAGE AS MUCH WOOD SIDING AS FEASIBLE.
- 8 EXISTING CROSS TO REMAIN.
- 9 EXISTING BELFRY TO REMAIN.
- 10 REMOVE ASPHALT SHINGLE ROOFING, WOOD FASCIA AND SLOPED WOOD SOFFIT.
- 11 REMOVE ROOF, WALL, FLOOR FRAMING, MASONRY FOUNDATION AND FOOTINGS IN CHURCH DAMAGED BY FALLEN TREE AND WATER INTRUSION.
- 12 REMOVE ROOF, WALLS, FRAMED FLOORS AND FOUNDATION AT 1970S ADDITIONS.
- 13 EXISTING CONCRETE SLAB AREA AND FOUNDATION TO REMAIN.
- 14 LINE OF EXISTING GRADE.
- 15 REMOVE WOOD PORCH.

DEMOLITION ELEVATION NOTES

1/4" = 1'-0"



THOMAS J. TAGANELLI
ARCHITECTS
PLANNERS &
HISTORIC PRESERVATION

Professional Fundamentals
2 Yearly recertification due dates
documents were prepared
of approved by me, and that
I am a duly licensed
architect under the laws of
the State of Maryland.
License No. 9483
Expiration Date: 6-15-2025

Professional Seal

DEMOLITION ELEVATIONS

Revisions

Date Feb. 3, 2020

Building Demolition:
FIRST AGAPE AVE ZION CHURCH
7700 Seven Locks Road
Bethesda, Maryland 20817

Drawing Number

A2.1

DURST & TAYLOR

Structural Engineering, LLC

David G. Durst, P.E.
1228 Copper Beech Drive, York, PA 17403
Cell: (717) 793-7723
Email: ddurst@dtse LLC.com

Nevin E. Taylor, P.E.
211 Glenview Road, Spring Grove, PA 17362
Cell: (717) 515-1590
Email: ntaylor@dtse LLC.com

April 19, 2018

Elmer Anderson, Project Manager
Holland Construction
751 Frederick Street
Hanover, PA 17331

Re: Structural Assessment Letter Report
First Agape AME Zion Church
7700 Seven Locks Road, Bethesda, MD 20817
DTSE Project No. 0054-003-01

Dear Mr. Anderson:

Per your request, Durst & Taylor Structural Engineering, LLC (DTSE) performed a site visit to the above-noted property on April 17, 2018 for the purposes of determining the existing structural conditions as well as to assess the structure for possible rehabilitation. This letter summarizes the findings of this site visit, including a brief description of the structure, inspection approach and findings, as well as our conclusions and recommendations.

Brief Structure Description

The existing structure is believed to be well over 100 years old, having been previously renovated in 1923 (as noted on the cornerstone at the northeast corner). It is situated on a wooded hillside just northwest of the location where Seven Locks Road extends beneath Interstate 495 (see Photo Nos. 1 thru 3). As there is no on-site parking, access is made from a small parking lot on the east side of Seven Locks Road and just north of the structure. As seen in Photo Nos. 4 thru 10, this one-story, wood-framed structure is clad with asbestos wall tiles and asphalt roof shingles. It is believed that the original structure consists of the gabled roof portion along the north side (including the bell tower near the front of the roof), with prior additions to the south. Foundations primarily consist of concrete masonry unit (i.e., CMU, or "concrete block") walls believed to be sitting on shallow spread concrete footings.

Inspection Approach

Access to the locked and boarded structure was provided by Holland Construction. The vast majority of our inspection involved visual observations of the building and its structural components. Beyond this, only a few random hammer soundings of the foundation walls were performed to determine the latter's general condition. Documentation was made via written notes and digital photographs. Tools included a flashlight, awl (wood penetration testing), hammer, and tape measure (to determine general member sizes and spacing). No material sampling or testing was performed as part of this assignment.

