

Walker Chapel Historic Cemetery Project Cemetery Re-Consecration

November 3, 2024



Dorothy Glenn: Project Benefactor



Dorothy D. Glenn, 98, of Charlottesville, VA, passed away quietly at her home on Sunday, May 12, 2019, in Charlottesville, VA. Born in Ohio in 1920, she was the daughter of the late George and Eva Dodge. Mrs. Glenn was predeceased by her beloved husband of 51 years, Leo C. Glenn.

Mrs. Glenn retired in 1986 after 40 years with the federal government of which the last 24 were with the Smithsonian Institution.

Mrs. Glenn was a long-time member of Walker Chapel United Methodist Church, Arlington, Virginia.

A graveside service was held at Walker Chapel United Methodist Church on Wednesday, May 22.

The Project Team

Walker Chapel's initial 2021 project team:

Larry Danforth (Design Phase Project Leader)

James Wright (Construction Phase Project Leader)

Christiane Roehler (Finances Leader)

Christopher Hatcher (Trustees Leader)

Rev. Lynne Alley-Grant (Pastor)



The Project Team

Walker Chapel's design, engineering and construction phase consultants:

Moody Graham (Landscape Architecture)

Langan Engineering (Civil Engineering)

Piedmont Geotechnical, Inc. (Geotechnical Engineering)

ECS Mid-Atlantic, LLC (Construction Testing and Inspection)

RAMCO (Building Permit Expediter)



The Project Team

Walker Chapel's project builders:

UTICA Contracting, Inc. (General Contractor/Construction Manager)

College Park Paving, Inc. (Site Concrete, Paving, Demolition and Earthwork)



Jim Dougherty
UTICA Contracting



Tad Edmondson
College Park Paving

The Project Team

Walker Chapel's project builders and their subcontractors:

UTICA Contracting, Inc. (General Contractor/Construction Manager)

College Park Paving, Inc. (Site concrete, paving, demolition and earthwork)

M.R. Electricians, Inc. (Electrical)

Metroplex Retaining Walls of Virginia, Inc. (Gravity Stone Retaining Walls)

Eickhof Columbaria, Inc. (Columbaria Fabrication and Installation)

Century Steel (Site Guardrail Fencing)

Delta Painting & Wallcovering, Inc. (Guardrail Fence Painting)



Pre-Project Conditions: Failing and Unsafe



WALKER CHAPEL HISTORIC CEMETERY PROJECT

Pre-Project Conditions: Failing and Unsafe



Pre-Project Conditions: Failing and Unsafe



Pre-Project Conditions: Failing and Unsafe



Pre-Project Conditions: Failing and Unsafe



WALKER CHAPEL HISTORIC CEMETERY PROJECT

Pre-Project Conditions: Failing and Unsafe



Pre-Project Conditions: Failing and Unsafe



Pre-Project Conditions: Failing and Unsafe



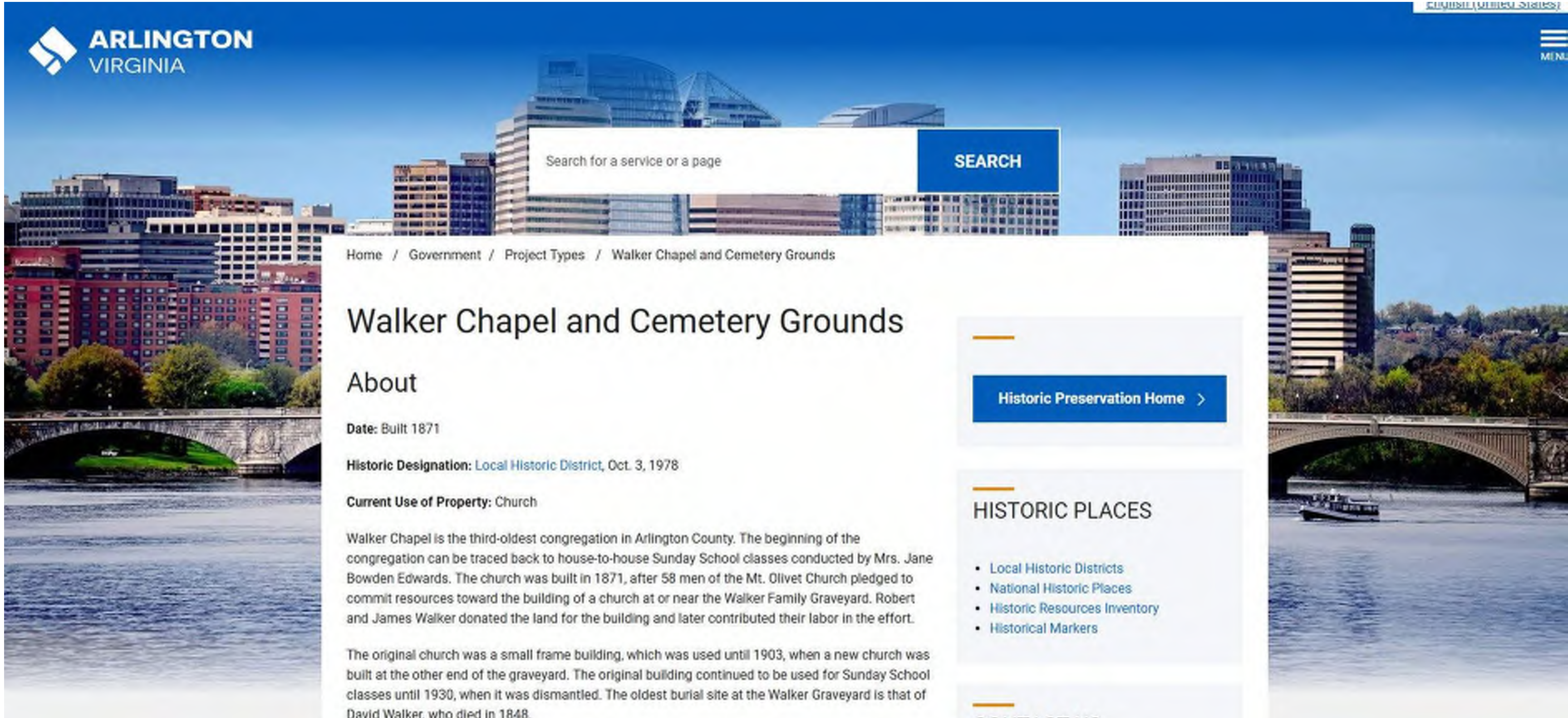
Pre-Project Conditions: Failing and Unsafe



WALKER CHAPEL HISTORIC CEMETERY PROJECT

Permitting

Walker Chapel and its grounds are an Arlington County zoned historical site



Permitting

Because Walker Chapel and its grounds are an Arlington County zoned historical site, any change to the building and/or grounds is subject to review by the Arlington County Historic and Landmarks Affairs Review Board



DEPARTMENT OF Community Planning, Housing and Development, Zoning Division
Permitting Services
2100 Clarendon Blvd, Suite 1000, Arlington, VA 22201
TEL 703.228.xxxx xxxxxx@arlingtonva.us

CERTIFICATE OF APPROPRIATENESS

Permit Number: HPCA21-00007 Total Fee:
File Date: 17-FEB-21

PERMISSION IS HEREBY GRANTED TO:

Permittee Holder: Lawrence Danforth
4102 N OLD GLEBE RD ARLINGTON VA 22207

larry@lssystem.com

WORK/ACTIVITY ADDRESS OR LOCATION:

Address: 4102 N OLD GLEBE RD

Full Description of Permitted Work, Activity or Use of Public Property("Work"):

**THIS PERMIT OR A COPY OF THIS PERMIT MUST
BE AT WORK SITE.**

Friday, March 19, 2021

Page 1 of 2

ARLINGTON COUNTY, VIRGINIA

DEPARTMENT OF ENVIRONMENTAL SERVICES
DEVELOPMENT SERVICES BUREAU
703-228-3629

LAND DISTURBING ACTIVITY PERMIT

LDA PERMIT # LDA21106
DATE ISSUED 6/17/2022 EXPIRATION DATE 6/17/2023
INSPECTOR Alex Middleton INSPECTOR PHONE (703)228-6497
This PERMIT has been duly issued for the hereinafter described Land Disturbing Activity (LDA)
pursuant to: Arlington County Code, Chapter 57 - Erosion & Sediment Control.
ADDRESS 4102 N GLEBE RD ARL
REMOVAL & REPLACEMENT OF RETAINING
LDA DESCRIPTION WALL. PORTION OF PARKING LOT TO BE
PROJECT MANAGER NAME UTICA CONTRACTING INC.
PROJECT MANAGER PHONE 703-383-5766
RESPONSIBLE LAND DISTURBER (RLD) TAD EDMONDSON
RLD CERTIFICATION # 19344
RLD PHONE 301-343-0383



APPROVED BY 
DEVELOPMENT SERVICES BUREAU CHIEF

THIS PERMIT **MUST BE DISPLAYED** IN A CONSPICUOUS LOCATION ON THE
PREMISES WHERE IT IS PLAINLY VISIBLE FROM THE STREET. THE APPROVED EROSION
AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PREMISES DURING ANY
LAND-DISTURBING ACTIVITIES.

