



ANNABURG PARK MASTER PLAN



Adopted by City Council December 13, 2021

Prepared by the Berkley Group, LLC and LPDA, Inc

7.8.2021

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1 INTRODUCTION



INTRODUCTION

PURPOSE & SCOPE

Annaburg has a long history as a recreational destination. Robert Portner, the Prussian-born entrepreneur and Alexandria brewer who built the 1892 Annaburg estate as a summer retreat, generously enabled his neighbors to enjoy what was essentially a town park long before parks existed. After Robert and his wife Anna Portner passed away and the house was no longer occupied, residents recalled the grounds as a place to stroll, take photographs, and skate on the frozen ponds in winter. Throughout the property's second life as a nursing facility, the building remained a city icon and the grounds a place to recreate. In 2018, the City of Manassas completed the purchase of 3.65 acres of land and the historic Annaburg from the Prince William Hospital Corporation to preserve this important historic resource and create the city's 22nd park.

This Master Plan is a thorough assessment of the current conditions and future potential of the Annaburg property. Protecting the space and bringing it back into productive use for all of Manassas's residents is a commitment of the City. The recommendations included in this Master Plan ensure that programming and design decisions meet the needs of the community, are economically feasible to maintain, and honor the history of the site. The plan focuses on the grounds and outdoor spaces of the property, but recognizes that the manor is an integral part of the site and both park and building uses must be integrated.

The Master Plan looks at Annaburg in the Past, the Annaburg of Today, and the Annaburg of Tomorrow - offering insight into the historic significance of the property, the current issues and opportunities surrounding park development and adaptive reuse of the manor, and offers a concept for future development accompanied by management guidelines, phasing, and implementation strategies.



PLANNING PROCESS



The analysis and recommendations that follow are the result of a comprehensive planning process conducted with the guidance and input of the citizens of Manassas, Manassas City Staff, and a Master Plan Task Force (consisting of members of both the Manassas Historic Resources Board and the Architectural Review Board, Manassas Museum staff and Associates, and residents from the adjacent neighborhoods).

Though the formal Master Plan process commenced in October 2020, the City held an initial community open house in 2019 in order to better understand community needs and interest in the site before initiating a comprehensive planning process.

The Master Plan was developed through three phases: Initiation & Existing Conditions Analysis, Master Plan Concept Development, and Public Review & Refinement. The planning process was kicked off with an initial visioning meeting and site tour with City staff, members of the Task Force and consultants. The kickoff meeting helped identify the community's vision for



the park as well as site issues and opportunities. Further existing conditions analysis included on-site field analysis, historical research, traffic and planning considerations, and a city-wide park needs assessments. The subsequent site development concepts considered the results of the existing conditions analysis, including active and passive recreation opportunities, the needs of the surrounding neighborhoods and community at large, and the interpretation of the history of the site. The final site development concept was refined through a public survey and public open house and is supported by strategies for implementing the Master Plan recommendations.

2018

City of Manassas completes purchase of 3.65 acre site and historic manor.

City Council approves funding for new roof and associated elements to prevent further deterioration of the Manor.

Preliminary Information Form (PIF) submitted to start the State and National Register nomination process.

2019

October 26: Preliminary Community Open House. Initial Ideas & Input for Park Amenities & Uses.

2020

City Council approves further restoration of manor.

City retains Berkley Group and LPDA to facilitate Park Master Plan process.

October 17: Task Force Kick-Off Meeting & Site Tour. Refined Community Input & Developed Guiding Principles for Master Plan Development.

Research and data collection.

Existing Conditions Analysis submission.

2021

Master Plan Alternatives drafting.

February 25: Task Force Concept Review. Review & Refine Park Master Plan Alternatives.

February 25 - March 14: Public Survey. Online Survey for Feedback on Park Master Plan Alternatives.

Master Plan Concept refinement.

May 8: Public Review of Park Master Plan Concept. Review & Provide Feedback on Draft Park Master Plan Concept.

Incorporation of public comments.

Master Plan Report drafting.

Final Master Plan July 2021

2 ANNABURG IN THE PAST



TIMELINE



Pre-European Inhabitants

The Manassas area was home to Algonquian-speaking Native Americans. Their closest town, Tauxenent, was located at the mouth of the Occoquan River.

1722

Early European Settlement

Like the region's Native American inhabitants, initial colonial settlement in Virginia clustered around navigable rivers. The Manassas area was not a focus of development until the 1700s. After the Treaty of Albany in 1722, which forced many native people west of the Blue Ridge, "King" Carter issued grants for acreage that later developed into Manassas.



An Immigrant

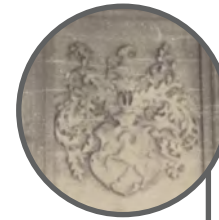
16 year old Robert Portner immigrates to New York from Prussia.

1853

Manassas Junction

The name Manassas Junction is given to the location where the new Manassas Gap railroad joined the Orange & Alexandria line.

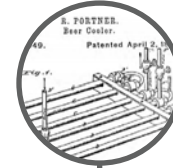
1858



Marriage

Portner marries Anna von Valaer. Her family crest will be displayed at the manor.

1872



Inventor

Portner patents a beer cooling system that he will later adapt to cool Annaburg.

1878

1862

1862: Second Battle of Manassas destroys the railroad junction.

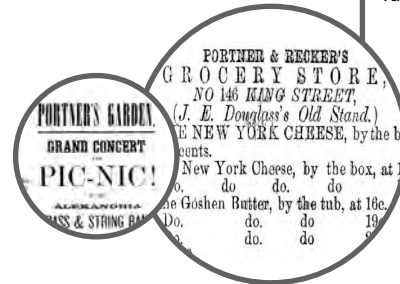
Town of Manassas

Following a post-war development boom (a result of cheap land and easy railroad access), Manassas is chartered as a town and a Town Council formed.

1861: First Battle of Manassas (Bull Run)

War & Business

To take advantage of war-time business potential, Portner moves to Washington DC and partners with Frederick Recker to open a grocery store. Later, they form Portner and Company, located in Alexandria, where they brewed beer to sell to troops.



SITE HISTORY

The present day Annaburg site comprises 3.65 acres of land on Maple Street between Mathis and Portner Avenues in Manassas, Virginia. Purchased in 1883 by Robert Portner, the Prussian-born entrepreneur and Alexandria brewer, today the grounds are a fraction of what they once were. At its height, the Annaburg estate encompassed a total of 2,157 acres, stretching from Main Street in Manassas to the shores of Bull Run, and included the majority of both the Weir family's Liberia farm and the McLean family's Yorkshire farm. While the size of the estate has diminished, its prominence and importance in the minds of many Manassas residents has not. The site has a long history in the community. From its inception as a summer retreat for the Portner family, to its second life as a nursing home, to its current use as a community park, the estate has been a place for people to gather, recreate, and enjoy for generations.

Annaburg itself is a showcase of architecture and engineering. Built in 1892, the mansion replaced an earlier house on the property, the original residence of Christian Mathis. A Classical Revival building with Prussian influence, Annaburg is constructed of a combination of structural systems including brownstone, masonry, concrete, and wood frame. As originally designed, the house contained 35 rooms, was electrically lighted, had indoor plumbing, and had a mechanical air conditioning system, which Portner had invented in 1878.

In addition to the mansion, Portner also created a spectacular estate at Annaburg. The elaborate grounds contained numerous outbuildings including a gatehouse, ice house, powerhouse, and a three-story stone tower, which may have been used for storing wine made from grapes grown on the estate. There was a 25-acre park containing specimen trees, a goldfish pond,

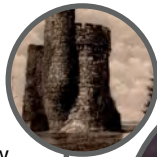
swan pond, swimming pool, and various gardens. It is believed that Portner imported trees from the Black Forest of Germany, as well as trees from all forty-four states in the Union at the time, provided they could grow in Virginia's climate. Some of these still grow on the site and frame the location of the estate's original driveway.

Robert Portner died in 1906. After his death, his wife and children lived at the estate intermittently, but over time the property fell into disuse. In 1947, the remaining Portner heirs decided to sell the property. The Annaburg estate was sold to local developer, I. J. Breeden, for \$215,000. Breeden, who with his wife Hilda had moved into the Liberia house, began developing the estate by creating the first subdivision surrounding the main house and naming it Annaburg. They planned additional neighborhoods and subdivisions and began selling off larger parcels of land to other developers.

Designing Annaburg

In 1891, Portner engages Gustav Friebus to design a new house to replace the Mathis house. Construction of the tower located near the manor begins.

Portner buys 50% interest in Mayfield Brownstone Quarry.



Building Annaburg

In 1892, the cornerstone of the Manor is placed. Portner has expanded the property from 191 to 1,200 acres.



Annaburg

At a final cost of \$150,000, construction of Annaburg, named for Portner's wife and an academy he attended in Prussia, is complete. The property has now grown to include the Liberia and Windemere farms and the Yorkshire estate.

Death

Portner dies at age 69. At his death, the Annaburg estate comprised 2,157 acres.



1883

Property Purchase

Portner purchases a house and 191 acres near Manassas from Christian Mathis's widow for \$6,000.



The same year, Portner formally incorporates his brewery, The Robert Portner Brewing Company, in order to sell stock.

1891

County Seat

Manassas becomes the seat of Prince William County.

1892

1893



Jennie Dean

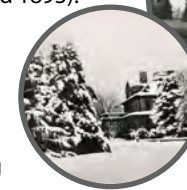
The same year Portner completes the manor, Jennie Dean opens the Manassas Industrial School for Colored Youth (chartered 1893).

Civic Projects

An artesian well is dug along Main Street - a gift from Portner to Manassas. Portner is credited with many civic projects, including building the Prince William Hotel (1904), paving Main Street and laying out the streets of NW Manassas.

1894

1895



The Landscape

Between 1890-1895 most of the specimen trees are planted on the property. The expansive landscape included a deer park and several ponds - the "Western Pond" would have been located near Irving Street.

1903



Retirement

Portner retires to Annaburg.

1906

Some of the more notable developments include Deer Park, the Mathis Avenue shopping center, the Yorkshire subdivision, and the City of Manassas Park.

