MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7700 Seven Locks Rd., Bethesda	**Meeting Date:**	3/25/2020
Resource:	Master Plan Site #29/39 **Gibson Grove AME Zion Church**	**Report Date:**	3/18/2019
		Public Notice:	3/11/2019
Applicant:	First Agape AME Zion Church (Thomas Taltavull, Architect)	**Tax Credit:**	N/A
Review:	HAWP	**Staff:**	Michael Kyne
Case Number:	29/39-20A		
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
DA TE: 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 l 898 when a log structure was built on the land donated by Sarah Gibson. This denomination was originally fonned 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.

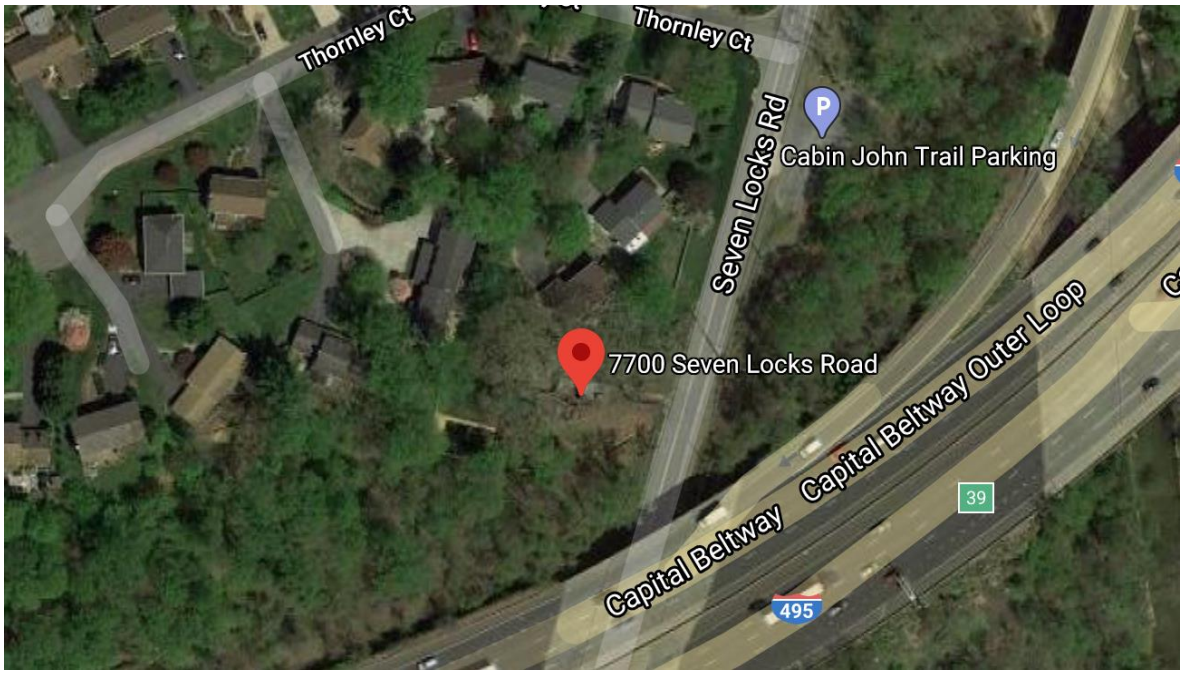


Fig. 1: Subject property.

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*

[1] Link to February 26, 2020 HPC meeting audio/video transcript: http://mncppc.granicus.com/MediaPlayer.php?publish_id=5155ae88-597f-11ea-9ca4-0050569183fa
Link to February 26, 2020 staff report: https://montgomeryplanning.org/wp-content/uploads/2020/02/III.B-7700-Seven-Locks-Road-Bethesda.pdf

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.

904304

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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 (Street Number) Burtonsville (City) MD (State) 20866 (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/PREMISE

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 ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Renovate
☐ 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 EXTEND/ADDITIONS

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/easement

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.

EBankhead
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:

Edit 6/21/99

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 tha 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 plat. 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**

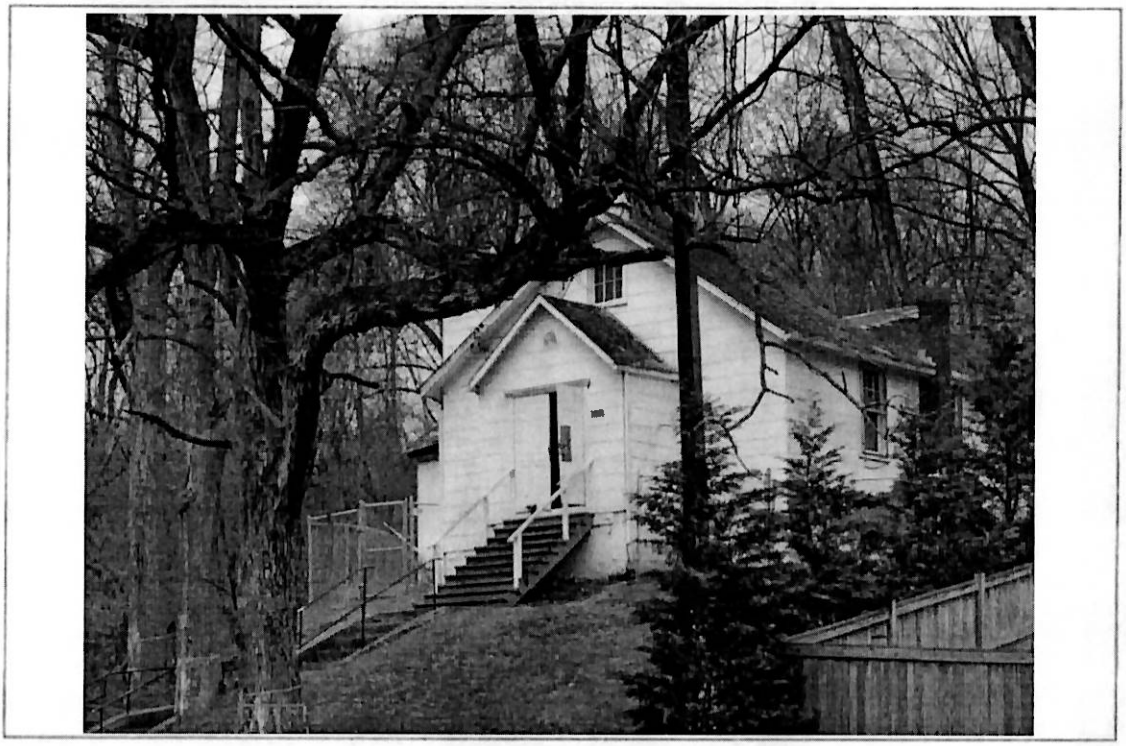
   For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

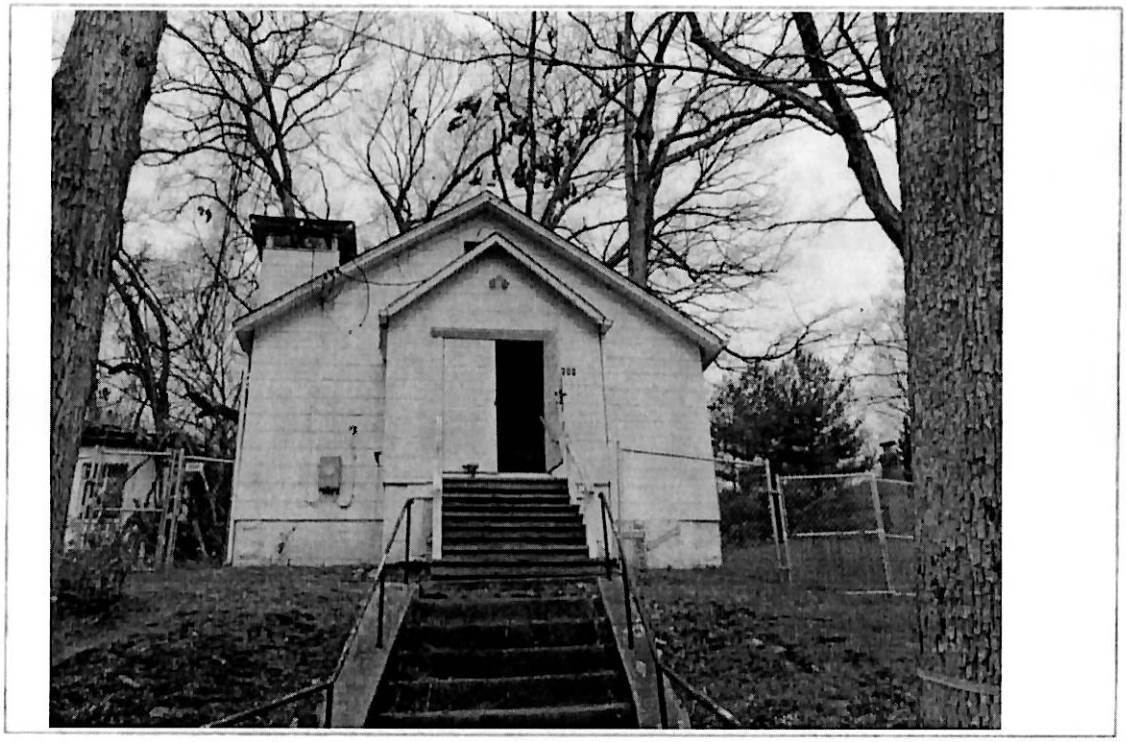
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	**Owner's Agent's mailing address**
First Agape AMEZ Church PO BOX 1016 Burtonsville MD 20866	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)