A pre-construction meeting must be scheduled prior to commencing land disturbing
activity. To schedule pre-construction meeting and/or inspections contact Inspector
above. (7am-4pm Monday-Friday)

REV 8/13

11 432

Permitting

Because Walker Chapel and its grounds are an Arlington County zoned historical site, any change to the building and/or grounds is subject to review by the Arlington County Historic and Landmarks Affairs Review Board

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING,
HOUSING AND DEVELOPMENT
OFFICE OF NEIGHBORHOOD SERVICES DIVISION

CERTIFICATE OF APPROPRIATENESS

CoA #: 19-27B
DATE: 12/20/23

THIS COA ISSUED BY THE HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD
PURSUANT TO SECTION 11.3 AND 15.8 OF THE ARLINGTON COUNTY ZONING ORDINANCE

HISTORIC DISTRICT WALKER CHAPEL AND CEMETERY HISTORIC DISTRICT

ADDRESS 4102 N. Glebe Rd.

OWNER Walker Chapel United Methodist Church

REMARKS Request to amend CoA 19-27A regarding lighting fixtures,
signage, and the ramp.



THIS CARD MUST BE DISPLAYED ON OUTSIDE OF BUILDING OR
PREMISES WHERE PLAINLY VISIBLE FROM THE STREET UNTIL
COMPLETION OF WORK

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING,
HOUSING AND DEVELOPMENT
OFFICE OF NEIGHBORHOOD SERVICES DIVISION

CERTIFICATE OF APPROPRIATENESS

CoA #: 19-27C
DATE: 1/17/24

THIS COA ISSUED BY THE HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD
PURSUANT TO SECTION 11.3 AND 15.8 OF THE ARLINGTON COUNTY ZONING ORDINANCE

HISTORIC DISTRICT WALKER CHAPEL AND CEMETERY

ADDRESS 4102 N. Glebe Road

OWNER Walker Chapel United Methodist Church

REMARKS Request to amend 19-27A for site electrical work and screening.



THIS CARD MUST BE DISPLAYED ON OUTSIDE OF BUILDING OR
PREMISES WHERE PLAINLY VISIBLE FROM THE STREET UNTIL
COMPLETION OF WORK

Permitting

Permitting this project proved to be a long and challenging process, be it obtaining County zoning approval on the retaining wall building permit or gaining approvals on trade permits

 DEPARTMENT OF COMMUNITY PLANNING HOUSING AND DEVELOPMENT
Inspection Services Division TEL: 703.228.3800
Zoning Division TEL: 703.228.3883
2100 Clarendon Blvd, Suite 1000, Arlington, VA 22201
FAX 703.228.7046 <https://building.arlingtonva.us/>

Fence/Wall Permit

Permit Number: FRWW21-00059 Permit Issuance Date: 12-May-2022
Permit Holder: Contractor Total Fee: \$513.09

Address: 4102 N GLEBE RD, ARLINGTON, VA, 22207

Permit Holder : UTICA CONTRACTING INC
Address: 1306 SQUIRE COURT STE A, STERLING, 20166
Phone: 7039301244
Email: jdougherty@uticacontracting.com

Property Owner: Larry Danforth Applicant: Betsy Stagg
Address: 4102 N OLD GLEBE RD, Arlington, VA, 22207 Address: 3900 Jermantown Road #300, Fairfax, VA, 22030
Phone: 7033031739 Phone: 7039281326
Email: Larry@jlsystems.com Email: betsy@ramcova.com

The permit holder has permission, according to the approved application and restrictions of record to :
REMOVE TIMBER RETAINING WALLS AND REPLACE WITH REINFORCED CONCRETE RETAINING WALLS AND RENOVATE LANDSCAPE AMENITY SPACES

Thursday, May 12, 2022 Page 1 of 2

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
INSPECTION SERVICES DIVISION • PHONE (703) 228-3800
Website: building.arlingtonva.us

Building
 Electrical
 Elevator
 Fire
 Mechanical
 Plumbing

TYPE OF INSPECTION
Temporary Power

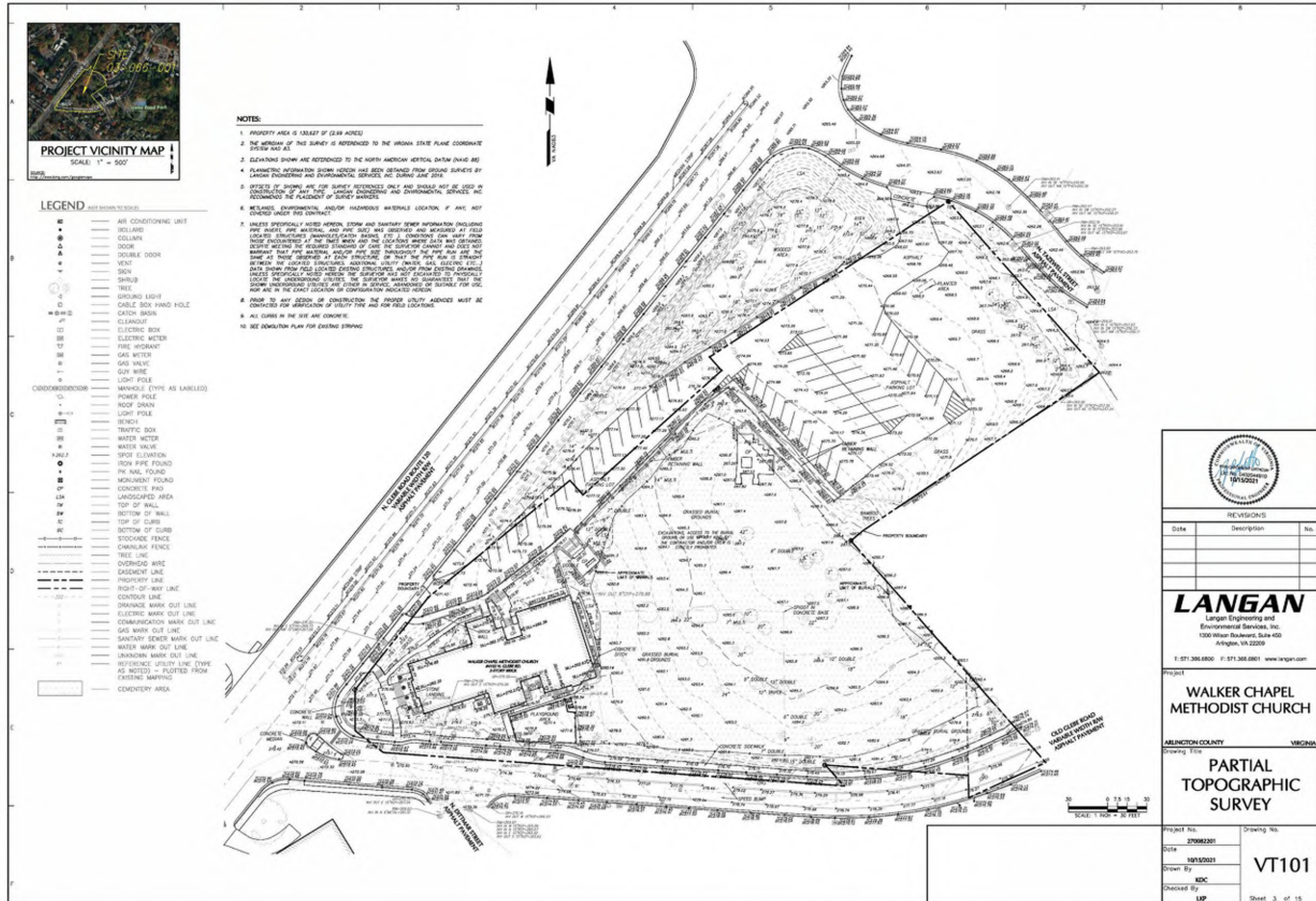
APPROVED
 REJECTED

Address *4102 N. Glebe Rd.* Date *March 7, 2024*
Inspector *David Greene* Permit No. *ELEC23-0147*
Comments *Temporary power approved
Service approved*

Re-inspection Fee? Yes No ★ 0818

Planning and Design

The formal planning and design process got underway in 2019, beginning with a new property survey