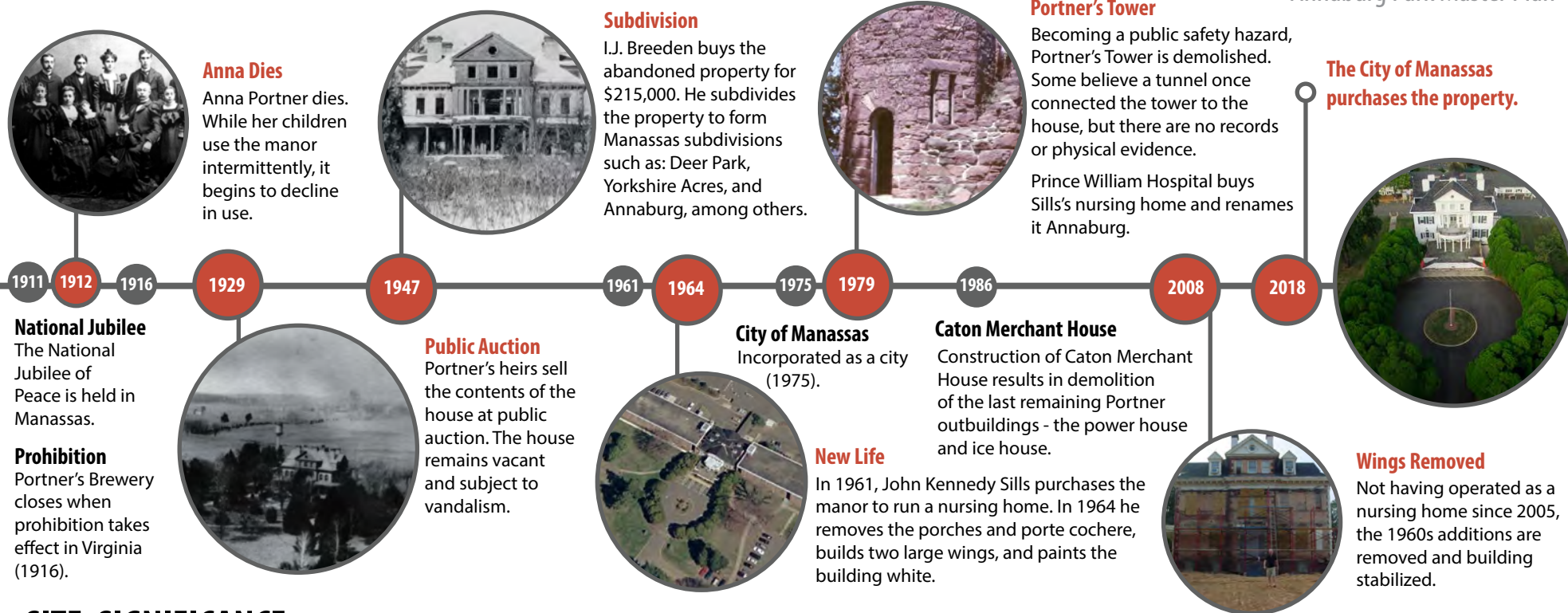
As the estate was developed, most of its secondary structures were demolished. The gatehouse to the estate remains at its original location on the northeast corner of Portner Avenue and Main Street, and the columns supporting the front gate have since been relocated to the Manassas Cemetery. Directly behind the mansion were two outbuildings, presumed to be the icehouse for the house's air conditioning system and a powerhouse for electricity. Both structures were demolished in 1986 to make way for the Caton-Merchant House, an assisted living facility. The three-story Portner Tower was demolished in 1979 due to its severely dilapidated condition and risk of injury to the public. There is still some evidence of the tower's location on the site.

In 1961, the Breeden family sold the 7.4-acre block which contained the mansion to J. Kennedy Sills. Sills had three-story brick wings constructed on either side of the house, and four years later opened the Manassas Manor Nursing Home. During the nursing home renovation, the porch was altered and the entire exterior painted white. In 1979, Sills sold the facility to Prince William Hospital, who renamed the facility Annaburg. The site remained a nursing home until 2005, when two new facilities were built to replace the aging facility. 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.

In 2018, the City of Manassas acquired the 3.65 acres portion of the property containing the manor with the intent of adding the house as a site within the Manassas Museum System and preserving the grounds as a City

park. In 2018, the City also began the nomination process to list the manor on the Virginia Landmarks Registry and National Register of Historic Places. Register status will enable the City to provide additional insurance for the property.

At the time of purchase, the City also approved emergency stabilization efforts on the building. The Manassas City Council recently approved the restoration of the original slate roof, metal cornices and wood box gutters in order to preserve the manor for future generations. Additional work was also approved to remove the damaging latex paint applied in the 1960s from the front facade of the building. The City is committed to ensuring that this site, which has played such a prominent role in the history of the development of Manassas, receives a new life that reflects its importance in the community.



SITE SIGNIFICANCE

The Annaburg site has played a prominent role in the development of Manassas. Throughout the site's multiple lives and owners, it has been a place of recreation and enjoyment. Protecting the space and bringing it back into productive use for all of Manassas's residents is a commitment of the City. As planning and development for the project moves forward, we must ensure that programming and design decisions not only meet the needs of the community and are economically feasible to maintain, but also honor the history of the site.

The National Register of Historic Places nomination currently being written for Annaburg recognizes the Portner era (1892 to 1919) as the period of significance*

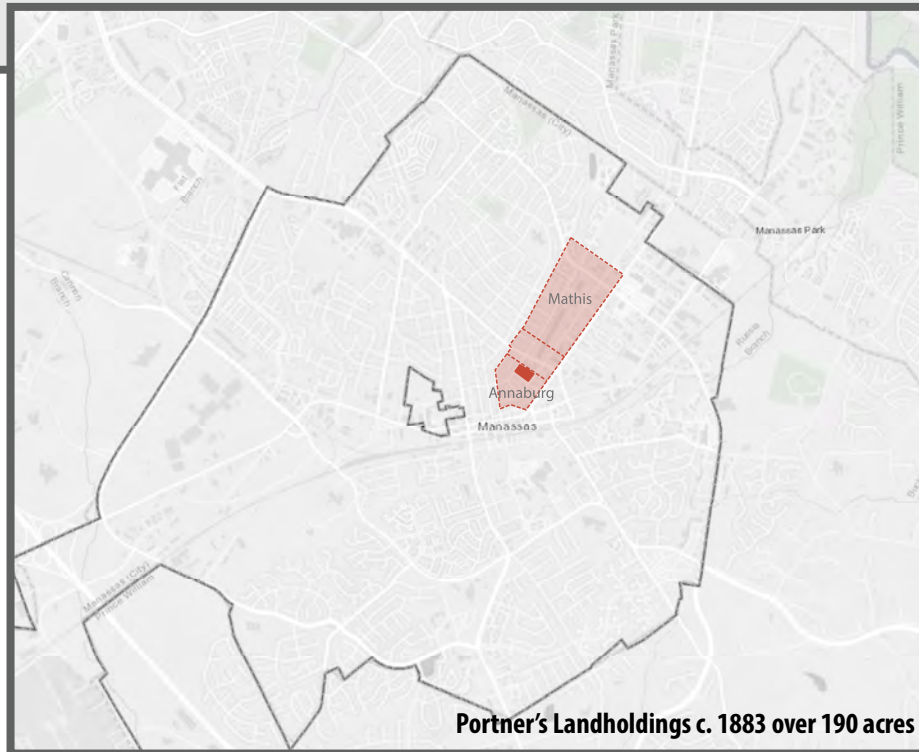
for the building. Indeed, the Classical revival manor, represents an architectural and technological masterpiece of the time - the pinnacle of Robert Portner's wealth and success. But the manor and once expansive grounds were also a place Portner designed for the benefit of his family, friends, and the Manassas community. History remembers Robert Portner as a civic-minded individual who not only opened his estate for community members to recreate and enjoy, but who also contributed directly to the growth and improvement of the City of Manassas. Portner paid to pave Main Street from Portner Avenue to Center Street, laid out the streets of northwest Manassas, and donated money to several local organizations. The home he built

was an architectural and technological gem, but it is also a symbol of a community benefactor who would surely support putting the building and grounds to a productive community use today.

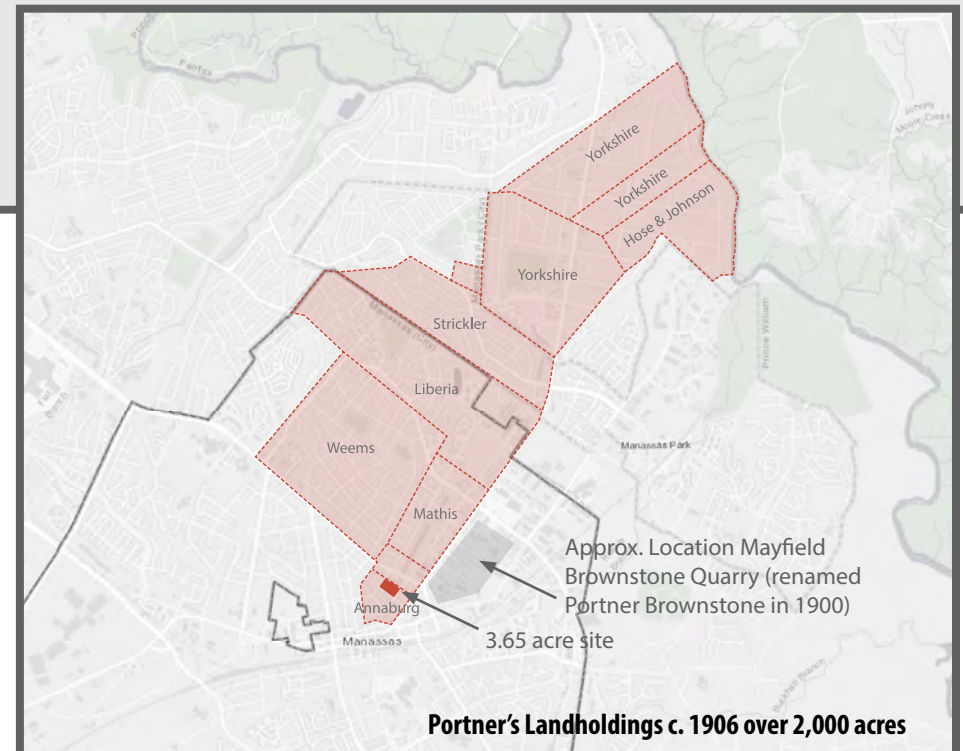
*Period of Significance is a term used by the National Park Service for evaluating the historic integrity and significance of properties under consideration for listing on the National Register of Historic Places. The Period of Significance relates to why a site is important and what features of the site should be preserved, rehabilitated, reconstructed, etc in order to maintain the historic integrity of the property.

