

29 November 2023

Arlington County Historical Affairs and Landmark Review Board
Design Review Committee Meeting, 6 December 2023

REQUESTED REVISIONS TO HALRB CERTIFICATE OF APPROPRIATENESS
17 March 2021, Case 19-27A (HPCA21-00007)

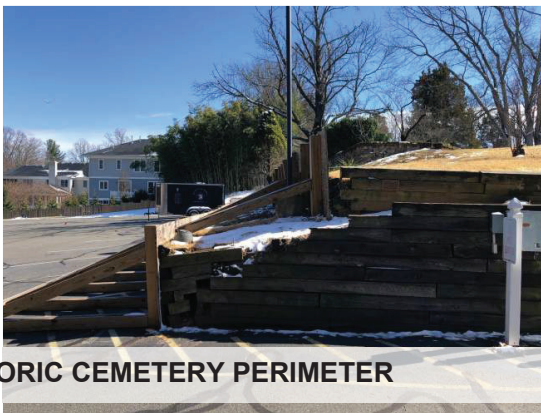
WALKER CHAPEL HISTORIC CEMETERY PROJECT (HCP)

INTRODUCTION

Representatives of Walker Chapel United Methodist Church (est. 1872) first approached the HALRB DRC with preliminary plans to replace the failing cemetery pressure-treated wood retaining walls in December, 2019. Prior to this meeting, church leadership decided to address the retaining wall problem not as an isolated project but one within the larger context of a new master plan for entire church grounds.

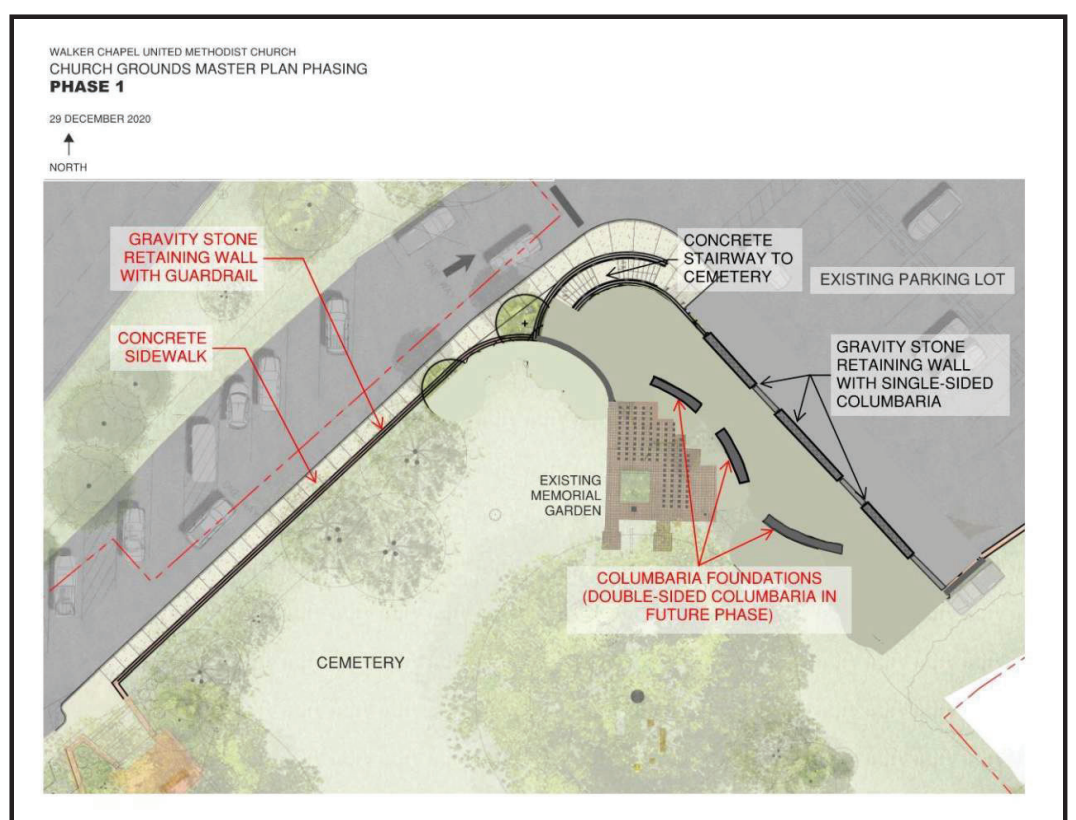


PRE-PROJECT CONDITIONS AT THE HISTORIC CEMETERY PERIMETER



A month before the DRC 2019 meeting, Walker Chapel retained Moody Graham as Landscape Architects and Langan Engineering as Civil Engineers. The initial scope of work was a church grounds master plan, followed by a detailed Phase 1 project that would replace the failing retaining walls, provide new cemetery columbaria, and improve pedestrian circulation throughout the church grounds.

Walker Chapel selected Utica Contracting, Inc. as Construction Manager on 8 February 2021. Utica provided pre-construction cost advisory and constructibility services. Following a second meeting with the DRC in January, 2020 and then the HALRB later that month, HALRB approval was obtained. A Certificate of Appropriateness was issued on 17 March 2021.



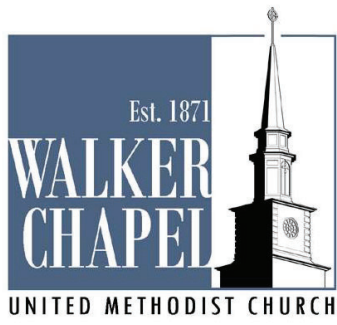
Walker Chapel United Methodist Church
4102 N. Glebe Road
Arlington, Virginia 22207-4529

(703) 538-5200
(703) 538-6430 fax

office@walkerchapel.org
www.walkerchapel.org

Pastor
Rev. Teer Hardy
pastor@gmail.com

The mission of Walker Chapel is to befriend, nurture, and serve all of God's children



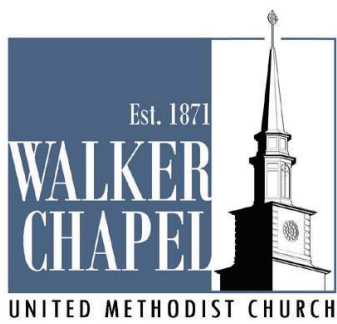
Following extended Land Disturbing Activity approval and Building Permit periods, along with a cost-driven project scope reduction that eliminated a proposed handicap access ramp and a large portion of the originally-planned columbaria, Arlington County Land Disturbing and Retaining Wall permits were issued to Utica Contracting, Inc. on 17 June 2022 and 12 May 2022, respectively. Construction started in August 2022. Due to a 60-week columbaria procurement schedule, however, construction was temporarily paused once the new retaining wall and the driveway sidewalk were constructed.

The columbaria are now installed and all new stonework is complete. The HCP Phase 1 is in its final completion phase, which includes restoring power to the project site; energizing the new electrical distribution system; and repaving and re-striping the church parking lot.

Walker Chapel respectfully requests retroactive acceptance of five construction phase modifications to the originally approved design as well as one proposed new project addition, effectively establishing a new Certificate of Appropriateness.



A VIEW ALONG THE CHURCH DRIVEWAY TOWARDS THE RECONSTRUCTED HISTORIC CEMETERY PERIMETER AND A NEW SIDEWALK 23 November 2023



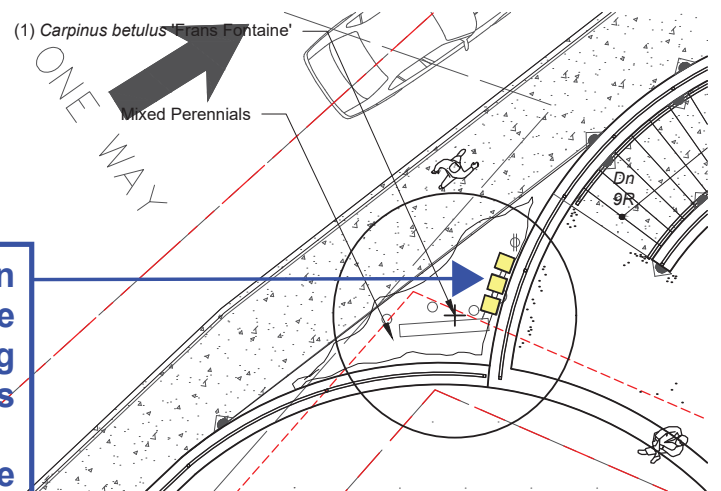
CoA REVISION REQUEST No. 1:
RE-INSTALLATION OF SITE ELECTRICAL EQUIPMENT

The re-installation of 100-amp electrical service panels and meter serving existing parking lot lighting and new retaining wall lighting was evaluated once construction of the new retaining wall and new driveway sidewalk (to the point of the underground electrical service) were both complete.

