INTERIM STABILIZATION PLAN

FOR

IMMANUEL CHAPEL

VIRGINIA THEOLOGICAL SEMINARY

APRIL 22, 2011

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I. INTRODUCTION

Immanuel Chapel on the Hill located at 3591 Aspinwall Lane, Alexandria, VA is part of the Virginia Theological Seminary, "one of the oldest and most distinguished institutions for the education of priests in the ministry of the American Episcopal Church."[1]Started in 1823, the Seminary moved to the current site in 1827. Over the next few decades, academic buildings including a library were added to the site. The first chapel was erected in 1840 and subsequently remodeled in 1855 and ultimately demolished in 1880 to make way for the present Immanuel Chapel, which was built in 1881 by Baltimore architect, Charles E. Caswell. Over the course of the next 130 years, the Chapel has seen many alterations including suffering a significant fire in October, 2010.

II. STATEMENT OF SIGNIFICANCE

Immanuel Chapel was added to the Virginia Landmarks Register on June 17, 1980 and the National Register of Historic Places on November 17, 1980 as part of the *Protestant Episcopal Theological Seminary in Virginia* nomination. Immanuel Chapel is listed as one of "the seminary's core of early buildings". Specifically, the nomination identifies, "[T]he chapel … as an excellent example of Ruskinian Gothic architecture as built on the collegiate scale."[2]

The seminary's period of significance is given as 1800-1899 in the National Register documentation.

The National Register nomination document identifies three areas of significance for the property: Architecture, Education, and Religion. The following summary addresses the manner in which the chapel illustrates architectural aspects of significance.

Architecture:

The nomination identifies several character defining features of the chapel:

> The main entrance to the cruciform-plan chapel consists of a double doorway, the paneled doors surmounted by a paneled transom above which are paired lancets. The top of the tower contains, on all side, a large, open flat arch divided into three smaller arches. The main façade is dominated by a large recessed arch, divided into a multiple clear-glass paned window at the top and a series of five stained-glass lancets at the base, separated by four columns with carved stone capitals. Bricks laid in a herringbone pattern fill the central spandrel. The west elevation is dominated by a flat-arch tracery window which lights the chancel. Stained glass is found on both the north and south elevation, including the gable transept.[3]

Integrity

To be eligible for the National Register, a property must also retain its integrity to the period of significance. The register defines integrity as "the ability of a property to convey its significance." To retain historic integrity, a property must possess several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.[4] Since the time of the nomination, the Chapel has suffered a significant fire. Several of the character defining features identified in the nomination were lost or compromised as a result of the fire.

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1 Protestant Episcopal Theological Seminary in Virginia, National Register of Historic Place Inventory – Nomination Form prepared by Virginia Historic Landmarks Commission, approved by State Review Board June 17, 1980.

2 Ibid.

3 Ibid.

4 *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, 44.

Figure 1: Original 1840 Chapel to left of Aspinwall Hall. (Matthew Brady photograph, 1854)

Figure 2: Original rendering of 1881 Chapel by Charles Caswell.

Figure 3: East Facade, c. 1906

Figure 4: West Facade, c. 1899

Figure 5: West Facade with 1907 chancel addition

Figure 6: Early interior view of Chapel after addition of 1907 cancel, c. 1914

III. CONSTRUCTION HISTORY

The Board of Trustees, in June 1879, appointed a committee to "erect a chapel…[as] the old chapel proving unsafe for services."[5] Baltimore architect Charles Cassell was selected to design the new chapel.[6] In the early 20th century (c. 1907) an addition was added to the west chancel which is inconsistent with the original design. As part of the alteration, the original west wall with the large lancet window was substantially altered. To create a large arched opening on the interior to open the original west wall to the new chancel, buttresses were added to exterior to counteract the thrust. A renovation of the Chapel in the early 1950s removed the tower roof and altered the interior of the Chapel. Subsequent additions include a rest room/choir room to the south and an accessible entrance ramp to the east

Subsequent Changes to Significant Features

Historically, a large rose window in the original east façade was replaced with clear-glass paned windows and the original double lancet window at the peak of the gable was altered for a fan. The steeply sloped roof on the tower including cresting was removed and a flat roof as installed in its place. Based upon the photographic evidence these alterations appear to have occurred in the 1950s.

As a result of the fire, significant features of the chapel have been lost or altered. These include the loss of original stained-glass windows throughout the building but especially in the north, west and south. The flat-arch tracery in the west was also damaged as a result of the fire. Existing interior plaster moldings were damaged first by the fire and subsequently by the water used to fight the fire. The roof and supporting structure of the Chapel was also lost to the fire. The tower and eastern façade with the four columns with carved stone capitals separating the lancet windows and the brick spandrel with the herringbone pattern are the most intact character defining features.

Chronology of Development and Use

1840s	Seminary constructs original chapel on this site
1879	Board of Trustees votes to replace existing Chapel with new chapel
1881	Immanuel Chapel is completed
1905-07	Addition of western chancel
1954	Addition of new sacristy
1955	Interior renovation of chapel altering location and access to balconies
c. 1950s	Roof of tower removed; flat roof installed
c. 1967	Addition of choir room and rest rooms on the south side
2010	Fire starting in the sacristy destroys roof, windows and other significant features.

*See also "Seminary Chapel Construction Chronology 1839-1881" and "Rominick Chapel Timeline" in Appendix A.

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5 *Protestant Episcopal Theological Seminary in Virginia, National Register of Historic Place Inventory* – Nomination Form prepared by Virginia Historic Landmarks Commission, approved by State Review Board June 17, 1980.

6 Ibid.

Figure 7: Original balcony configuration, c. 1954

Figure 9: Interior post 1955 renovations

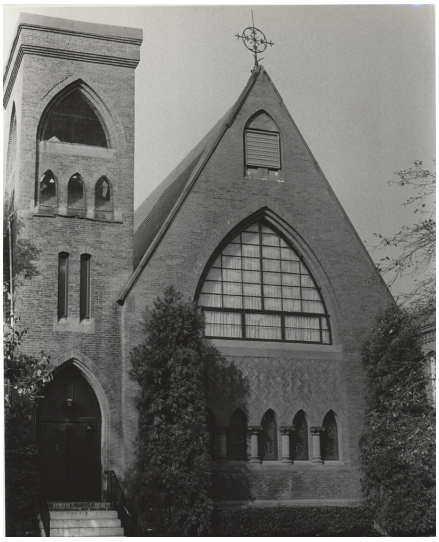

Figure 9: East Facade after loss of tower roof and alteration to upper lancet windows, c. 1990 before addition of accessible ramp

Figure 10: East Facade with accessible ramp, 2008

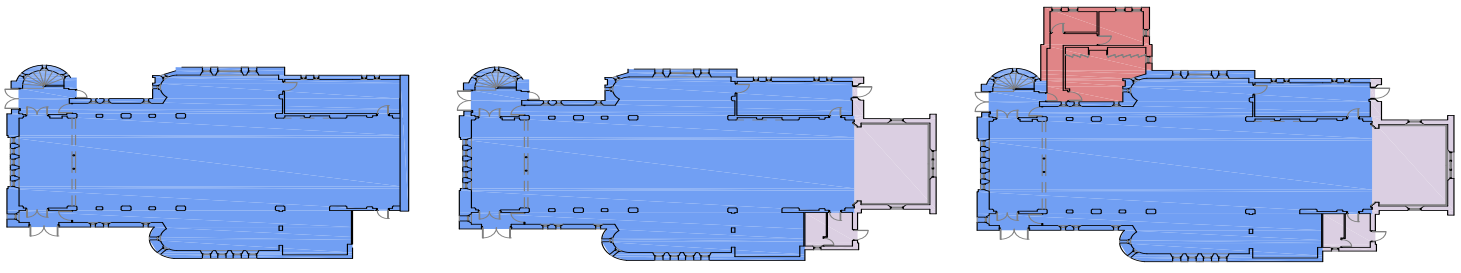

Figure 11: Evolution of Chapel Plan

IV. DESIGN AND TREATMENT PHILOSOPHY

Treatments and Guidelines

In previous paragraphs, this report has identified the historically and architecturally contributing features of Immanuel Chapel, including the status of its current condition. This section outlines the overarching guidelines and recommendations for the proper treatment of these significant features. Detailed treatment recommendations for each feature are then provided in the following section.

The National Park Service (NPS) has developed standards and guidelines for approaches to various treatments of historic properties. These are published in *The Secretary of the Interior's Standards for the Treatment for Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. These standards are very widely utilized and understood by historic preservation professionals, architects, engineers, contractors and craftsmen around the country. Three principal treatment options apply to existing buildings: preservation, rehabilitation, restoration. A fourth, recreation, does not apply here.

The most fundamental decision involving the future of an historic building is to choose the appropriate treatment. The NPS indicated the following issues should be addressed in making this choice:

- Relative importance in history
- Physical condition
- Proposed use
- Mandated code requirements[7]

These issues are each addressed in a comprehensive fashion in this report and the recommended treatment choice is described below.

Selecting an Appropriate Treatment

The three principal treatments are defined by the NPS as follows:

Preservation *is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-related work to make properties functional is appropriate within a preservation project.[8] The treatment emphasizes repair and conservation of significant building features and strives to retain existing materials and features while employing as little new material as possible.[9]*

> ***Preservation as a Treatment.*** *When the property's distinctive materials, features and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered as a treatment. Prior to undertaking work, a documentation plan for Preservation should be developed.[10]*

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7 *The Secretary of the Interior's Standards for the Treatment for Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* , U.S. Department of the Interior, National Park Service, Washington, D.C., 1995, 1.