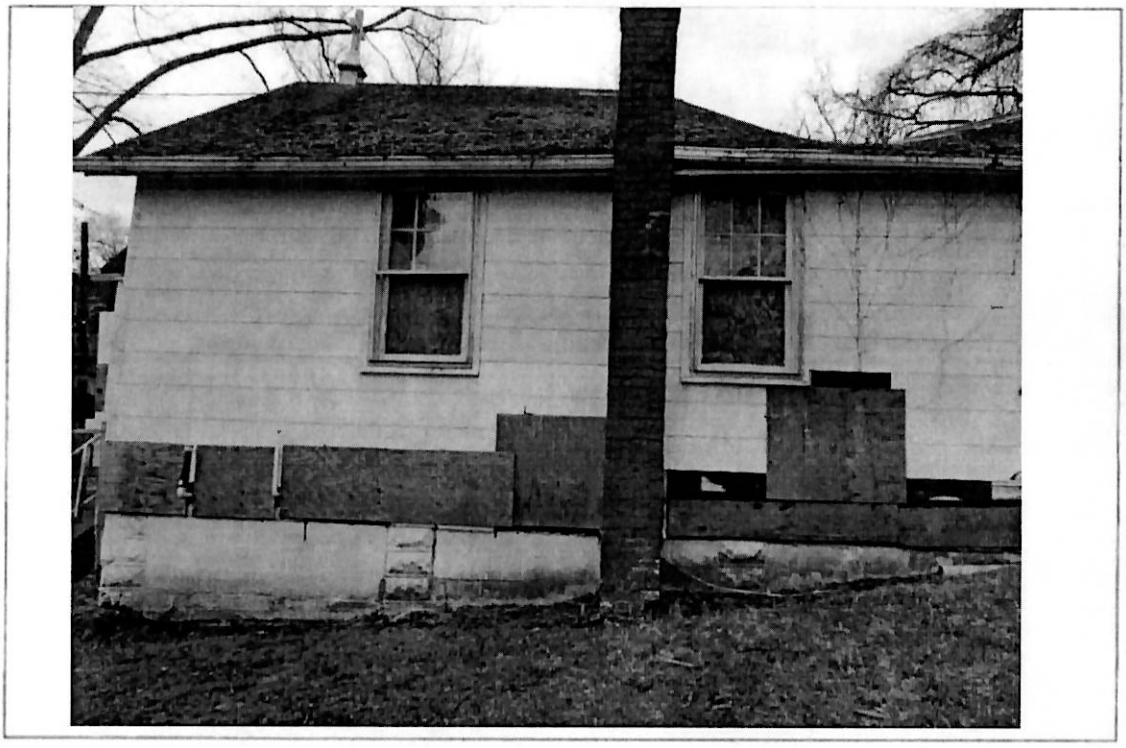


Detail: Photo No. 1: View of church structure (looking southwest)



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

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

Existing Property Condition Photographs (duplicate as needed)

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

Detail:_____

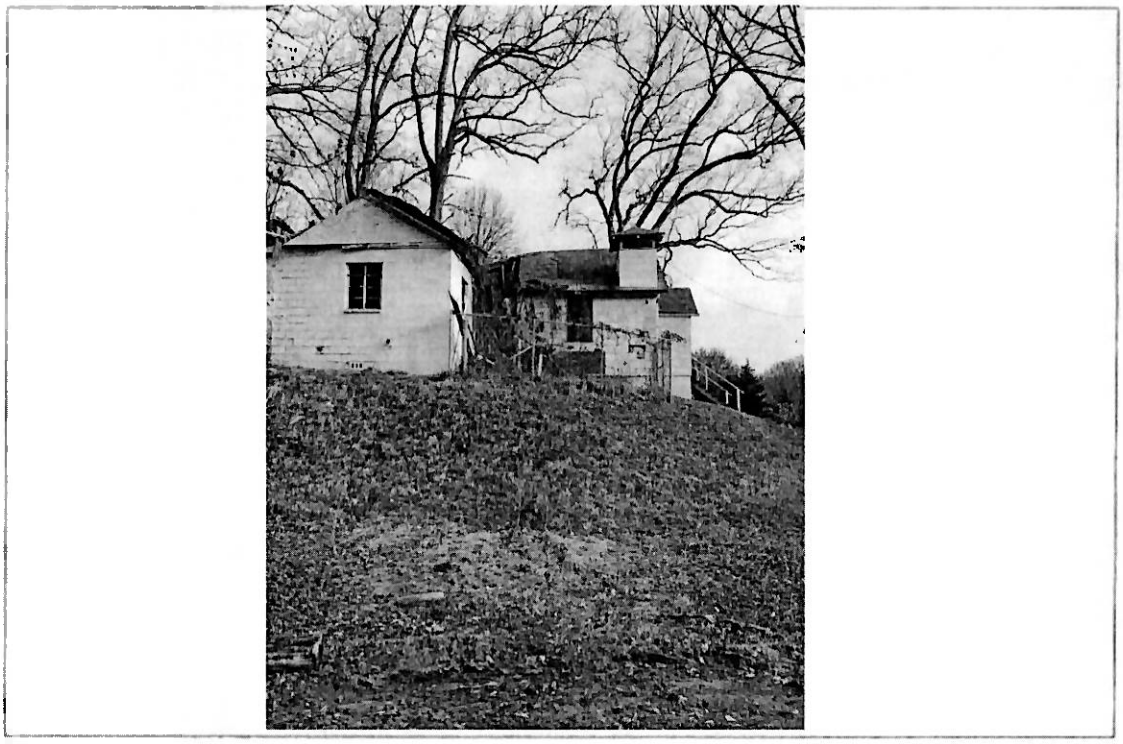


Photo No. 6: Left Side (South) elevation view of damaged structure

Detail:_____

Existing Property Condition Photographs (duplicate as needed)

