



## Department of Community Development

Date: April 19, 2018  
To: Mayor and Council  
Thru: W. Patrick Pate, City Manager  
From: Elizabeth S. Via-Gossman, AICP, Director  
Community Development  
Re: Annaburg Manor Report

Attached please find a high level architectural report on the condition and possible reuse of Annaburg Manor. In the report, Mr. Hetzel identifies order of magnitude (OOM) costs to stabilize, adapt or restore the structure and breaks those costs down by floor. Detailed cost estimates would require a Historic Structures Report as was completed for Liberia Mansion in 2011. The decision at Liberia was to restore the exterior and first floor only and open the house for special tours and events only. The manager has asked for a similar cost estimate that would open the first floor of Annaburg to the public and use the grounds as a neighborhood park.

In Mr. Hetzel's report he estimates \$700,000 for minimum improvements to the exterior of the house which includes \$100,000 in site improvement infrastructure (parking, utilities, etc.). This would make the exterior look "nice" but not restore it using historically accurate materials and techniques. For example the columns, if they could not be repaired may be replaced with a composite material and painted to look like wood. If a meticulous restoration of the exterior were proposed then that work would be of an OOM of \$1.5 million. The OOM costs replace the mechanical systems and make the first floor available to the public is estimated at \$1.3 million. Therefore, total OOM costs range from \$2 - \$3 million.

In addition, the Manager has asked for additional park improvement costs and maintenance including:

### **Yearly Cost \$17,000**

Mowing	\$4,000
Servicing Trash Cans	\$3,000
Utilities	\$10,000

**One Time Cost \$68,000**

Tree Work	\$2,000
Playground	\$60,000
Tables/ benches	\$6,000

Note these improvements are merely for estimating purposes. If the site were to be planned as a park, the Community Development department would master plan the site with community input. A neighborhood park master plan is estimated at \$10,000 - \$15,000.

**In summary, total improvement costs to open the first floor to the public and use the grounds as a neighborhood park range from \$2.1 - \$3.1 million with an annual operating cost of \$17,000 with no staff onsite.**

# Annaburg Manor Report



Prepared by



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March 23, 2018

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## Chapter 1: Introduction

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### Intent

The City of Manassas commissioned John F. Heltzel AIA, PC Architects to analyze the building for purposes of evaluating potential adaptive reuse scenarios by rehabilitation and restoration, and prepare an outline report of findings. The services included in this service were as follows:

1. Meeting at site with City and building owner representatives to view building condition and compare to conditions outlined in previous reports.
2. Review all previously prepared relevant building assessments and reports provided by the City.
3. Review other available reports and assessments Architect has available.
4. Research applicable building codes for renovation or rehabilitation of the building, and prepare general code analysis for potential uses.
5. Research and determine general ADA upgrade requirements.
6. Quantify and evaluate available building square footage for potential uses.
7. Outline current applicable mechanical, electrical and plumbing code requirements, and compare to existing systems.
8. Outline current applicable structural loading requirements and compare to existing structural system.
9. Research standard renovation and restoration unit pricing available.
10. Identify general rehabilitation requirements for viable new uses and identify the most to least restrictive use requirements.
11. Prepare summary report outlining the findings of services noted above.

### Qualifications

John F. Heltzel AIA, PC is a Manassas based architectural firm with 27 years of experience in commercial building design and construction, building rehabilitation, building code analysis, and building projects within the historic overlay district regulated by the Architectural Review Board of the City of Manassas.



## Summary

The Annaburg Manor was originally constructed in 1892 and is a historically significant building, rich in character and detail. The Manor has been occupied by several uses including a residence, health care and general offices. It has been vacant for approximately 25 years and has fallen into disrepair. Recent efforts have been made to minimize further deterioration. Due to its current condition, it is not occupiable for any use, and would require extensive repairs and improvements to comply with applicable building codes for any proposed use and occupancy. The Manor is sited on approximately 7.5 acres, sharing the site with Caton Merchant House, an assisted living facility. The site includes vehicle parking, expansive park-like lawn and mature trees, and currently has vehicle access from two of the three fronting streets. The site currently has water, sanitary, electric and gas utilities. The property is currently being considered by the City of Manassas to be included in the Historic Overlay District. Including the property in the Overlay would subject the building to specific requirements for maintenance, improvements, modifications and demolition.