Inspection Findings and Conclusions

In 2007, the existing structure was damaged by a fire which caused it to be uninhabitable since that time. Approximately four years ago, the structure was impacted by a collapsed tree which severely damaged the south and west portions of the roof structure such that there has been a very large opening in the roof (Photo Nos. 8 and 10 thru 13). Not only has this portion of the roof been completely compromised, the structure beneath this opening has been exposed to the elements for over 10 years, including rain, wind, snow, and frankly, local wildlife. In our opinion, this portion of the structure cannot be saved.

Though no area of the structure is completely unaffected by the fire or the collapsed tree, the front (east end) of the structure is relatively unscathed in comparison to the west and south portions. As seen in Photo Nos. 14 thru 16, the roof and wall framing of the entrance enclosure as well as the first 5' to 6' of the main structure (including the bell tower) remain upright, plumb and intact. In our opinion, it is indeed possible to carefully detach this portion of the structure from the remainder of the structure for the purposes of re-integrating it into a replacement structure.

Recommendations

Although it is possible to save the small front portion of the structure that was generally unaffected by the fire or tree collapse, we would be remiss if we did not mention that doing so would entail time-consuming and costly shoring to temporarily stabilize and remove such from its existing location so that the remainder of the structure can be demolished. It should also be noted that the lifting and transport of this portion of the structure will involve risk inherent with such activities. For these reasons, our primary recommendation is that the entire structure should be demolished and replaced in-kind.

Assuming that complete demolition is deemed to be unacceptable, we strongly recommend that only the entrance enclosure and the first 5' to 6' of the main structure (including the bell tower) be saved, and that the remainder of the structure be demolished. In addition, the exterior cladding of the portion to be saved (i.e., the asbestos wall tiles and severely compromised asphalt roof shingles) should be removed in its entirety due to health and material degradation reasons. In other words, only the underlying wood framing elements should be re-integrated into the replacement structure.

If you have any questions regarding the content of this letter, or if you require additional services, please do not hesitate to contact us.

Sincerely,

DURST & TAYLOR STRUCTURAL ENGINEERING, LLC



Nevin E. Taylor, P.E., Partner/Structural Engineer
Maryland P.E. No. 21386 (exp. 10-26-2018)