8 Ibid., 17.

9 Ibid., 19-20.

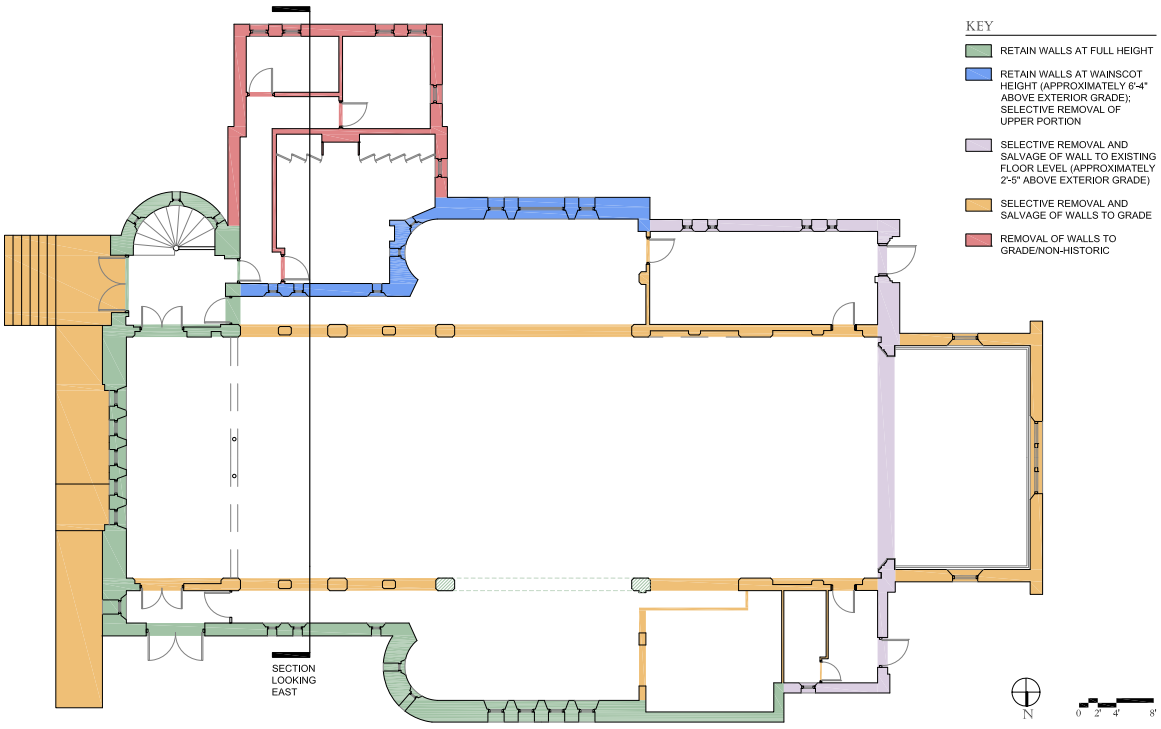
10 Ibid., 21.

Rehabilitation *is defined 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.*[11]

> ***Rehabilitation as a Treatment.*** *When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular time is not appropriate. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.*[12]

Restoration *is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.*[13]

> ***Restoration as a Treatment****. When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected, justified, and a documentation plan for Restoration developed.*[14]



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11 Ibid., 61.

12 Ibid., 66.

13 Ibid., 117.

14 Ibid., 121.

Proposed Treatment

Due to the significant loss as a result of the fire, the Seminary proposes to preserve significant character defining features of the east and north facades while altering the structure on the south and west to create a prayer garden. The intent of this interim stabilization plan is to create a safe environment which can be used by the Seminary as a prayer garden while the development of the new chapel is in progress.

Exterior:

East Façade: Rehabilitation: Stabilize the existing wall and tower with temporary shoring as indicated on interim stabilization diagram; remove all loose stone coping and brick to reduce the risk of falling hazards. Remove all loose plaster, glass and wood fragments.

South Façade: Rehabilitation: Remove non-historic rest and choir room addition; Remove walls down to wainscot height and nave floor level (approximately) as indicated on interim stabilization diagram; remove all loose stone coping and brick to reduce the risk of falling hazards. Salvage historic brick and stone. Remove all loose plaster, glass and wood fragments; Salvage plaques and representative examples of plaster moldings and trim.

West Façade: Rehabilitation: Remove walls down to nave floor and grade level (approximately) as indicated on interim stabilization diagram. Salvage brick, stone, and tracery window surround. Remove all loose plaster, glass and wood fragments.

North Façade: Rehabilitation: Stabilize the existing walls with temporary shoring as indicated on interim stabilization diagram; remove all loose stone coping and brick to reduce the risk of falling hazards. Remove all loose plaster, glass and wood fragments. Salvage plaques and representative examples of plaster moldings and trim.

Roof: Rehabilitation: Remove all remaining loose slate, wood fragments and metal support structure. Salvage all whole intact slates for potential reuse.

Interior:

Nave: Remove all loose plaster, glass and wood fragments. Salvage loose fixtures, furnishing and equipment identified.

Balcony: Rehabilitation: Remove structure in its entirety. Salvage cast iron column supports. Remove all loose plaster, glass and wood fragments.

The "Salvage List" in Appendix B identifies additional features and elements to be salvaged as part of the interim stabilization plan. The sample *Selective Demolition and Removal* and *Selective Dismantling and Removal* specification sections identify the qualifications and procedures to appropriate inventory, label and crate salvaged features and materials for potential reuse.

The alteration of the existing structure to create a prayer garden has precedence as an acceptable treatment. Please see Appendix C for examples.

Appendix A:

Chapel Chronology

Seminary Chapel Construction Chronology 1839-1881

Before 16 May 1839 - "From 1827 to 1840, the congregation here worshipped in two rooms in the old Seminary building, connected by folding doors, and occupied by the Library. The want of some distinct place of worship was greatly felt by this community, and Mrs. Keith, the wife of Rev. Dr. Keith, began to raise funds for the purpose, and obtained about four hundred dollars by means of a sewing society. To this sum was added a collection, taken up at the Norfolk convention in [May] 1839, and with other contributions, a plain building was put up."[1]

16 May 1839 - Board of Trustees Annual Meeting:

"Resolved, that a committee of five be appointed to carry into execution the following determination of this Board.

First. That they adopt such measures as shall seem most expedient for the erection of a chapel during this summer in some convenient place to be selected by them, provided that no moneys be drawn from the Treasury for that purpose…./

Resolved, that Bishop Meade, E.C. McGuire, Mr. Dana, Mr. Adie and Cassius F. Lee, Esq., be the committee for the above purposes.[2]

26 July 1839 - K.I. Stewart publishes an appeal for funds for a Seminary chapel in the *Southern Churchman*.[3]

Last Week of April 1840 - Rt. Rev. William Meade, Assistant Bishop of Virginia, officiated on Sunday morning in the unfinished chapel.[4]

7 July 1840 - Chapel consecrated by Rt. Rev. Richard Channing Moore, Bishop of Virginia.[5]

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[1] Joseph Packard, "Recollections of the Old Chapel," in William A.R. Goodwin, Ed., *History of the Theological Seminary in Virginia and Its Historical Background* (New York: Edwin S. Gorham, publisher and bookseller, 1924), I:343.

[2] "Transcript of the Minutes of the Board of Trustees," in Goodwin, II:614-15.

[3] K.I. Stewart, "Theological Seminary of Virginia," *Southern Churchman*, 07/26/1839, 118:3. On the difficulties the chapel fundraisers may have encountered was the competition from another building project. In 1839-40 the *southern churchman* was flooding the Diocese of Virginia for appeals for money to build Episcopal High School, a new institution next door to the seminary and under the same Board of Trustees.

[4] [Bishop Meade's Address], *Journal of the convention of the Protestant Episcopal Church in the Diocese of Virginia. Which Assembled in the Town of Charlottesville on the 20th of May 1840* (Richmond, VA: B.R. Wren, 1840), 13.

21 May 1840 - Board of Trustees Annual Meeting:

"Resolved, that Dr. Keith be requested to supply the Pulpit of the Seminary chapel during the coming year.[6]

Summer 1855 - Seminary chapel enlarged under direction of architect J. Woods Johns. It is not known if the architect was related to the Assistant Bishop of Virginia, the Rt. Rev. John Johns. The chapel was enlarged to seat five hundred due to the increasing needs of the Seminary and the adjoining Episcopal High School and substantially elaborated the very plain original chapel.[7]

19 December 1855 - Enlarged Seminary Chapel consecrated by the Rt. Rev. John Johns, Assistant Bishop of Virginia.[8]

10 February 1879 - Dr. Lancelot M. Blackford, principal of Episcopal High School discusses safety of the chapel at length with the Rev. Dr. George Norton, rector of St. Paul's, Alexandria, and member of both the Board of Trustees of the Seminary and High School and the Standing Committee of the Diocese of Virginia.[9] According to the Seminarian "For some years past every returning March, with its high winds, has created more or less fear among those who worshipped in the Seminary chapel. This was caused by the apparently unsafe condition of the roof and walls, the latter being in some places, three to four in hes [sic] out of plumb."[10]

15 February 1879 - a meeting was held between Blackford, Cassius F. Lee, Dr. Packard, and Col. Hoxton regarding chapel safety. Both Packard and Lee were confident about the building was safe.[11]

16 February 1879 - William Blackford, brother of Lancelot Blackford, examines chapel

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[5] "Services at Alexandria," *Southern Churchman*, 07/17/1840, 114:6. [Bishop Moore's Address], *Journal of Virginia*, 1840, p. 8.

[6] Goodwin, *History*, II:615.

[7] "Commencement of the Theological Seminary of Virginia," *Southern Churchman*, 06/15/1855, 91:3. "Theological Seminary," *Southern Churchman*, 10/05/1855, 155:3. "The New chapel of the Episcopal Theological Seminary of Virginia," *Southern Churchman*, 12/18/1855, 203:4.

[8] *Southern Churchman*, 12/18/1855, 203:4.

[9] Lancelot M. Blackford Diary, Virginia Seminary Archives. Monday, February 11, 1879,

[10] "The Old chapel," *The Seminarian*, 04/1979, 4:2.

[11] Ibid., Saturday, February 15, 1879,

with Col. Llewellyn Hoxton and "pronounces it in a dangerous condition and liable at any time to fall.[12]

19 February 1879 - Dr. Blackford takes carefully prepared statement, with diagram to Dr. Norton and advises him that the students of Episcopal High School will not worship in the Seminary Chapel until "the building thoroughly overhauled."[13] Apparently services were held in the chapel until at least this date.