## Definitions

The following are definitions of the four approaches to historic buildings are defined in the Secretary of the Interior's Standards for the Treatment of Historic Properties. For purposes of this project, Rehabilitation and Restoration shall be considered.

Preservation: places a high premium on the retention of all historic fabric through conservation, maintenance, and repair. It respects a building's continuum over time, and through successive occupancies, and the respectful changes and alterations that are made.

Rehabilitation: emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work.

Restoration: focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Reconstruction: establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.



## Chapter 2: Brief Building History

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Annaburg Manor is a 3-story mansion, built for Robert Portner as a summer home in 1892-1894. Its design is colonial / renaissance revival and constructed of a combination of building structural systems including brownstone, masonry, concrete and wood frame. The Manor was occupied as a residence until 1920. At some point in the middle of the 20<sup>th</sup> century, was used as a nursing home and the building was expanded in the mid 1960's with two 2-story "wings" including expanded space for the nursing home. In the mid 1980's, the Caton Merchant House was constructed on the site, adjacent to but detached from the Manor by approximately 70 feet. The Manor was vacated in 1993, and in 2008 the wings constructed in the 1960's were demolished, and the remaining Manor received minor repairs to secure the exposed walls where the wings existed.

A report prepared by BETEC in November 2012 identifies the building in poor condition and in need of repairs, possibly temporary in nature to stop further deterioration of the building, and restoration is recommended.

A follow up report was prepared by BETEC in July 2017, which notes that the building in general is unchanged, that some preventative measures have been taken to minimize further damage, and deterioration of building components continue, including the exterior brownstone walls, portico and foundation areas.



## Chapter 3: Architectural Condition Assessment

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### Building Size

Space	Area (Gross SF)
Basement	3460
Ground Floor	3450
Second Floor	3416
Third Floor	2493
Total	12819

### Site Size

Currently the site is 7.42 acres. However, the property owner is considering subdividing the property, thus separating the Manor from the Caton Merchant house, reducing the Manor site to approximately 3.65 acres.

### Building Exterior

The building exterior including roofing, painted brick and brownstone, exterior windows and doors, entry portico and stairs is in a state of significant disrepair. Additional details follow:

- **Roofing:** The existing roofing is composite asphalt shingles and appears to be in fair condition.
- **Gutters and Downspouts:** The integral hidden gutters are in poor condition, and minor corrective measures have been made to minimize further deterioration.
- **Fascia, Cornice and Soffits:** The exterior wood trim work is in very poor condition, due to the failing gutter system.
- **Brick and Brownstone:** The exterior masonry finish has been coated with a finish over many years, with the apparent effort to preserve the masonry, but has caused significant damage and deterioration to the masonry.
- **Windows and Doors:** The exterior windows and doors are in poor shape, or are missing.
- **Portico:** Like the brick and brownstone, there is significant damage and deterioration.
- **Stairs:** The exterior stairs at the portico entry and adjacent walkways are in poor condition.





## **Building Interior**

The building interior including ceilings and wall finishes, flooring, trim and millwork, and fixtures is in a state of significant disrepair. Additional details are as follows:

- Ceiling and Walls: The finish of the ceiling and walls is in poor condition, though the integrity of the ceilings and walls are in fair condition in general.
- Flooring: The marble flooring in the main entry is in fair shape. Flooring finishes in all other areas have been removed or are in poor condition.
- Trim and Millwork: The trim and millwork is a mixture of plaster, cast stone, carved stone and wood and the conditions range from room to room, from good condition to poor, or missing in many areas.
- Fixtures: Most of the fixtures including plumbing and lighting, have been removed, or are in poor condition.
- Hazardous Materials: Some hazardous materials and conditions existing, and limited remediation would be required, such as removal of mold, asbestos and lead paint.

## **Building Structure**

The building structure is in fair condition. The building foundation has sustained some damage due to groundwater conditions, likely due to the lack of working gutters and downspouts.

### **Building Mechanical, Plumbing and Electrical Systems**

The buildings mechanical, plumbing and electrical systems are in poor to fair condition, but do not meet applicable building codes for any proposed use. There is an operational fire suppression and alarm system but has been drained and disabled.

## **Site Conditions**

The overall site is in fair condition, including the lawn areas, trees and paving.