THE LANDSCAPE

ESTATE FOOTPRINT



The scale of the Annaburg site today is a fraction of what it once was. As outer acreage and farms were sold, swimming ponds filled, and deer parks converted to subdivisions and city parks, the City of Manassas grew to meet the manor. What remains of the once expansive working and recreational landscape Portner created is 3.65 acres of manicured lawn and plantings that were part of the 20 acres directly surrounding the manor house. Of the known outbuildings – the gatehouse, hunting lodge, play house, tower, ice house, 6-car garage, and powerhouse – only the gatehouse remains, now a private residence located at the corner of Portner Avenue and Main Street. A few specimen trees that would have lined the original entry drive leading to the porte cochere remain, but the most intact remnant of



the Annaburg landscape is the circular hedgerow and stone wall surrounding what was once a statuary fountain. The fountain was converted to accommodate a flagpole in the 1960s and further altered when the area was converted for plantings in the early 2000s. With the conversion of the house to a nursing home in the 1960s, the area around the fountain was also paved to accommodate automobile traffic, and the original drive was filled and seeded to create lawn. Similarly, footpaths and trails which crisscrossed the grounds have either been paved or taken over by lawn. Despite the changes to the landscape surrounding them, the hedges, which appear in some of the earliest photos of the manor, have thrived and grown.



LANDSCAPE FEATURES

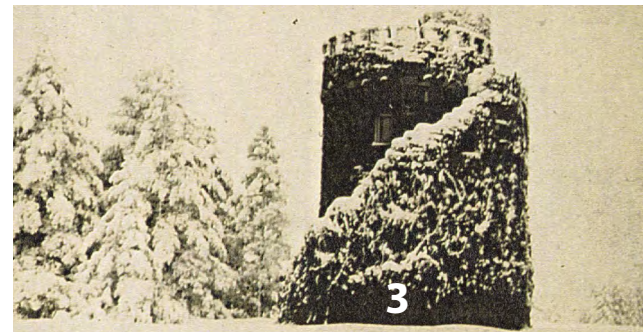


1 Entrance Posts & Gatehouse. The entrance posts have been moved to the Manassas Cemetery. The gatehouse still stands at its original location at the intersection of Portner and Main. It is used as a private residence.

2 Western Pond & Windmill. The Annaburg property contained several fishing and swimming ponds. The Western Pond is rendered on the 1885 town plan. Neither the pond nor windmill that stood near it remain today, but would most likely have been located near or along what is today Irving Street.



LANDSCAPE FEATURES



3 Portner's Tower. Portner's Tower has been described as the "most personal thing he built." The tower is thought to be a replica of a tower he knew as a boy and in some ways represents his life as an immigrant who found success in the community. While the exact use is unknown, it may have been a folly or used to display art, or store wine grown on the property. Despite outcry from community historians, the tower was demolished in 1979, citing safety reasons. While the tower no longer exists, it is an opportunity for interpretation and/or inspiration for future use of the property.

4 Fountain & Hedgerow. Though the statuary is lost and the fountain converted to accommodate plantings and a flagpole, this area most closely reflects the landscape as it existed during Portner's era. The stone retaining wall and arborvitae are seen in photographs as early as 1906, though the bushes have since tripled in height. Consideration should be given to restoring the fountain as a benefit to any event or rental uses considered for the property. The asphalt, while not historically accurate, may be a useful feature for access to the house and event area. Consider replacing the asphalt with a historically sensitive hardscape material.

5 Drive & Porte Cochere. Before the 1960s, Annaburg was accessed by a driveway running along the northwest facade of the house. A porte cochere projected from the facade. The drive extended from the house to what is today the intersection of Portner Avenue and Main Street where the gatehouse and gate posts stood.

LANDSCAPE FEATURES

6, 7 Putting Green & Parking Lot. The conversion of the manor to a nursing home facility left indelible marks on the landscape as well as the house. In addition to paving around the fountain, a large portion of the southwest half of the site was converted to parking and a putting green constructed northwest of the house. The putting green no longer exists (though the raised mound remains), but the parking lot remains and will serve the site well for future uses and programming.

8 Specimen Trees. Portner treated his property like an arboretum. Specimen trees from the Black Forest in Germany as well as from across the US were located along the original drive and across the property. On the 3.65 acre parcel, only a handful of these trees remain, having been lost to development and natural lifecycles. Several of the trees on the site appear in Virginia's Big Tree registry, including a Silver Linden and False Cypress. Notable trees that remain should be protected and interpreted as appropriate.