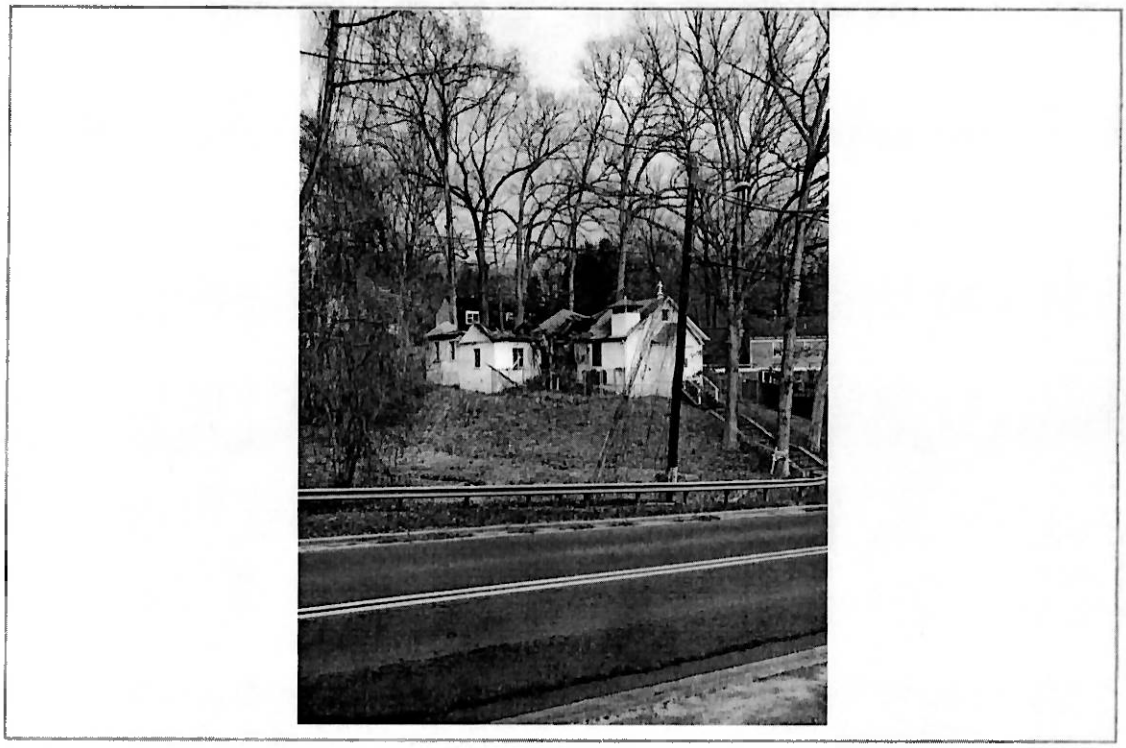
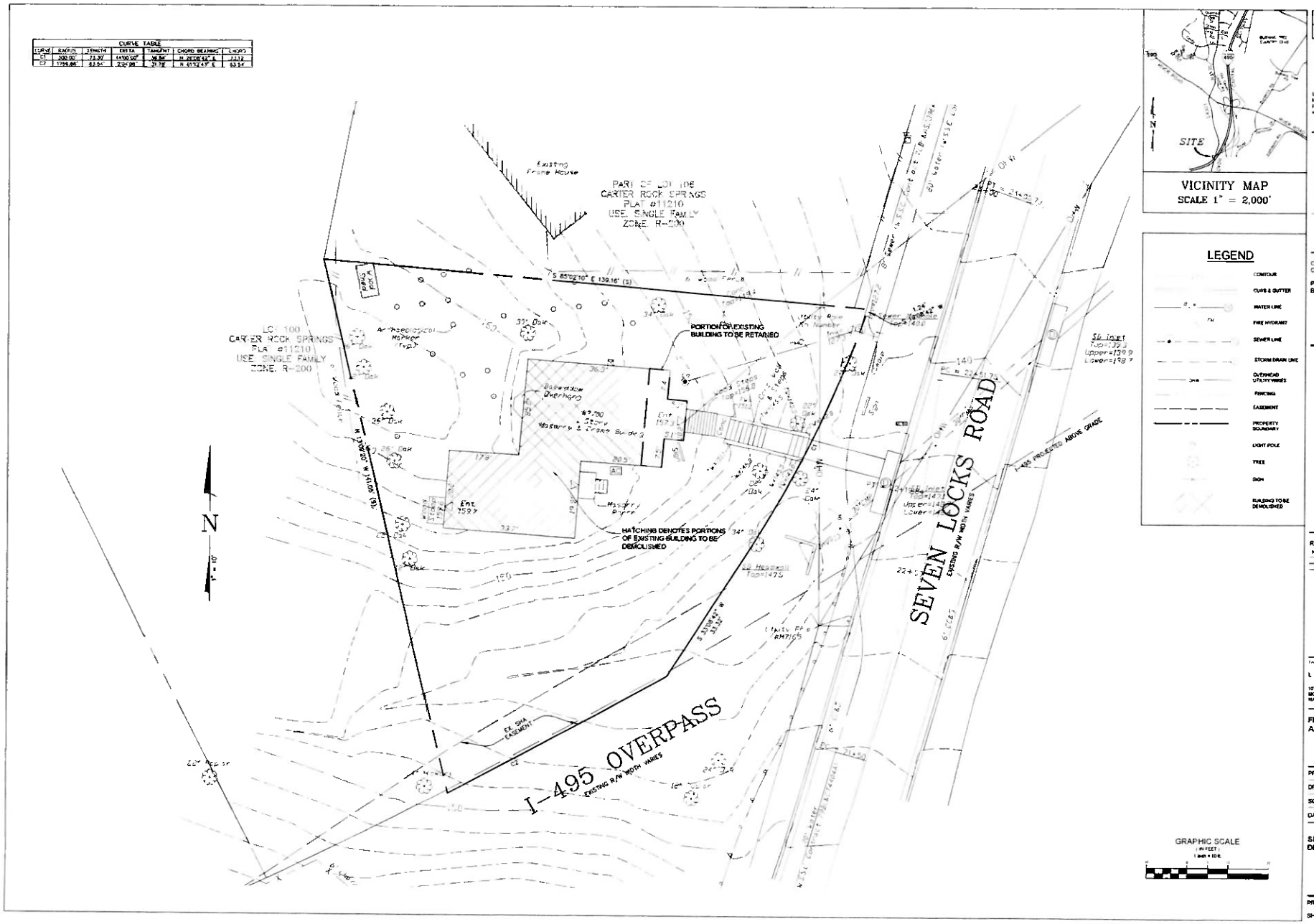


Photo No. 7: View of damaged structure looking Northwest

Detail:_____

Photo No. 8: View of damaged structure looking Northwest

Detail:_____



VICINITY MAP
SCALE 1" = 2,000'

LEGEND

- CONTOUR
- CURB & GUTTER
- WATER LINE
- FIRE HYDRANT
- SEWER LINE
- STORM DRAIN LINE
- OVERHEAD UTILITY WIRES
- FENCING
- EASEMENT
- PROPERTY BOUNDARY
- LIGHT POLE
- TREE
- SIGN
- BUILDING TO BE DEMOLISHED

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft

MHG
Civil Engineers
Land Planners
Landscape Architects
Land Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhgpa.com

OWNER: FIRST AGAPE AME ZION CHURCH
P.O. BOX 1016
BURTONSVILLE, MD 20866

REVISIONS

NO.	DESCRIPTION	DATE

L 32769 F 178

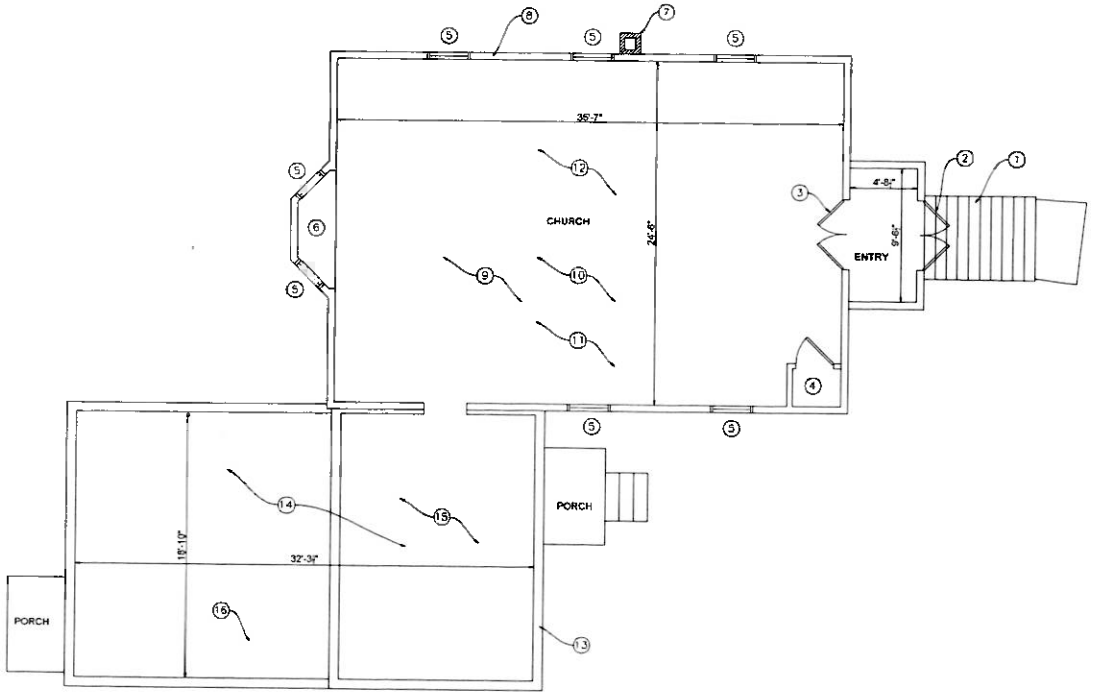
10TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

FIRST AGAPE AME ZION CHURCH

PROJ. MGR.	KDJ
DRAWN BY	KDJ
SCALE	1" = 10'
DATE	12/02/19

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 x12" @ 16?)
10. WOOD ROOF FAMING 2 x 6 @ 24" oc W/ 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 1979 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

1/4" = 1'-0"

1

ARCHITECTS
PLANNERS
HISTORIC
PRESERVATION

THOMAS J. TALTAVULL
ARCHITECT

301 840 1840

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 9783, Expiration Date 4-11-2020