By Sunday 30 March 1879 - Seminary Sunday Services being held in Prayer Hall.[14]

By 17 April 1879 - Old Chapel Condemned.[15] Sometime during March Major Peyton Randolph, building expert, and three experienced builders examined the building, declared it unsafe, and recommended the construction of a new church.[16]

By 26 April 1879 - Chapel temporarily made safe by the insertion of nine iron rods placed at the top of the walls "to catch the roof if it should fall," but faculty refuse to use it as the experts had condemned it had not "approved the remedy."[17]

4 May 1879 - Seminary worship resumed in chapel as it was again pronounced safe by experts who had condemned it. Episcopal High School, however, does not resume worship there as Blackford's brother feels the temporary measures taken are inadequate.[18]

31 May 1879 - Bishop Whittle of Virginia, writes circular letter to clergy and laity of Virginia, stating that the Seminary needs a new chapel but the Board of Trustees of the Institution has only the funds to make enough repairs to make building temporarily safe. He also announces that a committee of The Alumni, headed by Rev. Randolph H. McKim, is already collecting money for a new chapel and invites contributions to this fund.[19]

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[12] Ibid., February 19, 1879

[13] Ibid.

[14] Ibid., March 30, 1879.

[15] "Diocese of Virginia," *Southern Churchman*, 04/17/1879, 3:1.

[16] "The Old Chapel," 04/1879.

[17] "The Old Chapel, *The Seminarian*, 05/1879, 4:2. Blackford Diary, Saturday, April 26, 1879.

[18] "The Old Chapel, *The Seminarian*, 05/1879, 4:2. Blackford Diary, Sunday, May 4, 1879.

[19] "Diocese of Virginia," *Southern Churchman*, 06/05/1879, 2:4.

24 June 1879 - Board of Trustees appoints Rev. Dr. Nelson, C.F. Le, A. Herbert and C.R. Hooff a Committee to erect a new chapel on the site of the old chapel at a cost of not more than $5,000.[20]

25 June 1879 - Society of the Alumni holds its annual meeting and raised pledges of $3,900 towards construction of the new chapel.[21]

By October 1879 - Seminary Community again worshipping in Prayer Hall and a plan for the new chapel has been accepted. Proposed new chapel provides for 304 sitting on the ground floor, a gallery over the vestibule, and two side galleries. The arrangement of the interior was designed so that the Chancel would be visible from every seat.[22]

By 13 November 1879 - Old Chapel is being demolished in preparation of building new chapel.[23]

31 January 1880 - Bids for new chapel opened by Committee of Board of Trustees. Contract for construction of new chapel awarded to Kincheloe & Harrison with a bid of $10,700, less $1,500 for old materials. Other bidders were Alexander Lyles, at $10,100 including old material and Swain & McKnight, $11,396, including old material. Design is by Charles E. Cassell, of Baltimore, MD.[24]

13 March 1880 - The *Southern Churchman* states: "the new Emmanuel chapel of the Theological Seminary will be built of stone, trimmed with stone and terra-cotta. It will contain about five hundred sittings, and will cost $10,000. The width of the nave and aisles will be thirty-seven feet, across the transepts the width will be fifty five feet, and the entire length of the building will be seventy-four feet. It will be Gothic in style, and will be finished with ash and Georgia pine.[25]

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[20] Minutes, Board of Trustees, 24 June 1879, Vol. II, p. 111-12, Seminary Archives.

[21] "The Theological Seminary's Anniversary—The new chapel, &c.," *Southern Churchman,* 07/03/1879, 2:5-6.

[22] "The New Chapel," *The Seminarian*, 10/1879, 4:1.

[23] "Diocese of Virginia," *Southern Churchman*, 11/13/1879, 3:2.

[24] "Diocese of Virginia," *Southern Churchman,* 02/05/1880, 2:7. "The new chapel," *The Seminarian*, 02/1880, 4:2.

[25] "Diocese of Virginia, *Southern Churchman*, 03/18/1880, 2:7.

Summer 1880 - Construction on the new chapel does no progress as fast as anticipated due to construction accident which involved three or four brick layer.[26]

By 9 December 1880 - "Externals" of chapel are finished and Dr. Packard hopes it can be consecrated 22 December, although that date "depends on the weather."[27]

16 December 1880 - Letter to the Editor from "A Layman" appears in the *Southern Churchman* questioning the rush to consecrate the Seminary Chapel, saying "Churches, even when paid for, often wait months for such a visit from the Bishop

and this one, of all in Virginia, ought to be consecrated at a time and season when the many from a distance who would particularly desire to attend can enjoy that privilege." The letter advocated making the consecration part of the events at graduation.[28]

First Sunday in Lent, 6 March 1881 - First services held in new chapel. Dr. Packard preached and celebrated Communion, assisted by Dr. Walker.[29]

13 March 1881 - Episcopal High School students rejoin Seminary community in services at new chapel.[30]

23 June 1881 - Seminary Chapel consecrated.

"At 12:30 the bishops of Virginia, West Virginia, Delaware and Maryland, followed by Rev. Drs. Packard and Nelson, walked from the vestry room to the north door of the chapel where they were joined by the clergy in attendance, about fifty in number. The bishops was received at the door by C.F. Lee, Esq., and Col. Arthur Herbert, Trustees of the Seminary, who preceded the procession up the aisle. Rev. Dr. Nelson read the sentence of consecration. Bishop Peterkin read the morning prayer. Bishop Pinkney read the lessons. Bishop Lee the ante-communion service. The Rev. Dr. Packard preached the consecration sermon from the text, Heb. Xiii.7. *Remember those who have spoke unto you the word of God, whose faith follow*."[31]

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[26] "The New Chapel," *The Seminarian,* 10/1880, 4:1.

[27] "Diocese of Virginia, *Southern Churchman*, 12/09/1880, 2:7.

[28] "The New Chapel at the Theological Seminary," *Southern Churchman*, 12/16/1880, 2:4-5.

[29] "Seminary," *The Seminarian*, 04/1881, 4:1. Blackford Diary, Sunday, March 6, 1881. The students of Episcopal High School did not attention this service because they were not notified in time.

[30] Blackford Diary, Sunday, March 13, 1881.

[31] "The Closing Exercises of the Theological Seminary," *Southern Churchman*, 06/30/1881, 2:4-5.

Rominick Chapel Timeline

May, 1898
Memorial tablet to Dr. McElhinney erected in the Chapel
June, 1899
Daily worship shifts from Family Prayers in Prayer Hall to Evening Prayer in the Chapel
April, 1900
The Faculty laments poor student attendance at Chapel services, and resolves to impart disciplinary action against those who do not attend regularly.
June, 1900
A new organ acquired for the Chapel. Memorial tablet to Dr. Sparrow erected in Chapel.
November, 1901
Memorial tablet to Dr. Packard erected in the Chapel. Dean authorized to place a credence table in the chancel.
October, 1902
In response to a petition, the faculty rejects the students' request to have a weekly celebration of the Holy Communion on Sunday mornings.
January, 1903
The Seminary receives a credence table from Emmanuel Church, Baltimore.
December, 1903
An item appears in *The Living Church* detailing the faculty's refusal to permit a weekly celebration of Holy Communion at the seminary, eliciting strong reactions from students and faculty.
March, 1904
The faculty writes a letter in response to *The Living Church* article, stating the reasons behind the refusal of the student petition and defending the liturgical "conservatism" of the seminary.
May, 1905
A memorial tablet to Phillips Brooks is unveiled in the Chapel.
October, 1905
The students petition the faculty to institute a policy of reading Morning Prayer in the Chapel in addition to the pre-breakfast family prayers in Prayer Hall.
November, 1905
Chancel extension is begun, supervised by the firm of Wood, Donne, and Deming. Plans for an apsidal chancel are abandoned in favor of a less costly square chancel. Total cost, donated by Bishop Potter of New York, was $7586.70. Mrs. S.F. Houston of Philadelphia donated a window, made at the Royal Bavarian Works in Munich valued at $1000-$1200, on the subject "Go ye into all the world an preach the gospel."
June, 1906
Plans made for a student cloak room. Gifts received for the new chancel included: a pulpit in memory of Anson Hard, a lectern in memory of Theodore Rumsey, and the faculty stalls in memory of Dr. Packard, Dr. Sparrow, Dr. May, Bishop Johns, and Bishop Whittle. Non-memorial gifts included five sets of prayer books and hymnals, and a Bible for the lectern.
January, 1907
The Benediction service for the new chancel is held in the Chapel.

June, 1907
Bp. Potter donates lancet windows for the chancel in memory of Bps. Boone and Johns.
November, 1907
Clerestory windows, made by Mayer and Co. in Munich, are given in memory of Robert Hunt (Christ at Emmaus), Bishop Ingle (Christ in Gethsemane), and Miss Rhett (Christ and the Doctors in the Temple).
April, 1908
A fire breaks out in the chapel, quelled by a fire extinguisher from Aspinwall Hall.
June, 1908
Class Gifts recently given to the Chapel are recorded including: a brass book rest for the Communion Table, a Communion Service Book, a brass Alms Basin, a stone gable cross, a pulpit lamp, and the abovementioned windows.
November, 1908
Bp. Peterkin donates a baptismal font in memory of Cassius Lee and his daughter. Class of 1908 makes an offer of a brass cross for the Holy Table, which is referred to a subcommittee. It is decided that electric lights will be installed in the Chapel. The faculty resolves that Holy Communion will be celebrated in the Chapel on all Saints Days.
June, 1909
Dean reports an oil fire breaking out in the Chapel in May; the Board recommends the installation of emergency hoses and chemical extinguishers. Subcommittee reports that Class of 1908 has withdrawn its offer of a cross.
November, 1909
Board determines that no changes in chapel services or furnishings should be made without their approval.
June, 1910
Dean's report makes an impassioned plea to maintain the "Virginia tradition" in the Chapel furnishings and services. Dean laments students' lack of attendance at Sunday morning services. Two new stops installed in the organ, thus completing it. Class of 1908 informs Board that offer of a brass cross was not withdrawn, and is still on the table. Board refuses the gift, citing a lack of unanimity among its members.
October, 1910
The students request that Evening Prayer in the Chapel be added to the worship schedule on Saturdays, to replace the mission prayers in Prayer Hall.
November, 1910
New valleys placed in the roof of the Chapel.
November, 1913
Salary of chapel organist raised. Cement walks installed around the Chapel. New hardwood floor installed in the Chapel.
June, 1915
Chapel connected to a central heating plant.
November, 1915
Rules and Regulations amended to explicitly require students' regular participation in the public worship at the Seminary, in the Chapel and Prayer Hall.
June, 1916

Memorial tablet to Cornelius Walker approved for erection in the Chapel. Class of 1908's offer of a brass cross is accepted.