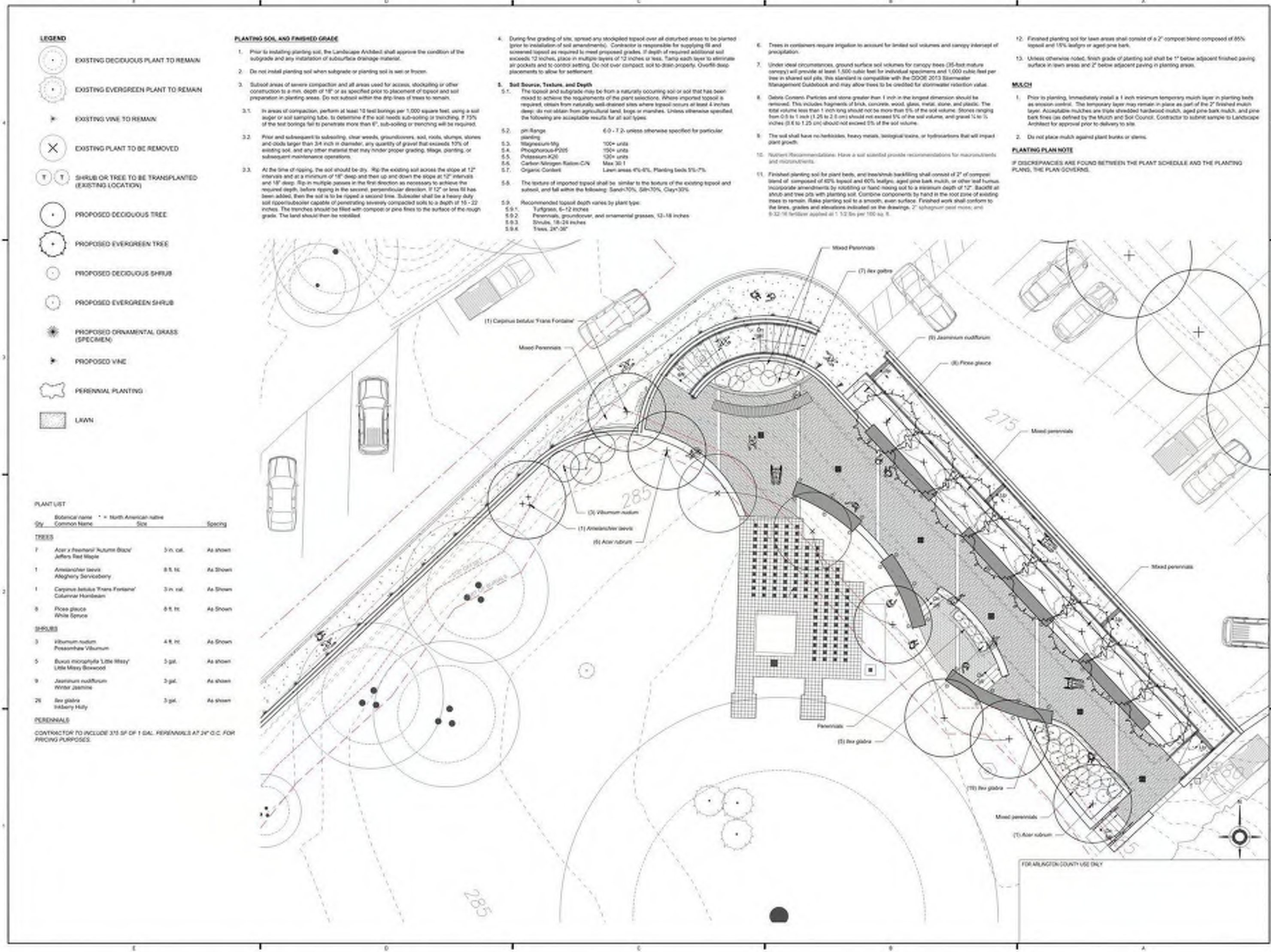


Planning and Design

The scope of the Historic Cemetery Project included the creation of a master development plan for the entire church grounds



Planning and Design



The original design included an ADA-compliant handicap ramp accessible from the parking lot. This was eliminated for cost reasons, though the space for it still exists.

Project Name: Client

WALKER CHAPEL HISTORIC CEMETERY
4127N GLEBE ROAD
ARLINGTON, VA
22204

Landscape Architect

moody graham
1318 H St. NE
Washington, DC 20002
(202) 463-1266
www.moodygraham.com

Project Team

Engineer
Langan
1200 Wilson Boulevard, Suite 400
Arlington, VA 22209-2121
(571) 328-6800

1. DESIGN PERMIT SUBMISSION

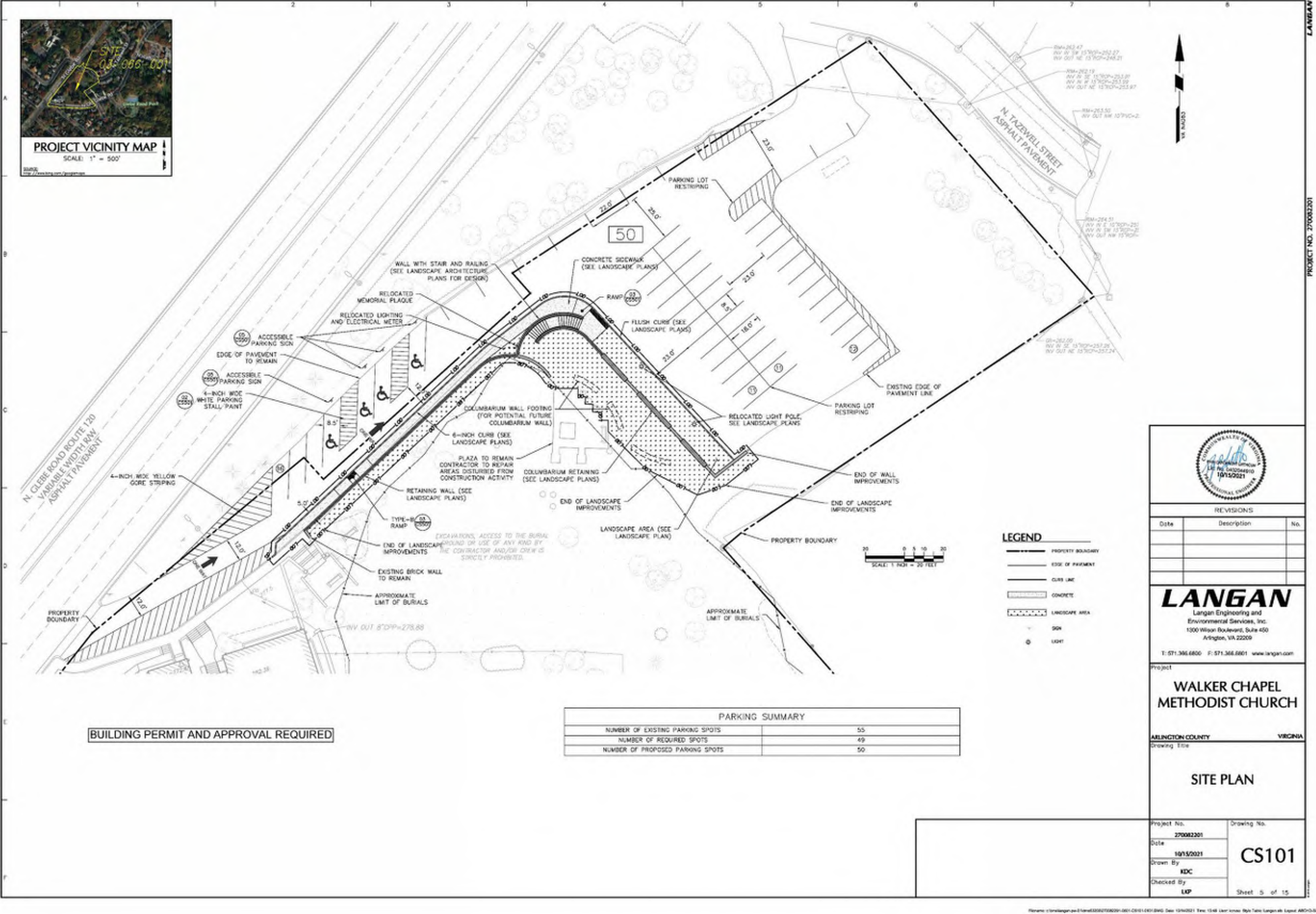
Professional Seal

Project Number: 10100
Drawn By: [Signature]
Checked By: [Signature]
Date: [Date]

