PROPOSAL: Demolition and stabilization

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the 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.

The applicants appeared before the Commission again for a preliminary consultation at the February 26, 2020 HPC meeting.¹ At that time, the applicants proposed the removal/demolition of the 1979 addition and most of the 1923 church building, leaving the façade in place.

**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 pertinent Standards are as follows:

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.
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.

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.

**STAFF DISCUSSION:**

The applicants are 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’ to 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’ proposal is consistent with the recommendations of a structural assessment from Durst and Taylor Structural Engineering, LLC, which is dated April 19, 2018.

The applicants previously appeared before the Commission for a preliminary consultation at the February 26, 2020 HPC meeting. Given the recommendations of the April 19, 2018 structural assessment, staff and the Commission were fully supportive of the applicants’ proposal. The Commission stated that details regarding the method for documenting the building prior to demolition, the storage of original materials, and a complete stabilization plan should be submitted when a formal HAWP application is submitted. The applicants have responded to the Commission’s comments with the following statements:

- The method of documenting the building prior to demolition will include photographs of all exterior elevations and interior views. Measured drawings of the church have been included in the application prepared from architect’s field measurements.

- The owner has provided a stabilization plan for the front portion of the church that will remain [this plan was provided by staff to the Commission as supplemental information prior to the February 26, 2020 preliminary consultation]. The plan was prepared by the structural engineering firm Durst and Taylor. The west elevation of the remaining stabilized section is indicated to be sheathed in plywood and will be weatherized with an air and water infiltration barrier building wrap, (Tyvek). The contractor will ensure that the church will be protected from the weather and secured.

- All salvageable materials including wood siding, trim, windows will be stored in the stabilized section of the church to remain. If required, the owner has indicated that they will obtain a metal storage container if additional space is needed.

Staff continues to support the applicants’ proposal, finding it consistent with the recommendations of the April 19, 2018 structural assessment. The proposal preserves to the greatest extent feasible the character-defining features of the 1923 church building, in accordance with Standards #2, #5, and #9.
STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) & (2), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation #2, #5, and 9;

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Name: 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:

PC BOX 1016
Burtonsville, MD 20866

Contractor: Not yet selected
Phone No.: 

Contractor Registration No.: 

Agent for Owner: Thomas J. Taillavull, Architect
Daytime Phone No.: 301-840-1847

LOCATION OF WORK:

House Number: 7700
Street: Seven Locks Road

Town/City: Bethesda
Nearest Cross Street: Thornley Court

Lot: 
Block: 
Subdivision: 
Lib: 
Folk: 
P: P361

PART B. TYPE OF OPERATION AND USE

1A. CHECK ALL APPLICABLE

☐ Construct ☐ Extend ☐ Alter/Adenovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revise ☐ Repair ☐ Reversible

1B. Construction cost estimate: $ 

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

PART C. COMPLIANCE FOR CHANGES CONSTRUCTION AND EXTRAVAGANCES

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other 

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other 

PART D. LOCATION OF NEW FENCE OR Retaining Wall

3A. Height: _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on 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.

Date: 2-4-2020

Signature of owner or architect/agent

Approved: 

For Chairman, Historic Preservation Commission

Disapproved: 

Date:

Applications/Permit No.: 

Date Filed: 

Date Issued: 

SEE REVERSE SIDE FOR INSTRUCTIONS
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 story of the main structure (including the bell tower) will remain, to 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 data;
   b. dimensions of all existing and proposed structures;
   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 plan 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, windows and door openings, and other fixed features of both the existing resources and the proposed work.

   b. Elevations (façades), 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 façade 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 labelled photographic prints of each façade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

   b. Clearly labelled 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 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 addresses 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.

PLEASE PRINT IN BLUE OR BLACK INK OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDELINES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY INTO MAILING LABELS.
# HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
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<tr>
<td>First Agape AMEZ Church</td>
<td>Thomas J. Taltavull, Architect</td>
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<td>PO BOX 1016</td>
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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. 5: 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:__________________________________________
EXISTING FLOOR PLAN

1. EXISTING ROOF CONSTRUCTIION WOOD STEPS.
2. EXISTING ROOF CONSTRUCTION DOUBLE DOORS.
3. EXISTING DOOR TO REMAIN.
4. EXISTING SINGLE HING WOOD WINDOW.
5. EXISTING BALCONY.
6. EXISTING BRICK CHIMNEY.
7. TYPICAL CHURCH WALL CONSISTS OF Gypsum Ceiling Wall.
8. EXISTING ELABORATE ODOR STRUCTURE.
9. EXISTING WOOD FLOORING.
10. EXISTING WALL PANELING.
11. EXISTING CEILING.