In dealing with as-built conditions, it became apparent that surface-mounting the panels to the curved portions of the new stone wall in an orderly fashion would be difficult due to the natural deviations in the stone wall surface, as both the wall surface geometry and the joints between stones were irregular by design. Concerns also grew about the limitations the wall-mounted electrical service equipment would impose on future wall maintenance, as periodically the stone joints will require re-pointing in order to maintain the long term integrity of the wall. Installing the equipment on a freestanding support frame as shown on the Civil drawings (see the next page) would address these difficulties and provide the opportunity to separate incoming and outgoing distribution conduits from below and from the rear of the electrical meter enclosure box and the power distribution panel.

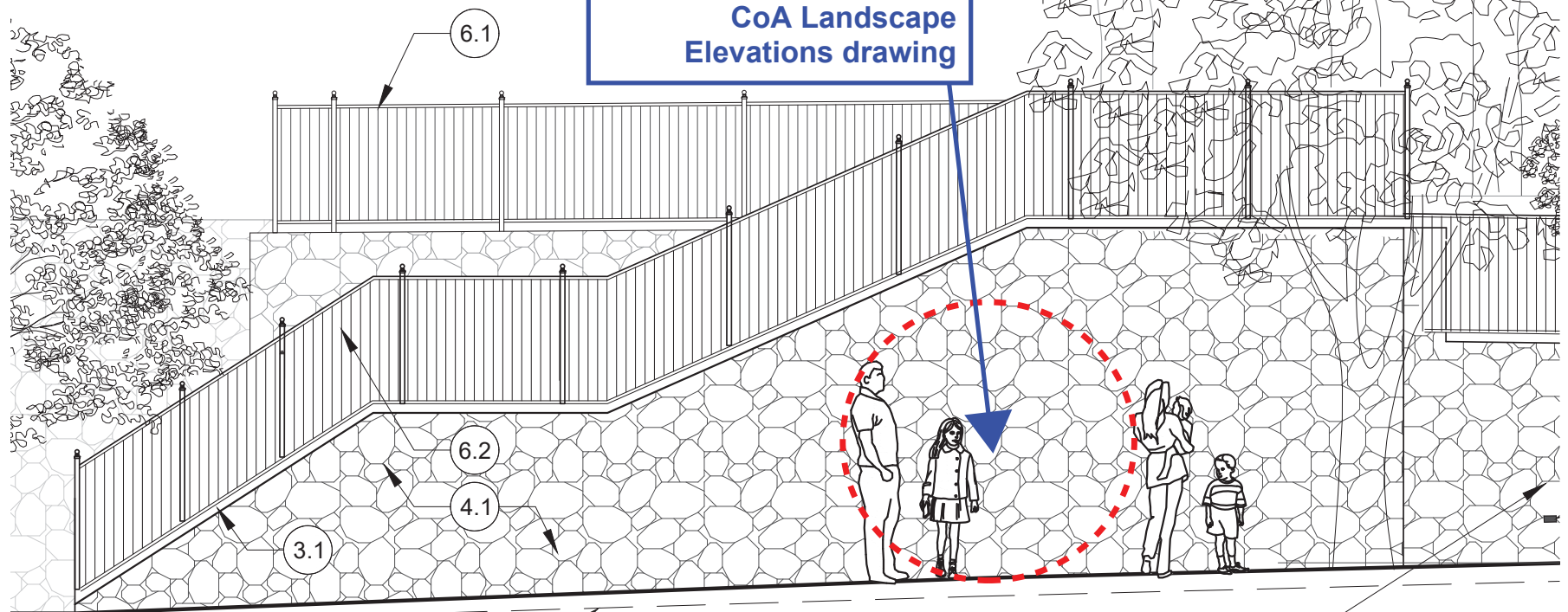


Original site electrical distribution meter and panel boxes



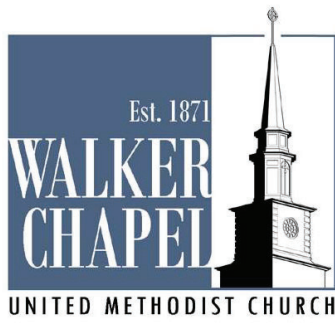
Re-installation as shown in CoA Landscape Lighting and Planting Plan drawings

Despite the plan note (which conflicted with the Civil drawings), there was no indication of re-installed site electrical panels on the CoA Landscape Elevations drawing



DASHED LINE INDICATES APPROXIMATE EXISTING GRADE

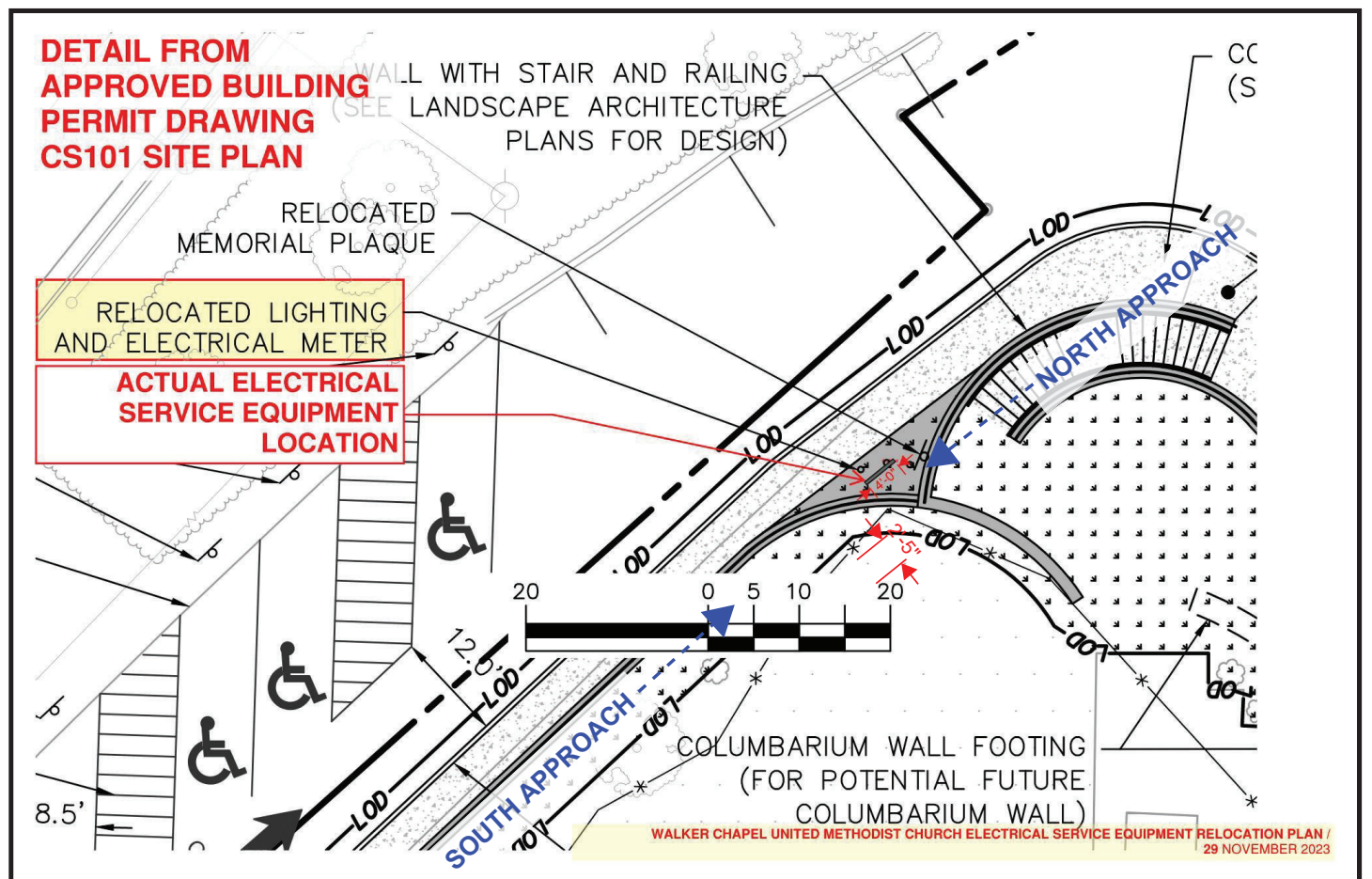
WALL OF MEMORIES, FUTURE PHASE



CoA REVISION REQUEST No. 1:
RE-INSTALLATION OF SITE ELECTRICAL EQUIPMENT (continued)

CONSTRUCTED CONDITION

As shown on the Civil drawings, the Owner Construction Phase Representative approved installation of the electrical service equipment on a freestanding support frame permitting continuity of maintenance access to the new stone retaining wall. The as yet-unconnected electrical service equipment is mounted on a frame consisting of narrow, premium quality stainless steel channels. The electrical service panels are either stainless steel or soft-gray factory painted metal, and the flexible and rigid conduits from the panels to the underground conduits are also gray in color. The image below is a detail from the Civil drawings showing that the electrical equipment was installed as indicated on these plans.