PLANTING PLAN

Scale: 1/8" = 1'-0"
Drawing No. **L105**

Planning and Design

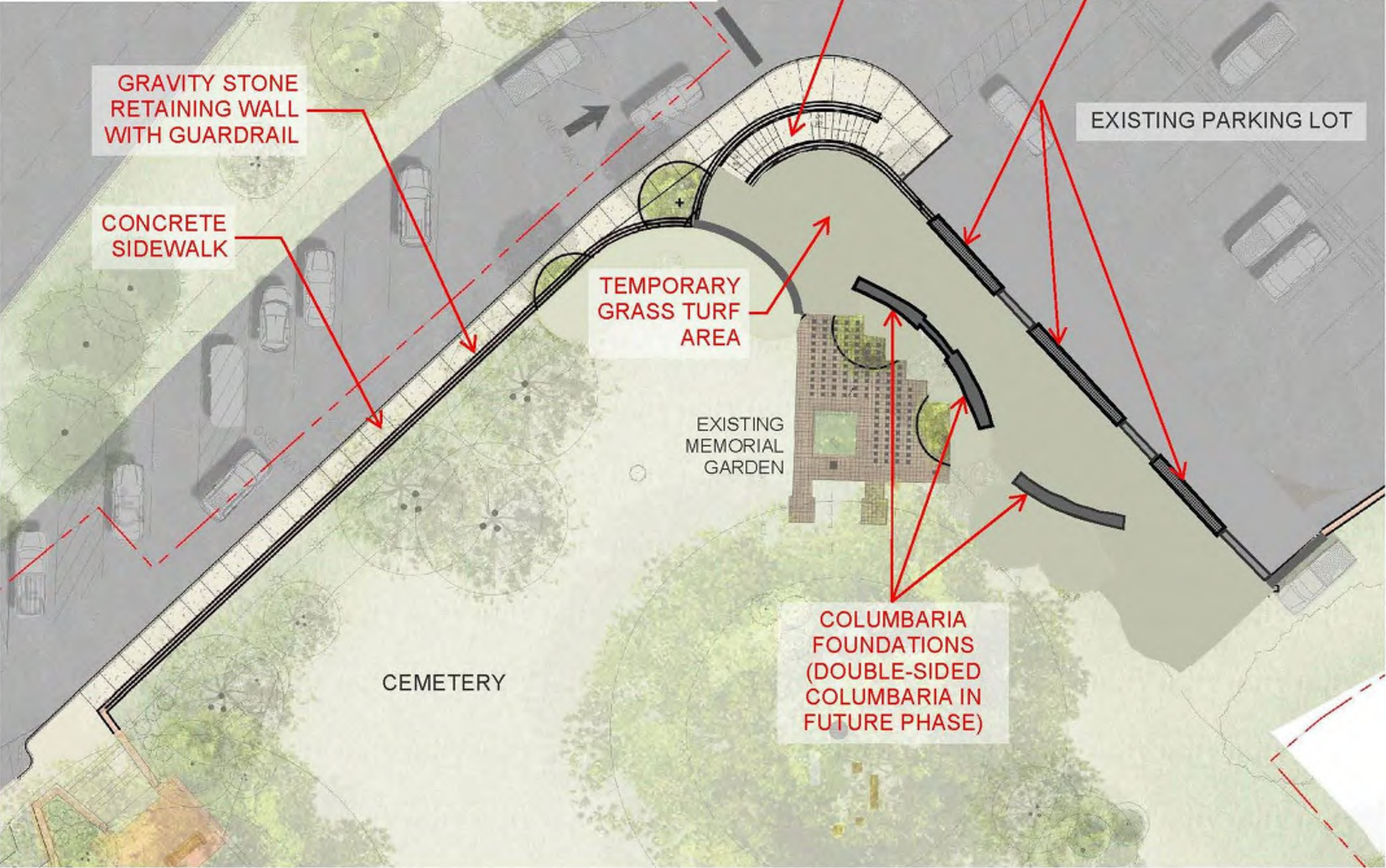


Due to budget constraints, the original site plan scope of work was cut back to avoid triggering expensive storm water management requirements

Planning and Design

WALKER CHAPEL UNITED METHODIST CHURCH
CHURCH GROUNDS MASTER PLAN PHASING
PHASE 1

29 DECEMBER 2020



Working with the project Construction Manager, the church's project management team developed a phased master plan that would bring Phase 1 into the acceptable cost range while allowing for future phases to be realized as new funding became available

Planning and Design



A depiction of the columbaria area by the project Landscape Architect showing both Phase 1 and future additional columbaria

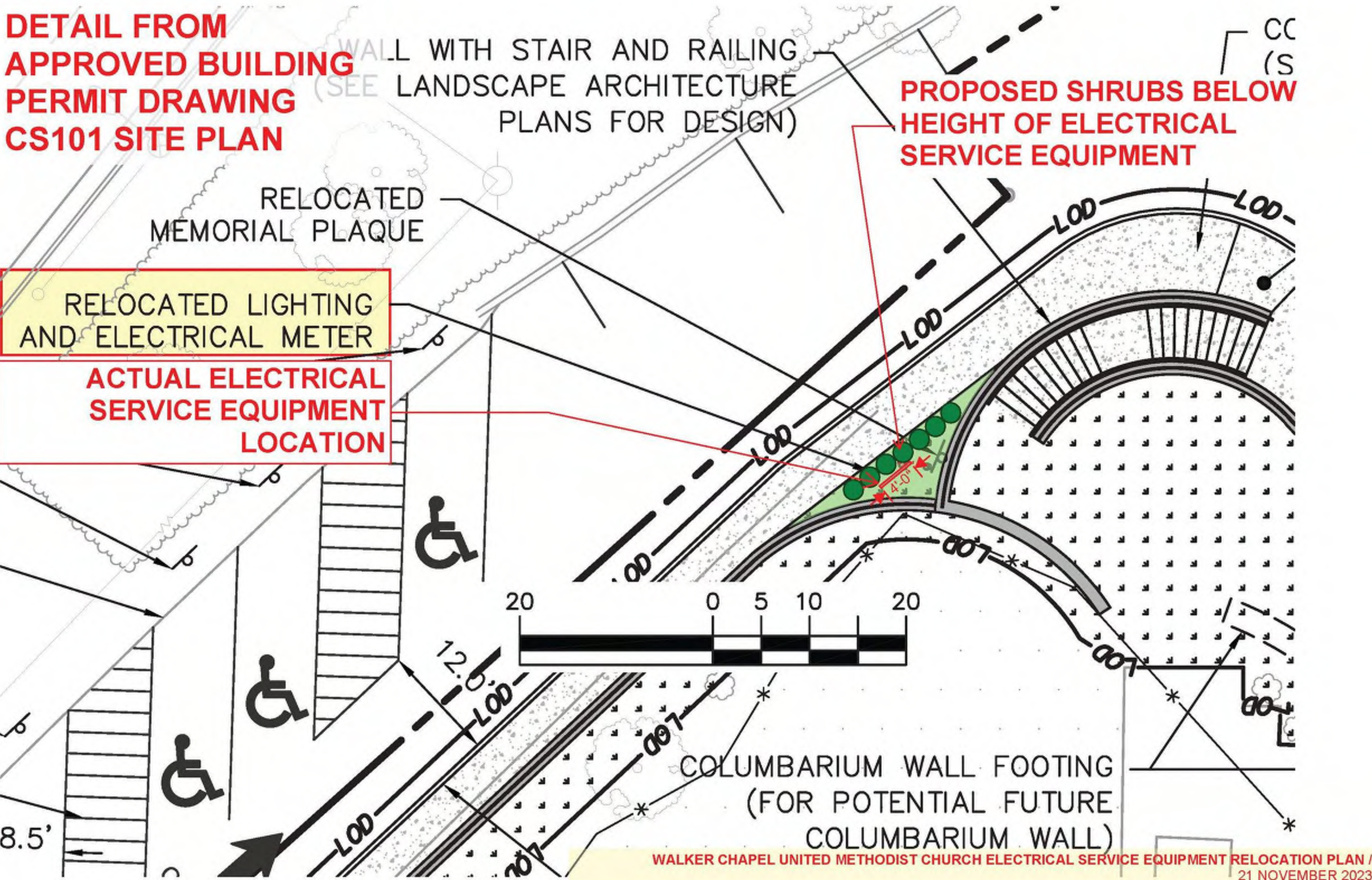
Planning and Design



A view from the parking lot by the project Landscape Architect showing the original handicap access ramp that for cost considerations was eventually removed from the project's first phase