March, 1917

The Senior Class donates a US Flag to the seminary for display in the Chapel.

June, 1917

The Board approves and institutes a weekly celebration of Holy Communion on Sunday.

November, 1918

The student body petitions to wear cap and gown during services in the Chapel.

June, 1919

The Chapel roof is re-covered with tine. A memorial tablet to Col. Arthur Herbert is approved for erection in the Chapel.

February, 1920

The senior class donates a copy of the revised bible for use at Evening Prayer in the Chapel. The seminary organist begins offering weekly recitals in the Chapel.

June, 1920

A new worship schedule is instituted, including daily Morning Prayer in the Chapel at 9:00, except on Sunday and Monday. It is resolved that faculty will sit in the stalls and wear academic gowns for this service.

September, 1920

The new worship schedule is refined to include daily Morning Prayer at 8:30, weekly Holy Communion on Sundays at 8:00 or 11:00, and Holy Communion on Saints Days at 7:30. Evening Prayer is discontinued.

October, 1920

The faculty resolves that the choir should be vested.

November, 1920

Repairs are done to the crumbling brickwork on the east wall of the Chapel.

September, 1921

The faculty institutes a weekly Eucharist on Thursday mornings in the Chapel, to replace the service of Morning Prayer on that day.

October, 1921

The early Sunday morning Eucharist is discontinued.

November, 1923

Chapel is heated all the time.

November, 1924

Slate on the Chapel roof is replaced.

June, 1925

A committee is appointed to consider a location for memorial tablets to Dr. Crawford and Col. Herbert.

June, 1926

Chapel walls painted, woodwork cleaned and varnished, and hardwood floors varnished.

November, 1926

Subcommittee recommends that memorial tablet to Dr. Crawford be erected in the chancel; tablet to Col. Herbert be erected on a column in the nave. Subcommittee authorized to consider the erection of tablets to Drs. Micou and Walker.

October, 1927

The faculty votes to have a weekly Sunday celebration of the Eucharist except on the first Sunday of the month.

November, 1928

Mrs. Kenneth Gilpin arranges to install a memorial window (made by Tiffany and Co.) to Bishop William C. Brown.

October, 1930

The classes of 1930 and 1931 donate an altar for the Chapel.

June, 1931

Board considers the removal or alteration of the galleries in the Chapel.

September, 1931

The faculty discusses the implementation of a uniform seminary policy on the celebration of the Eucharist, in order to avoid distracting variety among the different celebrants.

February, 1934

Evensong on Friday afternoons is added to the worship schedule.

June, 1934

A bronze memorial tablet to Dean Green placed in the chancel. Marble memorial tablets to Micou, Kennedy, and Bell placed in the nave of the chapel.

November, 1934

The worship schedule is amended to include a preparation service for the Holy Communion on Wednesday evenings.

February, 1935

The Friday evening service is discontinued as a result of "partisan controversy." The faculty resolves that one of their number should be directly responsible for every service in the Chapel.

May, 1935

The senior class donates a new English Standard Version of the bible for the Chapel lectern.

June, 1935

A memorial tablet to Dr. Wallis is erected in the Chapel.

September, 1935

The Friday evening service is reinstated. The Wednesday evening service is amended to include senior preaching.

December, 1935

The faculty votes to wear tippet and hood while officiating at Morning Prayer, and to wear a white stole when celebrating the Eucharist.

September, 1936

The worship schedule is amended to include spoken Evening Prayer on Fridays during Advent and Lent, rather than Evensong every week during the academic year. The faculty decides to have a preparation service on only the first Wednesday of the month.

September, 1937

The worship schedule is amended to include preparation services on alternate Wednesdays.

September, 1938

The faculty votes to wear colored stoles at Eucharistic celebrations. They also resolve that the faculty and choir should face the altar during the saying of the Creed and the reading of the gospel.

November, 1938
The Board approves the erection of a choir room for the High School choir in the chapel.
September, 1940
The faculty votes to process with the high school choir on Sunday mornings.
October, 1940
The faculty approves the construction of a parking lot behind the Chapel.
October, 1941
The faculty resolves that the students should sit in the chancel for Morning Prayer, and that there be a small vested choir for Evening Prayer, while the rest of the students sit in the nave.
March, 1942
The new student by-laws include provisions for a committee of students responsible for consulting and advising the faculty on matters of worship at the seminary.
May, 1942
The Board erects a memorial tablet to Thomas K. Nelson in the nave of the Chapel.
June, 1942
The Bishop of Virginia permits the ablutions immediately after the celebration of Communion.
July, 1942
The student body requests that the faculty forego their "personal habits" during the celebration of the Eucharist.
June, 1943
In conjunction with the parish and the high school, the Board officially decides to consider the enlargement of the Chapel, provided there are financial contributions from the other entities.
September, 1943
The Board authorizes the Dean to expand the seating in the Chapel to accommodate fifty more people.
November, 1943
The Dean reports that ways to increase the current seating capacity of the chapel had been determined, negating the need for an enlargement.
December, 1943
A faculty member, rather than an outside person, is put in charge of music at the Chapel, including the selection of hymns and coordination of the choir.
April, 1944
The Board agrees that the local parish be permitted to use the Seminary Chapel as its own worship space, provided that its services do not interfere with the Seminary's.
October, 1945
The faculty establishes principles under which the Holy Communion should be celebrated in the Chapel (see appended document from October 18, 1945).
November, 1946
The Board accepts the gift of a dossal from the Class of 1913.
July, 1947
The Board hires Lewis and Hitchcock, Inc. to put the organ into "first class shape," with a provision for continued annual maintenance.
April, 1949

The Dean and Bursar are authorized to accept bids for lighting and rewiring the Chapel.

June, 1950

A Board subcommittee reports that the current services and chapel appointments are in line with the traditional position of the Seminary.

January, 1951

Railings for the spiral staircases leading to the balconies in the Chapel are installed per the insurance requirements.

June, 1953

Kneeling benches are installed in the pews by Immanuel Parish.

November, 1953

A memorial window by Le Compte, depicting the life of Christ, is donated by the Class of 1929 in memory of Archie Quarrier.

June, 1954

The Bursar is authorized to investigate the possibility of purchasing an arts insurance policy for the Chapel windows.

September, 1954

A new sacristy is added to the Chapel.

NOTE: *The 1955 Chapel renovation is covered in detail in two appended documents—a letter from Canon Edward West to Dean Felix Kloman, dated March 8, 1955, and a collection of excerpts from the correspondence of the Special Committee on the Chapel.*

March, 1955

Aeolian Skinner is contacted regarding the possibility of building an organ for the expanded gallery. An engineering report states that the Chapel building is structurally unsound, especially given the condition of the structural supports for the floors and the building piers.

April, 1955

Emergency repairs are authorized in advance of the cosmetic renovation designed by Canon West.

May, 1955

The chair of the Chapel Committee recommends that the building be replaced within the next several years, that the present renovations are merely a stop-gap to the inevitable.

July, 1955

The renovations to the Chapel's interior include the removal of the transept balconies, the renovation of the rear balcony, the installation of the west window, provisions being made to allow the organ speak in the nave, and various changes to the sanctuary.

November, 1955

Bishop Goodwin donates two candlesticks in memory of his father and grandfather for the Holy Table. The Board states that they should be lighted for every service

September, 1956

The Board, with the guidance of Bishop Goodwin, purchases two frontals in green and white for the Chapel altar.

June, 1958

A subcommittee suggests the installation of a plaque in the Chapel listing the Deans and their years of service.

September, 1958

The Chapel is repainted at a cost of $1422.60

May, 1960
A subcommittee is appointed to establish firm standards for memorial plaques in the chapel.
March, 1962
The ICOH parish asks the Board to consider expanding the Chapel by adding two bays to its rear. The Board notes that the Chapel is adequate for the seminary's daily needs.
May, 1964
The Executive Committee decides to table any action on a recommendation from the Cresap report to build a new Chapel.
November, 1965
The Board, in response to a petition from the student body, convenes a subcommittee to consider varying the worship in the Chapel.
April, 1966
The Buildings and Grounds Committee recommends the building of a Chapel lavatory.
April, 1969
Experimental worship leads to better Chapel attendance. The Dean requests that the choir stalls, which had been removed, be returned to their original place.
May, 1969
The Dean recommended that ICOH and the High School have representation on any committee that studies and makes recommendations about rearranging the interior of the chapel.
December, 1970
It is reported that the worship schedule incorporates traditional services Monday through Thursday but features an experimental, uncensored liturgy on Friday.
May, 1972
The development director announced that he hoped to solicit gifts for the remodeling of the Chapel in honor of the 150th anniversary of the Seminary.
May, 1976
The Board discusses the benefits of the increased variety of worship styles occurring in the Chapel.
November, 1981
The outgoing Dean reports his satisfaction that he was able to successfully resist the impulse during his tenure to either replace the Chapel with a modern worship space, or to renovate the interior of the present building in a contemporary style. Instead, the basement was dried out, foundations shored up, and interior redecorated. The organ was rebuilt, rather than replaced.
November, 1984
Wednesday Eucharist is moved from the evening to the morning.
May, 1985
The Board votes to investigate the feasibility of air conditioning the Chapel.
November, 1987
A hydraulic lift and enclosure for handicapped access (Gift of the Class of '87) is installed in the Chapel. Trial liturgical texts with inclusive language are used in Chapel, to generally negative reviews among faculty and students.
November, 1989

Plans are made for the use of supplemental liturgical materials again, with an eye toward more positive results.