## **Building Conditions Summary**

The building has suffered significant deterioration over time, and little integrity of the building components that support the building's historic character remain. The structural system is in a condition where it could be used for rehabilitation, but the interior finishes, windows and doors, exterior finishes and mechanical/electrical systems including fixtures would need complete replacement or major repairs and reconstruction. None of the areas of the building comply with the accessibility requirements (ADA) of the applicable building codes.



Based on our findings, the following building components and systems will require complete replacement or will need to be added, for minimal rehabilitation:

- Internal gutter and downspout systems with new, more conventional systems.
- Mechanical/HVAC systems.
- Exterior windows and doors.
- Exterior patios, ramps and walkways.
- Exterior cornice and fascia woodwork.
- Interior wall and ceiling finishes.
- Interior doors and hardware.
- Interior trim and millwork, with some very limited exceptions.
- Floor finishes.
- Roof insulation.
- Exterior wall insulation.
- Electrical power and lighting systems.
- Emergency and exit lighting.
- Plumbing systems and fixtures.
- Restroom hardware and partitions.
- Interior signage.
- Other additional components and systems specific to user.

Should the desired approach for the building be more toward restoration, the building may also need to undergo the following:

- Removal of the existing exterior wall coatings, and restore the existing stone and masonry building components, including the exterior walls, portico and columns.
- Restoration of windows and doors rather than replacements.
- Restoration of interior plaster finishes, moldings and millwork.
- Replace roofing with correct roofing finish.
- Restoration of interior gutter system.
- Restoration of exterior cornice and fascia woodwork.



## Chapter 4: Potential Uses

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### Building Code Analysis

The following is critical criteria and information required to determine allowable uses and functions.

Current Use:	None
Latest Approved Use	B-Business
Construction Type	IIIB; including non-combustible exterior walls and floor systems, and wood framed roof structure.
Building Area	4,000 sf
Gross Building Area	12,819 sf
Fire Protection System	Yes, including fire alarm, but currently disabled.
Accessibility (ADA)	No areas of the building are in compliance with accessibility codes.
Mech/Elect Systems	None of the existing mechanical, electrical, plumbing and ventilation systems are in compliance with applicable building codes.
Structure	Structural systems compliance will depend on the proposed use, but in general will meet most proposed use requirements.
Code Compliance	Rehabilitation of the building shall meet the requirements of the Virginia Rehabilitation Code

### Site Code Analysis

The site is currently zoned R-1, Single Family Residential. This zoning by right would permit the subdivision of the site to develop with up to 6 additional lots for single family homes. There is currently a Special Use Permit in effect for both the site and the adjacent Caton Merchant House allowing an institutional use, limited to a personal care residence of 80 units This SUP use is no longer permitted in the R-1 district and therefore cannot be amended to expand the institutional use. A public use such as City offices, park or library, assembly, or educational uses would require a Special Use Permit. Any other use would require rezoning.



## Summary

### Building

Based on the building size and construction type, the building can be used for most uses. Since the existing mechanical and electrical systems will need to be replaced completely and all new systems would be designed and constructed to meet the requirements of that specific use. Regardless of proposed use, any occupancy will require building modifications to provide accessibility to each floor of occupancy, and to all the primary building functions.

### Site

Based on the current zoning, the use as a single family home would be allowed by right, as well as the construction of 6 additional homes. Some other public uses such as City offices or library would require a Special Use Permit, and any others would require rezoning, which may meet resistance from the local community.



## Chapter 5: Specific Potential Uses and Their Requirements

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Below is a list of potential uses that are considered reasonable and viable for the site, and a brief description.

### **Assembly**

Assembly uses include civic, social and religious functions, restaurants, some educational uses, libraries, museums and other functions that are for the purpose of gathering persons.

Requirements for this use will include:

1. Special Use Permit if a public use building such as City offices or library.
2. Rezoning if not public use noted above.
3. Extensive building repairs throughout interior and exterior.
4. New mechanical and electrical systems throughout.
5. Upgrade accessibility to the building, and to each proposed level of occupancy. This may include ramps and stairs to the main floor, and compliant restrooms. If upper floors are to be occupied, additional stairs and elevator will be required.
6. Additional vehicle parking due to occupancy loads.

### **Business**

Business uses include offices, medical use, training, animal hospitals, barber and beauty shops, and some educational functions. Requirements for this use will include:

1. Rezoning.
2. Extensive building repairs throughout interior and exterior.
3. New mechanical and electrical systems throughout.
4. Upgrade accessibility to the building, and to each proposed level of occupancy. This may include ramps and stairs to the main floor, and compliant restrooms. If upper floors are to be occupied, additional stairs and elevator will be required.