Construction Phase Design Development

DETAIL FROM APPROVED BUILDING PERMIT DRAWING CS101 SITE PLAN



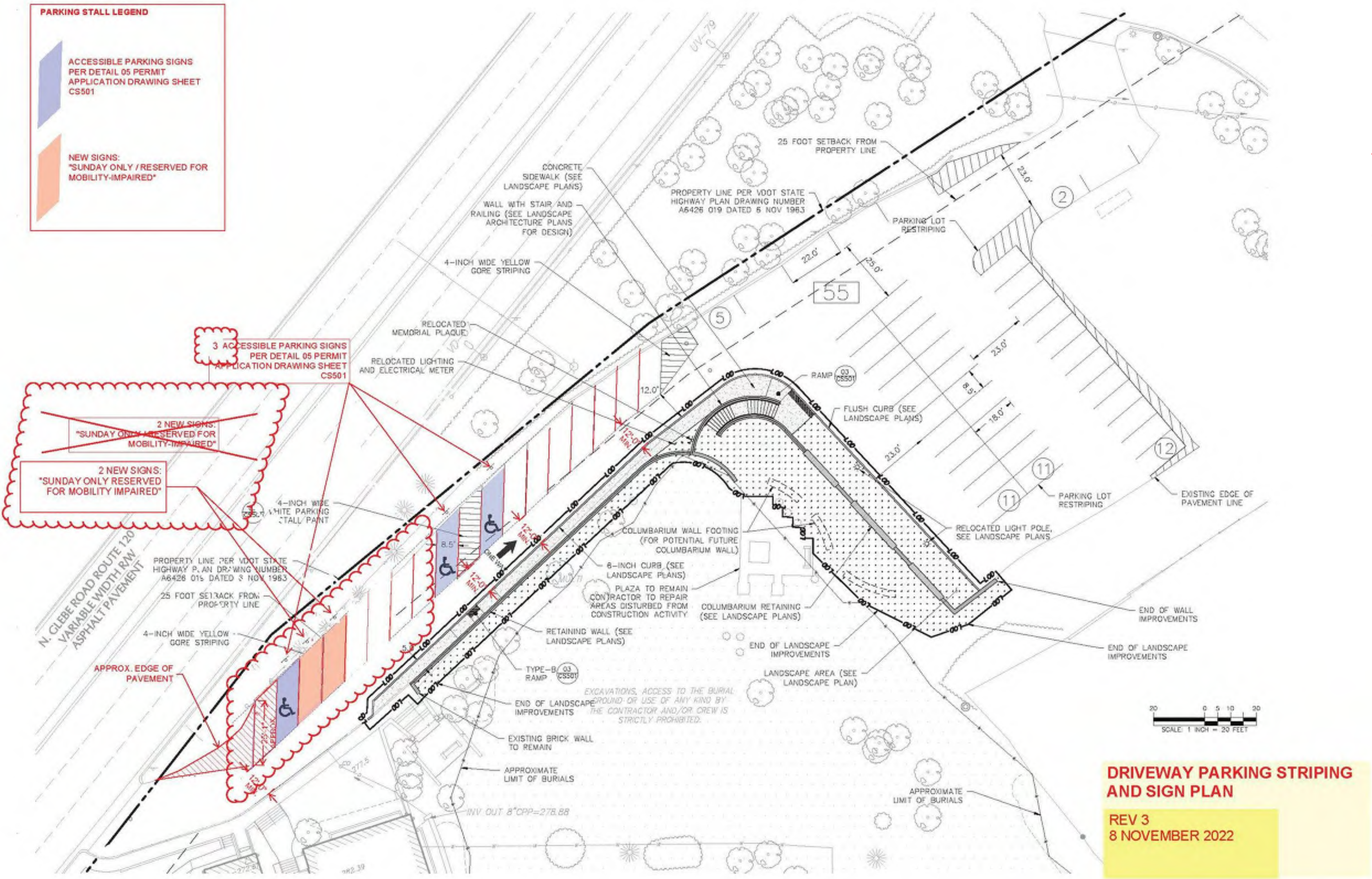
Due to several necessary revisions to the originally-approved design documents, it was necessary to return to the Historic and Landmark Affairs Review Board and obtain new approvals.

The most contentious issue was the site electrical frame supporting switchboxes, power panels and the electrical meter. After much study and the exploration of feasible options, the HALRB agreed to allow the site electrical infrastructure to remain exposed.

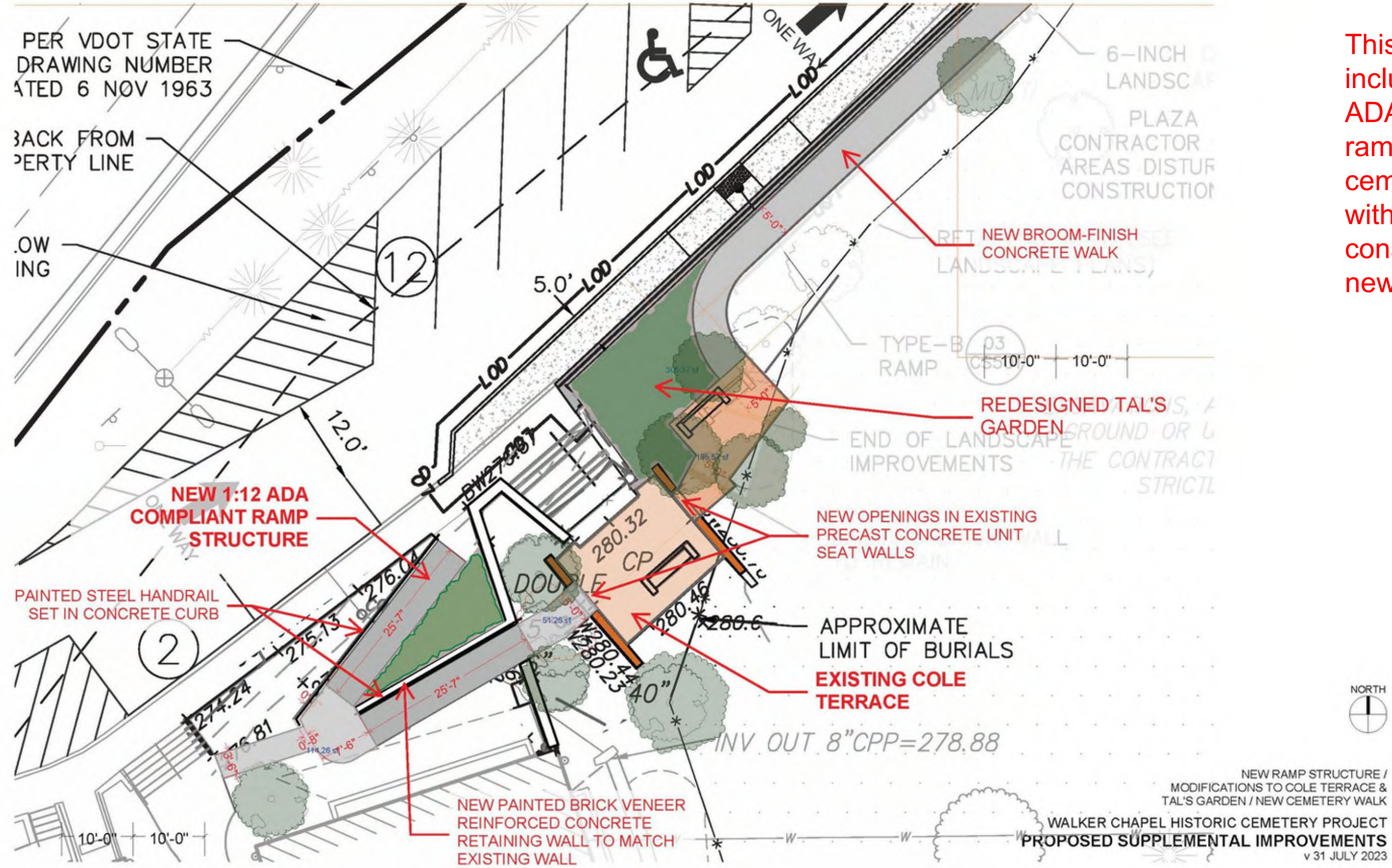
Construction Phase Design Development

Throughout the construction process the project team made a series of adjustments to the original Civil Engineering and Landscape Architecture plans.

This drawing is an example of how the church's project team communicated with the Construction Manager's team.