May, 1990

The Board authorized air conditioning the Chapel.

January, 1996

The Board approves a trial renovation of the interior of the Chapel, featuring proposals 1) to have the baptismal font more visible, 2) to achieve more efficient chancel seating, 3) to make the Chapel more accessible to the disabled, and 4) to move the altar closer to the congregation.

May, 1996

The Board approves the faculty recommendation to retain a liturgical architect to make alterations to the worship space consonant with the gothic architecture of the Chapel.

May, 1998

The Dean outlines the rationale behind the chapel renovation, given the theological assumptions of the Book of Common Prayer 1979, but details the financial obstacles to an immediate renovation. The Associate Dean for Community Life describes forums wherein students were encouraged to make creative suggestions about the chapel's design. The Worship Committee reports the architect's (David Gallagher) proposed redesign: using chairs rather than pews, including seating spaces for the handicapped, adding ramps for handicapped accessibility, moving the altar forward, placing an immersion font under the "Go Ye Forth…" window, expanding the gallery to include the organ and the choir, installing a glass partition between the narthex and nave, and retooling the current organ's space into a second sacristy or vesting room.

November, 1998

The Faculty requests that the Board include the renovation of the Chapel, particularly the plan to give greater emphasis to the font, ambo, altar, and the gathered community, in its strategic planning for the future. Student led Evening Prayer is held regularly in the Chapel.

November, 1999

Lancet windows featuring scenes from world missions and dedicated to the memory of Bishop Robert Gibson are dedicated. A grand piano belonging to Charles Price is donated to the Seminary for the Chapel.

May, 2000

Supplemental liturgical resources from Enriching Our Worship are used for Chapel worship.

November, 2000

The Dean observes that there were various problems associated with the renovation plan of 1998 and notes that the Chapel restrooms are not handicapped accessible, and wonders questions whether a renovation can be accomplished within the Chapel's current footprint. If not, she wonders whether the building of a new Chapel or a significant remodel (including a change in the footprint) is consistent with 1998's strategic plan.

November, 2002

New lighting and sound systems are installed in the Chapel. The walls are painted, the rafters cleaned, and new carpeting is installed. Two of the clerestory windows are restored by Deiter Goldkuhle, who also advises that the Tiffany window needs to be

restored at a cost of $75,000. The Dean authorizes the use of Lutheran liturgical resources for a two week period during the academic year.

May, 2004

The graduating class donates six small stained glass windows, depicting significant characters from the Old Testament.

November, 2005

A handicapped ramp is installed to replace the lift outside of the Chapel. The faculty and students begin a conversation about the character of the seminary's worship.

May, 2006

During a trial period, the seminary implements a schedule of daily worship that includes Morning Prayer at 8:15, midday Eucharist, and student-led Evening Prayer at 5:00. The change is designed to allow for a variety of worship options and ensure that the lectionary is read each weekday in the Chapel, and students and faculty are expected to attend at least one service a day, including Morning Prayer at least one day a week.

November, 2006

The faculty approves the experimental worship schedule from the previous year as normative, with slight logistical changes.

May, 2007

The Dean notes that the complex new worship schedule complicates liturgical planning and necessitates the employment of four sacristans and two organists. The VP for Administration and Finance and Director of Buildings and Grounds look into options for protecting the Chapel's windows.

Appendix B:

Salvage List
with
Sample Selective Dismantling Procedures

4 November 2010

Virginia Theological Seminary Chapel
Salvage List – Work in Progress

- Stain Glass Windows:
  - Gibson Windows (4) – Brenda Belfield; North Transept
  - The Arrest (1) – Mayer & Co/Munich; East Elevation
  - Peter's Denial (1) – LeCompte; East Elevation
  - The Crucifixion (1) – LeCompte; East Elevation
  - Jesus Carries His Cross (1) – LeCompte; East Elevation
  - Pilate Hands Jesus Over to be Crucified (1) – Mayer/Munich; East
  - North Elevation (3)
  - South Elevation (3)
  - TOTAL: 15
- Plaques:
  - Chancel Area (4); SW Plaque is broken and lying on the floor
  - South Wall
    - Outside of Door to Sacristy (1) – Broken in at least two pieces on floor
    - Pew Area (5)
  - North Wall
    - § Near Piano Storage Area (1)
    - § Pew Area (5)
- Communion Rail –
  - South side is still upright; Salvage posts and railing
  - North side – Rail not found; Posts are buried in rubble but identified.
- Pulpit
- Lectern with Eagle
- Baptismal Font
- Pews – Third pew from rear on right (President Ford's pew)
- Tables near piano (2)
- Brass candlesticks – Found one near altar
- Stone Cross – Fell through floor and is in crawl space below
- Bricks from exterior wall
- Slate from roof – two colors – full/unbroken slates
- Western lancet window stone tracery
- Cast iron columns supporting balcony.
- Dean's Cross from East End Wall Roof
- Plaster Capitals from the arcade – Two sizes-representative sampling
- Brownstone columns/pilasters between the five stain glass windows on East Elevation
- Triple Standing Stalls with Canopies – the stalls on the north side might be salvageable although very charred.
- Pascal Candle Candlestick is still intact behind the baptismal font
- Brass plate is any that was up in the altar area (south side)

Part 1 - General

1.01 Description

A. The principle items of work are related to furnishing all labor, materials, tools, equipment, and services necessary for and reasonably incidental to complete the selective demolition and removal of items and materials to facilitate the work.

1.02 Summary

A. The extent of the selective demolition and removal is as shown on the Drawings and specified herein, including, but not limited to, the following:

B. Selective Demolition: Demolition and disposal of items indicated or that interfere with new construction, including, but not limited to, the following:

1. Wood and metal stud partitions with gypsum board finish.
2. Brick and concrete masonry unit floors, walls and ceilings.
3. Concrete floor slabs.
4. Finishes including plaster and glazed tile
5. Metal roofing system.
6. Temporary or permanent utilities existing in the building to service building until such time as permanent services are installed.

C. Removals: Items to be removed and not indicated to be reused or returned to the Owener, including, but not limited to, the following:

1. Structural steel
2. Metal doors and frames
3. Electrical equipment, panels, conduit, boxes, devices, wiring and other miscellaneous electrical components.
4. Existing shoring to be removed once permanent structures installed.

1.03 Submittals

A. Post-demolition documentation of capped and abandoned utilities and any other subsurface structural, electrical, mechanical, telecommunications, security and fire protection systems. Submit as part of Record Document Submittal.

B. Schedule of Selective Demolition and Removal activities indicating the following:

1. Detailed sequence of salvage, selective demolition and removal work, with starting and ending dates of each activity.
2. Interruption of utility services.
3. Coordination for shutoff, capping, and continuation of utility services.
4. Detailed sequence of selective demolition and removal work.
5. Locations of temporary partitions, structural stabilization and means of egress to comply with OSHA requirements.

C. Coordination Drawings: Submit drawings that coordinate all work of this Section with related cutting and patching required in other Sections. Include the following:

1. Submit a list of all items to be salvaged. Identify each item and location in which the item will be stored. Do not begin work until list of items has been approved.
2. Submit a list of all items to be removed. Include a detailed description of methods and equipment to be used for each operation before work is started. Include procedures for removal of all structural elements and for temporary supports proposed for use. Do not begin work until items and methods have been approved by Architect. Provide plan for monitoring vibration and frequency and particle velocity data of proposed equipment.

D. Shop Drawings for Shoring and Bracing: Heavy shoring of existing wall structure is required. Submit shop drawings, sufficiently detailed, of all proposed areas of shoring and bracing.

1. Submit all calculations in reference to structural capacities and properties of all shoring and bracing members, assemblies and connection prior to fabrication of any parts of the work and provide all additional structural members or increase gauge and weight of metals required for the proper erection and structural stability of the work. See also Structural Documents as they relate the historic masonry and the structural strength of existing building. Calculations shall be prepared and certified by a Professional Engineer licensed in Virginia.

E. Photographs or videotape, detailed existing conditions of adjoining construction, structure surfaces, equipment, and site improvements that might be misconstrued as damage caused by selective demolition operations. File with VTS's Representative.

1.04 Quality Assurance

A. Perform all work of this Section in accordance with all applicable Federal, State, and local laws, ordinances, and regulations.

1. Comply with governing EPA notification regulations before starting selective demolition.
2. Comply with hauling and disposal regulations of authorities having jurisdiction.

B. Pre-Demolition Conference: Conduct conference at Project site. Review requirements for selective demolition, including work specified under other Sections, permissible levels of channeling and trenching allowed through floors, walls and ceilings, substrate condition, special details, procedures, and protection and repairs.

1. Attendees: Architect, VTS's Representative, Contractor, Subcontractors involved in or affected by the selective demolition and its coordination or integration with other materials and installations that have preceded or will follow, shall attend the meeting.
2. Notify Architect five (5) business days prior to scheduled meeting date.
3. Record conference discussions, agreements, and disagreements. Distribute conference minutes.

1.05 Project Conditions

A. Title to Materials: Title to all materials to be removed and disposed of, as approved by the Architect, is vested in the Contractor upon the receipt of such approval. VTS will not be responsible for the condition of, loss of, or damage to such property after such approval. Materials shall not be viewed by prospective purchasers or sold on the site.

1. Items indicated to be removed but of salvageable value to Contractor may be removed from structure as work progresses. Transport salvaged items from site as they are removed.
2. VTS shall have first refusal on all salvage materials.
3. Historic artifacts uncovered during selective demolition operations remain property of VTS. Notify Architect if such items are encountered and obtain acceptance regarding method of removal and salvage for VTS.