Attachments

Cc: File
D. Durst

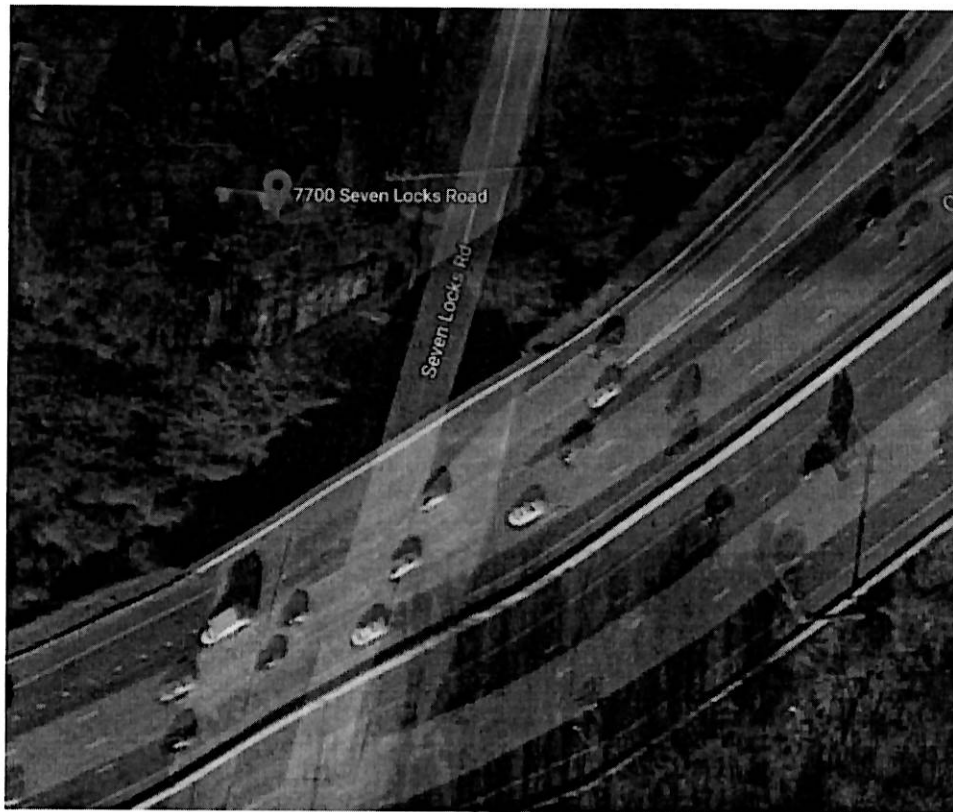


Photo No. 1: Aerial view of 7700 Seven Locks Road, Bethesda, Maryland. Note that the church structure is located in the northwest quadrant of where Seven Locks Road runs beneath Interstate 495.

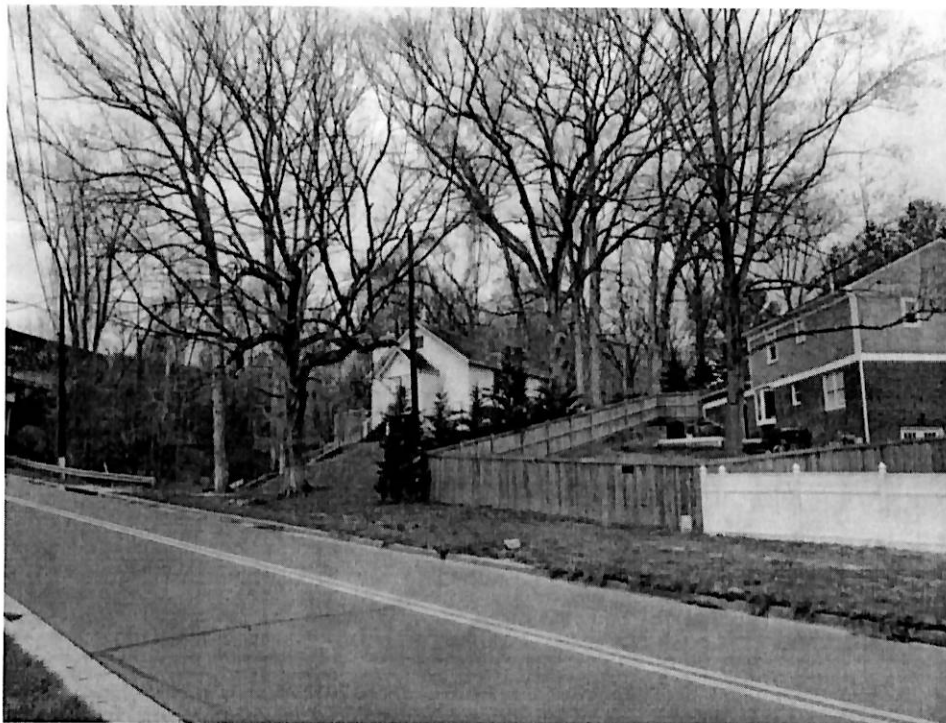


Photo No. 2: View of church structure (looking southwest) as seen from the parking lot just north and on the other side of Seven Locks Road.