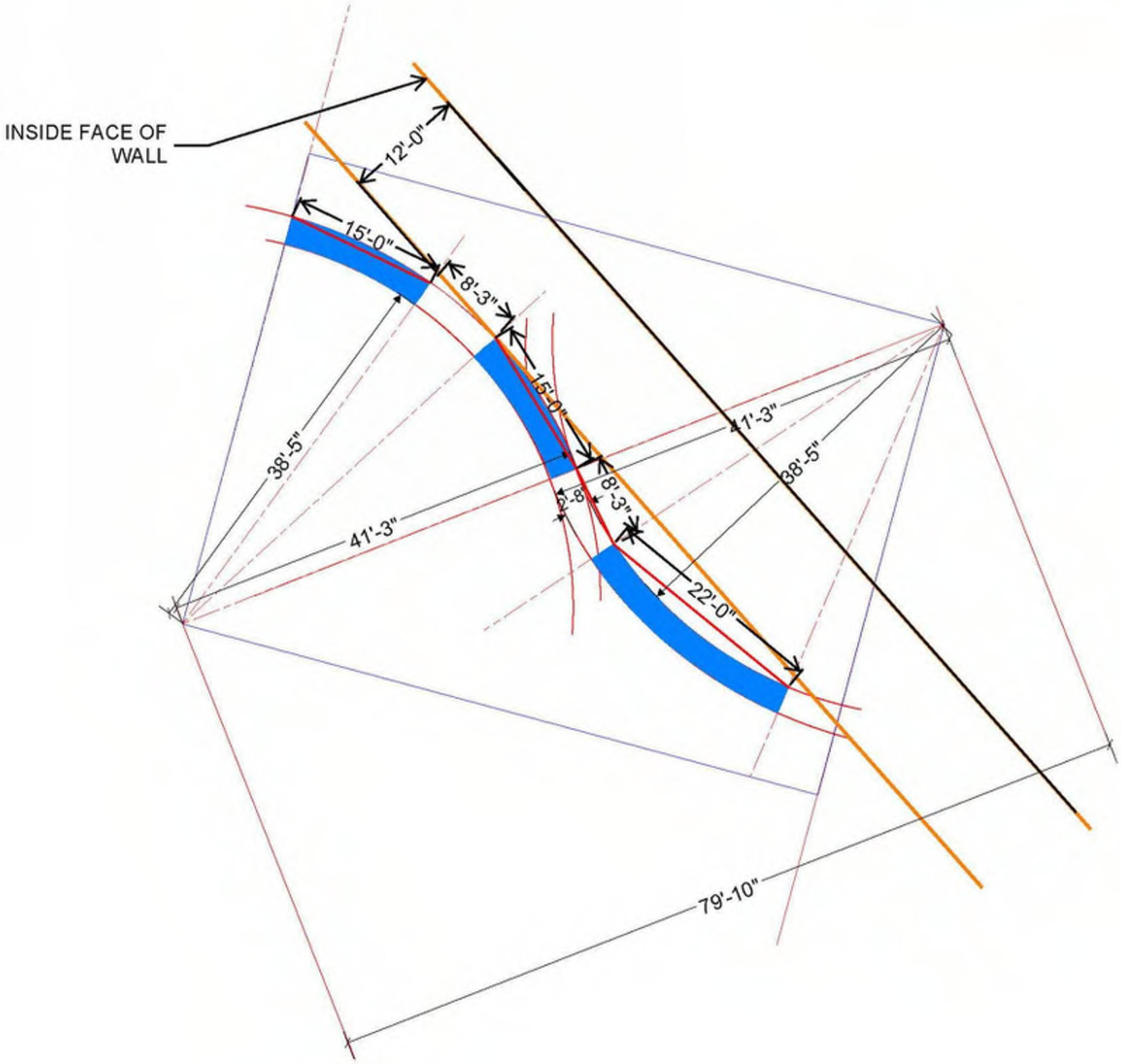
Post-Construction: Future Historic Cemetery Projects



This future-project consideration included the construction of a new ADA-compliant handicap-accessible ramp adjacent to the existing cemetery gateway entrance along with an accessible route to the reconstructed Memorial Terrace and new columbaria area.