Professional Seal

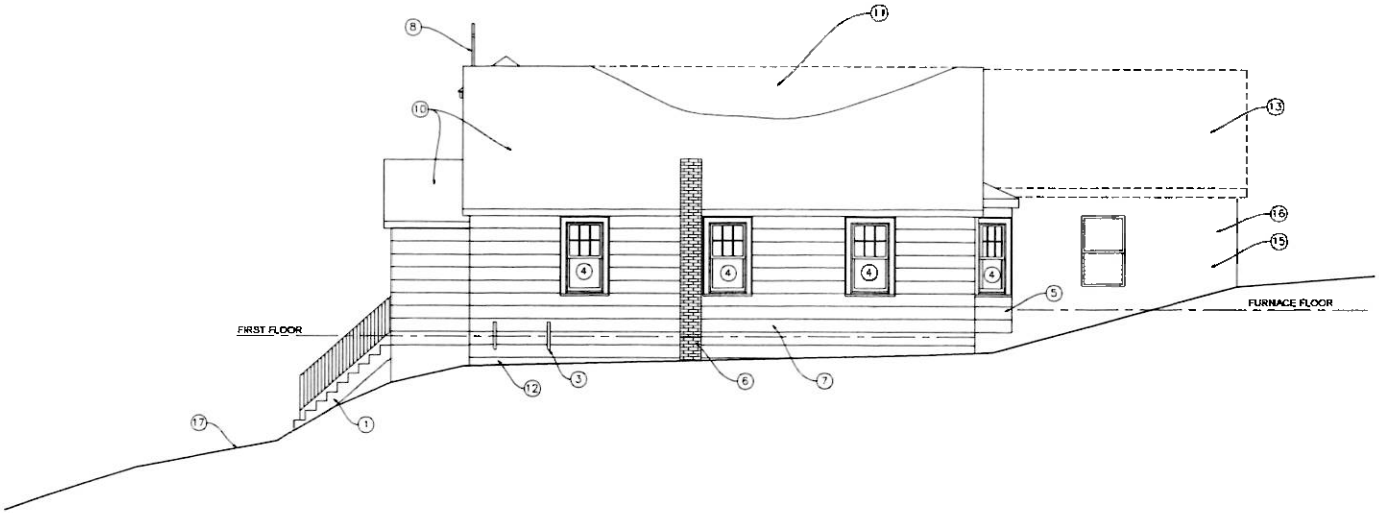
Revisions

Drawing Title
EXISTING PLAN & ELEVATIONS

Date: Feb 3, 2020

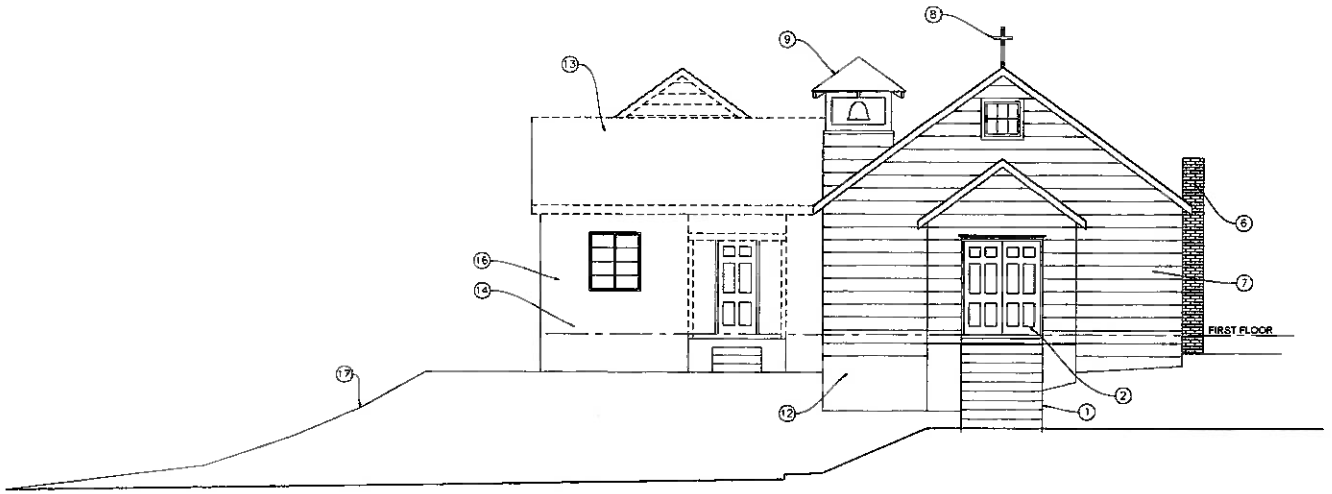
Building Demolition:
FIRST AGAPE AME ZION CHURCH
7700 Seven Locks Road
Bethesda, Maryland 20817

Drawing Number
EX1.0



EXISTING NORTH ELEVATION

3



EXISTING EAST ELEVATION

2

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, 5" 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 PEWS. CONSULT WITH OWNER TO DETERMINE ITEMS TO BE SALVAGE AND LOCATION TO BE STORED

EXISTING ELEVATION NOTES

1

ARCHITECTS
PLANNERS
HISTORIC
PRESERVATION

THOMAS J. TALTAVULL
ARCHITECT

301.840.1847

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: 6-13-2020

Professional Seal

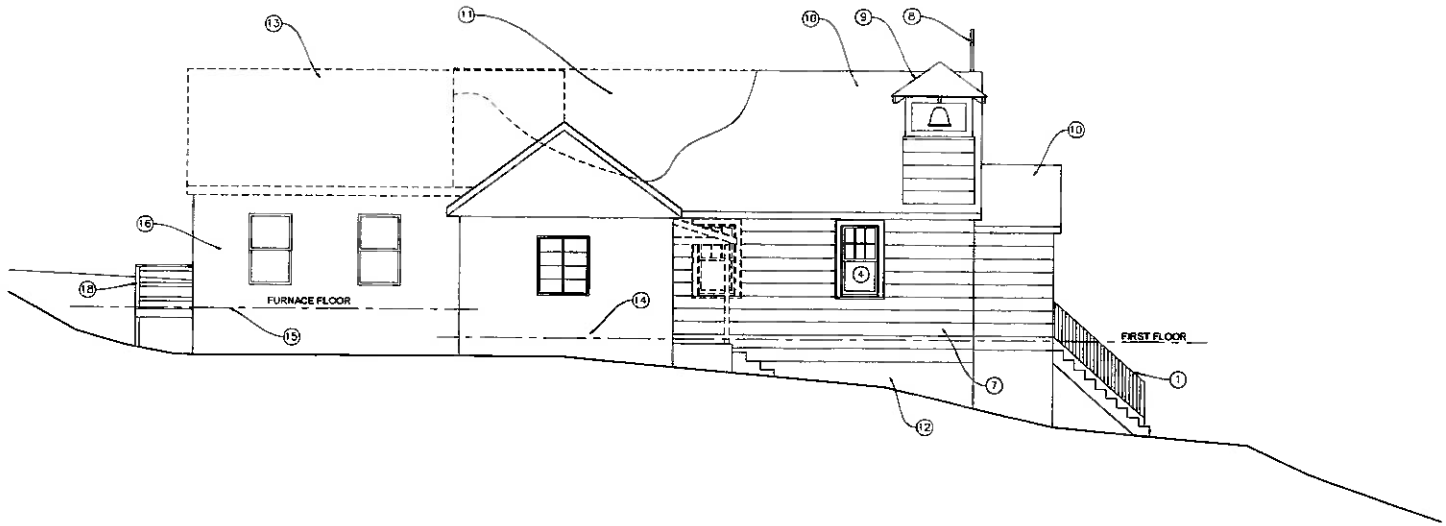
Revisions

Drawing Title: EXISTING ELEVATIONS

Date: Feb. 3, 2020

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

Drawing Number
EX2.0



EXISTING SOUTH ELEVATION

1/4" = 1'-0"

3

EXISTING WEST ELEVATION

1/4" = 1'-0"

2

EXISTING ELEVATION NOTES

1/4" = 1'-0"

1

EXISTING ELEVATION NOTES

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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 PEWS. CONSULT WITH OWNER TO DETERMINE ITEMS TO BE SALVAGE AND LOCATION TO BE STORED.

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PLANNERS
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PRESERVATION

THOMAS J. TALTAVULL
ARCHITECT

301.840.1647

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. 9182, Expiration Date: 6-13-2020