B. Condition of Structures: VTS assumes no responsibility for actual condition of items or structures to be demolished.

1. Conditions existing at time of inspection for bidding purposes will be maintained by VTS insofar as practicable.

C. Remove rubbish and debris from the job site daily unless otherwise directed. Do not allow accumulations inside or outside the building without prior written approval of Architect.

D. Explosives: Use of explosives will not be permitted.

E. Traffic: Conduct selective demolition and removal operations and removal of debris to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities.

1. Do not close, block or otherwise obstruct streets, walks or other occupied or used facilities without written permission from authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.

F. Security of Stored Items: The Contractor shall be responsible for ensuring the security of salvaged and stored items on the premises and shall provide all means and methods to achieve this end.

G. Open Flame: Do not use cutting torches for removal until work area is cleared of flammable materials. At concealed spaces, such as interior of ducts and pipe spaces, verify condition of hidden space before starting flame-cutting operations. Maintain two (2) portable fire suppression devices during flame-cutting operations.

1. Smoking is not permitted in building, porticos, roof, or adjacent areas.
2. Obtain burn permit as specified in Division 1: General Requirements.

H. Hazardous Materials:

1. If additional hazardous materials are encountered during selective demolition and removal operations, comply with applicable regulations, laws, and ordinances concerning removal, handling and protection against exposure or environmental pollution.
2. All hazardous waste regulated by the Resource Conservation and Recovery Act (RCRA), including, but not limited to, lead waste, must be managed according to federal regulations found in 40 CFR 260-264 and District of Columbia regulations found in District of Columbia Municipal Regulations (DCMR), Title 20 Chapters 40-54. All hazardous waster regulated by the Toxic Substance Control Act (TSCA), including but not limited to, asbestos waste must be managed according to federal regulations found in CFR 761 and 763. Each of these regulations have unique and specific requirements for disposal record and record keeping.

I. Contractor is responsible for monitoring the vibration of all equipment used for this project based upon particle velocity at various frequencies. The following are the limitations for equipment used at this site.

Frequency	Maximum Peak Particle Velocity
1-10 Hz	6mm/sec
10-40 Hz	6-13 mm/sec
40 Hz and above	13 mm/sec

1.06 Protection

A. Persons: Protect all persons, whether engaged in the work or not, from all harm caused by performance of the work of this Section.

1. Provide protective measures as required to provide free and safe passage of Smithsonian's personnel and general public to occupied portions of building.
2. Erect temporary covered passageways as required by authorities having jurisdiction.

B. Existing Building: Take particular care to insure that existing materials, components, or fabric of the building to remain in place, to be reused, or to be stored are not damaged or deteriorated in any way by salvage, selective demolition and removal operations. All workmen shall accord the age and historic significance of the building the same respect normally given to a newly completed structure.

1. Provide temporary covers for existing work that is to remain in place, that is to be reused, or that is to remain the property of the VTS.

C. Shoring and Bracing:

1. Provide interior and exterior shoring, bracing, and supports to prevent movement, settlement, or collapse of structures to be demolished and adjacent facilities to remain.
2. Do not overload structural elements.
3. Provide new supports or reinforcement for existing construction weakened by selective demolition or removal work.

D. Weather Protection: Protect all materials and equipment from weather at all times. Temporary coverings shall be attended as necessary to insure effectiveness and to prevent displacement. Contractor shall repair or replace all elements of the building damaged by failure to properly protect them from the weather to the satisfaction of the Architect at no additional cost to the VTS.

1. Contractor shall provide the VTS's representative with an on-call contact who will be available for emergency attendance on a 24-hours-per-day, 7-days-a-week basis.

E. Dust Control: Take appropriate action to check the spread of dust to adjacent buildings and to avoid the creation of a nuisance in the surrounding area. Do not use water to control dust. Comply with all dust regulations imposed by local agencies.

1. Construct temporary dustproof partitions where required to separate areas where noisy or extensive dirt or dust operations are performed.

Part 2 - Products (Not Applicable)

Part 3 - Execution

3.01 Examination

A. Survey: As regulated by OSHA, survey the condition of the building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of the structure or adjacent structures during selective demolition.

1. Continue to perform surveys as the work progresses, to detect hazards resulting from the selective demolition process.

3.02 Utilities

A. Locate, identify, shut off, disconnect and seal or cap off indicated utility services serving the building which are to be selectively demolished. Coordinate these activities with the public utility companies.

B. Drain, purge, or otherwise remove, collect and dispose of any dangerous materials before proceeding with the selective demolition.

3.03 Preparation

A. Locate demolition equipment throughout structure and promptly remove materials so as not to impose excessive loads on supporting walls, floors, or framing.

B. Provide and maintain interior and exterior shoring, bracing, or structural support to preserve stability and prevent movement, settlement or collapse of building to be selectively demolished.

1. Cease operations and notify the VTS immediately if safety of structure appears to be endangered. Take precautions to support structure until determination is made for continuing operations.

C. Protect from damage existing finish work that is to remain in place and becomes exposed during demolition operations.

3.04 Selective Demolition and Removals: General

A. Before demolition of any load bearing masonry provide shoring as indicated on the drawings or required to maintain the structural stability of the building and, in addition, consult with Architect and project structural engineer on proposed method of shoring and demolition.

B. Work systematically from higher to lower level.

C. Use hand or small power tools designed for sawing or grinding, not hammering and chopping. Jack-hammers are prohibited without written preapproval by Architect is given. If approval is given, jack hammers shall be used in short (less than 3 minute) intervals. If multiple jack hammers are used in a single area (within a 22 square meter area), than no two jack hammers shall be used at the same time. Do not exceed vibration limitations.

D. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.

3.05 Selective Demolition and Removal

A. General: Demolish and remove existing construction only to the extent required as indicated. Use methods required to complete work within limitations of governing regulations and as follows.

1. Perform selective demolition and removal work systematically, from higher to lower level. Complete work above each floor or tier before disturbing supporting members on lower levels.

2. Neatly cut openings and holes plumb, square and true to dimension required. Use cutting methods least likely to damage construction to remain or adjoining construction.

3. The age of the brick and mortar require selective demolition to be controlled in

a manner that prevents adjacent brick and mortar from being undermined or damaged. Use demolition control techniques such as line-drilling to create a fracture line along the desired demolition limits.

4. Remove structural framing members and carefully lower to ground by methods suitable to avoid free fall and to prevent ground impact.

B. Selective Demolition: All areas of demolition shall be saw-cut and removed.

1. Brick and Concrete: Demolish concrete and masonry in small sections. Cut concrete and masonry at junctures with construction to remain using power-driven masonry saw or hand tools; do not use impact hammers without prior approval of the Architect.

2. Plaster Moldings and Capitals: Plaster shall only be demolished in large enough area to facilitate required removal and to remove loose or delaminated plaster, except as otherwise indicated. Demolish plaster carefully to determine nature of lath below.

3. Interior Slabs on Grade: Use removal methods that will not crack or structurally disturb adjacent slabs or partitions. Use power saws where possible; do not use impact tools without prior approval of the Architect.

4. Partitions: Remove and legally dispose of wood and metal stud partitions at locations indicated on the drawings. Remove or drive-in remaining fasteners, leaving surfaces in smooth condition.

5. Finishes: Remove and legally dispose of finishes including plaster, and gypsum board without casing damage to base materials.

C. Removals: Remove all items without causing damage to any item to remain.

1. Brick: Selectively remove brick at locations indicated. Cut out masonry at mortar joints and remove area scheduled for removal.

2. Structural Steel and Cast Iron: Carefully saw-cut and remove all structural members as indicated on the drawings.

3. Sheet Metal: Where indicated, disassemble existing wall and cap flashing, and cut fasteners if required.

4. Roofing: Disassemble existing sheet metal roof including all fasteners, sealants and slip sheets. No cutting torches will be allowed without written approval of the Architect.

3.06 Disposal of Demolished Materials

A. General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate. Transport and legally dispose of materials off site.

B. Burning of removed materials is not permitted on project site.

3.07 Clean-up and Repair

A. Upon completion of salvage, selective demolition and removal work, remove tools and equipment from site. Remove protections and leave interior areas broom clean.

B. Repair selective demolition performed in excess of that required. Return structures and surfaces to remain to condition equal to like newly restored work. Repair adjacent construction or surfaces soiled or damaged by selective demolition work.

End of Section 02065

Part 1 - General

1.01 Summary

A. Work of this section consists of providing all materials, labor, tools, equipment and services necessary to complete the cataloging, labeling, dismantling, crating and storing of selected exterior and interior finish materials where noted on the drawings including but limited to the following:

1. Plaques:
    a. Chancel Area (4); SW Plaque is broken and lying on the floor
    b. South Wall
        1) Outside of Door to Sacristy (1) – Broken in at least two pieces on floor
        2) Pew Area (5)
    c. North Wall
        1) Near Piano Storage Area (1)
        2) Pew Area (5)
2. Communion Rail –
    a. Salvage posts and railing
3. Stone Cross – Fell through floor and is in crawl space below
4. Bricks from exterior walls
5. Slate from roof – two colors – full/unbroken slates
6. Dean's Cross from East End Wall Roof
7. Plaster Capitals and moldings from the arcade – Two sizes-representative sampling of each

1.02 Related Work

A. Section 02070: Selective Demolition

1.03 Submittals

A. Submit the Contractor qualifications.

B. Submit a written description of the dismantling/salvage procedures and a schedule of operational sequence. Indicate tools and methodology for the removal, protection, labeling, cataloging and handling of the salvaged material.

C. Products: Submit product data and samples of paints and markers proposed for labeling

building materials and crates, and for packing materials.

D. Shop Drawings: Submit shop drawings for the construction of storage crates/pallets

E. Catalog Forms: Submit completed catalog forms at the completion of the dismantling .

F. Storage Site Plans: Submit storage site plans indicating the final locations of the stored material.

1.04 Quality Assurance

A. The work of this Section shall be performed by a firm with a minimum of five years of specialized experience in the dismantling of historic building material similar to the work required by this project.