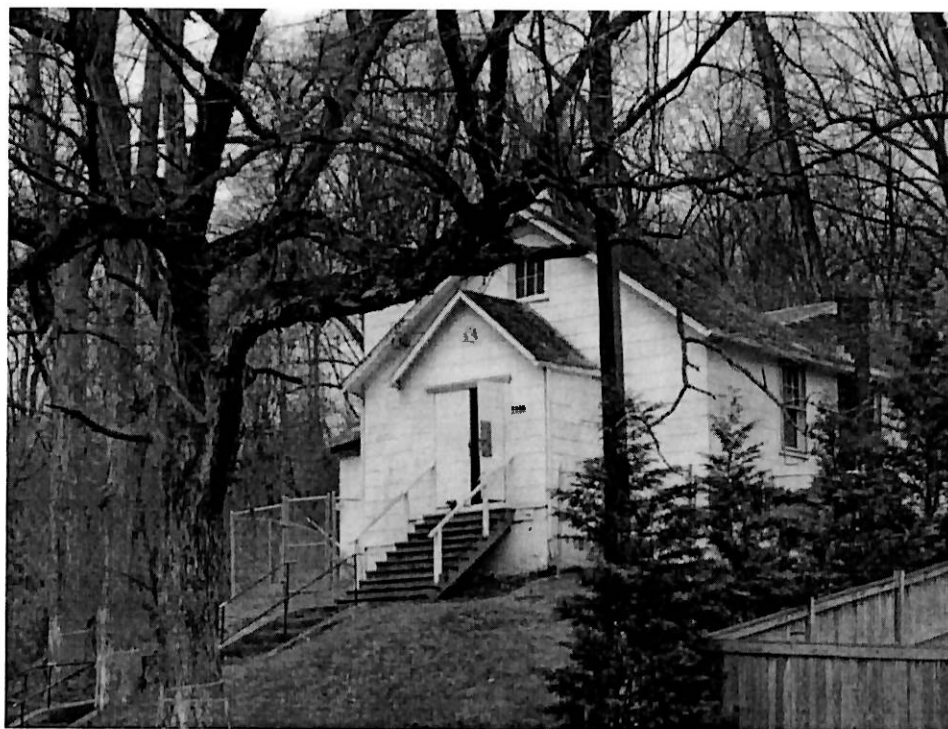


Photo No. 3: Similar (closer) view as previous photo.

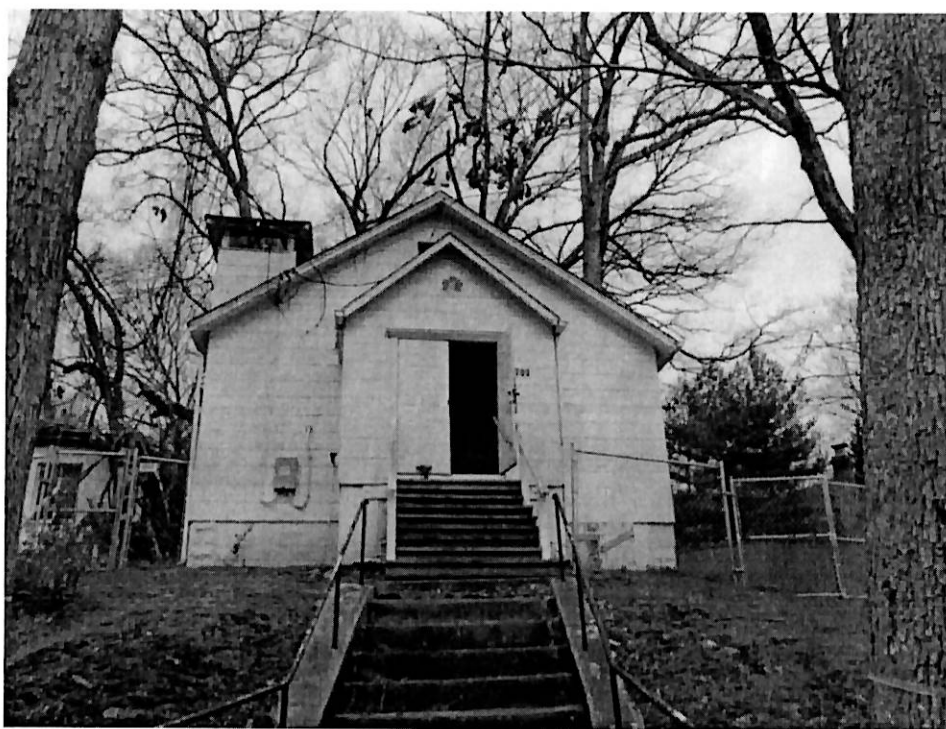


Photo No. 4: Front (east) elevation view of structure as seen from the steps leading up to the entrance from Seven Locks Road.