3 ANNABURG TODAY

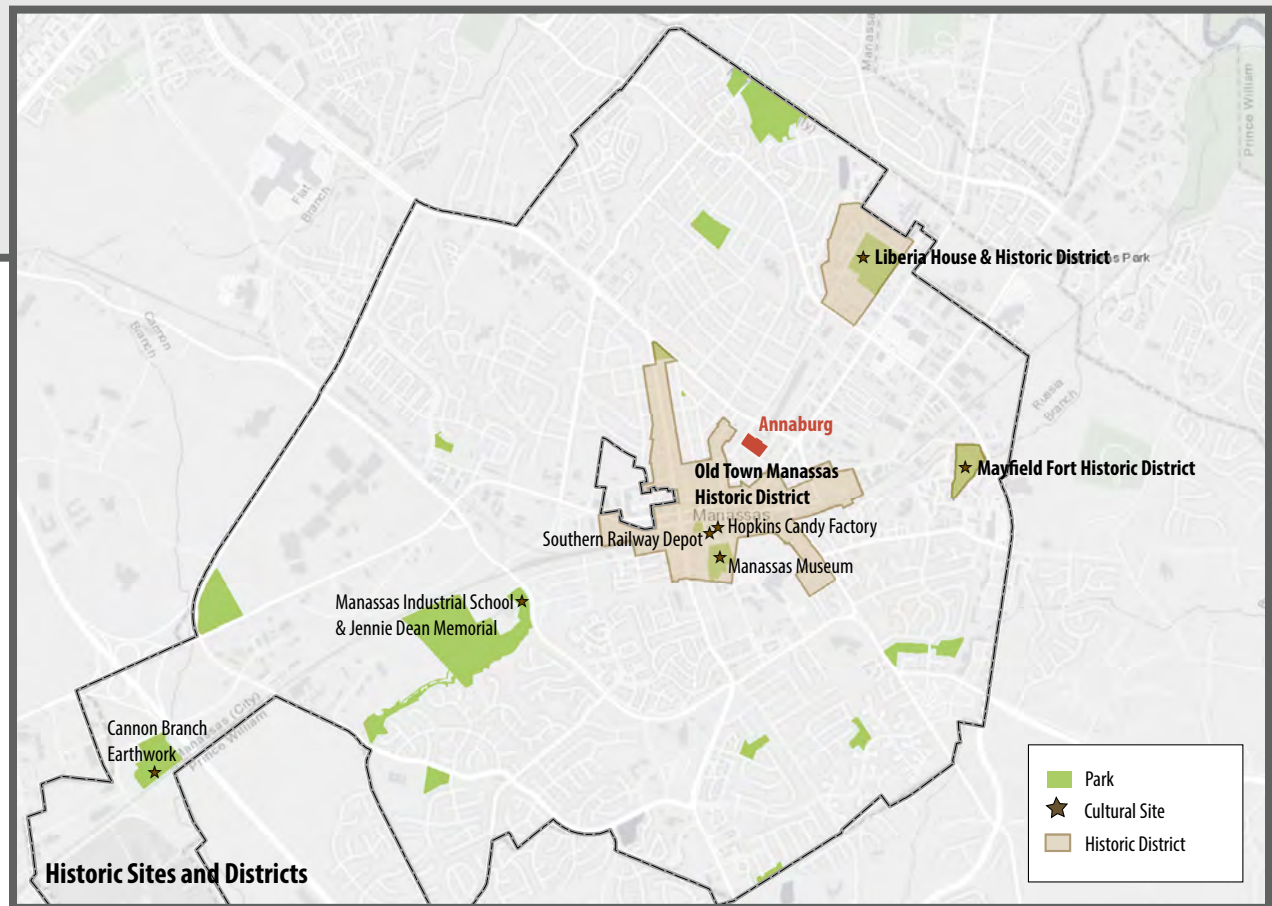


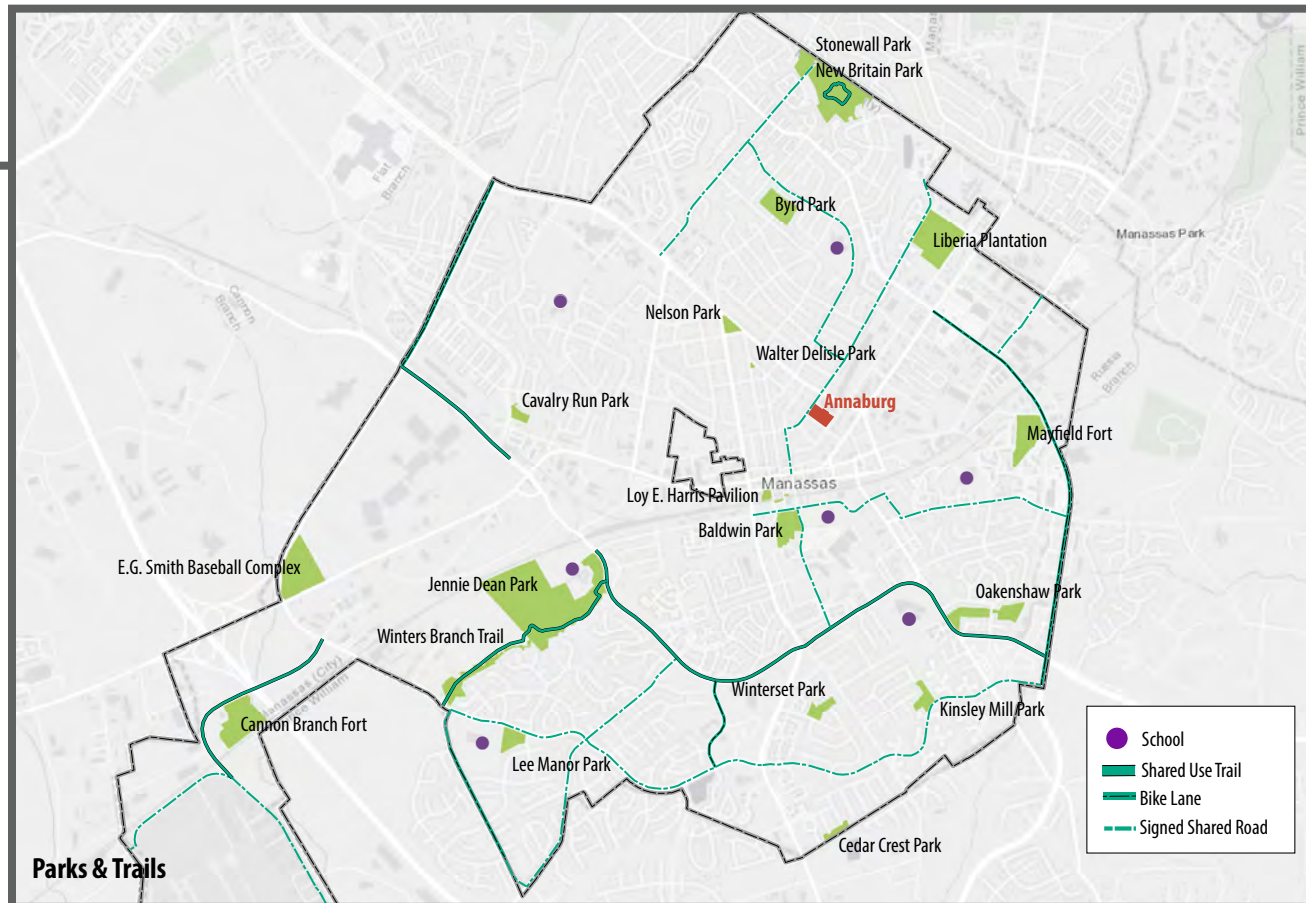
CONTEXT

HISTORIC RESOURCES

The 3.65 acre Annaburg park site is located within the City of Manassas, northeast of Historic Downtown Manassas. Situated on Maple Street between Portner and Mathis Avenues, it sits on a 7.4 acre block on the cusp of the Annaburg and Liberia subdivisions, surrounded by a residential neighborhood to the east, west, and south, and commercial development to the north. The block has been divided in half, with Annaburg being situated on the southern portion while the Caton Merchant House, an assisted living facility built in 1986, sits within the northern half of the block.

For a small city, Manassas enjoys a fairly robust catalogue of cultural and recreational facilities. Annaburg is just a few blocks away from the Old Town Manassas Historic District. Liberia, once part of the Annaburg estate, is located north of Annaburg along Mathis Avenue. Though it is considered a local landmark, Annaburg is not currently a designated historic site or part of a designated historic district. The City is in the process of submitting a National Register of Historic Places Nomination for the property, which will likely come before the Virginia Landmarks Register Board in 2021. Approval of the nomination will not limit or dictate programmatic uses for the property, rather it will make a variety of tools available to the City to help protect and revitalize the property, such as additional insurance. The city may also consider extending the downtown historic district or establishing a new single-site district to afford some further protection for the site and surrounding area.

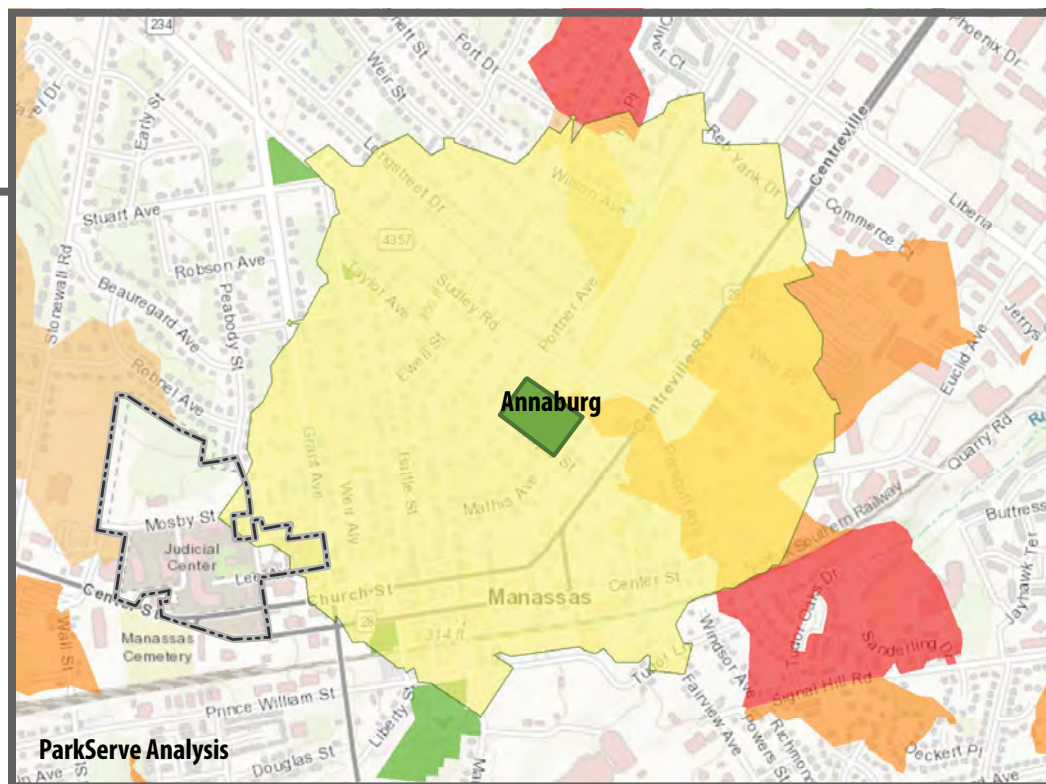




CONNECTIVITY



Manassas's park system currently contains 22 parks, many of which are connected by shared use trails or bike lanes. The Annaburg park site is easily accessed - located in a residential neighborhood close to downtown, connected by a walkable and bikeable street grid. Most of the streets surrounding Annaburg have sidewalks and Portner Avenue is a shared use road. According to VDOT, Portner avenue carries an average daily traffic load of up to 5,000 vehicles. Both Portner and Mathis Avenues are used as cut-throughs from the heavily trafficked Sudley Road to Main Street and downtown. VDOT reports several crash incidents at the intersection of Maple and Portner and Mathis, with at least one incident involving a pedestrian. As plans for the park progress, consideration should be given to the amount and speed of traffic along these routes and whether traffic calming interventions may be needed. A traffic analysis may also be warranted based on the programmatic options chosen.



Data Source: Trust for Public Land ParkServe



2,196 residents within walking distance

444 residents currently not served by a park, now within walking distance

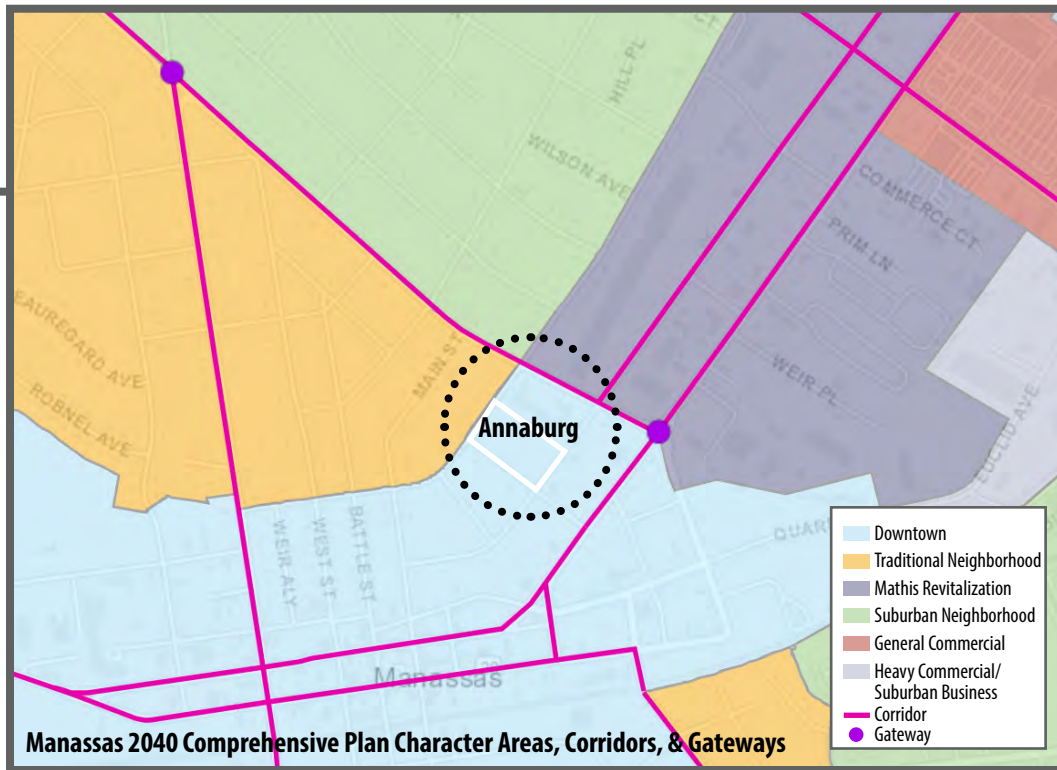
329 low income households within walking distance

PARK NEEDS ASSESSMENT

According to the Trust for Public Land, 58% of city residents live within a 10 minute walk of a park, compared to the national average of 55%. However, only 4% of the city's land area is designated for parks and recreation while the national median is 15%. This is not unusual in a small, older city where the community developed more densely and smaller lot sizes do not allow for the establishment of large parks. What this means, however, is the city needs more individual parks to accommodate more users. Annaburg, while small in terms of acreage, reaches areas of the city with moderate to high need for park access*. Though Annaburg is already used as a park for nearby residents and dog walkers, the Master Plan aims to provide programs and amenities to appeal to a wider range of users, creating the best possible park to add to Manassas's park system.