B. Submit a written record of projects of a minimum of three completed projects for which the Contractor has performed building dismantling or materials salvage, the same as required for this project. Projects submitted shall have included masonry, metals and wood dismantling similar in scope and size to this project. Include the name and address of the building, a description of the work performed, the approximate cost of the work and the name and telephone number of a reference for the project.

C. Submit the qualifications of all individuals who will be performing the dismantling/salvage at the project site with evidence of their dismantling experience. Include the names of the projects for which similar work has been performed and years of experience with the firm. Only persons with acceptable previous experience and only those persons whose qualifications have been reviewed and accepted will be allowed to perform the work.

1.05 Protection

A. The Contractor shall erect and maintain all shoring, bracing, ties, etc. as necessary to stabilize, dismantle, maintain in place and ensure the safety of, without damage, the portions of the building scheduled to remain in place at the completion of dismantling work. The Contractor shall prevent the movement, settlement or collapse of the existing materials and adjacent services and shall repair any damage at no cost to the Government.

B. The Contractor shall be responsible for the safe handling and protection of the material shown for dismantling/salvage from the time of commencement of the work until final acceptance of the completed construction. Material damaged or lost as a result of negligence or mishandling on the part of the Contractor shall be repaired or replaced at the Contractor's expense to the satisfaction of the Seminary.

Part 2 - Products

2.01 Salvaged Materials

A. Salvaged Material: Material designated to be dismantled/salvaged on the drawings and herein is considered valuable historic building fabric and shall be handled with the utmost care at all times. Removal of material designated for demolition/removal shall not in any way endanger the stability or security of the historic fabric.

2.02 Labeling and Crating Materials

A. Crates: Construct crates of untreated, interior grade plywood and wood or steel framing.

1. Provide crates which fully protect the material from impact and water damage.
2. Provide holes or openings in closed creates that will allow ventilation of the interior of the crate.
3. Construct crates of adequate size and strength to carry the weight of the contents.

B. Packing Materials: Use only non-corrosive, non-staining, non-absorbent mildew/mold resistant packing materials such as closed cell polystyrene sheets or pellets, plastic bubble wrap, plastic shrink wrap, and plastic banding/strapping.

C. Temporary Markers: Wax or chalk markers.

D. Permanent Labeling Markers: Use non-water soluble permanent markers. Use colors which contrast with the building material.

Part 3 - Execution

3.01 Inspection

A. Prior to dismantling, inspect site conditions, verifying all governing dimensions, notes and specifications of work in place. Notify the Architect immediately of discrepancies prior to proceeding with the work.

3.02 Preparation

A. Take all necessary precautions and protective measures to prevent damage to adjacent surfaces from construction operations.

B. The Contractor shall cease operations and notify the Architect immediately if safety of the structure or materials appears to be endangered. Take precautions to properly support the adjacent materials until dismantling is complete. Do not resume operations until

safety is restored.

C. Have crates constructed, on-site and ready receive dismantled materials prior to starting material removal.

3.03 Dismantling/Salvage - General

A. Dismantle/salvage all historic materials to be saved by hand only. Do not wet materials shown for salvage.

B. Remove all back-up material at a specific location prior to attempting to remove the face material. Cut anchors and ties prior to attempting removal.

C. Pry face material loose from the back side only. Do not use pry bars or any force at the face of the historic material without providing protection at the edges and face of the units.

D. Handle existing cracked or broken material with care to avoid damage to the fracture edges. Retain and label all pieces of every unit and crate together. Reassemble the pieces of the broken units in the crates, separating the pieces along the fractures with polystyrene sheet.

E. Separate units with a cushioning material such as rigid polystyrene. Fully support the salvaged materials to avoid cracking, warping, bending under their own weight both during removal, temporary storage and final storage.

F. The Architect will have the authority to temporarily direct the progress of the work or temporarily stop the work to allow for photography and recording of unique or unusual conditions. All such directives will be issued through the Project Superintendent.

G. Provide safe and reasonable access for the Architect to all portions of the work at all times.

3.04 Dismantling/Salvage - Material Specific Requirements

A. Plaques: Remove the plaques starting at a bottom using broken or missing brick. Demolish the mortar bed at the perimeter of the plaques until the bond between the plaque and setting bed is loose and plaque the can be lifted. Remove minimal amount of brick to secure release from wall.

3.05 Labeling

A. Temporary Labeling: Label the materials before disassembly using the approved

numbering system. Label materials on the exposed faces of the material using chalk or wax crayon. Do not use crayon on the exposed face of the stone.

B. Permanent Labeling: Apply permanent labeling immediately upon disassembly.

1. Apply on the concealed faces of the material.

2. Apply marker directly onto the building material. Do not use attached labels or tags.

3. Do not allow marker to come in contact with the exposed faces of the material.

4. Make letters/numbers clearly legible, no less than 1/2" high.

C. Label each piece of salvaged material with the location from which is was removed using the room numbers on the drawings.

D. Label railings with the room number or general location from which it was removed.

E. Label brick, stone and slate palettes with elevation and general location from which it was removed. Prepare a sketch drawing of the elevations showing the location of palette.

3.06 Cataloging

A. Maintain a catalog of the dismantled material on forms similar to that included at the end of this section. Complete and update the catalog as material is removed.

B. Prepare a catalog form for each unit of material providing all of the information indicated on the sample form. Pack a copy of the catalog sheet in the crate with each unit of material.

C. Prepare detailed plans of the storage areas that show the stored location of all the salvaged building material.

D. Maintain a record set of drawings at the project site which show all modifications and additions to the material number/labeling system.

3.07 Crating/Palettes - General

A. Construct an adequate supply of crates/palettes prior to beginning dismantling to ensure that crating/palletizing of each unit of material can be completed within 24 hours of removal.

B. Verify that crates/palettes will fully protect the material from impact damage and

exposure to the weather and that they are ventilated.

C. Verify crates/palettes are of adequate size and strength to carry the weight of the contents.

D. Crate/palletize material within 24 hours of disassembly. Place materials in crates/palettes in a single layer.

E. Secure materials in crates/palettes to insure no movement during handling. Do not wrap materials in sheet plastic or in any other way create a sealed unventilated container.

F. Number the crate/palette with the same number(s) as the unit(s) it contains and a material designation such as stone, plaster castings, brick, slate, etc. Crate/palletize only immediately adjacent units together. Label the crate with oil based paint or permanent marker on at least two sides. Do not use attached labels or tags. Make numbers large and clearly legible.

G. Crate/palletize like materials together. Crate elements together in sequential order based on room number and/or element number, i.e., materials from east elevation can be crated with materials from east elevation, but not with materials from west elevation.

H. Crate broken or damaged material separate from sound material

3.08 Crating - Material Specific Requirements

A. Stone Coping and Brick Walls: Construct crates or pallets which will allow stacking and storage of the stone/slate tiles on edge at an approximate 60 degree angle. Secure stone with shrink wrap or packing materials to prevent shifting during transport. Protect the finish face, edges and corners from impact damage. Crate partial tile on separate pallets from full tiles, sorted by size/shape.

3.09 Storage Site

A. Create a separate, secure and locked area for the storage of the salvaged material.

B. Install temporary secure and locked partitioning for the on-site storage area to limit access to the material.

C. Provide duplicate keys to all locks to VTS.

3.10 Storage

A. Place materials into the storage site in an organized, orderly fashion.

B. Transfer and secure the salvaged material to the on-site storage site as the material is removed and crated, but no less often than the end of each work day. Transfer crated materials for off site storage as directed by VTS.

C. Store material in rows with aisle space between. Store material with crate numbers facing aisle.

D. Stack crates in a single layer. Support and level the bottom row of crates a minimum of 3-inches off the ground.

3.11 Close Out

A. At the completion of the dismantling/salvage work submit the following to the Architect.

1. A plan of the on-site storage areas showing the location and numbers of all crates.

2. A complete list of crates numbers with a full listing of the crate contents.

3. A complete set of catalog forms bound in numerical order.

End of Section 02071

IMMANUEL CHAPEL – CATALOG FORM

ROOM NO._____BUILDING ELEMENT NO._____DATE REMOVED _____

CRATE NO._____STORAGE LOCATION _____

ELEMENT
NAME_____

ELEMENT MATERIAL
_____ Slate
_____ Brick
_____ Sheet Metal
_____ Wood
_____ Plaster
_____ Other_____

ANCHORING DEVICES
_____ Screws/Nails
_____ Flexible metal anchor/Wire tie
_____ Metal dowel
_____ None

ANCHOR LOCATION: _____Attached to element_____Removed: Location_____

ELEMENT AND ANCHOR PHOTOGRAPHY
_____ No _____Yes: Location_____ Roll/Neg. No._____

DIMENSIONS
_____Height _____Width _____ Depth/Length

ELEMENT CONDITION (After removal and crating)
_____ Excellent: Reusable
_____ Good: Reusable
_____ Poor: Not Reusable

PROBLEMS WITH EXPOSED FACES (After removal and Crating)
_____ Chipped _____ Spalled _____ Corroded
_____ Cracked _____ Broken _____ Discolored
_____ Rotten _____ Other (explain below)

NOTES
_____
_____
_
I have inspected this unit and find information correct as stated above.
_____Date _____

Appendix C:

Prayer Garden Examples

Figure C1: Old Deer Abbey, Buchan, Scotland

Figure C2: Old Deer Abbey, Buchan, Scotland

Figure C3: St. Andrew's, Scotland

Figure C4: St. Andrew's Scotland

Figure C5: St. Andrew's, Scotland

Figure C6: St. Andrew's Scotland

Appendix D:

Interim Stabilization Proposal

The proposed Interim Stabilization Plan retains character defining elements of Immanuel Chapel to be stabilized while allowing selective dismantling of walls identified to be salvaged to create a safe and stable environment for the Seminary.