Professional Seal

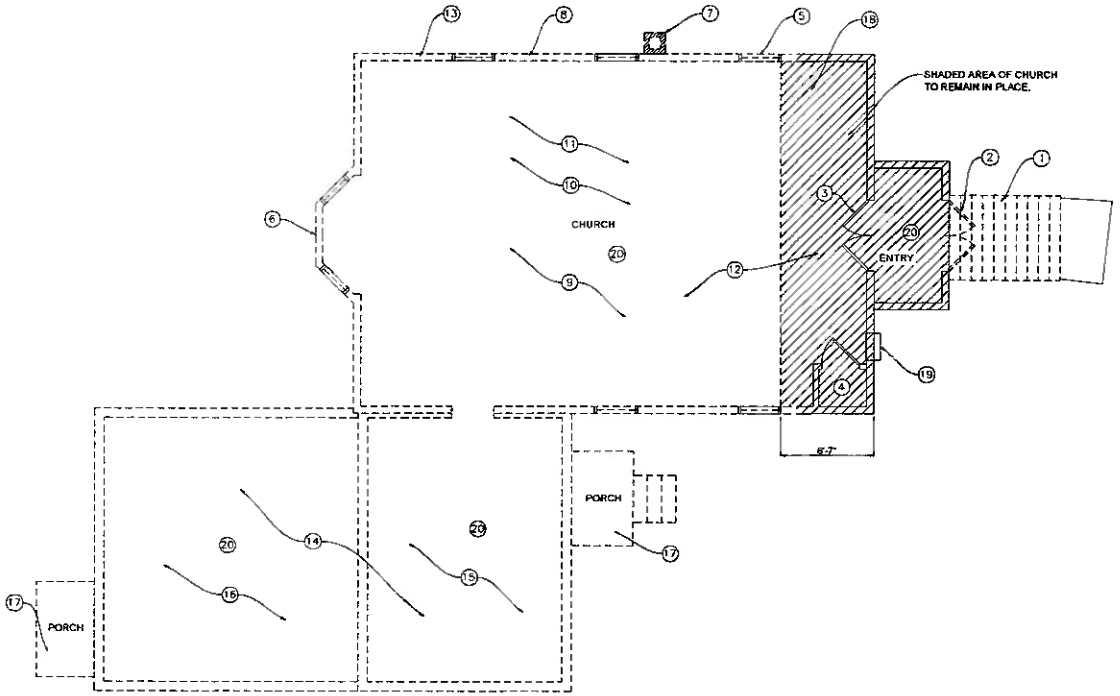
Revisions

Drawing Title: EXISTING ELEVATIONS

Date: Feb. 3, 2020

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

Drawing Number: EX2.1



DEMOLITION FLOOR PLAN
1/4" = 1'-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, 3" WOOD DROP SIDING AND 11" ASBESTOS SIDING. REMOVE ASBESTOS SIDE, SALVAGE WOOD SIDING AND STORE AND PROTECT FROM WEATHER FOR REUSE.
9. REMOVE WOOD FLOOR FRAMING (2 x12" @ 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.

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THOMAS J. TALTAVULL
ARCHITECT
301.840.1847

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Professional Seal

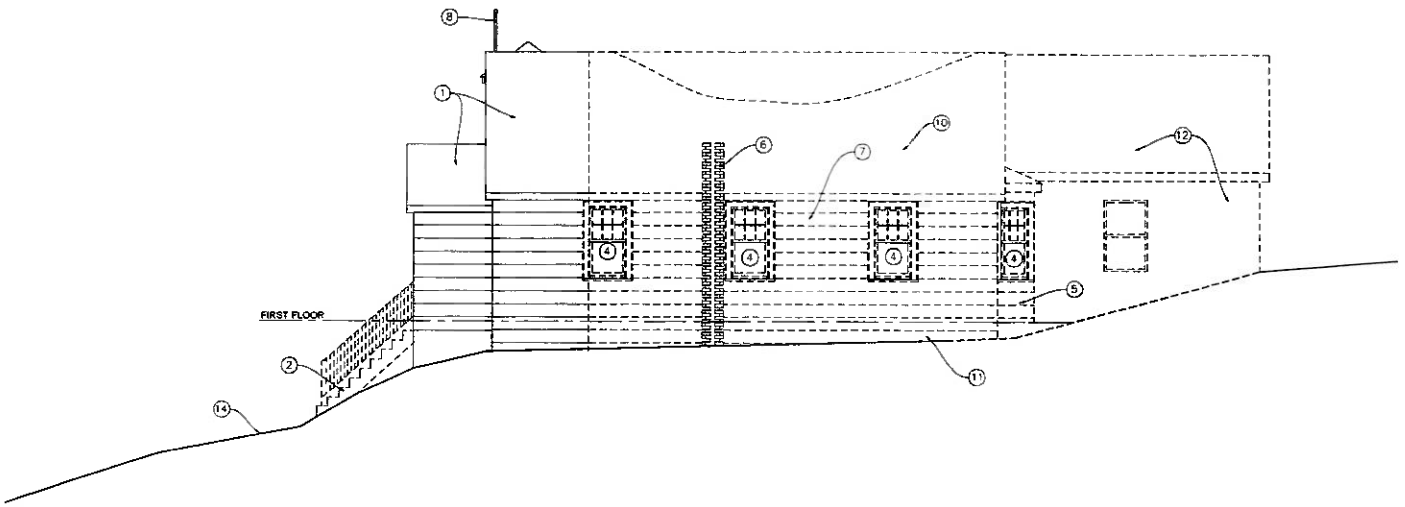
Revisions

Drawing Title: DEMOLITION FLOOR PLAN

Date: Feb. 3, 2020

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

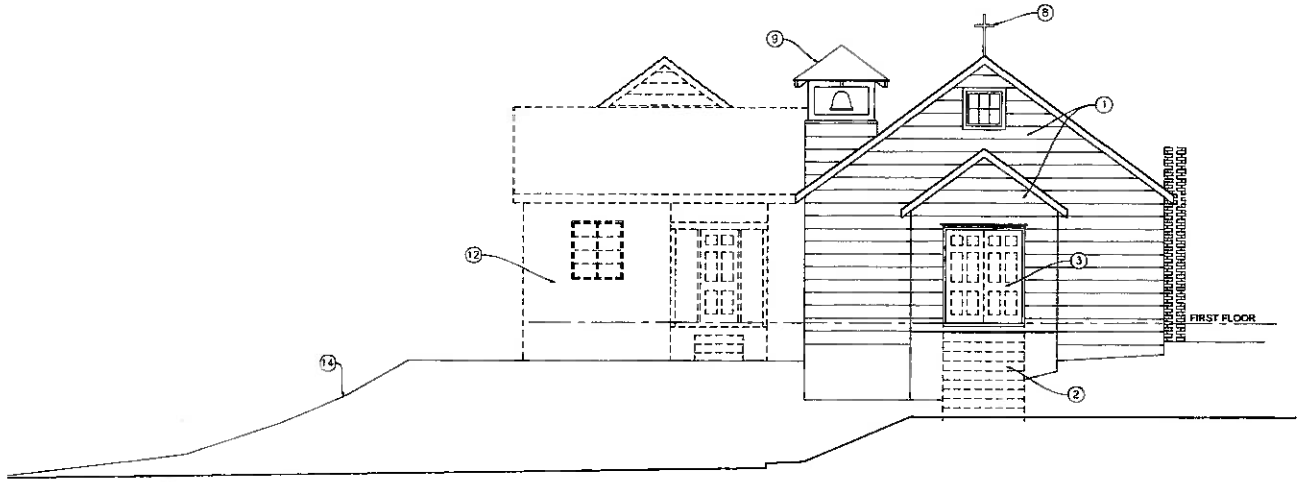
Drawing Number
A1.0



DEMOLITION NORTH ELEVATION

1/4" = 1'-0"

3



DEMOLITION EAST ELEVATION

1/4" = 1'-0"

2

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 WOOD 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 13" 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

1/4" = 1'-0"

1

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THOMAS J. TALTAVULL
ARCHITECT