*The Trust for Public Land's ParkServe rating system is based on a weighted calculation of three demographic variables: population density, density of children 19 or younger, and density of low income households.

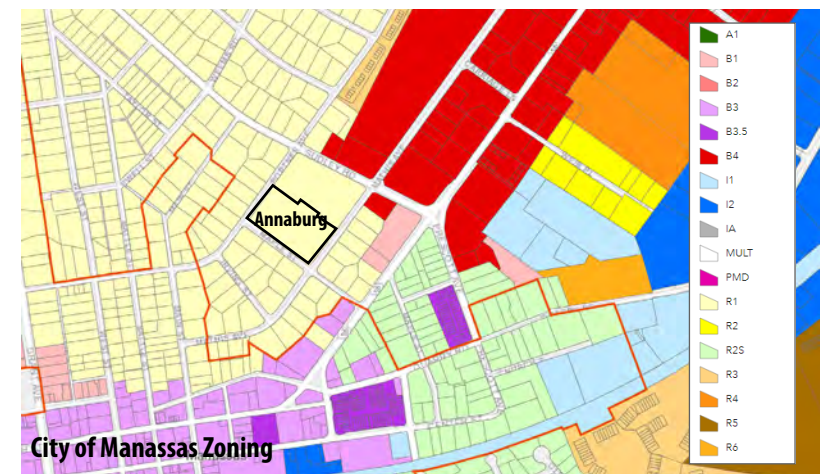
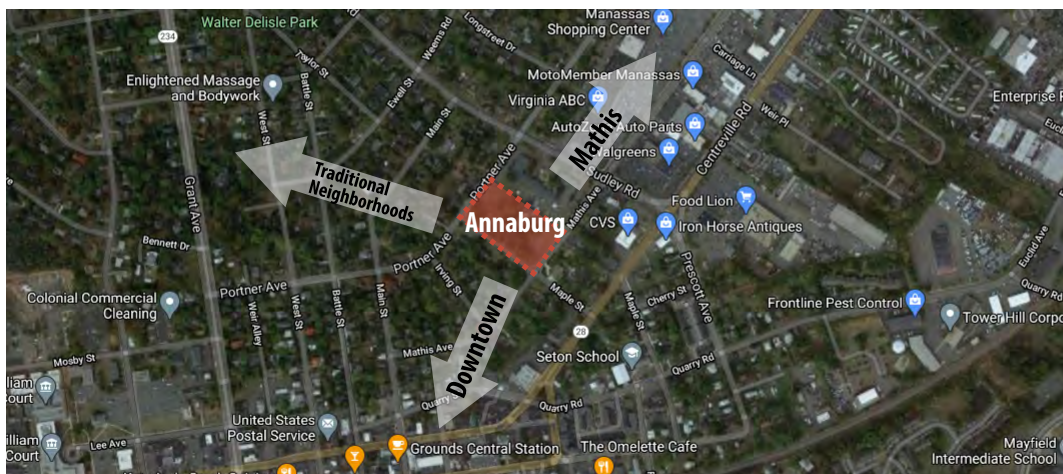
<https://www.tpl.org/parkserve/about>



PLANNING CONTEXT

The strategies for the Parks, Culture, and Recreation chapter of the City's 2040 Comprehensive Plan calls for the preparation of a Master Plan and historic structures report for the Annaburg park and manor. This Master Plan will set the stage for the completion of a historic structures report for the manor – providing the context and direction for use of the site surrounding the building. The Master Plan also takes into consideration the land use planning framework adopted by the City within their Comprehensive Plan. The Annaburg site sits at the cusp of the Mathis, Traditional Neighborhood, and Downtown character areas. The site acts as an anchor between these planning areas – providing the transition in scale and use from denser more residential areas to the larger scale commercial areas to the north.

Currently zoned R-1 Low-Density Single-Family Residential, any 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. City staff have already anticipated this need and intend to use the Master Plan as part of the special use permit application.



THE SITE

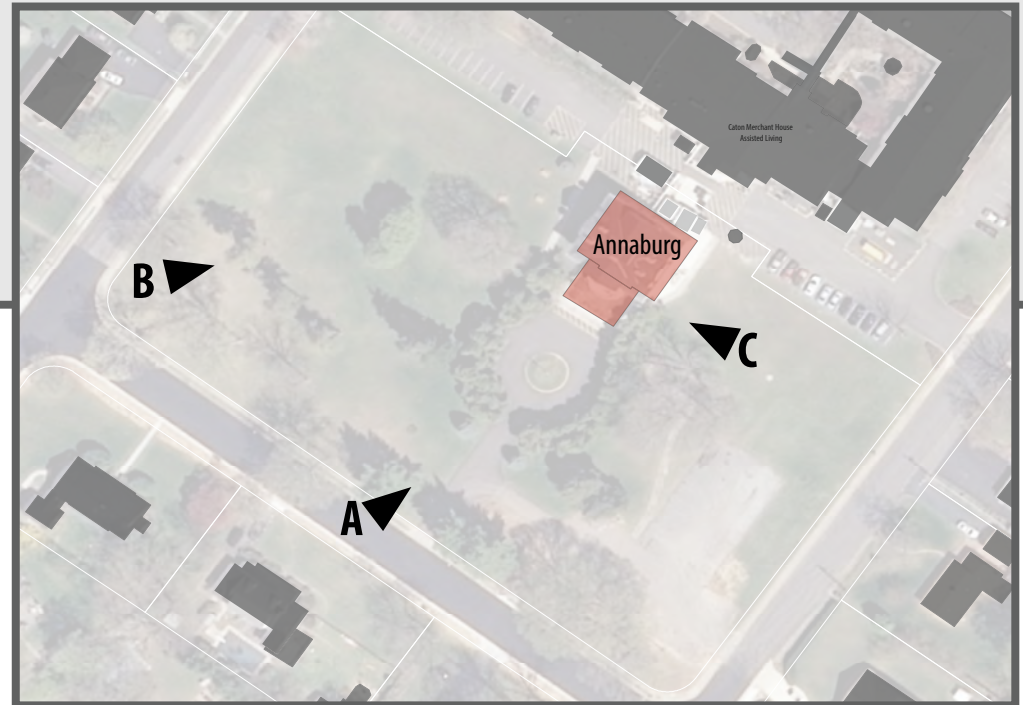
BUILDINGS & STRUCTURES

The site is dominated by Annaburg, centered along the northern edge of the property. The only remaining structure on the property, the three-story, Classical Revival house was built between 1892 and 1894 using brownstone and locally made beige brick. This same brownstone quarry provided material for a number of buildings in Manassas.

Since Portner's era, the fundamental structure of the central house remains largely the same, though Portner most likely would not recognize the building today. After Portner's heirs auctioned the contents, the building sat vacant and subject to vandalism for nearly 40 years before it was converted into a nursing home in the 1960s. As part of the conversion, the building's wrap around porches, porte cochere, and north facade semi-circular porch were all removed when three-story brick wings were added to the sides of the house. The most significant and longest-lasting damage, however, came from the decision to paint the exterior white. As an extremely porous material, brownstone needs to be able to breathe, and by being continuously painted for nearly sixty years moisture has been trapped inside the brownstone causing it to erode, break apart, and disintegrate. The brownstone has also absorbed the white paint, making its removal especially difficult. Restoration work to remove the damaging latex paint from the front facade was completed while park master planning was underway.

The interior of the house has suffered additional, though not catastrophic damage, from the time the facility closed in 2005 to the present. The majority of the problems stem from deferred maintenance and climate issues. When the City of Manassas purchased the property in 2018, they approved emergency stabilization efforts on the building. This included the restoration of the original slate roof, metal cornices and wood box gutters, which was recently completed.

The future use of the building is an integral component of the site. Consideration must be given to what programming for the building might be and how those uses relate to or impact proposed park uses.



BUILDINGS & STRUCTURES

In 2018, the City of Manassas commissioned John F. Heltzel Architects to analyze the building for purposes of evaluating potential adaptive reuse scenarios. Heltzel concluded that based on the building size and construction type, the building can be used for most uses. The building contains approximately 12,800 square feet - with 3,400 square feet on each level of the building, except the third floor which contains approximately 2,500 square feet.

Heltzel's analysis of the building condition and historic fabric concluded that the structural system - foundation, floor, bearing exterior walls, and roof structure - is in fair condition, but the interior finishes, windows and doors, exterior finishes and mechanical/electrical systems including fixtures would need complete replacement or major repairs and reconstruction. Furthermore, none of the areas of the building comply with the accessibility requirements (ADA) of the applicable building codes. Without a specific programmed use - which helps determine building treatment approach (per the Secretary's Standards) and the scale of systems upgrades - cost estimates for repairs to the building must be considered loosely. Heltzel estimated that rehabilitation of the manor starts at 3.9 million and increases to a cost of 4.9 million for more historically accurate restoration work. Though the city has already embarked on restoration of the roof to a historically accurate slate and removal of the exterior latex paint from the front facade in order to prevent further decay of the brownstone and restore some of the original architectural aesthetic of the building, full restoration of the building is likely not economically feasible. Given the extent of deterioration and the need to accommodate a variety of new uses in and around the building, rehabilitation of the building is the best approach for Annaburg. Restoration of key architectural elements on the exterior and perhaps even in the primary first floor spaces may be desirable and feasible, but the overall approach should focus on protecting extant features and adapting the space for new life and purpose.



The *Secretary of the Interior's Standards Treatment of Historic Properties* offer four distinct approaches to the treatment of historic properties, with guidelines for each.

Preservation is defined as treatment 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..."

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."

Reconstruction is defined as the "act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location."