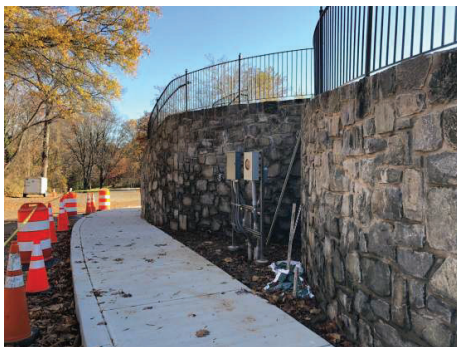


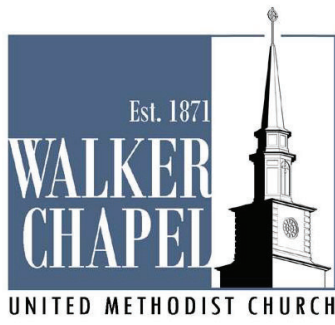
VIEWS OF AS-CONSTRUCTED CONDITION

NORTH APPROACH
→



SOUTH APPROACH
→





CoA REVISION REQUEST No. 1:
 RE-INSTALLATION OF SITE ELECTRICAL EQUIPMENT (continued)

CONSTRUCTED CONDITION (continued)



The freestanding frame allows for panels to be mounted on both sides of the frame and more importantly, allows for best-practice separation of incoming and outgoing power feeds (more than one panel box surface is used).

The main circuit breaker box (shown in the image to the left) is located on back side of frame with back feeds to both the meter box and the distribution panel box.

The new equipment is functionally the same (or similar) as the original equipment. The physical difference is that the new equipment meets current code and power company requirements, and is of commercial quality. In addition to the meter cabinet and the power distribution panel box, there will be a small, stainless steel low-voltage transformer cabinet and a digital timer cabinet controlling operation of the parking lot lights and the wall and step lights. Unlike the original installation, there is now a fourth component--the main power feed shut-off switch box referenced above.



ELECTRIC DISTRIBUTION PANEL (CIRCUIT BREAKERS)

LOW-VOLTAGE LIGHTING TRANSFORMER CABINET (NOT YET INSTALLED)

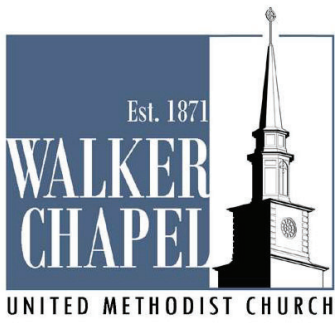
INCOMING POWER DISCONNECT CABINET (MOUNTED BEHIND FRAME)

ELECTRIC METER CABINET (METER NOT YET INSTALLED)

PARKING LOT LIGHTS AND CEMETERY WALL AND STEP LIGHTS DIGITAL TIMER CABINET (NOT YET INSTALLED)

We propose **three ways** forward pertaining to this portion of the project, two of which suggest how the existing condition could be maintained but modified in order to partially conceal and draw visual attention from the electrical distribution equipment.

The third option involves relocating the site electrical equipment to a surface-mounted condition at the new retaining wall (but in a different location from what was proposed in the Landscape drawings).

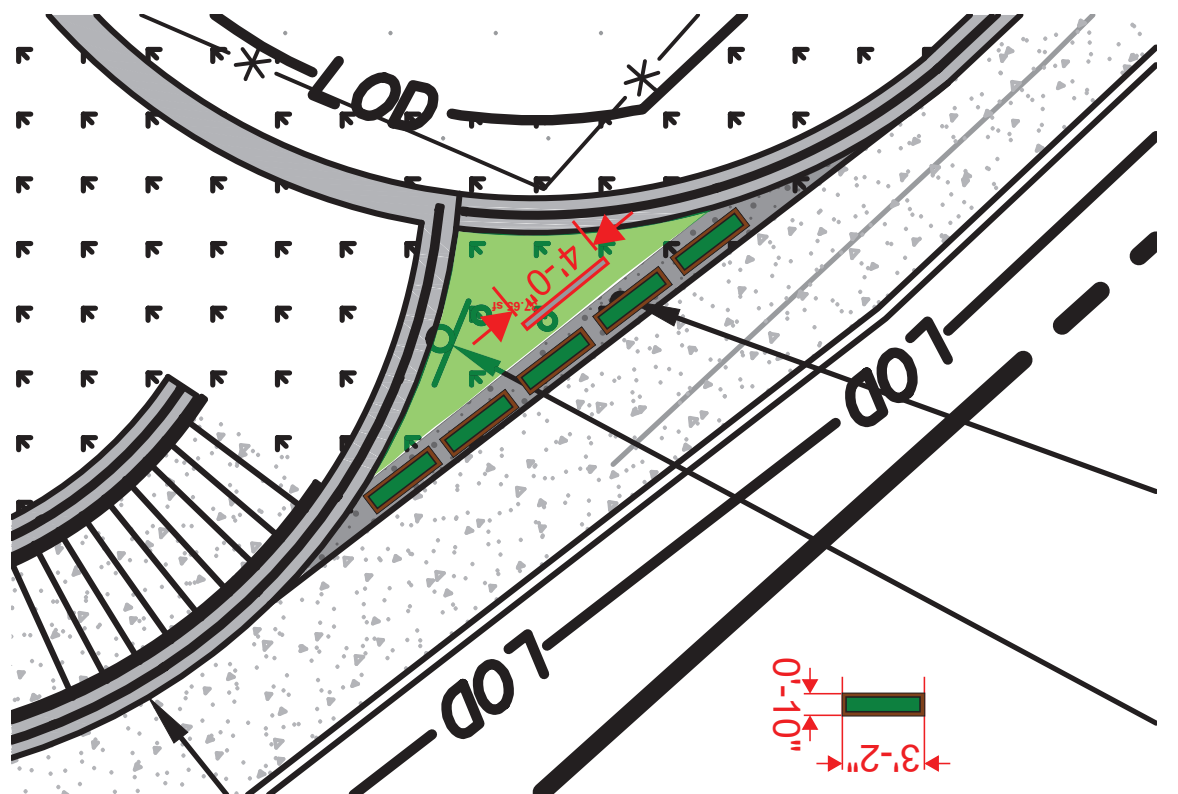
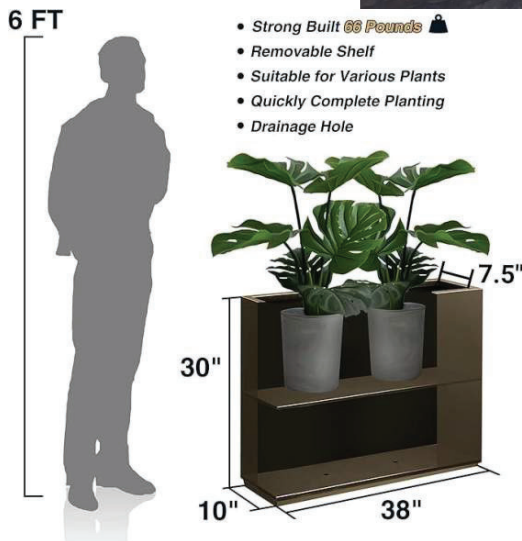


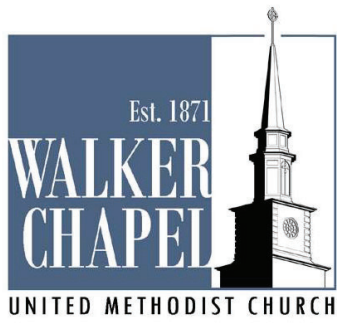
CoA REVISION REQUEST No. 1:
RE-INSTALLATION OF SITE ELECTRICAL EQUIPMENT (continued)

OPTION 1. Procure and position manufactured privacy screen plant boxes set on stone mulch in the 2'-5" area in front of the service panel installation. The "Wallowa Metallic Heavy Planters" are not fixed; they can be moved for major-task electrical service access.