KEY

- RETAIN WALLS AT FULL HEIGHT
- RETAIN WALLS AT WAINSCOT HEIGHT (APPROXIMATELY 6'-4" ABOVE EXTERIOR GRADE); SELECTIVE REMOVAL OF UPPER PORTION
- SELECTIVE REMOVAL AND SALVAGE OF WALL TO EXISTING FLOOR LEVEL (APPROXIMATELY 2'-5" ABOVE EXTERIOR GRADE)
- SELECTIVE REMOVAL AND SALVAGE OF WALLS TO GRADE
- REMOVAL OF WALLS TO GRADE/NON-HISTORIC

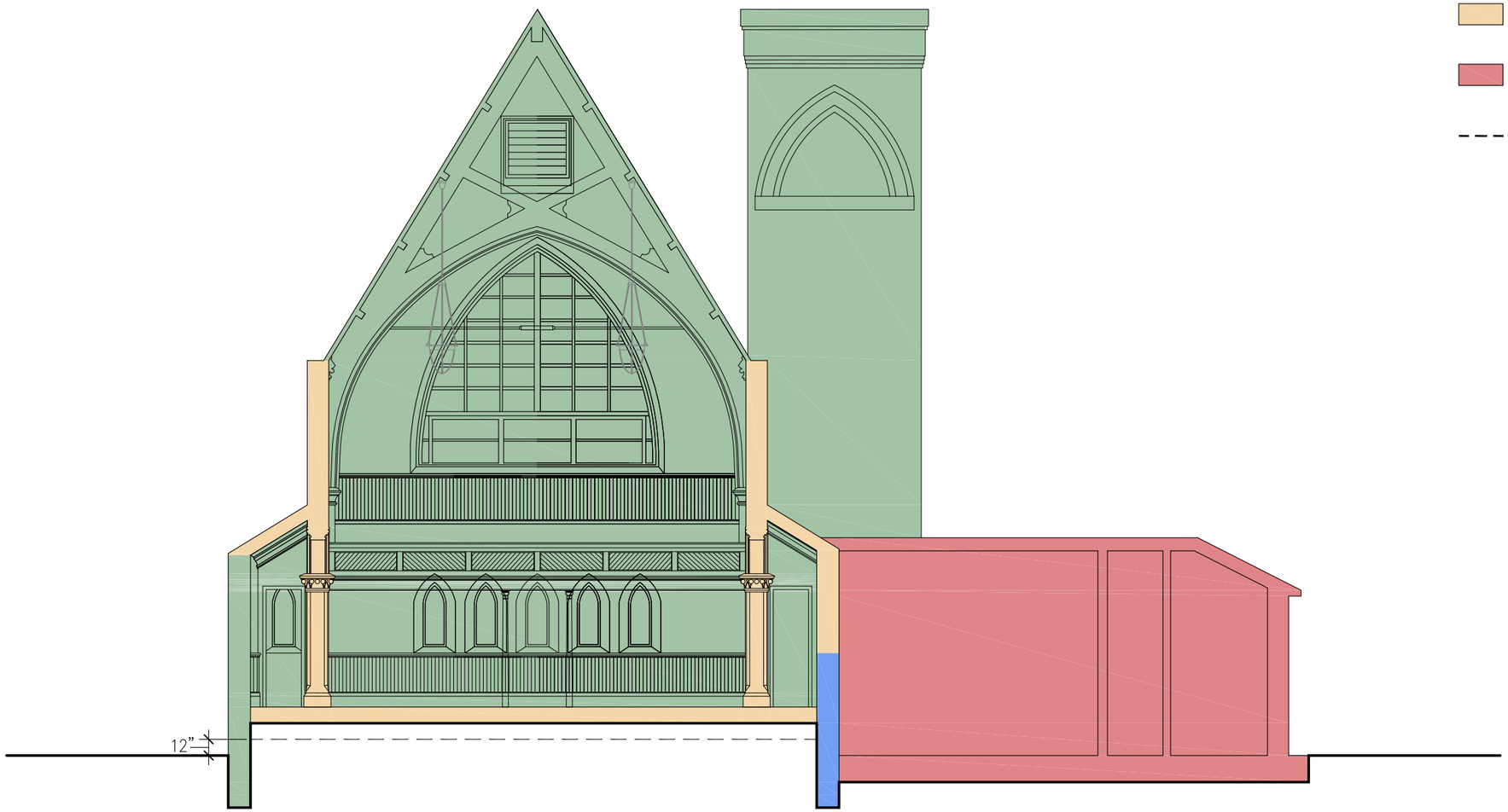
SECTION
LOOKING
EAST

N

0 2' 4' 8'

VIRGINIA THEOLOGICAL SEMINARY
INTERIM STABILIZATION - PLAN

HARTMAN-COX ARCHITECTS
APRIL 20, 2011



KEY

- RETAIN WALLS AT FULL HEIGHT
- RETAIN WALLS AT WAINSCOT HEIGHT (APPROXIMATELY 6'-4" ABOVE EXTERIOR GRADE); SELECTIVE REMOVAL OF UPPER PORTION
- SELECTIVE REMOVAL AND SALVAGE OF WALL TO EXISTING FLOOR LEVEL (APPROXIMATELY 2'-5" ABOVE EXTERIOR GRADE)
- SELECTIVE REMOVAL AND SALVAGE OF WALLS TO GRADE
- REMOVAL OF WALLS TO GRADE/NON-HISTORIC
- – – – PROPOSED INTERIOR GRADE OF PRAYER GARDEN

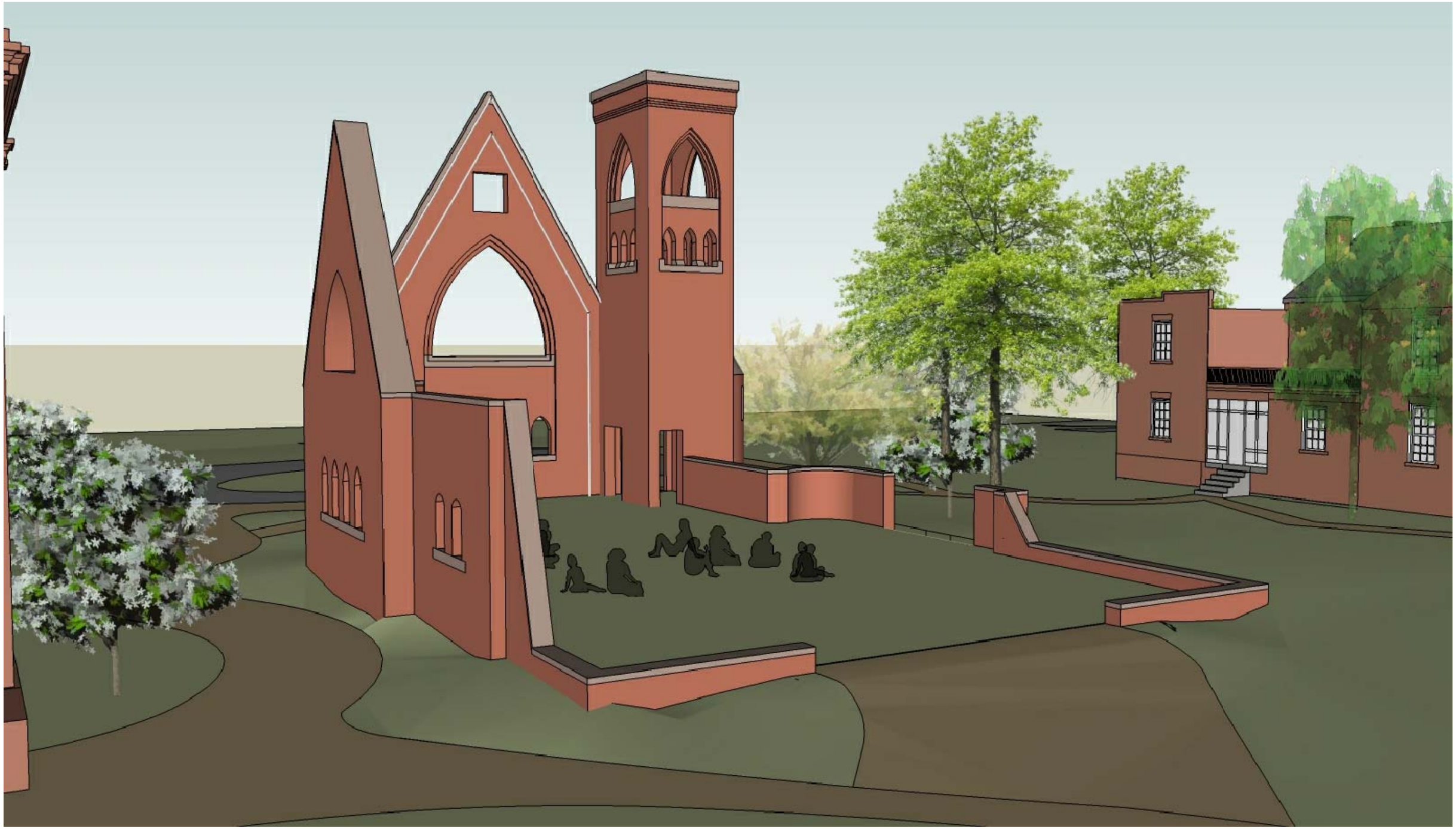
0 2' 4' 8'

VIRGINIA THEOLOGICAL SEMINARY
INTERIM STABILIZATION - SECTION LOOKING EAST

HARTMAN-COX ARCHITECTS
APRIL 20, 2011

VIRGINIA THEOLOGICAL SEMINARY
INTERIM STABILIZATION - BIRD'S EYE VIEW

HARTMAN-COX ARCHITECTS
APRIL 20, 2011



VIRGINIA THEOLOGICAL SEMINARY
INTERIM STABILIZATION - VIEW LOOKING EAST

HARTMAN-COX ARCHITECTS
APRIL 20, 2011

VIRGINIA THEOLOGICAL SEMINARY
INTERIM STABILIZATION - VIEW LOOKING WEST

HARTMAN-COX ARCHITECTS
APRIL 20, 2011