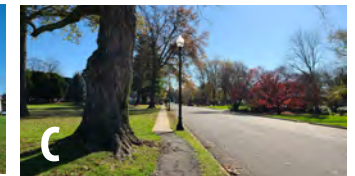
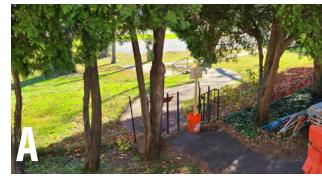
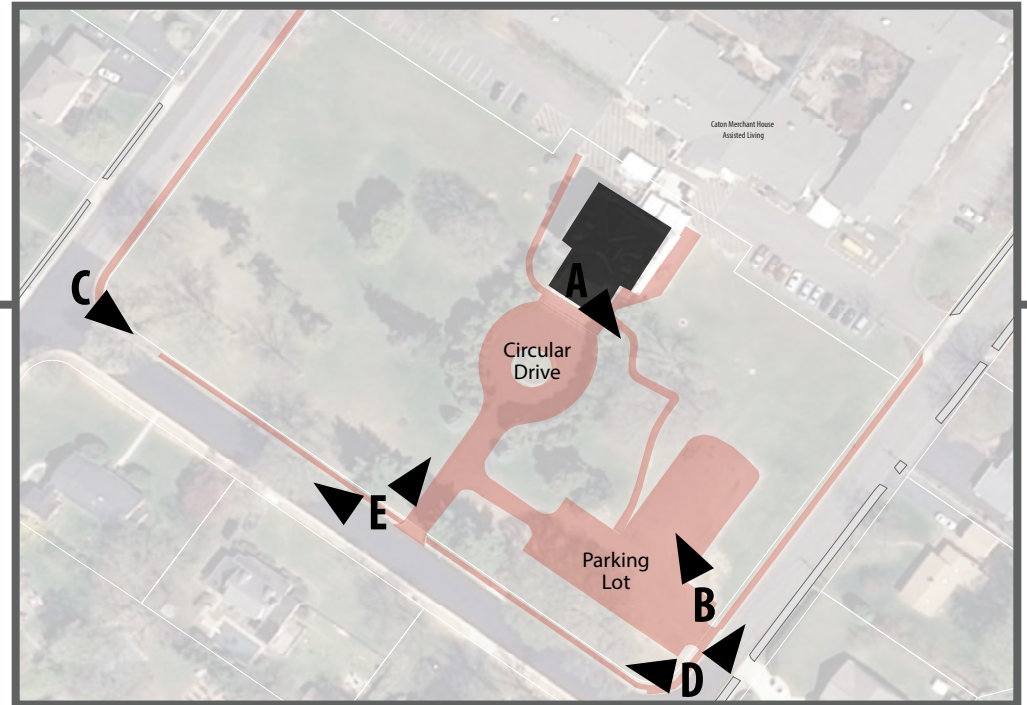
Rehabilitation is defined as the "process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Rehabilitation is considered the most flexible of the treatment options. It preserves a historic resource while promoting healthy economic activity, both of which contribute to a community's overall well-being.

ACCESS & CIRCULATION

Annaburg is a very open and accessible site. Sidewalks surround three of the four sides and the fourth side - adjacent to the Caton Merchant House - faces the facility's parking lot. No fences, hedgerows, or other dense plantings are located along the edges of the property - adding to the open feel of the site, giving pedestrian easy access from almost any point along the property's edges, and allowing users to crisscross the lawns and recreate as they please. This passive recreational aspect of the site was identified as a valued characteristic that plans for the site should maintain.

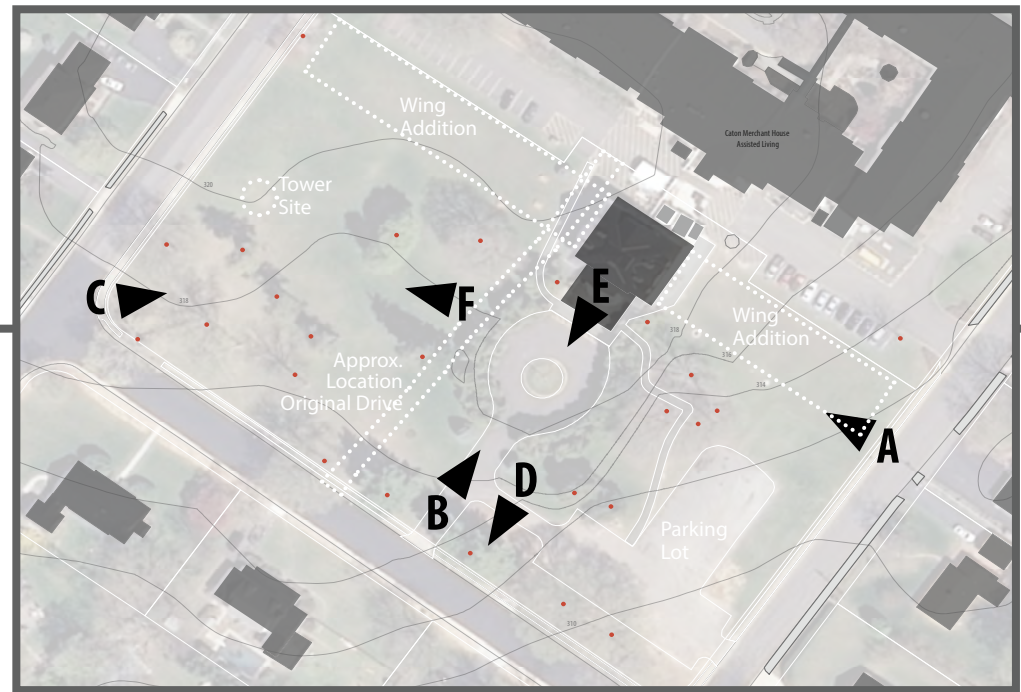
Two entrances - one on Mathis and one on Maple - provide vehicular access to the site. The Mathis entrance is a simple curb cut accessing the parking lot. A concrete walkway leads from the parking lot to the side of the manor. The parking lot will serve future programming and site uses well. Depending on the amount of vehicular use expected, consideration should be given to resurfacing the lot and moving the entrance away from the intersection of Mathis and Maple, which has a history of crash events. The Maple Street entrance leads directly to the circular drive at the front of the manor. The drive is surrounded by tall, dense hedgerows, which enclose the space and separate it from the rest of the site. This is the only portion of the site where internal circulation is controlled or confined. The height and thickness of the hedgerows creates the feeling of an outdoor room. As such, the space lends itself well to small events or gatherings. While retaining the asphalt around the old fountain site may be beneficial for access, consideration could be given to resurfacing the circular portion of the drive with a more historically sensitive hard surface material - perhaps a porous material to aid in drainage and stormwater management.



LANDSCAPE & NATURAL FEATURES

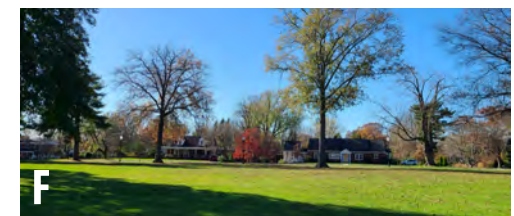
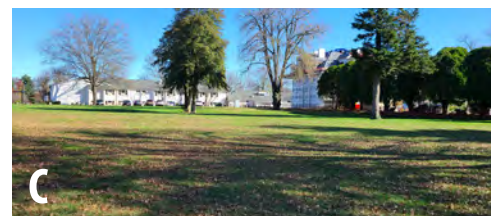
The 3.65 acres that remains of Portner's Annaburg estate gives us only a small glimpse of what was a large yet intricately designed and managed landscape. Except for the mansion, what remains of Portner's estate is a small, open park with a scattering of specimen trees. Historic photographs show the area around the manor much more densely vegetated than it is today. Natural life cycles of species and building development – particularly the construction of the two nursing home wings – contributed to the loss of trees and plantings. However, many of the trees which remain, some of which frame the location of the estate's original drive, are believed to have been planted around 1890-1895. Portner treated his property much like an arboretum. It has been said that trees were imported from all forty-four states in the Union at the time, as well as from the Black Forest of Germany, to be planted at Annaburg. As plans for the park progress, care should be taken to identify the important trees of the site – at least two of the trees on site are listed on Virginia's Big Tree Registry – and interpret them as appropriate.

The nursing home era also left its mark on the site's landscape. Indeed, the site operated as a nursing facility for longer than as a private residence. Remnants of the nursing home include the circular drive, parking lots, concrete paths, and a raised mound that used to be a putting green. The topography of the site, which slopes gently upwards from the southeast corner to the northwest corner was also changed with the construction and subsequent demolition of the two wing additions to the manor. The areas of lawn now located where the wings once stood are artificially flattened. The flat topography presents a programming opportunity for uses that might require level ground such as pick up sports fields, gathering areas, or playgrounds. In particular, the area of lawn located north of the parking lot may be most appropriate for these uses as that half of the site is the least historically sensitive as a result of the wing addition and parking lot construction. Furthermore, direct access from the parking lot is an amenity for many of those uses.



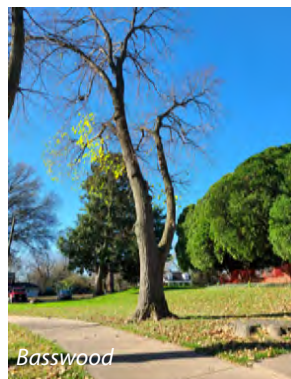
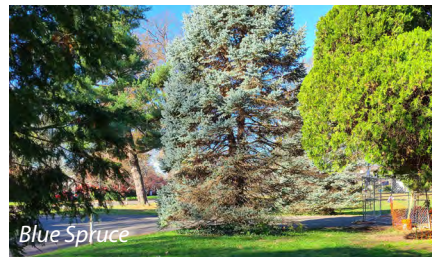
PRIMARY VIEWS INTO SITE

PRIMARY VIEWS OUT OF SITE



TREE SURVEY

A survey completed in January 2021 documented the large trees and plantings located on the Annaburg property. The survey, completed by Manassas's city arborist, identified the location, circumference, diameter at breast height (DBH), and approximate age of each tree. The survey also attributed an overall health rating to each tree based on a scale of 1 to 10, with 10 being the most healthy. After the City purchased the property in 2018, several dead, diseased, or dying trees were removed due to safety concerns. The result is that most of the remaining trees rate in good to excellent health. There are currently 25 trees or large plantings remaining on the property. Species include Basswood, White Pine, American Holly, Cypress, Noble Fir, and Arborvitae. Of the 25 remaining trees, at least 10 are believed to have been planted before 1910. Among these historic landscape trees are two basswood trees that frame the main facade of the building, the arborvitae hedge circle, and a noble fir that would have once grown along the entrance drive. Though much of the context has changed, that nearly half of the remaining trees date to before 1910 points to the enduring historic nature of the landscape. The landscape, like the house should be protected as new uses are introduced onto the property.