Photo No. 5: View of the front entrance as seen from the northeast corner. Note that the structure is wood-framed and clad with painted asbestos wall tiles and asphalt roof shingles.



Photo No. 6: Partial view of the front half of the north elevation showing boarded wall openings and windows, extreme moss growth on the intact portion of the roof, as well as the collapsed section of the roof (right side).



Photo No. 7: View of the northwest corner of the structure, showing similar issues noted in the previous photo.



Photo No. 8: View of the southwest portion of the structure (see from the northwest) which has been impacted by a collapsed tree (purportedly in 2007).



Photo No. 9: General view of the structure's southeast corner as seen from the level of the streambed to the south. Note that the roof of the structure's southwest has been completely collapsed; however, the front portion of the structure (including front entranceway and bell tower) remain intact.



Photo No. 10: Close-up view of the bell tower.



Photo No. 11: Interior view of the structure (looking west from the front entranceway), exhibiting the collapsed roof of the southwest corner.



Photo No. 12: Similar view as the previous photo, looking south from the center of the floor plan.



Photo No. 13: View collapsed roof framing along the west end of the structure. Note that wall and roof framing consists of 1" thick wood boards of various widths attached to solid sawn rafters or studs.



Photo No. 14: View of structure's relatively intact northeast corner at the front entrance area.

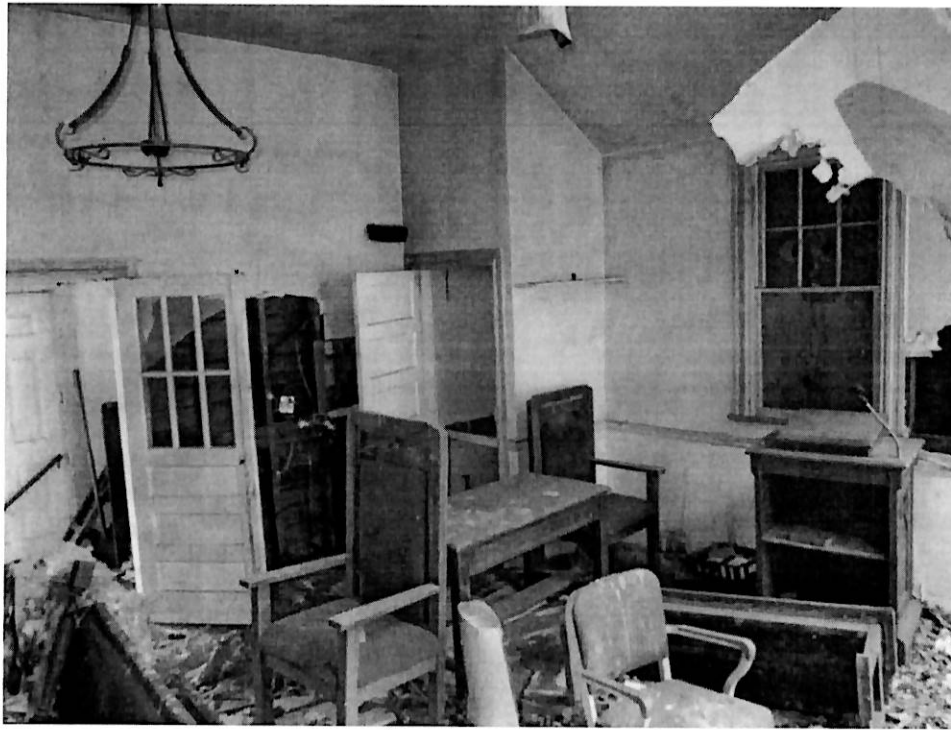


Photo No. 15: View of structure's relatively intact southeast corner at the front entrance area.



Photo No. 16: View of structure's intact roof framing above the front entrance area.