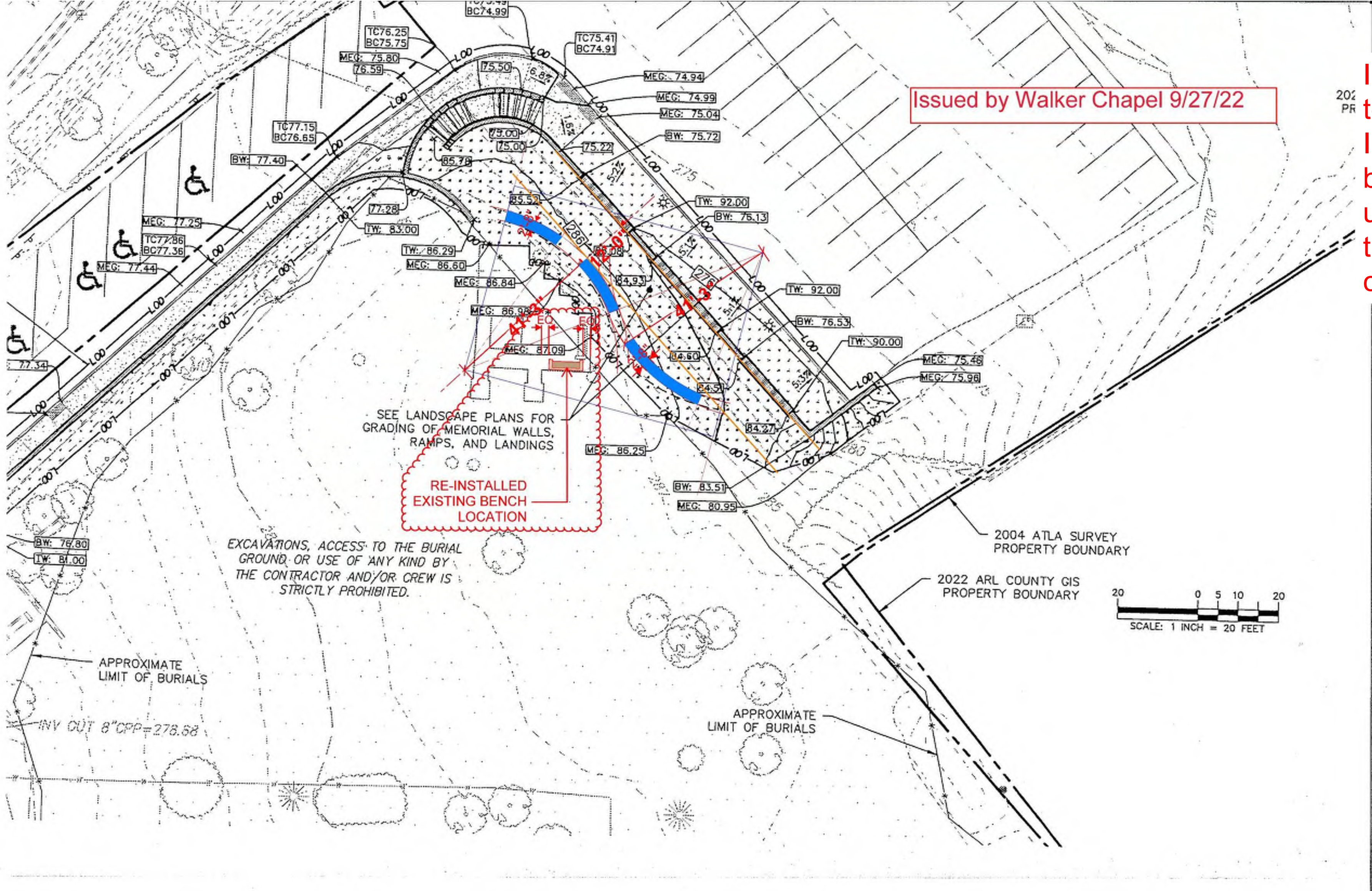
Construction Phase Design Development

Issued by Walker Chapel 9/27/22



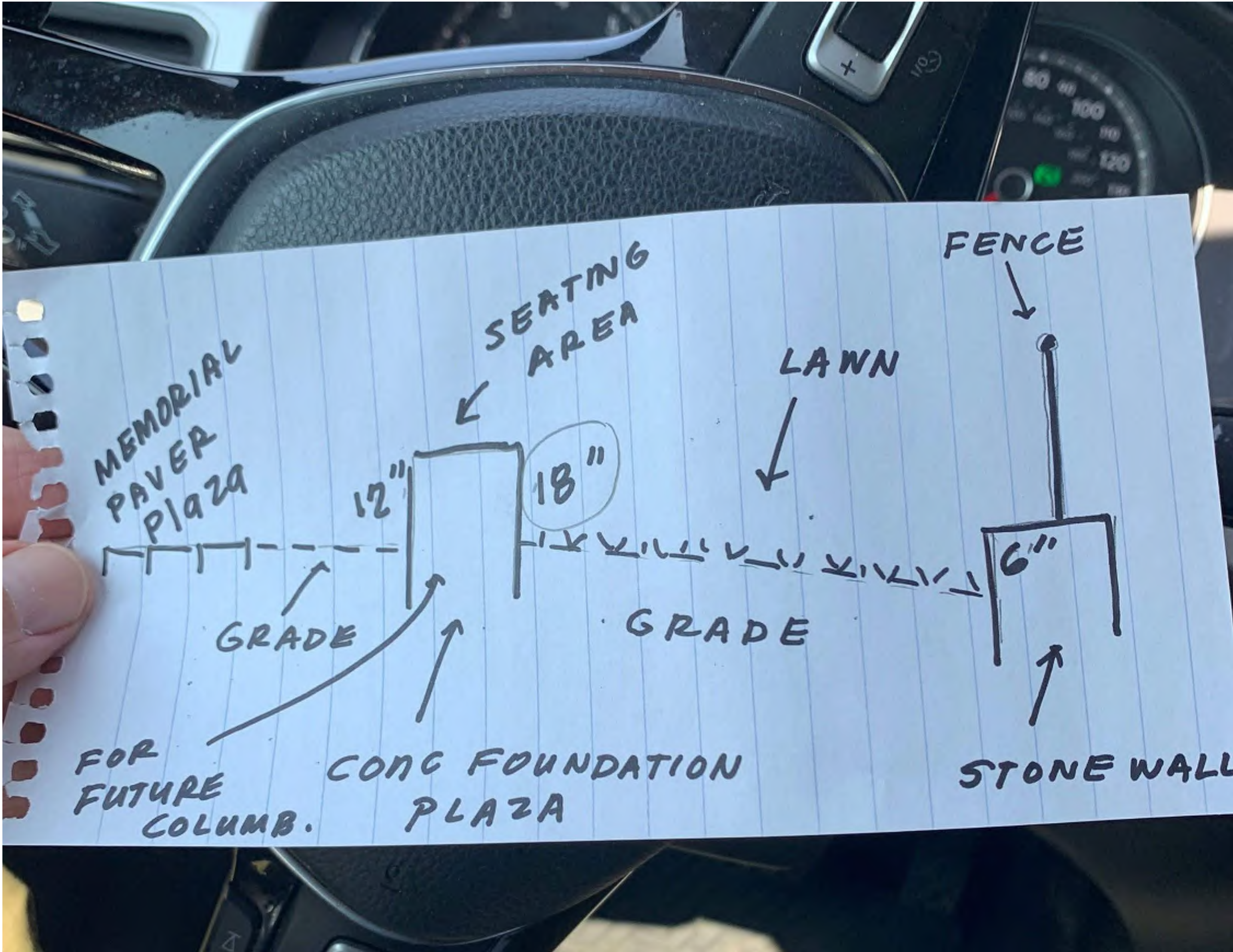
In some cases, the construction team issued Requests for Information when the design team's building permit drawings were unclear. An example was helping the construction team lay out the curved columbaria foundations.

Construction Phase Design Development



In some cases, the construction team issued Requests for Information when the design team's building permit drawings were unclear. An example was helping the construction team lay out the curved columbaria foundations.

Construction Phase Design Development



The success of the project was partly due to fluid and timely communications between the construction team and the church's project team.

Here, through a quick sketch sent via text message, the church is advised of a final earth grading condition for confirmation that the slopes will be acceptable.

Construction Phase Design Development



As with all construction projects, occasionally situations arise in which design revisions are requested to meet actual construction conditions. Here, the church project team shows how to make a transition in the stone retaining wall as it encloses columbaria.

Construction Phase Reviews

As part of the construction process, Walker Chapel's team reviewed and commented on contractor submittals

88 TOTAL COMPANION NICHES
84-12X12 & 4-24X12 NICHES - 176 TOTAL URN SPACES

PLAN VIEW

ELEVATION - A: 40 NICHES

SECTION

ELEVATION - C: 4 NICHES

FOUNDATION PLAN VIEW

FUTURE COLUMBARIA FOR APPROVAL TO CONFIRM FOUNDATIONS

FOUNDATION HEIGHT REVIEW

RECESSED UNTEL MUST BE FLUSH WITH BOTTOM OF MASONRY (BY OTHERS) SO IT DOESN'T INTERFERE WITH TOP TRIM HARDWARE

1/4" OPEN JOINT FROM CAPSTONE TO TOP TRIM IS REQUIRED

RECESSED UNTEL MUST BE FLUSH WITH UNDER SIDE OF MASONRY SO THAT IT DOES NOT INTERFERE WITH THE TOP TRIM HARDWARE

*A 1/4" OPEN JOINT IS REQUIRED BETWEEN THE GRANITE TRIM AND THE MASONRY ABOVE TO PROVIDE THE PROPER CLEARANCE FOR THE TRIM INSTALLATION. THIS IS ALSO WHY THE RECESSED UNTEL MUST BE SET FLUSH WITH UNDER SIDE OF MASONRY SO THAT IT DOES NOT INTERFERE WITH THE TOP TRIM HARDWARE.

26 RECESSED UNTEL SHOWN IN MASONRY TOP FOR EICKHOF NICHE FRONT HARDWARE

MASONRY

1/4" OPEN JOINT FROM CAPSTONE TO TOP TRIM IS REQUIRED

1 1/4"

1/2"

NICHE FRONT

APPROXIMATE WEIGHT OF EACH PROVIDED COLUMBARIUM (12 NICHES) IS 7,800 LBS. (84 NICHES) IS 7,400 LBS AND 1 (24) NICHES IS 13,000 LBS. THIS INCLUDES AN AVERAGE HEIGHT FOR TWO URNS WITH CELESTIAL REMAINS BY EVERY NICHE.

NOTES:

1. WE INSTALL ON OWNER'S FOUNDATION.
2. FINISHED GRADE AND SURROUNDS MUST BE COMPLETED AFTER THE INSTALLATION OF THE COLUMBARIUM.
3. ALL NICHE SIZES ARE NOMINAL.
4. NUMBERS ON DRAWING DENOTE HARDWARE DETAILS SHOWN.

THE ORDER OF EICKHOP'S INSTALLATION PROCESS:

1. FOUNDATION FOR COLUMBARIUM WITH MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI BY OTHERS COMPLETE PRIOR TO INSTALLATION.
2. EICKHOF HAS OWNER AND INSTALL THE COLUMBARIUM.
3. FINISHED GRADE AND SURROUNDS MUST BE COMPLETED AFTER COLUMBARIUM IS SET ON OWNER'S FOUNDATION.

ITEMS INCLUDED WITH YOUR ORDER:

1. (35) 11" x 11" x 11" (2) EXTRA NICHE FRONTS (FOR FUTURE USE)
2. (1) 11" x 23" (2) EXTRA NICHE FRONTS (FOR FUTURE USE)
3. (2) 11" x 11" x 11" (2) SHIELD TEMPORARY FRONTS (THIS FRONT IS PUT INTO PLACE DURING INSTALLATION)
4. (1) 11" x 23" (2) SHIELD TEMPORARY FRONT (THIS FRONT IS PUT INTO PLACE DURING INSTALLATION)

FUTURE PHASE DRAWINGS FOR APPROVAL
WALKER CHAPEL UNITED METHODIST CHURCH
ARLINGTON, VA

DATE: 12/1/2022

DRAWING: 22100.A - CD

DRAWN BY: EL/FS

DRAWINGS CHECKED BY:

F.A.S.

P.A.E.

P.J.T.