4 ANNABURG TOMORROW



FRAMEWORK

GUIDING PRINCIPLES

Annaburg Park offers an important opportunity for Manassas to create a new community park within close proximity to the City's historic downtown, existing neighborhoods – including those with a high need for park access—and the Caton Merchant assisted living facility. From the outset of the planning process, there has been strong consensus that the Master Plan should provide an integrated design with opportunities for families, children, and elderly residents as well as space for unprogrammed sports and activities.

Based on community visioning and the analysis of site opportunities and constraints, this Master Plan identifies a series of guiding principles that should serve as the framework for all site development alternatives.

- 1. Create a community park with amenities to attract a variety of users.**
- 2. Focus on passive uses that respect the historic and natural features of the site.**
- 3. Integrate new features and amenities into the historic landscape.**
- 4. Draw design inspiration from the history of the site.**
- 5. Minimize impacts of modern uses (playgrounds, events, etc) on the surrounding neighborhood.**



OPPORTUNITIES & CONSTRAINTS

By compiling data and ideas gleaned from community outreach and the existing conditions analysis, the Master Plan quantified a series of opportunities and constraints that have direct impact on the future use and programming of the site.

OPPORTUNITIES

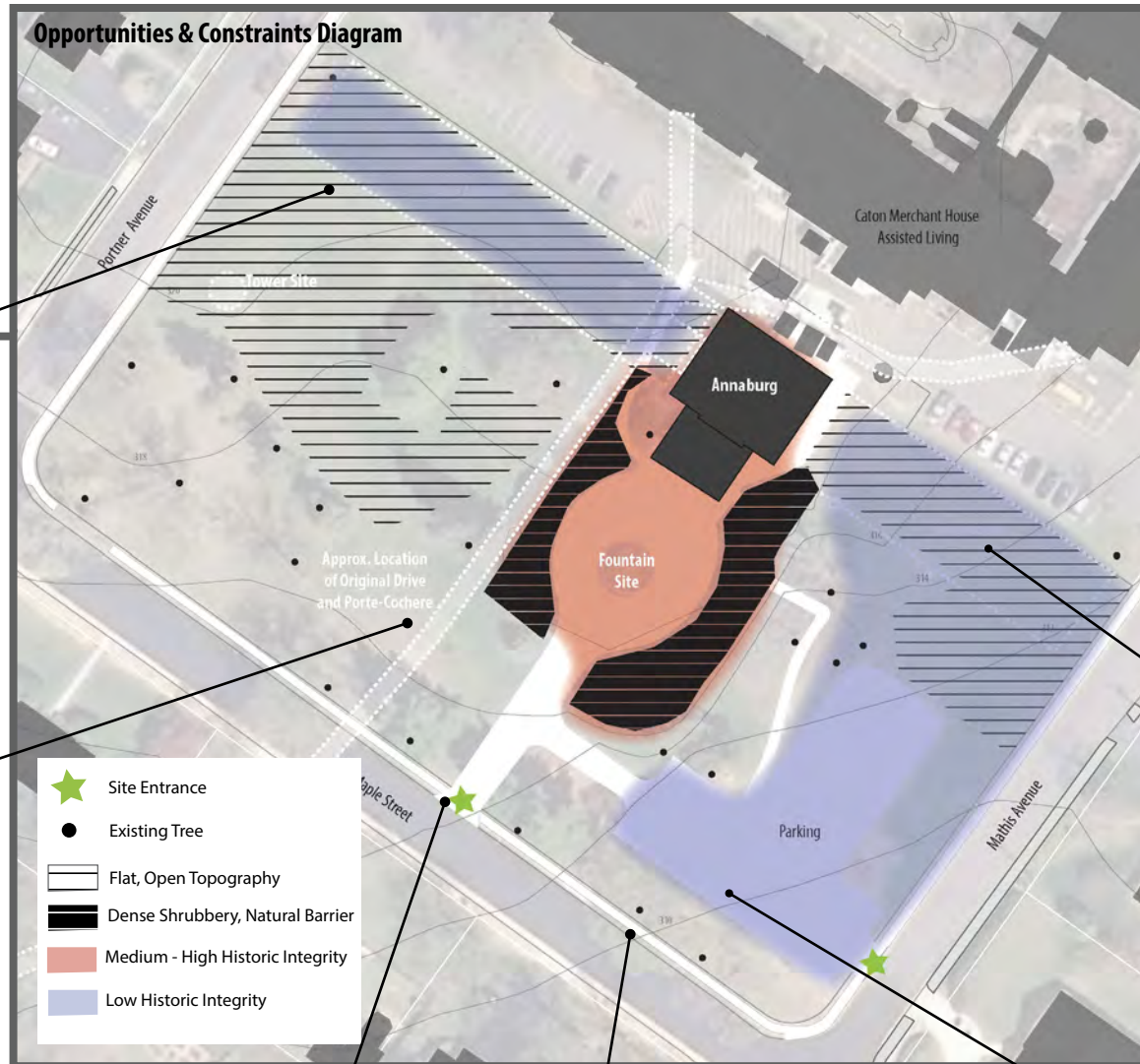
The central strength of the park lies in its historic context, natural beauty, and open space features. Planning of the park should respect the extant historic and landscape features of the site. Historic landscape elements should provide inspiration for the design of new features and uses. Other opportunities include but are not limited to:

- ✓ The historic structures and landscape provide an opportunity to interpret and educate citizens about architectural, horticultural, and community history;
- ✓ The site has ample existing parking to support new uses;
- ✓ Annaburg is an open site with relatively flat terrain that allows for a variety of uses;
- ✓ The landscape and topography form a natural barrier and division within the property, allowing the site to accommodate a variety of programs with minimal conflict;
- ✓ The site is a community icon and loved by the community;
- ✓ Integrated into a neighborhood with pedestrian, bicycle, and automobile access, the park is easily accessed by a variety of users;
- ✓ Designating the site as a park and providing more amenities will increase park access to areas of the City currently underserved in terms of walking distance to parks; and
- ✓ The site will be in productive community use rather than being allowed to deteriorate.

CONSTRAINTS

The following issues present potential challenges to park development:

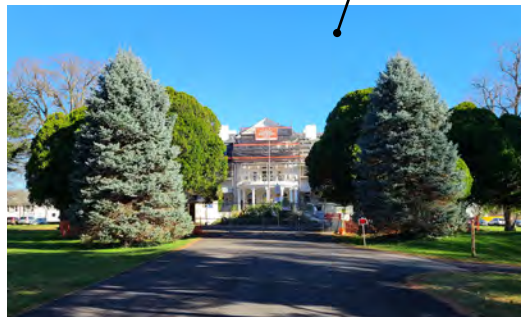
- ✗ The site, and in particular the manor, presents a potentially expensive maintenance commitment for the City. Creative funding and partnerships will be necessary to ensure the long term viability of the park;
- ✗ The openness of the site and proximity to surrounding residential uses limits the types of uses feasible for the property. Similarly, the scale of the site limits programming opportunities;
- ✗ Controlling access to the site during events/rental may be challenging;
- ✗ The intersections of both Mathis and Portner with Maple have a history of crash incidents;
- ✗ Many of the remaining trees on site are old and may be reaching the end of life cycle;
- ✗ Many people already use the park informally. Changes to programming and use will have to manage expectations of current users;
- ✗ The cost for rehabilitation of the manor will be great and may require careful phasing in coordination with park uses; and
- ✗ The use of the property for event space has potential to generate revenue to support further rehabilitation of the manor, but will have to be limited in scale so as to not generate nuisances such as noise or traffic for the surrounding neighborhood.



Large areas of the site where the nursing home additions used to stand contain flat, open terrain.



There are several important views of the landscape and house that should be retained as park programming develops. The framed view of the house through the hedgerow and the oblique view of the house and grounds from the angle of the original drive. Similarly, the northwest half of the site contains valuable open space and many specimen trees. Programming should protect these assets.



The southeast half of the site, having been previously disturbed by the construction of the parking lot and nursing home addition, contains far less historic integrity than the rest of the site. This creates an opportunity to accommodate uses such as playgrounds or gathering spaces that might otherwise detract from the historic landscape.



The existing parking lot is an asset for future programming.



Annaburg's grounds are very open to the surrounding neighborhood. This presents both an opportunity and challenge for programming decisions.

FRAMEWORK PLAN

Based on the guiding principles and the opportunities and constraints analysis an underlying framework was developed to serve as the basis for defining alternative site development concepts. The Framework Plan identifies four distinct areas of the site. Each area is analyzed based on historic integrity and programmatic opportunity - identifying the extent to which each area should aim to protect the historic fabric of the site and what kinds of programming may be appropriate given the existing conditions of the site.

The recommendations made within the Framework Plan all fall within the spectrum of sensitive adaptive reuse or rehabilitation. The Secretary of the Interior's Standards define four approaches to the treatment of historic properties and landscapes - Preservation, Restoration, Reconstruction, and Rehabilitation. While each approach has its merits, Rehabilitation - making changes for continued use while retaining character defining features - is the most appropriate for the Annaburg site. Within Rehabilitation there is a spectrum of treatments and approaches based on the level of historic sensitivity and the need for new services. This framework articulates the range of appropriate intervention and change, guiding park development alternatives.



A**EAST LAWN****B****WEST LAWN****C****HISTORIC CORE****D****ANNABURG****HISTORIC
SENSITIVITY****LOW**

Having been previously disturbed by construction of the parking lot and the nursing home east wing, the historic integrity of this portion of the Annaburg site is low. Though some historic trees remain, the lack of historic fabric coupled with the topographic changes that effectively hide this portion of the site means that more intense service or recreational amenities can be sensitively adapted to this portion of the site without disturbing historic fabric, landscape, or views.

MEDIUM

Though much historic fabric has been lost and the context significantly changed, this portion of the site still contains historic trees and protects significant views of Annaburg. Furthermore, the open space and tree canopy provide health benefits and enjoyment to residents and habitat for urban wildlife. Programming for the park should protect these valuable assets. Opportunity exists to reuse the space where the porte cochere and west wing once stood for gathering spaces including hardscaping and permanent shelters and/or temporary tent installation.