The metal cabinets are available in four colors: coffee (shown); black; gray; and white.

A variant of this approach would be a series of small, elevated planters creating a less formal, linear "potscape" as the sidewalk edge.





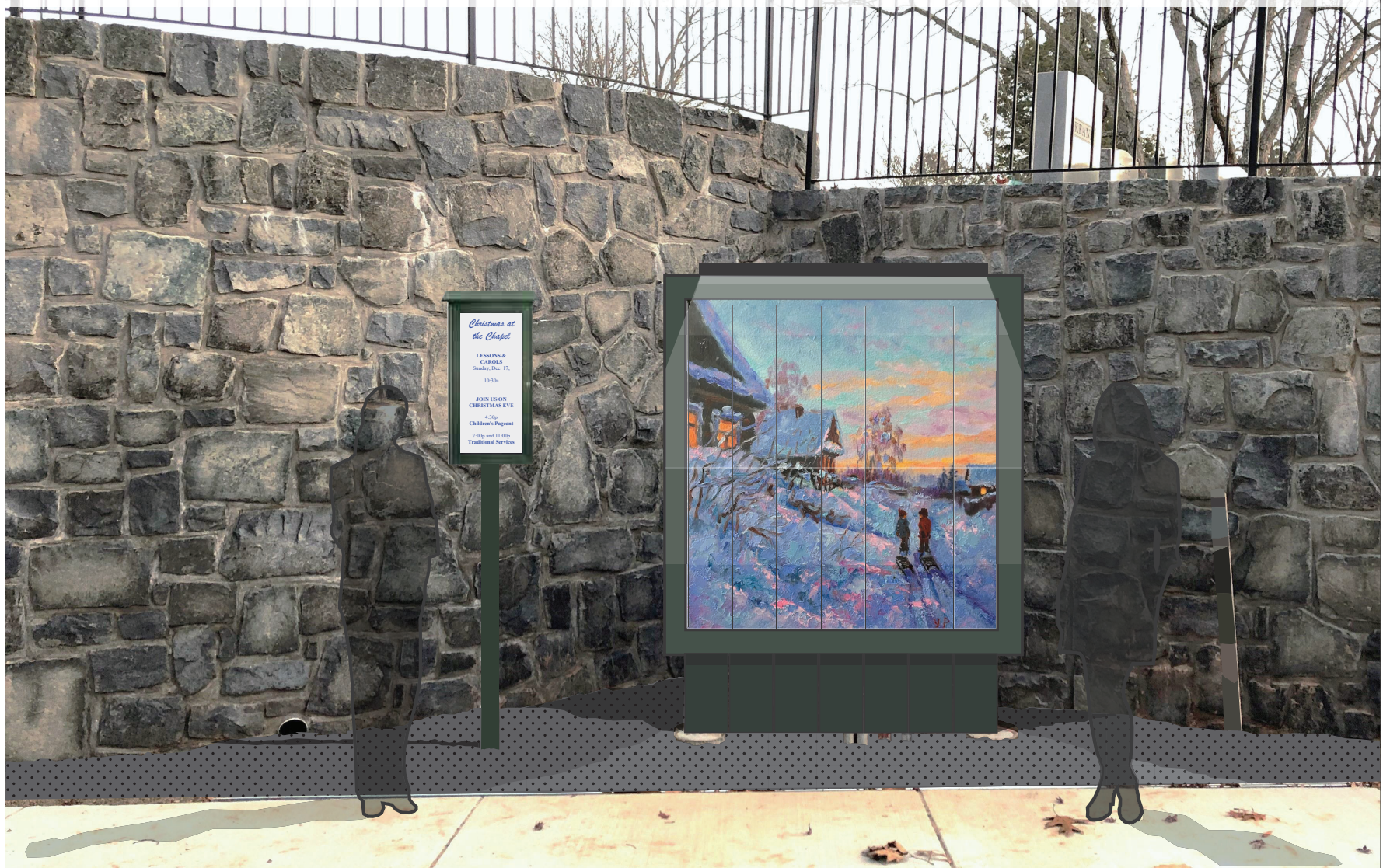
CoA REVISION REQUEST No. 1:
 RE-INSTALLATION OF SITE ELECTRICAL EQUIPMENT (continued)

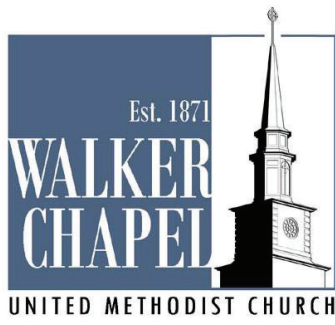
OPTION 2. Approach the current situation as an opportunity to create a meaningful visual "event" along the new driveway sidewalk linking the church and its parking lot.

Conceal the as-constructed electrical equipment frame with a lightweight, non-conductive display frame using fiberglass channels and PVC finish boards and panels. This gravity load of the display frame would be carried by the electrical equipment frame and would not touch the ground, allowing the display frame to act as a floating visual element against the natural stone backdrop of the retaining wall. The display frame would only conceal the electrical equipment frame, and not hinder access to the electrical service cabinets.

Linear LED art lighting will be attached to the top of the display frame. Hanging from inside the head of the display frame will be changeable, printed PVC mesh fabric. Just below the attachment head, the fabric will be cut in strips to allow for access to the electrical equipment; each display strip will have weighted ends to minimize wind-driven fluttering. The church will stock a minimum of four display hangings with graphics depicting the four seasons (or different church seasons). This will also serve as an opportunity to share banner graphics of church and community events, including the work of groups using church facilities such as the McLean Art Society and the Walker Chapel Preschool. It could also be used to hang banners promoting musical concerts and other scheduled community events occurring at Walker Chapel. A PVC panel skirt will be fixed to the base of the support frame, turning the corners at both side edges to conceal conduits.

Additionally, this proposal would include the installation of a second freestanding element, a manufactured outdoor message center as suggested below. This might be an all-weather way to offer leaflets or other publications to passersby.