REVISIONS:

SCALE: 3/4" = 1'-0"

JOB NUMBER:
22100

SHEET NUMBER:
1 OF 3

EICKHOF

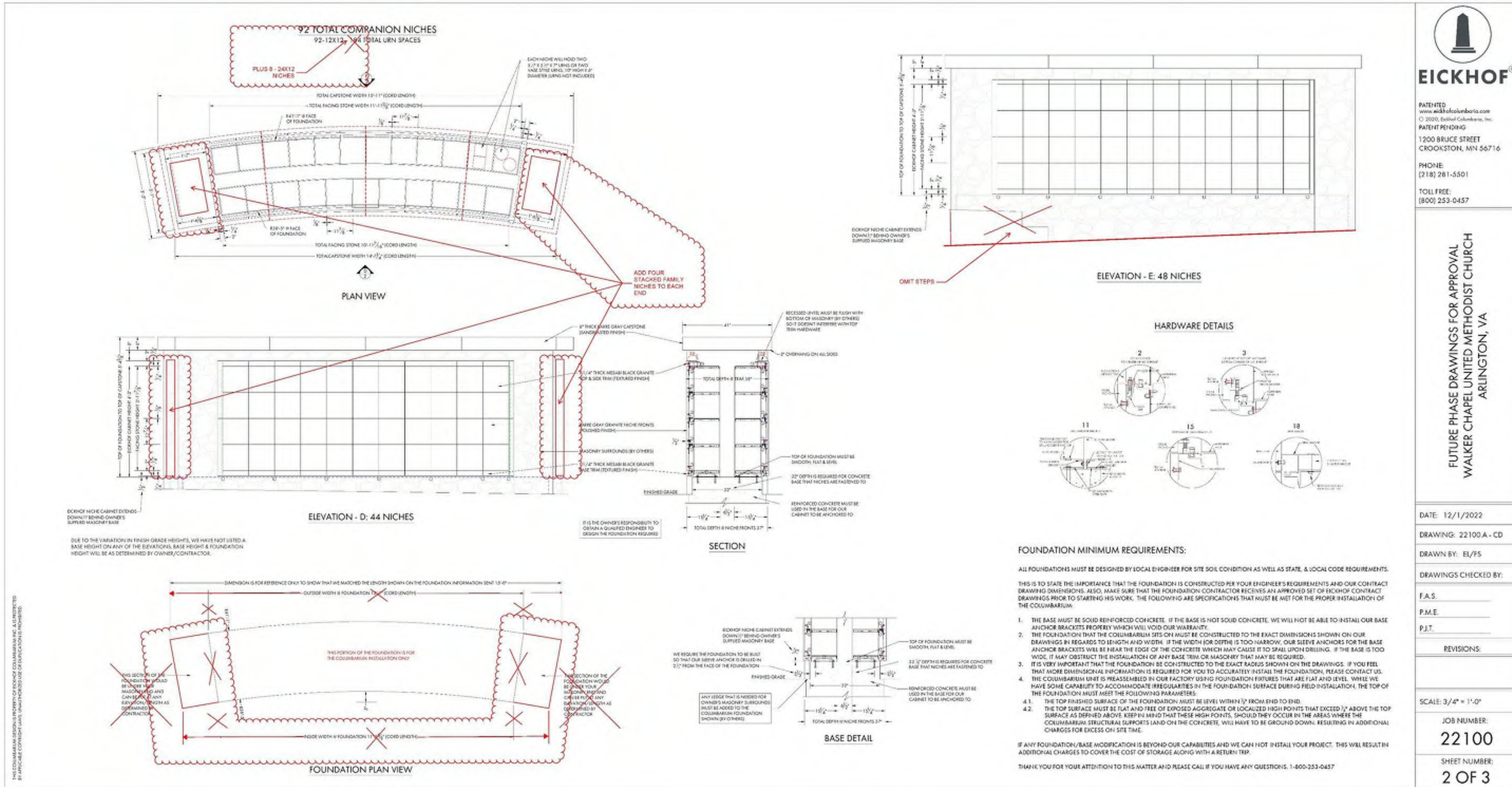
PATENTED
www.eickhofcolumbaria.com
© 2020, Eickhof Columbaria, Inc.
PATENT PENDING
1200 BRUCE STREET
CROOKSTON, MN 56716

PHONE:
(218) 281-5501

TOLL FREE:
(800) 253-0457

Construction Phase Reviews

As part of the construction process, Walker Chapel's team reviewed and commented on contractor submittals



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www.eickhofcolumbaria.com
© 2020, Eickhof Columbaria, Inc.
PATENT PENDING
1200 BRUCE STREET
CROOKSTON, MN 56716
PHONE:
(218) 281-5501
TOLL FREE:
(800) 253-0457

FUTURE PHASE DRAWINGS FOR APPROVAL
WALKER CHAPEL UNITED METHODIST CHURCH
ARLINGTON, VA

DATE:	12/1/2022
DRAWING:	22100 A - CD
DRAWN BY:	EL/FS
DRAWINGS CHECKED BY:	
F.A.S.	
P.M.E.	
P.J.T.	
REVISIONS:	
SCALE:	3/4" = 1'-0"
JOB NUMBER:	22100
SHEET NUMBER:	2 OF 3

Construction Phase



The foundations for the first phase columbaria are integrated with the parking lot-facing new stone retaining wall



Construction Phase



Construction Phase



The Phase 1 columbaria in place, awaiting the stone wall enclosure of the back side of the columbaria

Construction Phase



WALKER CHAPEL HISTORIC CEMETERY PROJECT

Construction Phase



WALKER CHAPEL HISTORIC CEMETERY PROJECT

Construction Phase



The next series of images show the complexity of excavation, building concrete formwork, and pouring concrete for the future columbaria foundations.

Although for cost considerations it was necessary to break the total planned columbaria into two project phases, the church was able to include the future columbaria foundations in the initial project saving considerable future disruption in the cemetery and extra costs when the time comes to add the additional columbaria.

Construction Phase



WALKER CHAPEL HISTORIC CEMETERY PROJECT

Construction Phase



WALKER CHAPEL HISTORIC CEMETERY PROJECT

Construction Phase



The image at the far left shows the dyed concrete mix curing within its formwork.

At the immediate left, electrical conduit is buried along the entire length of the new stone retaining wall to provide power to the walkway lights embedded in the wall.

Construction Phase



WALKER CHAPEL HISTORIC CEMETERY PROJECT

Construction Phase



The future columbaria foundations will accommodate two-sided columbaria installations.

The step in this columbaria responds to the sloping terrain. All three future columbaria foundations will serve as seat walls until the church is able to add the future columbaria.

Construction Phase



WALKER CHAPEL HISTORIC CEMETERY PROJECT

Construction Phase



Perhaps the most challenging part of the project from a construction viewpoint was the creation of the curved staircase connecting the parking lot with the cemetery.

This view is of the back side of the curved retaining wall as it meets the curved staircase.

Construction Phase



Due to its proximity to the heavy construction area for the new columbaria, the original Memorial Terrace was dismantled, stored, and carefully re-constructed on a new concrete base slab.

It is now restored to its original location in the cemetery, integrating nicely into the columbaria area.

Construction Phase



Construction Phase



Walker Chapel volunteers spend a Saturday placing surplus bluestone as lawn mower protection strips along the Phase 1 columbaria

Construction Phase



WALKER CHAPEL HISTORIC CEMETERY PROJECT

Construction Phase



Newly-turf sodded areas

Construction Phase



WALKER CHAPEL HISTORIC CEMETERY PROJECT

Construction Phase



WALKER CHAPEL HISTORIC CEMETERY PROJECT

Construction Phase



WALKER CHAPEL HISTORIC CEMETERY PROJECT

Construction Phase



Placing the new
cast stone signage
panel in the new
stone retaining wall

Construction Phase



WALKER CHAPEL HISTORIC CEMETERY PROJECT

Construction Phase



WALKER CHAPEL HISTORIC CEMETERY PROJECT

Construction Phase



WALKER CHAPEL HISTORIC CEMETERY PROJECT

Construction Phase



The church initiated several Change Orders during the construction phase. The most significant was the construction of a permeable precast concrete unit system through which grass will grow, providing a more stable, all-weather pedestrian and service vehicle access to the cemetery from the parking lot.

Project Completion



WALKER CHAPEL HISTORIC CEMETERY PROJECT

Project Completion



WALKER CHAPEL HISTORIC CEMETERY PROJECT

Project Completion



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Project Completion



WALKER CHAPEL HISTORIC CEMETERY PROJECT

Project Completion




WALKER CHAPEL HISTORIC CEMETERY PROJECT

Cemetery Manuals Now Available

Find these and more at chapelcemetery.org


The Columbaria



*The Columbaria at
Walker Chapel Historic Cemetery*
2024 ~ 2025

Walker Chapel UMC
4102 N. Glebe Road
Arlington, VA 22207
703-538-5200
www.walkerchapel.org
www.chapelcemetery.org


The Cemetery



*The Cemetery at
Walker Chapel Historic Cemetery*
2024 ~ 2025

Walker Chapel UMC
4102 N. Glebe Road
Arlington, VA 22207
703-538-5200
www.walkerchapel.org
www.chapelcemetery.org

The Memorial Garden



*The Memorial Garden at
Walker Chapel Historic Cemetery*
2024 ~ 2025

Walker Chapel UMC
4102 N. Glebe Road
Arlington, VA 22207
703-538-5200
www.walkerchapel.org
www.chapelcemetery.org

Prayer

Proverbs 19, verse 21:

The human mind may devise many plans, but it is the purpose of the Lord that will be established.

Holy Lord, our plans are rooted in your purpose to honor the saints, those we know and those yet to be. We pray for your guidance as we labor to discern the pathway to fulfilling the purpose. May the Spirit descend upon us with patience and the understanding that *our* time is not *your* time.

Bless our efforts, we pray,

Amen.