EXHAUSTED PALLET

1. EXISTING ROOF CONSTRUCTION WOOD STEPS.
2. EXISTING ROOF CONSTRUCTION DOUBLE DOORS.
3. EXISTING BOARDS TO REMAIN.
4. EXISTING SINGLE HING WOOD WINDOW.
5. EXISTING BALCONY.
6. EXISTING BRICK CHIMNEY.
7. TYPICAL CHURCH WALL CONSISTS OF Gypsum Ceiling Wall.
8. EXISTING ELABORATE ODOR STRUCTURE.
9. EXISTING WOOD FLOORING.
10. EXISTING WALL PANELING.
11. EXISTING CEILING.

DATE: Feb 2, 2010

Building Design:
First Agle Zion Church

Received Number

EX1.0
DEMOLITION FLOOR PLAN

1. REMOVE EXISTING NON-CONTRIBUTING WOOD STEPS
2. REMOVE EXISTING NON-CONTRIBUTING DOUBLE DOORS.
3. EXISTING DROP CEILING IS CONTRIBUTING AND TO REMAIN.
4. EXISTING DOORWAY TO FRONT DOOR TO REMAIN.
5. EXISTING BAY WINDOW TO REMAIN.
6. EXISTING BAY WINDOW TO BE REACED.
7. EXISTING EXTERIOR CEMENT CONCRETE IS TO BE REMOVED.
8. REMOVE EXISTING EXTERIOR WOOD WALLS.
9. REMOVE EXISTING WOOD CEILING, FLOORING, AND ROOFING.
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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.
1. Where these specifications conflict with other project specifications, these specifications shall govern.

2. Concrete Construction

   2.1. Soils

   2.2. Coarse aggregate shall be AASHTO NO. 57 stone. Maximum aggregate size = 1.5"

   2.3. Fine aggregate shall be suitable for the specified concrete strength.

   2.4. Chloride containing admixtures are not permitted.

   2.5. Water shall be added to the maximum permissible water-cement ratio permitted by the structural engineer.

3. Cast-in-place concrete

   3.1. The average of any 11 of the 28th day compressive strength shall be not less than 50% higher than the specified strength.

4. Flatwork concrete

   4.1. Mix design of the concrete shall be such that the quality of the concrete mixture is not less than ACI 301, Specifications for Structural Concrete for Buildings, latest edition, including all ASTM, AWWA, and AASHTO requirements.

5. Flat Roof Snow Load

   5.1. Design per ASD

   5.2. Wind Importance Factor, Iw = 1.0

6. General

   6.1. Design per ASD

   6.2. Live Load = 30 PSF

   6.3. Flat Roof Snow Load, Pf = 24.5 PSF

7. General Inspection Requirements

   7.1. Design per ASD

   7.2. Inspection by the Contractor and/or the Engineer.

   7.3. Submission of inspection reports to the Engineer.

   7.4. Inspection by the flatwork concrete supplier.

   7.5. Inspection by the concrete supplier.

8. Special Inspectors

   8.1. Design per ASD

   8.2. Special inspectors shall be used to determine compliance with the construction documents and other special requirements.

   8.3. Special inspection by the flatwork concrete supplier.

   8.4. Special inspection by the concrete supplier.

9. Specifications for Structural Concrete for Buildings, latest edition, including all ASTM, AWWA, and AASHTO requirements.

   9.1. Concrete shall conform to the requirements of ACI 318, Building Code Requirements for Reinforced Concrete, latest edition and ACI 301, Specifications for Structural Concrete for Buildings, latest edition, including all ASTM, AWWA, and AASHTO requirements.

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March 11, 2020

To: Historic Preservation Commission (HPC)  
    Maryland-National Capital Park and Planning Commission

From: Thomas Taltavull

Re: HAWP for First Agape AME Zion Church  
    Master Plan Site #29/39  
    Addenda to HAWP

Addenda A

Based on preliminary consultation comments from the HPC we offer the following additional information:

1. The method of documenting the building prior to demolition will include photographs of all exterior elevations and interior views. Measured drawings of the church have been included in the application prepared from architect’s field measurements.

2. The owner has provided a stabilization plan for the front portion of the church that will remain. The plan was prepared by the structural engineering firm Durst and Taylor. The west elevation of the remaining stabilized section is indicated to be sheathed in plywood and will be weatherized with an air and water infiltration barrier building wrap, (Tyvek). The contractor will ensure that the church will be protected from the weather and secured.

3. All salvageable materials including wood siding, trim, windows will be stored in the stabilized section of the church to remain. If required the Owner has indicated that they will obtain a metal storage container if additional space is needed.

Please let me know if you need any additional information or have any questions.