### **Educational**

Educational uses include schools up to the 12<sup>th</sup> grade. Requirements for this use will include:

1. Special Use Permit.



2. Extensive building repairs throughout interior and exterior.
3. New mechanical and electrical systems throughout.
4. Upgrade accessibility to the building, and to each proposed level of occupancy. This may include ramps and stairs to the main floor, and compliant restrooms. If upper floors are to be occupied, additional stairs and elevator will be required.
5. Additional vehicle parking due to occupancy loads.

## **Institutional**

Institutional uses include facilities providing care or supervision of persons incapable of self-care, or are detained. Requirements for this use will include:

1. Rezoning.
2. Extensive building repairs throughout interior and exterior.
3. New mechanical and electrical systems throughout.
4. Upgrade accessibility to the building, and to each proposed level of occupancy. This may include ramps and stairs to the main floor, and compliant restrooms. If upper floors are to be occupied, additional stairs and elevator will be required.

## **Residential**

Residential uses include buildings used for sleeping, when not classified as Institutional. Residential use can be single family homes, or multi-family buildings. Requirements for each of these uses include:

### Single Family Home(s):

1. Subdivision of property by right, if expanding number of buildings to include new homes.
2. Extensive building repairs throughout interior and exterior.
3. New mechanical and electrical systems throughout, though not as extensive as that of other commercial and public uses.
4. Possible construction of new homes.

### Multi-family Homes

1. Rezoning.
2. Extensive building repairs throughout interior and exterior.
3. New mechanical and electrical systems throughout, though not as extensive as that of other commercial and public uses.
4. Construction of new multi-family homes, such as townhouses, apartments or condominiums.



### Unique Residential Cluster Development

1. Request variance to the current zoning to allow variations to the required zoning restrictions without rezoning, yet maintain the essence of the current zoning.
2. Extensive building repairs throughout interior and exterior.
3. New mechanical and electrical systems throughout, though not as extensive as that of other commercial and public uses.
4. Construction of new homes, but in a configuration specific to the property, maintaining the character of the Manor property, while creating a viable use for the Manor.



## Chapter 6: Cost Analysis

Cost information from previous studies was not available at the time of this report. Though some cost studies have been done in the past, they would not be accurate considering their age, and the continuing deterioration of the building. In general, construction costs for adaptive reuse of an existing building including the addition of mechanical and electrical systems are in the range of \$150-200 per square foot. If upper floors are also to be included, additional building components including a second set of stairs and elevator would be required, at an additional significant cost. Further, if the building exterior as well as remaining interior building components are to be considered for restoration, significant additional costs would apply.

The following is an analysis to determine the approximate costs to rehabilitate the building and how the costs increase by floor, then to possibly increase the project scope by introducing restoration of the exterior and remaining interior building components. Detailed investigation, design and engineering and cost estimates have not been performed; therefore these cost figures are for the purposes of determining a rough order of magnitude only.

	Qty	Rate	Total	Cummulative	Unit
	Ea/SF			Cost	Cost/SF
<b>Exterior Envelope Minimum</b>					
Roof/Gutters/Downspouts	1	\$ 100,000.00	\$ 100,000.00		
Exterior Finish, Minumum	1	\$ 250,000.00	\$ 250,000.00		
Site Improvements	1	\$ 100,000.00	\$ 100,000.00		
Exterior Windows/Doors	1	\$ 250,000.00	\$ 250,000.00		
Subtotal			\$ 700,000.00	\$ 700,000.00	
<b>Basement &amp; Ground Floor</b>					
Basement	3460	\$ 100.00	\$ 346,000.00		
Ground Floor Accessibility	1	\$ 100,000.00	\$ 100,000.00		
Restrooms	2	\$ 50,000.00	\$ 100,000.00		
Ground Floor	3450	\$ 200.00	\$ 690,000.00		
Subtotal to Ground Floor			\$ 1,236,000.00	\$ 1,936,000.00	\$ 561.16
<b>Second Floor</b>					
Elevator & Stairs	1	\$ 250,000.00	\$ 250,000.00		
Restrooms	2	\$ 25,000.00	\$ 50,000.00		
Second Floor	3416	\$ 200.00	\$ 683,200.00		
Subtotal to Second Floor			\$ 983,200.00	\$ 2,919,200.00	\$ 425.17
<b>Third Floor</b>					
Third Floor	2493	\$ 200.00	\$ 498,600.00		
Subtotal to Third Floor			\$ 498,600.00	\$ 3,417,800.00	\$ 365.19
<b>Restoration</b>					
Roof/Gutters/Downspouts	1	\$ 250,000.00	\$ 250,000.00		
Brownstone and Masonry	1	\$ 1,000,000.00	\$ 1,000,000.00		
Exterior Windows/Doors	1	\$ 250,000.00	\$ 250,000.00		
Subtotal			\$ 1,500,000.00	\$ 4,917,800.00	\$ 525.46