301.540.1347

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Professional Seal

Revisions

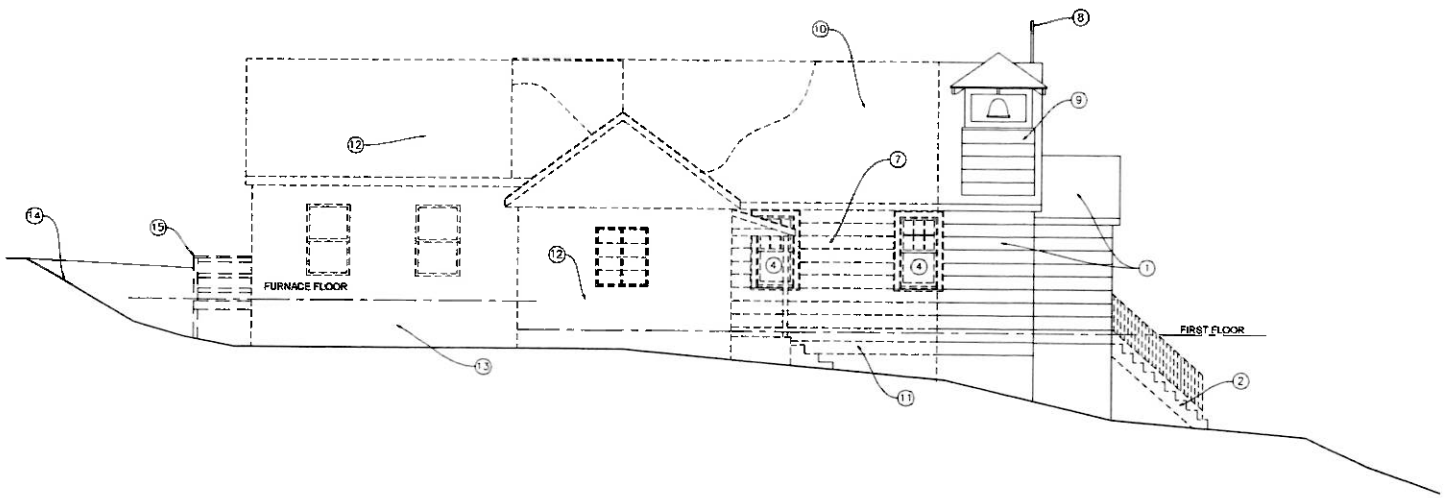
Drawing Title: DEMOLITION ELEVATIONS

Date: Feb. 3, 2020

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

Drawing Number

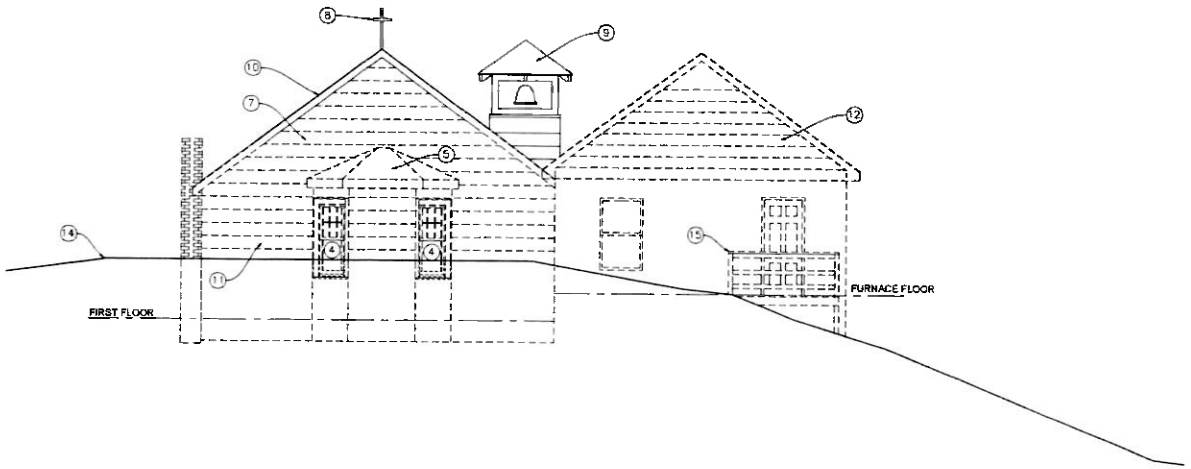
A2.0



DEMOLITION SOUTH ELEVATION

1/4" = 1'-0"

3



DEMOLITION WEST ELEVATION

1/4" = 1'-0"

2

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. CONTRUCTOR 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 WOOD 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

1/4" = 1'-0"

1

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THOMAS J. TALTAVULL
ARCHITECT

301.840.1847

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: 6-13-2020

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: A2.1

DURST & TAYLOR

Structural Engineering, LLC

David G. Durst, P.E.
1228 Copper Beech Drive, York, PA 17403
Cell: (717) 793-7723
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Nevin E. Taylor, P.E.
211 Glenview Road, Spring Grove, PA 17362
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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 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.

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.

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

Attachments

Cc: File
D. Durst

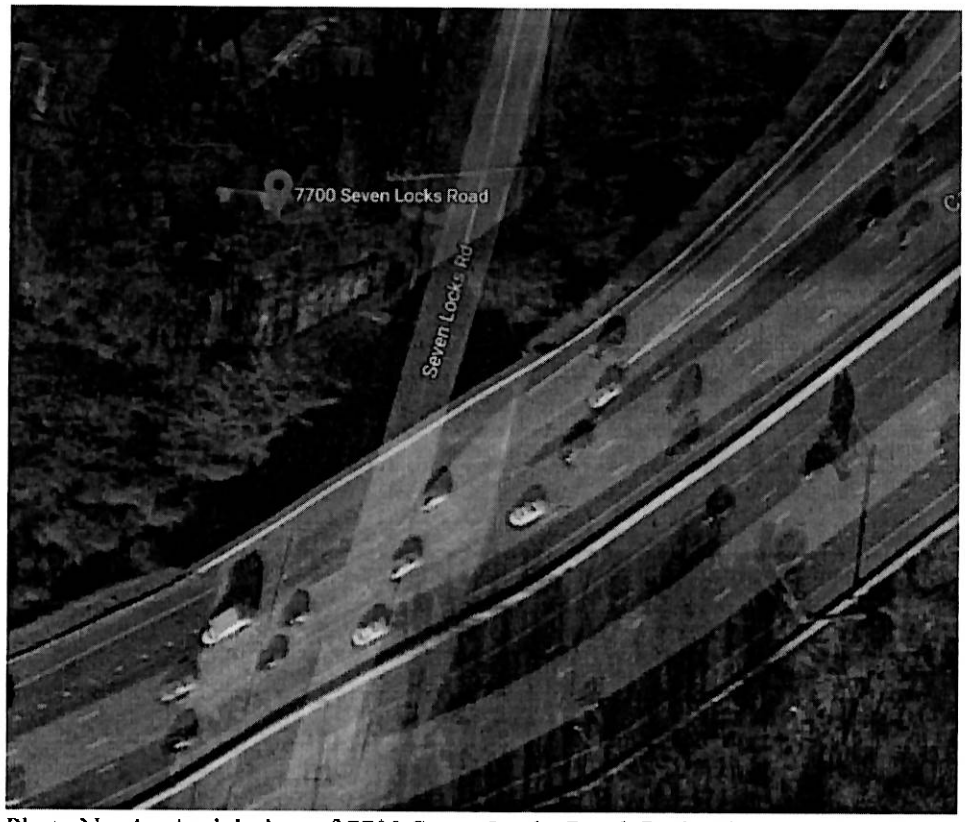


Photo No. 1: Aerial view of 7700 Seven Locks Road, Bethesda, Maryland. Note that the church structure is located in the northwest quadrant of where Seven Locks Road runs beneath Interstate 495.

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.

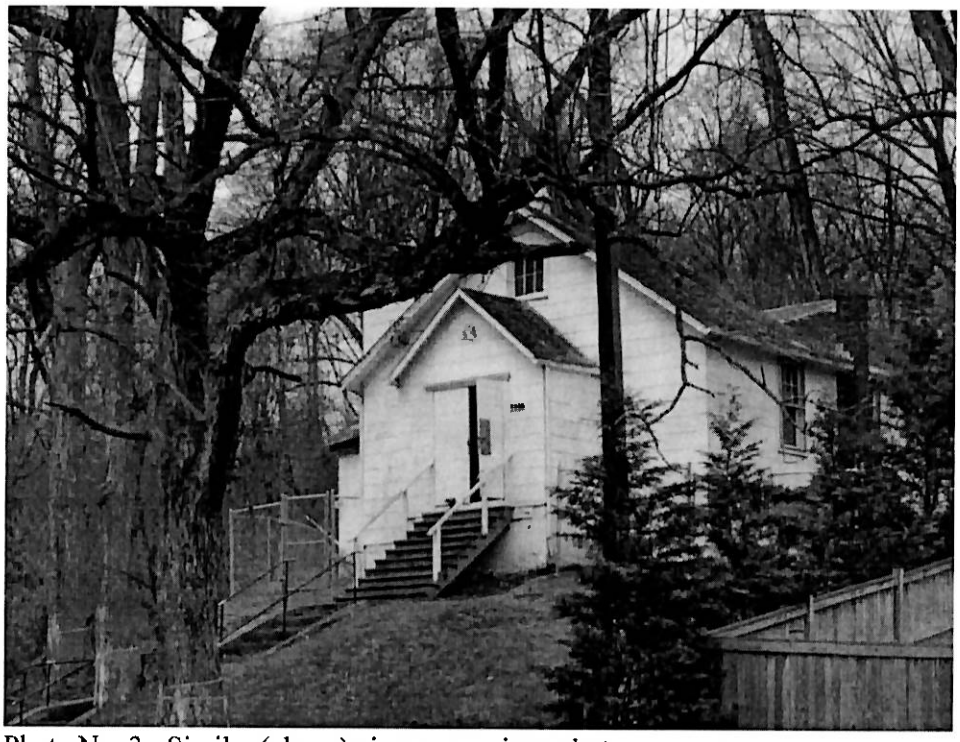


Photo No. 3: Similar (closer) view as previous photo.

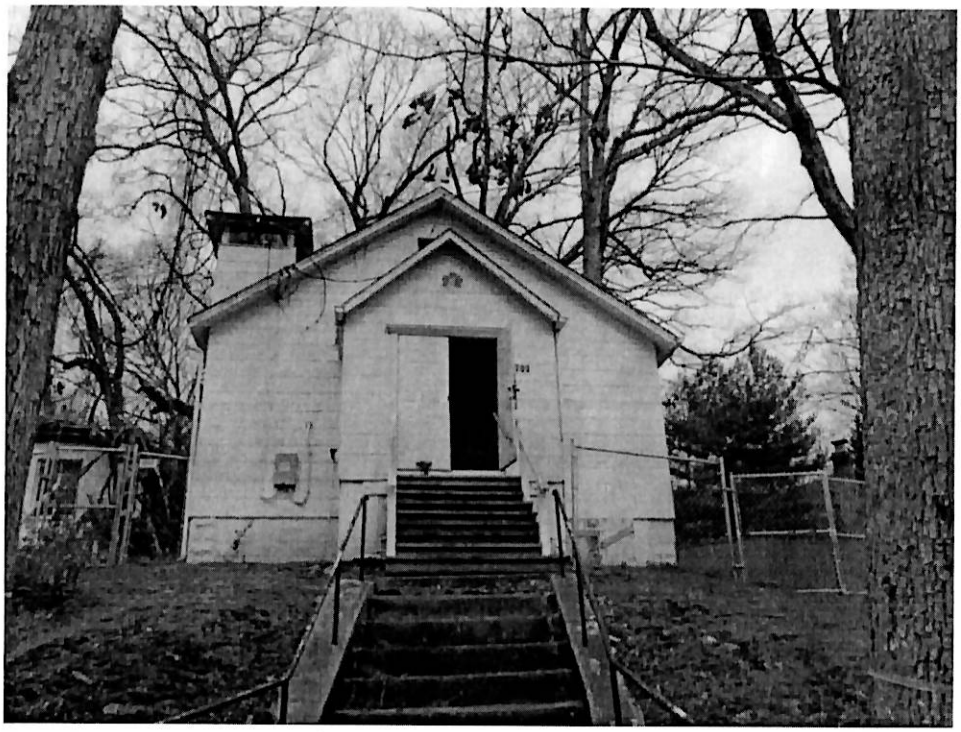


Photo No. 4: Front (east) elevation view of structure as seen from the steps leading up to the entrance from Seven Locks Road.