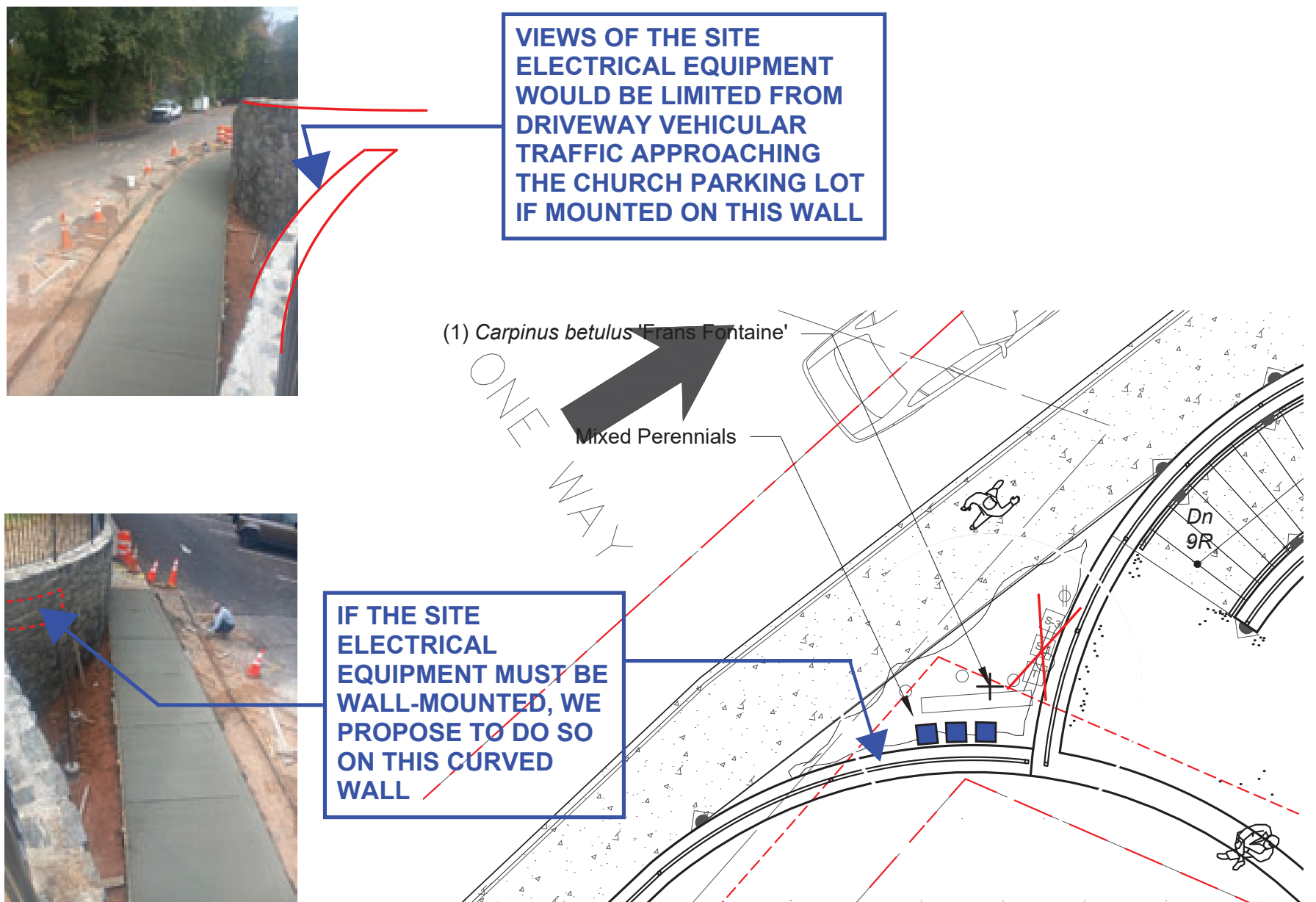
CoA REVISION REQUEST No. 1:
 RE-INSTALLATION OF SITE ELECTRICAL EQUIPMENT (continued)

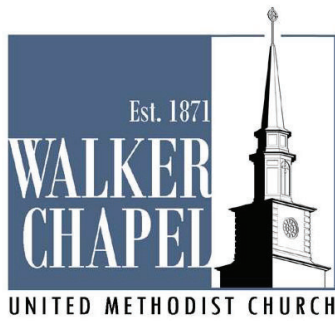
OPTION 3. Should the DRC find both of the proposed options for ameliorating the visual impact of the site electrical equipment unacceptable, we are prepared to move the equipment to the face of the new retaining wall (but in a different location than shown in the original CoA--more about this below).

This means the freestanding service panel rack will be removed and the service panel components will be attached to supporting channels behind the equipment. The conduit-enclosed circuits, both incoming from Dominion Energy and distribution circuits into the cemetery, will be moved so that they terminate in ground-level junction boxes. The wall-mounted components will then be re-connected to their circuits within the junction boxes.

The graphic below shows the proposed location of the wall-mounted equipment components. This location is proposed because the driveway vehicular traffic flow is from left to right in the plan image; by placing the electrical equipment on the cemetery wall rather than the staircase wall, views of the equipment are better blocked. Once installed, consideration will be given to using plants to further obscure the equipment from view.

While this approach may result in the least visual awareness of the site electrical equipment, it will be the most expensive option to implement. As for maintaining the integrity of the new retaining wall and preserving the sanctity of the cemetery, there is a difference of opinion amongst church leaders; some feel that the site electrical equipment is best handled as a freestanding but screened element not touching the historic cemetery and others who feel that the wall-mounted option is more appropriate.



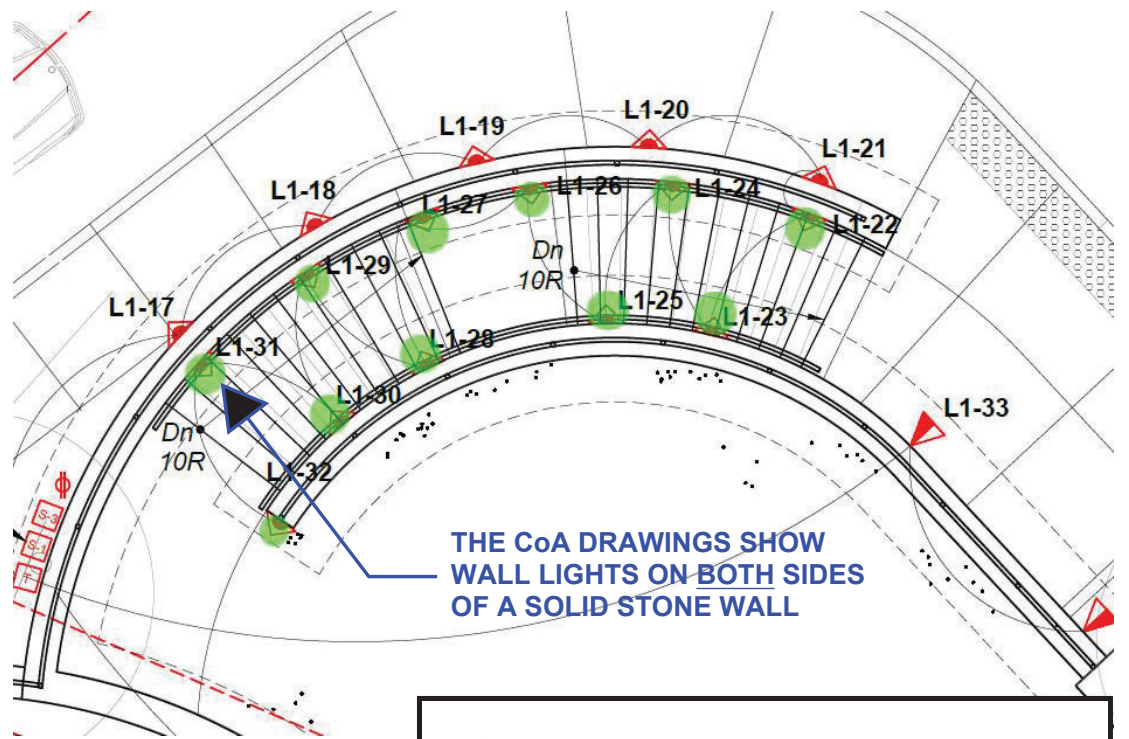


CoA REVISION REQUEST No. 2:
STEP LIGHTS AND RETAINING WALL LIGHTS

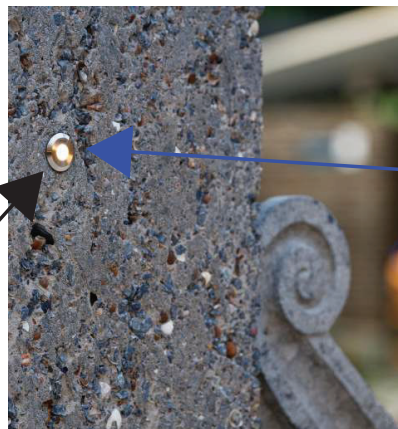
CONSTRUCTED CONDITION: STEP LIGHTS

The CoA was based on use of small wall lights on the stair walls. This design assumed a reinforced concrete wall structure with thin stone veneer and conduit set in the concrete form work.

The actual wall construction is a natural stone "gravity wall" system in which there is no form work, making conduit access to both sides of a finished wall all but impossible. The Owner Construction Phase Representative approved a contractor-recommended substitution to use conventional step lights set in alternating risers of the poured-in-place concrete stairway. With this installation, conduit could be set in the form work.



AS SPECIFIED



SPECIFIED WALL LIGHT
(1-3/8" DIAMETER)

LED recessed wall luminaires - location luminaires

Application
LED recessed wall luminaires that can be used as location luminaires. This family is designed for interior or exterior installation in walls and other vertical and horizontal surfaces.