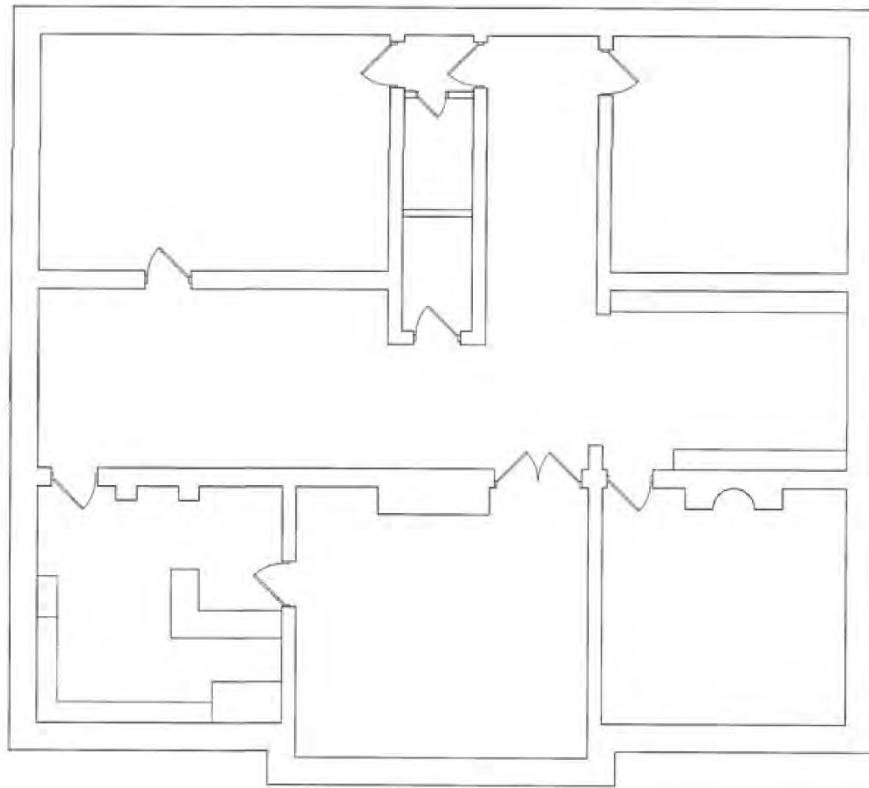




# Chapter 7: Graphics

## Photos



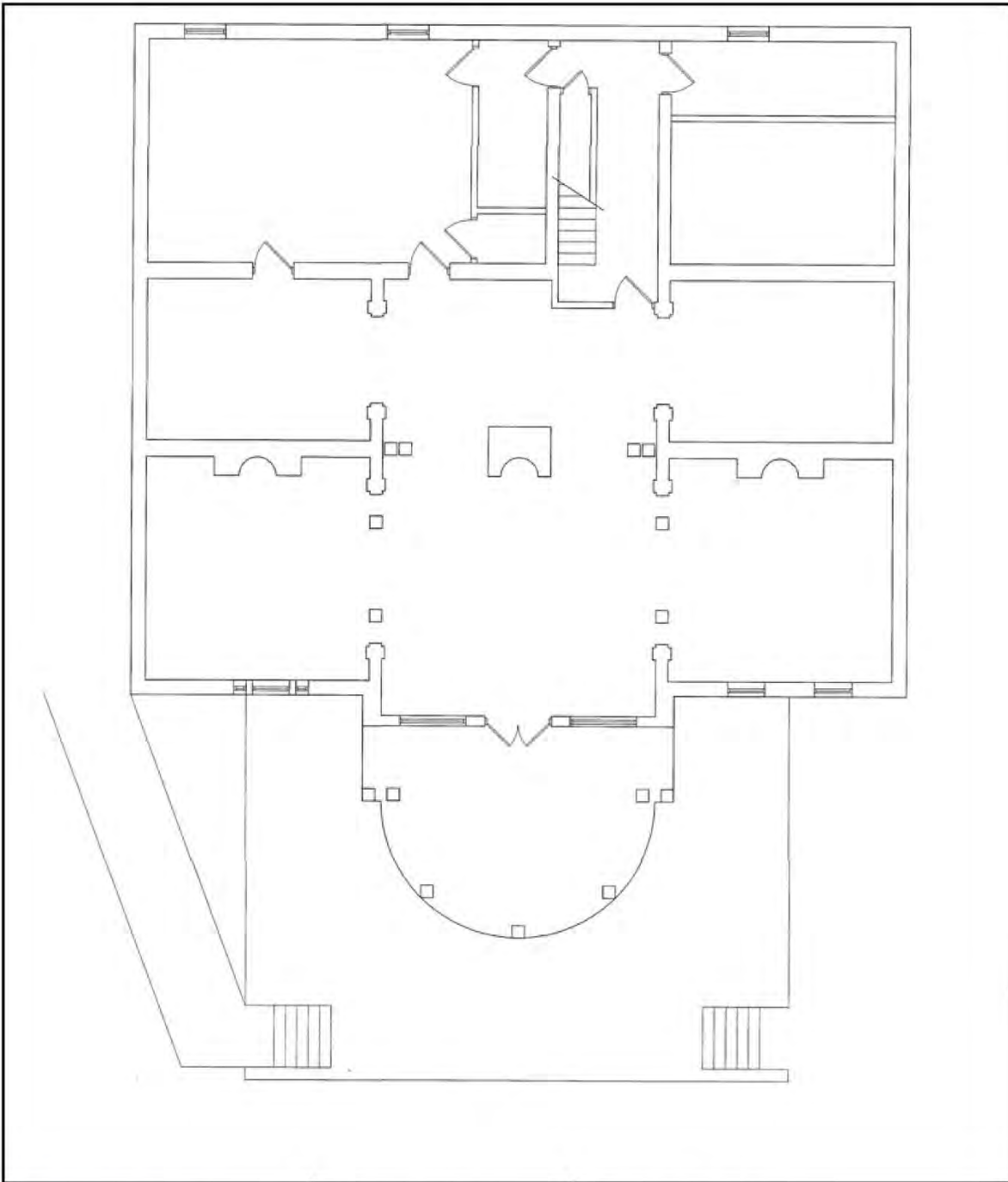


**Annaburg Manor**  
9201 Maple Street  
Manassas, VA 20110

**Basement Floor Plan**

**Date: 3/16/2018**



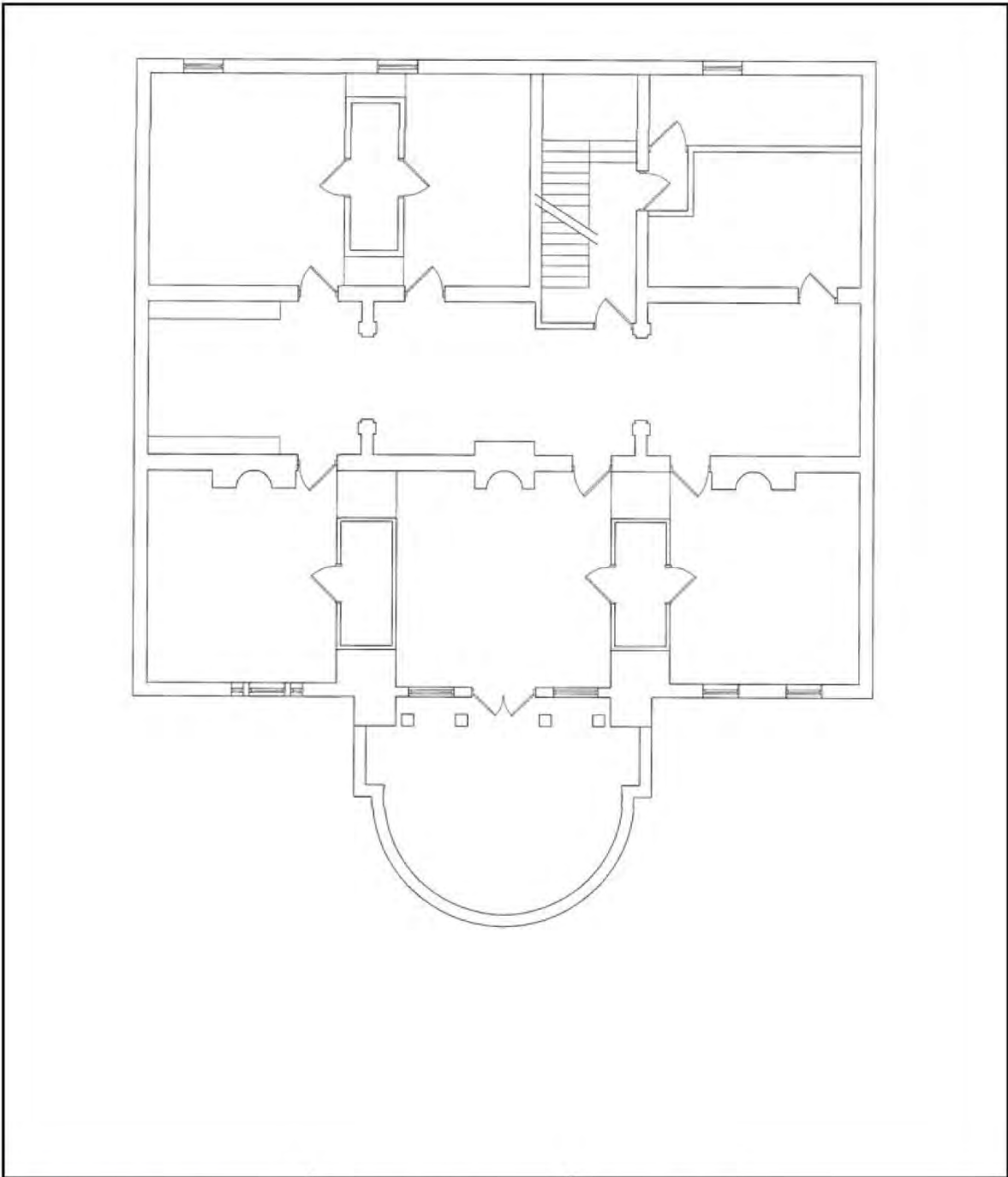


**Annaburg Manor**  
9201 Maple Street  
Manassas, VA 20110

**Ground Floor Plan**

**Date: 3/16/2018**





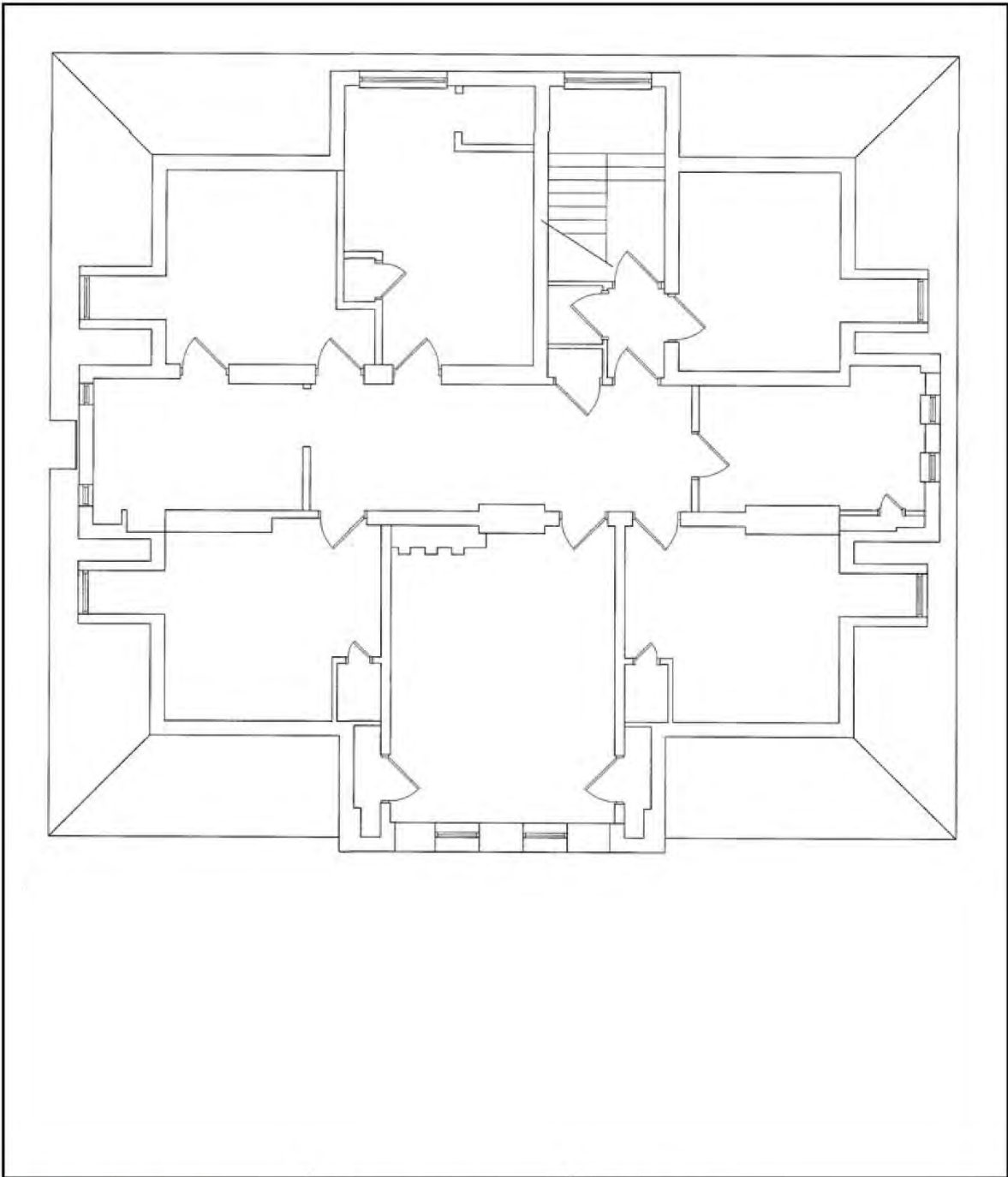
**Annaburg Manor**  
9201 Maple Street  
Manassas, VA 20110

**Second Floor Plan**

**Date: 3/16/2018**







**Annaburg Manor**  
9201 Maple Street  
Manassas, VA 20110