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.

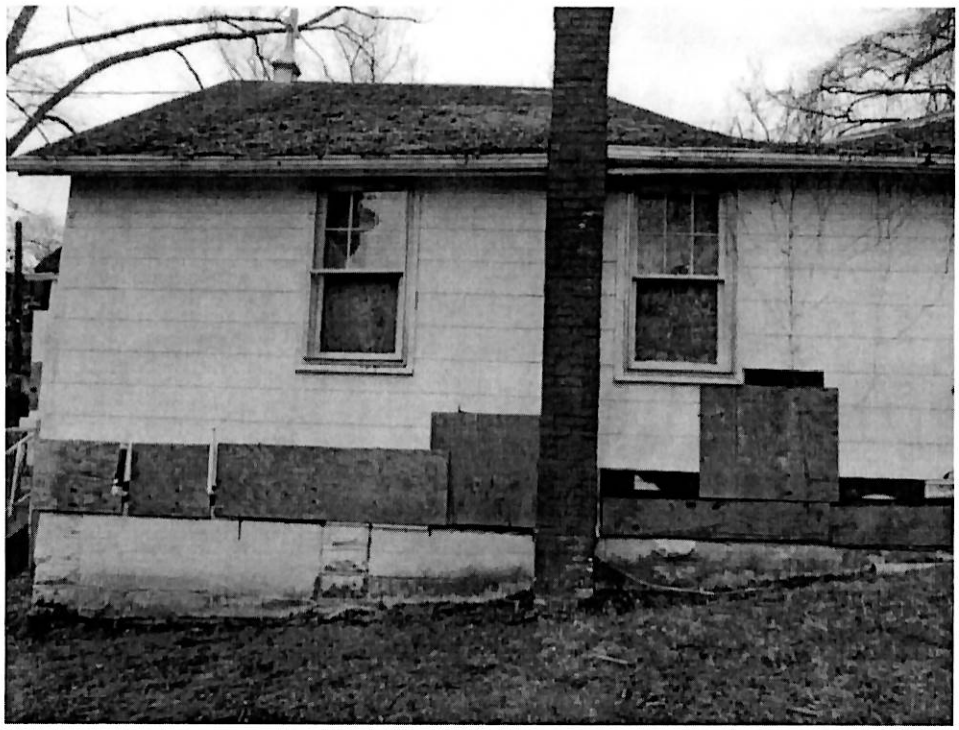


Photo No. 6: Partial view of the front half of the north elevation showing boarded wall openings and windows, extreme moss growth on the intact portion of the roof, as well as the collapsed section of the roof (right side).

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.

STRUCTURAL SPECIFICATIONS AND GENERAL CONDITIONS

GENERAL

1. Where these specifications conflict with other project specifications, these specifications shall govern.
2. Durst & Taylor Structural Engineering, LLC will assume no responsibility and/or liability for problems which arise from failure to follow these plans, specifications, and the design intent they convey or for problems which arise from others' failure to obtain and/or follow the Engineer's guidance.
3. All work shall be performed in accordance with local applicable codes and regulations. Appropriate safety measures satisfying local and OSHA requirements shall be provided.
4. Proper temporary bracing of all construction work in progress is the Contractor's responsibility.
5. If during demolition existing conditions do not agree with information shown on the design drawings, the Contractor shall notify the Engineer immediately.
6. The Contractor shall be responsible for the location and protection of all existing utilities during construction and the repair of any damaged facilities.
7. Sections and details shown, while drawn for specific locations, are intended to establish the general types of details to be used throughout.
8. Drawings should not be scaled. Contact the Engineer for clarification of any dimension in question.
9. All dimensions shall be verified by the Contractor. Layout shall be checked and coordinated between all construction documents and specifications prior to the start of work.

DESIGN DATA

1. Building Code = 2015 International Building Code
2. Floor Load:
   - 2.1. Dead Load = 15 PSF (includes structure weight)
   - 2.2. Floor Live Loads = 40 PSF (for purposes of temporary stabilization)
3. Roof Load:
   - 3.1. Dead Load = 15 PSF (includes structure weight)
   - 3.2. Live Load = 30 PSF
4. Snow Load: (Roof Live Load May Control)
   - 4.1. Ground Snow Load, Pg = 30 PSF
   - 4.2. Flat Roof Snow Load, Pf = 24.5 PSF
   - 4.3. Snow Exposure Factor, Ce = 1.0
   - 4.4. Snow Load Importance Factor, Is = 1.0
   - 4.5. Thermal Factor, Ct = 1.0
5. Wind Load:
   - 5.1. Basic Wind Speed (3-second gust) = 115 MPH
   - 5.2. Wind Importance Factor, Iw = 1.0
   - 5.3. Building Category = II
   - 5.4. Exposure Category = C
   - 5.5. Internal Pressure Coefficient, GCpi = ±0.18
   - 5.6. Wind Design Pressure (MWFRS) = 25 PSF
6. Earthquake Design: Seismic Design Load Cases and Combination do not govern over Wind
7. Concrete Design Method:
   - 7.1. Design per ASD
   - 7.2. Loads indicated are ASD loads
8. Wood Framing Design Method:
   - 8.1. Design per ASD
   - 8.2. Loads indicated are ASD loads

SPECIAL INSPECTION REQUIREMENTS

1. The following types of work require special inspection based on Section 1704 of the 2012 International Building Code. The owner will employ special inspectors who shall provide special inspections for compliance with the construction documents and other references noted. Reports shall be submitted to the Engineer and Building Official on a periodic basis. A final report shall be submitted documenting required special inspections and correction of any discrepancies prior to the end of construction.
   - 1.1. Soils
     - 1.1.1. Verify materials below footings are adequate to achieve the design bearing capacity.
     - 1.1.2. Verify excavations are extended to proper depth and have reached proper material.
2. Concrete Construction
   - 2.1. Periodic inspection of reinforcing steel for compliance with approved Construction Documents and ACI 318, Sections 3.5 and 7.1 - 7.7.
   - 2.2. Periodically verify the use of required concrete design mixtures, in accordance with ACI 318, Chapter 4 and Section 5.2 - 5.4.
   - 2.3. Verify sampling of fresh concrete to determine slump, air content and temperature when making specimens for strength tests, in accordance with ACI 318, Sections 5.6 and 5.8.
   - 2.4. Periodic inspection for maintenance of curing temperatures and techniques to ensure compliance with ACI 318, Sections 5.11 - 5.13.
3. Wood Construction
   - 3.1. Inspect wood structural panel sheathing for diaphragms to ensure correct grade and thickness.
   - 3.2. Verify nominal size of framing members at adjoining panel edges.
   - 3.3. Verify fastener diameter and length, number of fastener lines, and spacing between fasteners in each line and at edge margins.

CONSTRUCTION PROCEDURES AND SAFETY REQUIREMENTS

1. The contract structural drawings and specifications represent the finished structure. Unless otherwise indicated, they do not indicate the means or methods of construction.
2. Provide all measures necessary to protect the workmen and other persons during construction. Provide all necessary measures to avoid excessive stresses and to hold the structural elements in place during construction. Such measures shall include, but not be limited to, bracing, shoring for construction equipment, shoring for earth banks, forms, scaffolding, planking, safety nets, support and bracing for cranes and hoists, guying, etc.
3. Engage properly qualified persons to determine where and how temporary precautionary measures shall be used. Observation visits to the site by structural engineer's field representative shall not include the items noted above.
4. Supervise and direct the work so as to maintain sole responsibility for all construction means, methods, techniques, sequences, and procedures. Retain the services of a professional structural engineer licensed in the state in which the project is located to design and supervise any scaffolding for workmen, and all shoring of forms and elements of the construction.