Materials
Luminaire housing constructed 316 grade stainless steel
Faceplate constructed of 316 grade machined stainless steel
White safety glass
Reflector made of pure anodized aluminum
High temperature silicone gasket
Spin aluminum outer housing for through wiring a maximum of four No. 12 AWG conductors

Electrical
Operating voltage: 24VDC (remote power supply req.)
LED module wattage: 0.15W
System wattage: 0.35W
Color rendering index: Ra > 80
Luminaire lumens: 2 lumens (3000K)
Lifetime at Ta = 15°C: > 250,000 h (L70)
Lifetime at Ta = 50°C: 85,000 h (L70)

LED color temperature
 4000K - Product number + K4
 3500K - Product number + K36
 3000K - Product number + K3 (EXPRESS)
 2700K - Product number + K27

Finish
#4 brushed stainless steel.
Custom colors are not available.
Stainless steel requires regular cleaning and maintenance, much like household appliances to maintain its luster and prevent tarnishing or the appearance of rust like stains.

Available Accessories
 19591 Remote 50W LED driver and box
 19580 Remote 25W LED driver and box
 See individual accessory spec sheet for details.

LED recessed wall luminaires - location luminaires

LED	A	B	C	D
33080	0.15W (24V DC)	1 1/2"	2 1/2"	4 1/4"

BEGA 1000 BEGA Way, Carpinteria, CA 90013 (805) 684-0532 info@bega-us.com

AS CONSTRUCTED

INSTALLED WALL LIGHT
(3.25" x 8.25")



PRODUCT SPECIFICATIONS

VOLT® Low Voltage Landscape Lighting
Brass Bunker Thin Integrated Step Light- VHS-610X-4-BBZ

Product Description
The Brass Bunker Thin Integrated Step Lights are designed for quick and easy installation for step-lighting projects. Traditional step lights must be recessed into a step or a wall, whereas these thin, integrated step lights allow for simple surface mounting thanks to pre-drilled screw slots on the faceplates. All of the necessary mounting hardware is included. The solid brass housings are constructed for a lifetime of durability and are completely sealed for water protection. Offset screws sticking out of the backside of the step lights allow for a minimal gap for the lead wire to easily exit as needed between the fixture and the object it is being mounted to. Ideal applications include: illuminating walkways next to stone walls, retaining walls and nooks around outdoor kitchens.

Product Dimensions

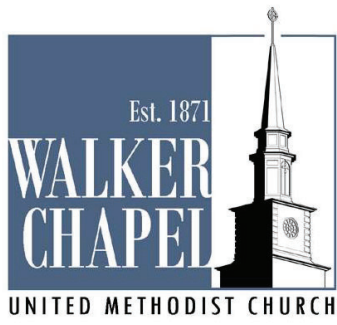
Specifications
 ▶ Construction: Brass
 ▶ Finish: Bronze
 ▶ Lead Wire: 18AWG
 ▶ Glass or Lens Type: Frosted Lens
 ▶ Light Source: Integrated
 ▶ Operating Voltage: 12VAC
 ▶ Powered by: VOLT's Low Voltage Transformer

Warranty
Lifetime Warranty

Certifications
 UL LISTED File #E466348
 UL LISTED File #E466348

Features & Benefits
 ▶ Easy installation, this fixture does not need to be recessed into a surface.
 ▶ Pre-aged finish: a natural patina that does not corrode.
 ▶ Silicone plug at lead wire exit prevents moisture and insects from entering luminaire.
 ▶ Completely water tight: pressure fit rubber gasket and rubber seal around wire exit. This fixture is IP65 rated.
 ▶ Ideal lumen count: creates a soft light to illuminate an area without being overly bright.

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www.voltlighting.com



CoA REVISION REQUEST No. 2:
STEP LIGHTS AND RETAINING WALL LIGHTS
(continued)

CONSTRUCTED CONDITION: WALL LIGHTS

The CoA for retaining wall lights was based on use of the same small wall lights as on the stair walls.

As with the stair, the retaining wall design assumed reinforced concrete wall structure with thin stone veneer and conduit set in the concrete form work. The CoA-specified wall lights, having back boxes only 3/4" from the finished face of wall, were made to be set in reinforced concrete, not natural stone.

The Owner Construction Phase Representative approved a substitution to use a wall light that could be set in a gravity stone wall system. Furthermore, the photometrics of the substitution are superior to that of the originally specified product. And, rather than appear as bright hot-spots along the face of the wall as would have happened with the original specification, the substitution light fixture with its brass hood is also **Dark Sky approved**.

PRODUCT SPECIFICATIONS Project Name _____ Date _____
VOLT Type or Model _____ Qty _____

**VOLT® Low Voltage Landscape Lighting
Deck Light - 600 Series**

Product Description
 The Deck Light is a high-quality, low voltage outdoor lighting deck fixture from VOLT®. Featuring an easy access faceplate; no tools are required to install the lamp in this fixture, just rotate the faceplate into the lock position onto an o-ring gasket. It's a sealed solid brass fixture; which means it's perfect for post lighting on piers or docks, as well as decking and other hardscaping. Professional quality internal components make for a fixture that will last a long time, even in harsh outdoor environments.

Product Dimensions

Specifications
 ▶ Construction: Brass
 ▶ Finish: Bronze or White Powder Coat
 ▶ Lead Wire: 4' (standard) or 25' (optional) 16AWG
 ▶ Mounting: Two Lock Screws
 ▶ Lens: Frosted Glass
 ▶ Light Source (sold separately): Bi-Pin (LED or Halogen)
 ▶ Operating Voltage: 12VAC
 ▶ Powered by: VOLT's Low Voltage Transformer

Features & Benefits
 ▶ Solid Brass Construction.
 ▶ Pre-aged finish; with a natural patina that does not corrode, or the option for white powder coating.
 ▶ Ceramic white interior reflects light to maximize output and beam spread.
 ▶ Beryllium copper socket - more corrosion resistant than copper.
 ▶ Silicone plug at lead wire exit prevents ground moisture and insects from entering luminaire through the stem.
 ▶ Machine threaded body screws tight onto an O-ring for a moisture tight design.

Warranty
 Lifetime Warranty

Certifications

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 www.voltlighting.com



CoA REVISION REQUEST No. 3:
WALL SIGN

The CoA approval was based on sign text reading, "WALKER CHAPEL MEMORIAL GARDEN". Both the Owner's Design Phase Representative and Construction Phase Representative felt this text was misleading, as the Memorial Garden is a relatively small part of the cemetery grounds.

CONSTRUCTED CONDITION
"WALKER CHAPEL HISTORIC CEMETERY CA. 1842" is a more accurate description of the cemetery grounds. **It also celebrates the historical significance of the site.**

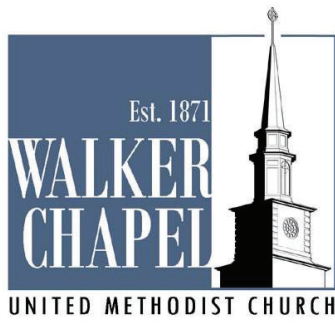
GENERAL NOTES
 CONTRACTOR TO VERIFY ALL DIMENSIONS, DIMENSIONS AND MATERIALS AND ASSURE COMPLIANCE.
 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
 ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

**WALKER CHAPEL HISTORIC CEMETERY
CIRCA 1842**

PROJECT: WALKER CHAPEL HISTORIC CEMETERY
CONTRACTOR: VETICA CONTRACTING
ARCHITECT:
DATE:
SCALE: 1/8"=1'-0"
JOB NO.:
REVISION:
1.0

NORTHERN VIRGINIA CAST STONE, LLC.
 11900 LANTANA ROAD, SUITE 147
 MANASSAS, VA 20109
 TEL: 703-298-2779
 WWW.NVCASTSTONE.COM

PHOTOGRAPH:
 A photograph showing the stone wall and the installed sign. The sign reads "WALKER CHAPEL HISTORIC CEMETERY CIRCA 1842". Orange safety cones and a black barrier are in the foreground.



**CoA REVISION REQUEST No. 4:
PARKING LOT LIGHTS**

The CoA-approved site plan (L004) indicated four re-installed parking lot light fixtures. Originally, there were in fact five existing parking lot light fixtures.