**Third Floor Plan**

**Date: 3/16/2018**



## Chapter 8: Referenced Documents

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The following documents were reviewed for the preparation of this report.

1. Division Plat	<i>Rose France &amp; Ratliff, LTD</i>	12-13-2017
2. Survey	<i>BETEC, Inc.,</i> <i>Loveless Porter Architects LLC,</i> <i>DRH Engineers, PLC</i>	11-19-2012
3. Mold Report	<i>ARTISAN Environmental &amp; Eng. Inc.</i>	03-13-2013
4. Observation Report	<i>BETEC, Inc.</i>	07-13-2017
5. Mold Inspection	<i>Brasfield &amp; Gorrie Report</i>	06-22-2017
6. Letter	<i>Department of Community Development</i>	04-20-2017
7. Tech Memo	<i>Department of Community Develop.</i>	04-10-2017
8. Attachment A: City of Manassas Proposed Annaburg HOD		03-10-2017
	Attachment B: State Code and Zoning Ordinance Reference	
	Attachment C: Building in Historic Manassas	
9. Existing Site Plans	<i>Ross France &amp; Ratliff, LTD</i>	04-04-2007
10. Existing Plans	<i>Architecture Incorporated</i>	01-02-2007



## Chapter 8: Summary and Recommendations

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### Summary

Though the Manor is rich in historic and sentimental value, the monetary value of the building for rehabilitation or restoration is likely to be a deficit. The building component that has any remaining value is the overall structural system, including the foundation, floor, bearing exterior walls and roof structure. All other systems need to be removed and replaced, and the exterior envelope including the walls and cornice will require work that's cost will exceed the value of the finished assembly. The approach of adaptive reuse by rehabilitation or a more thoughtful approach including restoration will also need to be considered when evaluating the project feasibility. With the limited uses allowed by zoning, and the unlikelihood of a rezoning, the most viable proposed use is a public building such as library or museum, or single-family home(s). Once the property and building cost is determined, and further consideration of the project is warranted, schematic designs and construction costs should be developed.