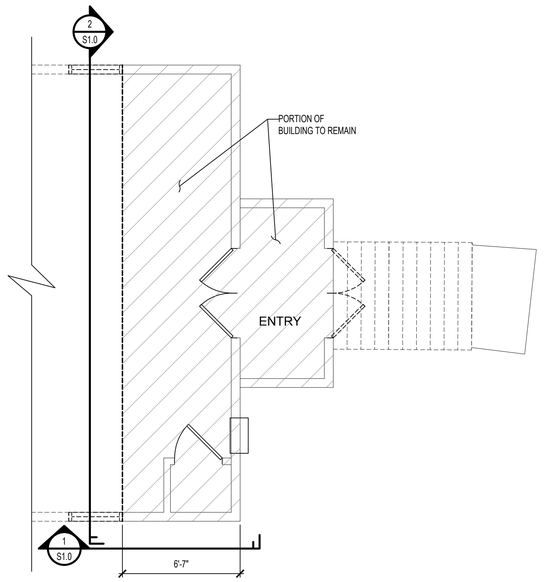
CAST-IN-PLACE CONCRETE CONSTRUCTION

TYPE OF CONSTRUCTION	MIN. 28-DAY COMP STRENGTH	MAX. W/C RATIO	TYPE 1 PORTLAND CEMENT	SLUMP RANGE
(1) Fill Concrete for Wood Posts	3000 PSI	.53	5 BAGS	3" - 6"

1. All concrete work 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 revisions, except as modified herein.
2. Concrete shall be supplied by a qualified ready-mixed concrete plant in accordance with the following requirements:
   - 2.1. Entrained Air = 4 to 7%
   - 2.2. Coarse aggregate shall be AASHTO NO. 57 stone. Maximum aggregate size = 1.5"
   - 2.3. Submit mix designs to Engineer for approval. No admixtures permitted without Engineer's approval.
   - 2.4. Chloride containing admixtures are not permitted.
   - 2.5. Fine aggregate must be natural sand, unless approved by the Engineer.
3. When concrete arrives at the project with slump below that suitable for placement, as indicated by the Specifications, water may be added only if neither the maximum permissible water-cement ratio nor the maximum slump is exceeded. The water shall be incorporated by additional mixing equal to at least half of the total mixing required. Discharge of the concrete shall be completed within 1-1/2 hours, or before the truck drum has revolved 300 revolutions, whichever comes first, after the introduction of the mixing water to the cement and aggregates or the introduction of the cement to the aggregates. Truck batch slips must include time of batching, total drum revolutions upon arrival at site, and quantity of water (in gallons) per cubic yard available to be added to attain the maximum design water-cement ratio.
4. Concrete shall be placed only after approval of the reinforcement and mix designs by the acting special inspection agency or the Engineer. Contractor is responsible for coordinating inspections prior to concrete placement.
5. Schedule the pouring of foundations on the same day the excavation is completed.
6. Cure all concrete in accordance with accepted ACI Standards and conformance to ACI 308.1, Standard Specification for Curing Concrete, latest edition, for the worst case weather conditions anticipated during the curing period. All concrete construction and procedures shall conform to the requirements of ACI 306.1, Standard Specification for Cold Weather Concreting, latest edition.
7. No aluminum of any type shall be allowed in the concrete work unless coated to prevent aluminum-concrete reaction.
8. Mechanically vibrate concrete.
9. Do not place pipes, ducts, reglets or chases in structural concrete or composite floor systems without approval of the structural engineer.
10. Maximum free drop of any concrete = 5'-0".
11. Six (6) test cylinders shall be prepared for every 50 cubic yards of concrete placed on any given day to represent all concrete placed on that day. Two (2) cylinders shall be tested at seven (7) days and two (2) cylinders shall be tested at 28 days for verification of concrete design strength with two (2) cylinders remaining.
12. Concrete submittals required to be reviewed and approved by the Engineer prior to cast-in-place concrete construction include, but are not limited to: Mix designs.

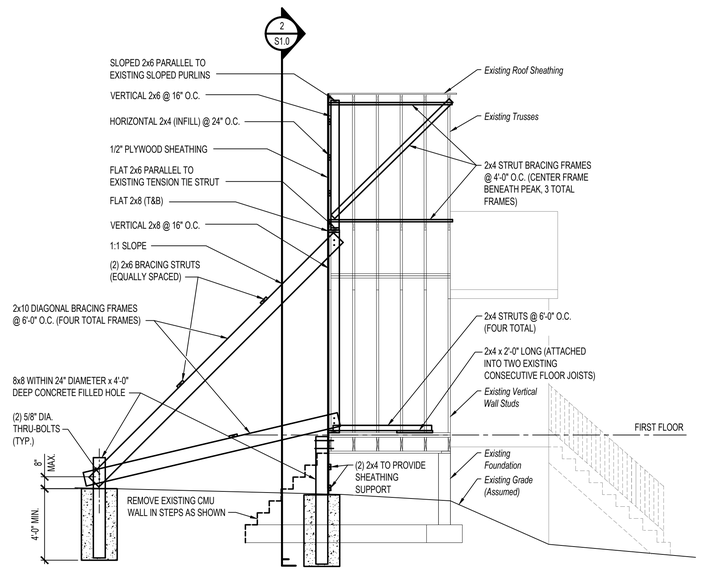
WOOD FRAMING

1. All work shall be performed in accordance with the National Design Specification for Wood Construction, latest edition, as issued by the AFPA.
2. All materials, unless noted otherwise, shall be as follows:
   - 2.1. All exposed wood and wood in direct permanent contact with masonry or concrete shall be pressure-treated to a minimum 0.4 PCF. All pressure treating shall be free of arsenic.
   - 2.2. Studs, plates, ledgers, and bracings = Southern pine Construction Grade.
   - 2.3. Joists and beams = Southern pine No. 2 or better.
   - 2.4. Posts = Southern pine No. 2 or better.
   - 2.5. Moisture content of all structural lumber shall be 19% maximum as verified by stamp.
   - 2.6. All hardware for pressure-treated lumber, fire-retardant-treated lumber, or other exterior lumber shall be stainless steel (grade 304 or better).
3. Wall sheathing shall be nailed to framing members with 8d nails according to the following patterns:
   - 3.1. At supported edges of each sheathing panel, nails shall be spaced at 6" o.c. max., U.N.O.
   - 3.2. At intermediate supports of each sheathing panel, nails shall be spaced at 12" o.c. max., U.N.O.
   - 3.3. Sheathing panels for shear walls shall not be less than 4'x8', except at boundaries and changes in framing, and framing members or blocking shall be provided at the edges of all panels.



PARTIAL FLOOR PLAN

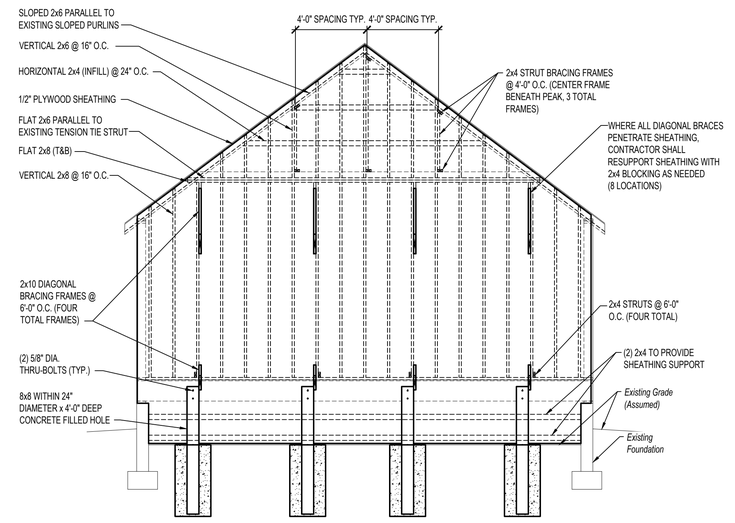
SCALE: 1/4"=1'-0"



NOTES:
1. ALL EXISTING GRADES BOTH INTERIOR AND EXTERIOR ARE ASSUMED. CONTRACTOR SHALL VERIFY IN FIELD.
2. CONTRACTOR IS RESPONSIBLE TO SEAL THE STRUCTURE AGAINST WEATHER, ETC.

SECTION

SCALE: 1/4"=1'-0"



NOTES:
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SECTION

SCALE: 1/4"=1'-0"

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211 Glenview Road Spring Grove, PA 17362 (717) 515-1590

ARCHITECTS
PLANNERS
HISTORIC
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ARCHITECT
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GAITHERSBURG, MARYLAND 20882

301.840.1847

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Engineer under the laws of the State of Maryland, License No.21386, Expiration Date: 10-26-2020.

Professional Seal

Revisions

Drawing Title: DEMOLITION FLOOR PLAN

Date: Feb. 24, 2020

Temporary Structure Stabilization:
FIRST AGAPE AME ZION CHURCH
7700 Seven Locks Road
Bethesda, Maryland 20817

Drawing Number

S1.0

Thomas J. Taltavull
Architect

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.

20650 Plum Creek Court, Laytonsville, Maryland 20882
301.840.1847