CONSTRUCTED CONDITION

The church wants the same parking lot light coverage as was in the pre-project condition -- three light standards on the south (cemetery) side of the parking lot, and two on the north (N. Tazewell St.) side. The five light standards were re-installed as before, with the positioning of the three on the south side adjusted to respond to the architecture of the cemetery retaining wall columbaria (for details, see CoA Revision Request No. 5 below). As a technical note: the original lamp heads were found to be in a state of disrepair making their reuse unfeasible; new, matching lamp heads were installed using the existing poles, all of which were repainted.

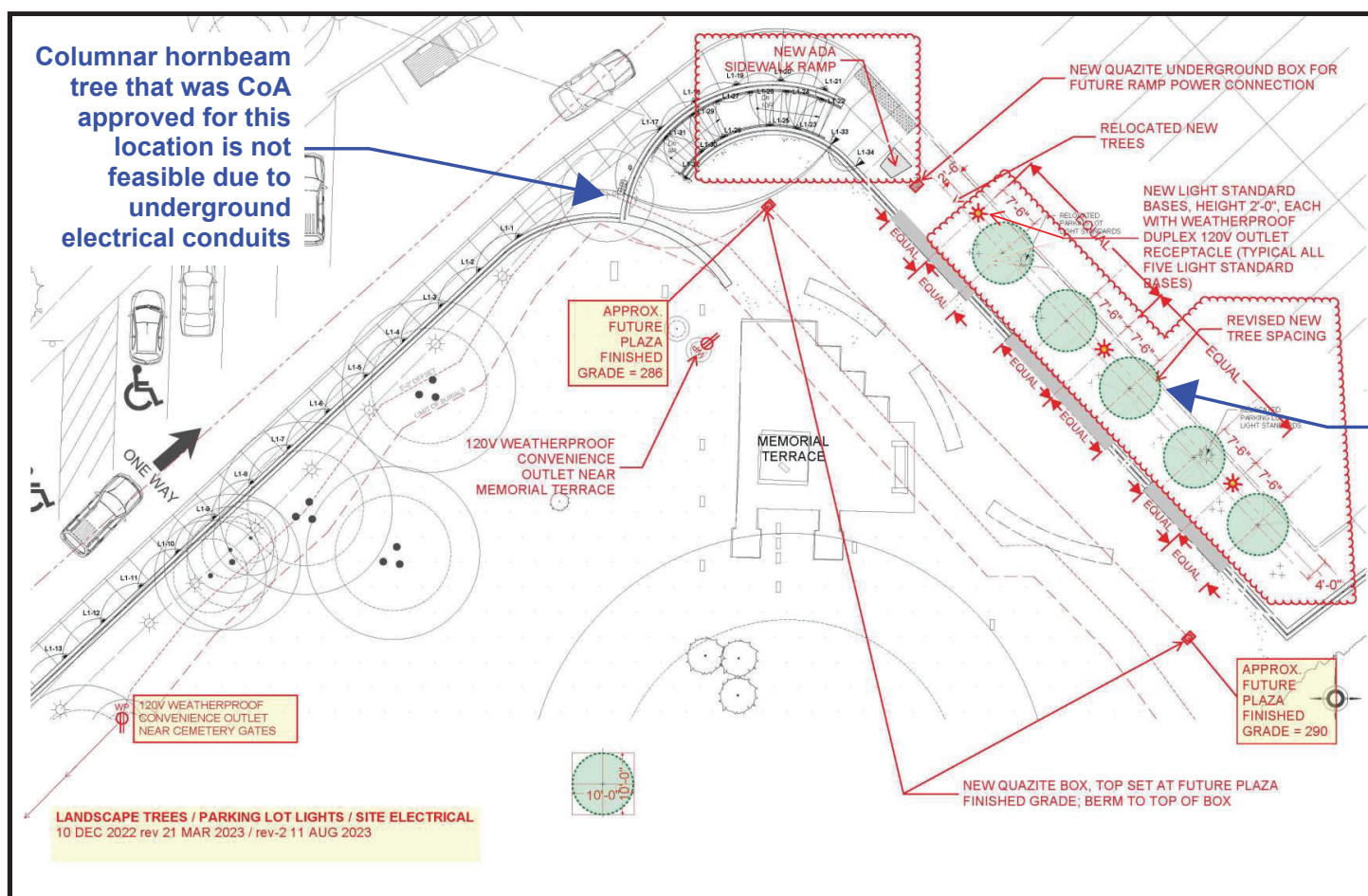
**CoA REVISION REQUEST No. 5:
PLANTING PLAN**

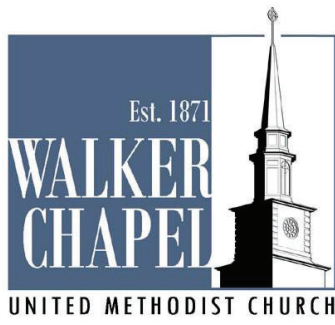
The CoA-approved planting plan (L104) called for seven *Cercis canadensis* "Forest Pansy" (Eastern Redbud) trees along the parking lot south edge between the new cemetery retaining wall and the parking lot pavement. These trees were depicted in the Project Elevations drawing (L201), but this drawing does not show the columbaria integrated with the new retaining wall beyond.

CONSTRUCTED CONDITION

The church selected Merrifield Garden Center to advise, provide, and plant trees required by the project. Having concerns about the modest scale and the seasonal droppings of redbud trees, the Owner Design Phase Owner Representative sought advice on a suitable substitution. *Carpinus caroliniana* (American Hornbeam) was selected to replace the redbud trees. There are other hornbeam trees currently in the cemetery, so this species is compatible with existing conditions.

The Owner Representatives carefully considered the spacing of the trees as well as that of the parking lot standards as indicated in the plan below. Both trees and light poles relate to the retaining wall columbaria towers.





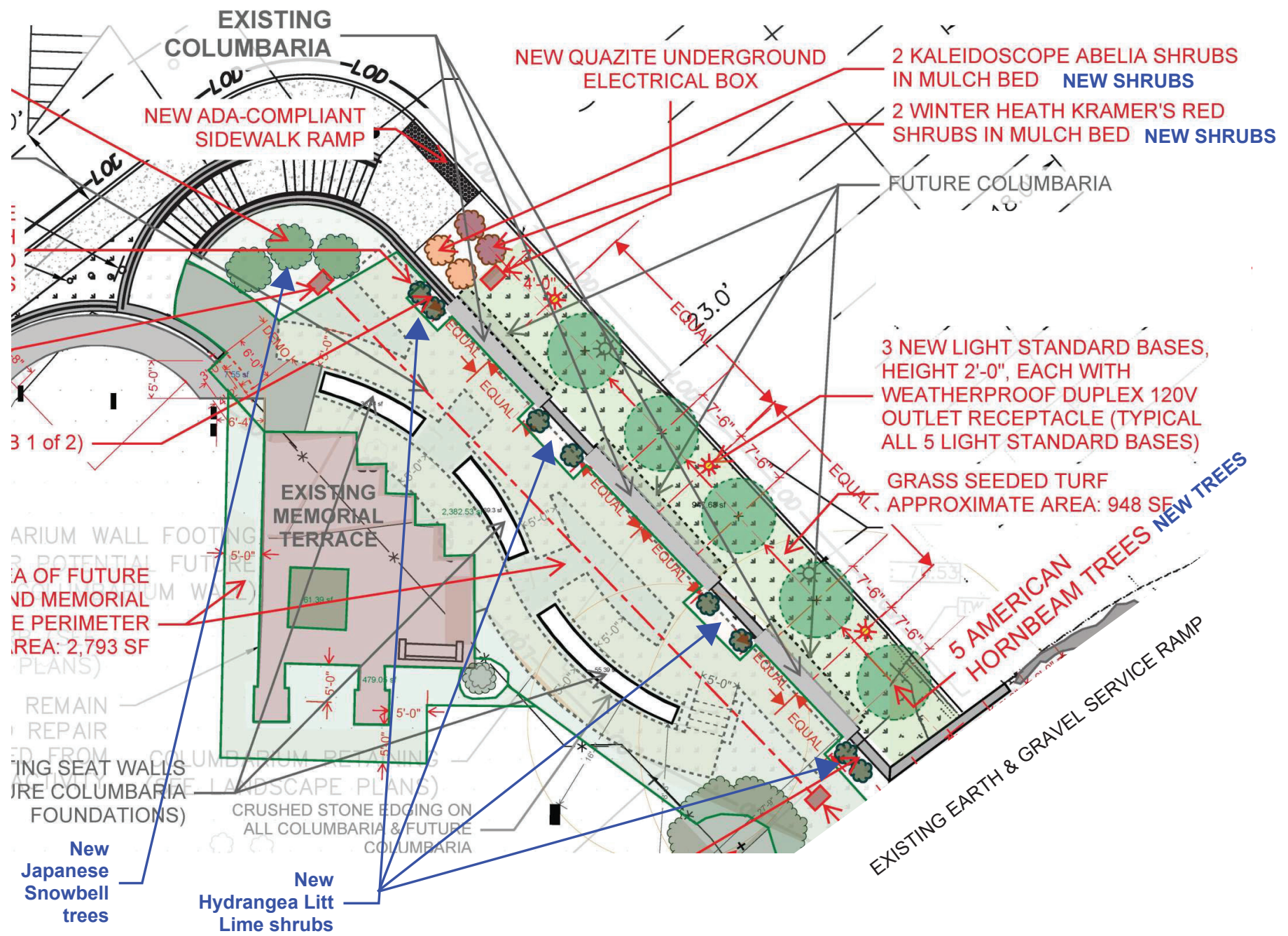
CoA REVISION REQUEST No. 5:

PLANTING PLAN (continued)

Aside from the aforementioned trees, the CoA approved planting plan (L104) did not include any other new landscape plant elements.

CONSTRUCTED CONDITION

Feeling the need for a small amount of supplemental landscaping as the project neared completion, the Owner's Planning Representative worked with Merrifield Garden Center to provide and plant additional trees and shrubs.

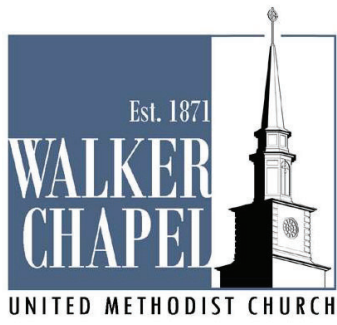


CoA REVISION REQUEST No. 6:

PROPOSED NEW SERVICE RAMP

In support of its ongoing interment and cemetery maintenance needs, the church wishes to construct a permeable paver service ramp atop the existing earth and gravel ramp. This ramp is used sporadically when there is a need for service vehicles to access the cemetery; this is the only access point to the cemetery from existing roadways surrounding the church grounds. The proposed ramp would also support the weight of an emergency vehicle should there be a need for one to access the cemetery.

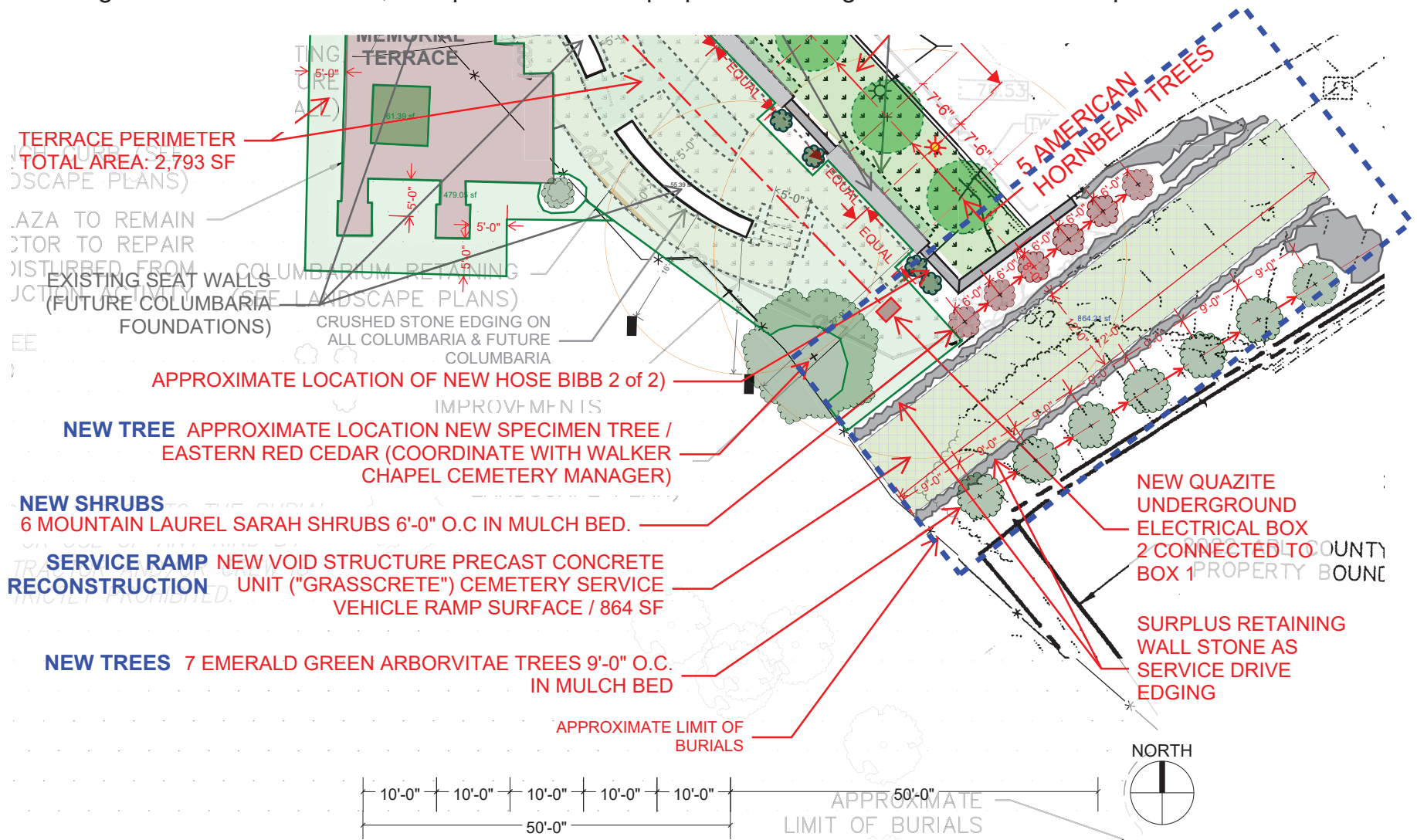
During outdoor church social events, the ramp is also used by pedestrians connecting between the lawn area north of the parking lot and the cemetery level. It is also used on a daily basis by dog-walkers and those in the local community enjoying a walk through the church grounds (which the church encourages). The proposed new ramp will make this slope an all-weather walking surface.

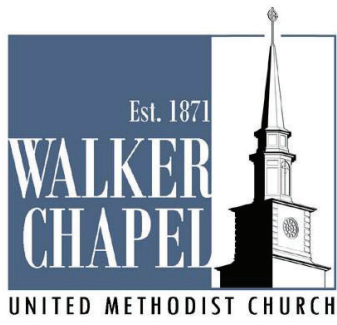


CoA REVISION REQUEST No. 6:

PROPOSED NEW SERVICE RAMP (continued)

The new service ramp will be constructed using Belgard Turfstone precast concrete product. This is a permeable paver type. The reconstructed ramp will be lined with loose natural stone, the same stone as used on the new retaining wall. As shown below, new plant material is proposed flanking both sides of the ramp.





CONCLUSION

Now four-years (and two pastors) in the making, this complex and oftentimes trying project is nearing completion. It represents a major financial investment in preserving and enhancing Walker Chapel's historic cemetery within the larger context of the entire church grounds.

Although the project is not entirely finished, already there is a very favorable reaction from the surrounding community. What was once a sign of neglect and decay has been transformed into an attractive community landmark signifying permanence and tradition. It is the desire of Walker Chapel that its local community feel drawn to and welcomed onto Walker Chapel grounds for leisure and reflection, and it is Walker Chapel's intent to provide a timeless setting for end-of-life ministries as well as being a comforting environment for remembering and honoring those who have transitioned to life eternal.

Respectfully,

A handwritten signature in black ink, appearing to read "Larry Danforth".

Larry Danforth
Walker Chapel Cemetery Director
Historic Cemetery Project Planning Phase Owner's Representative

A handwritten signature in blue ink, appearing to read "James M. Wright".

James M. Wright, FAIA, NCARB
Historic Cemetery Project Construction Phase Owner's Representative
Member, Walker Chapel Leadership Board

copy: Rev. Teer Hardy, Pastor, Walker Chapel United Methodist Church