MEDIUM - HIGH

This portion of the Annaburg property mediates and provides a transition between the eastern and western halves of the site. Along with the manor, this is the historic core of the property and is one of the most recognizable features from Portner's era. Though changes to historic fabric have occurred, some should remain as they provide benefit to future site uses (vehicles access to the front of the manor) while others may be worth reconstructing. The historic fountain could be a unique element to draw interest in the use as a rental venue. The area, with dense hedges creating an outdoor "room", could be used for small events and gatherings.

HIGH

Though much of the original historic fabric has been lost, the manor remains a community icon. The basic structure of the building has remained the same, despite removal of porches, construction and removal of additions, and many coats of white paint. We must be sensitive to the building as a touchstone of Manassas's history, while balancing the need for new, modern, economically feasible uses. This does not necessarily mean reconstructing the Portner Era building, but rather finding productive new uses for the building that keep the best elements of the past. Finding new uses will require a multi-pronged approach with community partners and creative phasing.

**PRESERVATION
ELEMENTS**

- Historic trees with identification and management
- Topographic change between parking lot and rest of site

- Historic trees with identification and management
- Open space and views into site
- Location of original drive and porte cochere with consideration to re-interpret porte cochere footprint with hardscaping
- Location of stone tower - potential interpretation and archeological investigation point

- Stone wall and hedge surrounding circular drive
- Historic trees with identification and management
- Fountain area with potential for reconstruction
- Hardsurface around fountain with consideration for replacement with a historically sensitive material

- Continue rehabilitation of the building envelope to stabilize the building and restore Portner era elements as feasible and necessary to support park programming
- Prioritize rehabilitation of the front façade, porch, and walkways to make event/rental programming more feasible

A**EAST LAWN****B****WEST LAWN****C****HISTORIC CORE****D****ANNABURG****PROGRAM OPPORTUNITIES****SERVICE & ACTIVE RECREATION**

- Parking and service area for on-site programming and events.
- Playgrounds
- Permanent shelter structures
- Outdoor learning/classroom
- Walkways or trails
- Pick up sports field
- Benches and seating
- Gardens, new landscaping
- Dog walking on and off leash

PASSIVE RECREATION

- Passive recreational activities
- Walkways or trails
- Pickup sports fields
- Hardscaping/re-interpretation of porte cochere footprint including temporary or permanent covered space
- Small event/gathering spaces
- Outdoor learning/classroom
- Gardens, new landscaping
- Dog walking on and off leash

EVENTS & GATHERING

- Small event/gathering space
- Outdoor learning/classroom
- Gardens, new landscaping
- Passive recreational amenities

ADAPTIVE REUSE/S

- Small event/gathering space
- Catering kitchen
- Community partner spaces
- Public and community uses
- Offices and storage on the upper floors
- Accommodation of event and/or park user restrooms

ADDITIONAL CONSIDERATIONS

- Traffic calming and crosswalks along Maple and Mathis
- Improve the entrance to the parking lot and potentially moving away from the intersection of Mathis and Maple, which has had several crash incidents
- Wayfinding needs for parking lot access
- The design of event/gathering or recreation spaces in the east wing areas may require fencing or screening from the Caton Merchant House
- Restroom wayfinding and access (accommodation in manor)

- Traffic calming and crosswalks along Maple and Portner
- The design of event/gathering or recreation spaces on the porte cochere/west wing areas may require screening from the Caton Merchant House
- Restroom wayfinding and access

- Remove flagpole to clear view of house (complete)
- Water lines will need to be restored for fountain restoration
- Wayfinding and lighting needs for access to circular drive

- Further research and outreach is needed to clarify amenity and space needs.
- Feasibility studies for projected new uses will be needed.
- Develop a Historic Structures Report to document existing conditions and outline a scope and cost for rehabilitation.
- A Special Use Permit will be required for most new uses
- Extensive building repairs including mold remediation in the basement and new mechanical and electrical systems are required - additional cost estimates will be needed as part of a feasibility study for programming options
- New public and community uses will require the building to meet ADA requirements
- Depending on the use, additional vehicle parking may be required due to occupancy loads

PLAN CONCEPTS

Concept Development

Public engagement was an essential element in the development of the Master Plan. In the early stages of the process, a project Task Force was assembled to ensure oversight of the project representative of community residents and stakeholders. In addition to ongoing consultation with the Master Plan Task Force, stakeholders in the design process included City Staff, community residents, and other stakeholders.

The community was encouraged to participate in the planning process through an online community survey and two public engagement sessions; one preliminary community open house held on October 26, 2019 and second open house held on May 8, 2021. The public was also invited to attend Task Force meetings. Concept development included two concept alternatives: (A) a historic interpretation concept, and (B) a recreation focused concept. The community and Task Force generally preferred concept A, which was refined to create the final master plan.



Concept Development Process

1

Park Concept Visioning

- Community Open House (2019)
- Task Force Visioning (October 2020)

2

Develop Concept Alternatives A and B (November 2020 - January 2021)

3

Gather Community Feedback on Concept Alternatives

- Presentation of Concept Alternatives (February 2021)
- Community Survey (March 2021)

4

Refine Concept A Based on Community Feedback (April 2021)

5

Gather Community Feedback on Selected Concept

- Community Conversation (May 2021)

6

Finalize Concept Master Plan (June 2021)

Concept A

Historic Interpretation

Concept A focuses on celebrating and interpreting the historic aspect of the site and of the Portner family:

- The historic home originally had wrap-around porches and a porte cochere on the west side. In this concept, both are reconstructed.
- Improvements to the interior of the house include restroom facilities accessible to park visitors.
- The historic fountain in the front plaza is reconstructed and low walls surrounding the plaza refurbished.
- The arborvitae hedge and historic trees on the property are protected and maintained.
- New structures and gardens reflect the design style of the period of significance.
- The children's nature play area is inspired by fairy tales from the Black Forest in Germany.
- The historic tower location is interpreted by a replica windmill, which was also a feature of the historic Portner estate.
- In addition to the structures, gardens, and plazas, historic features and stories are interpreted by small bronze sculptures throughout the park.
- New trees are representatives of the array of trees that Portner established (from all states and from the Black Forest).
- The refurbished parking lot incorporates permeable paving material and a stormwater treatment garden.
- The wedding lawn is used for small events and everyday use. Two gazebo locations are shown for discussion.



Concept B

Recreation Focused

Concept B focuses on active and passive recreation and community events:

- The front porch of the historic house is a potential venue for small weddings or other ceremonies.
- The flag is relocated to the historic tower site and the plaza garden is maintained as a year-round interest garden.
- The event arrival plaza is designed to function as a site for various size events.
- The pass-through restroom building, picnic shelter, and event pavilion are timber structures, complimented by the timber climbing tower in the children's play area.
- The demonstration garden, or children's garden, is designed to be used for events, classes, and tours.
- The parking lot is expanded and includes permeable pavement and integrated storm water management technologies.
- The large event lawn functions as open space, play fields, and fitness class space. Events on the lawn may vary in size and can also utilize the hops garden, food truck space, and arboretum area (small beer festivals, perhaps).
- Historic trees are protected and maintained. New trees are added to create a specimen showcase and treated as an arboretum.
- The Historic tower site is celebrated with a giant beer stein sculpture, relocated flag pole, or perforated metal light tower.
- Ideas for gardens throughout the site include a Food Garden, Butterfly Garden, Cutting Flower Garden, Evergreen and Winter Garden, and Beer Garden (with hops).

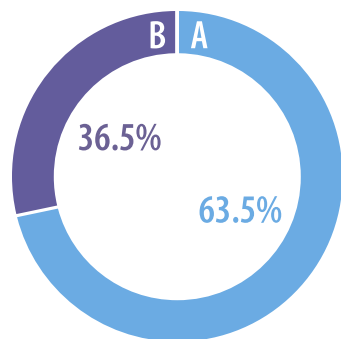


Community Feedback

The community was encouraged to participate in the planning process through an online community survey and public engagement sessions held twice during the planning process. 107 community member responded to the survey, offering guidance for selecting and refining the preferred concept. Based on this feedback, Concept A was refined and presented at the second open house. While the community preferred concept A as a whole, select features of concept B received positive feedback. The final Master Plan integrated the community's favorite features from concept B into concept A. The result is a final Master Plan that respects the history of the site while bringing the site into productive use for Manassas residents.



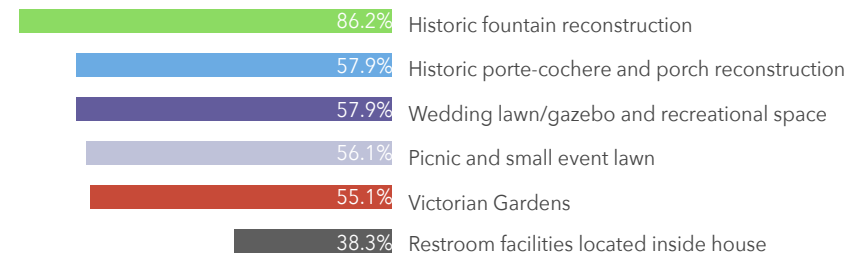
Favorite Concept Overall



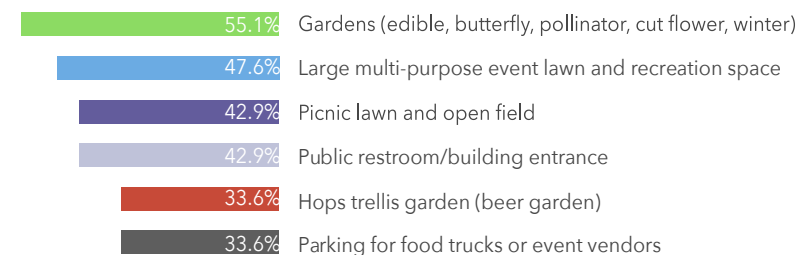
Community Comments

- “Concept B looks more interactive and inclusive for a variety of events and family-oriented recreation.”
- “Both concepts have wonderful features, although I like Concept B the best. Both make the park inviting and place people want to visit.”
- “Preservation of history is very important to me and our family, who are long time residents of Manassas...”
- “I believe the house is the most important feature of the property so the porch reconstruction and fountain reconstruction are my priorities.”

Concept A Top Favorite Features



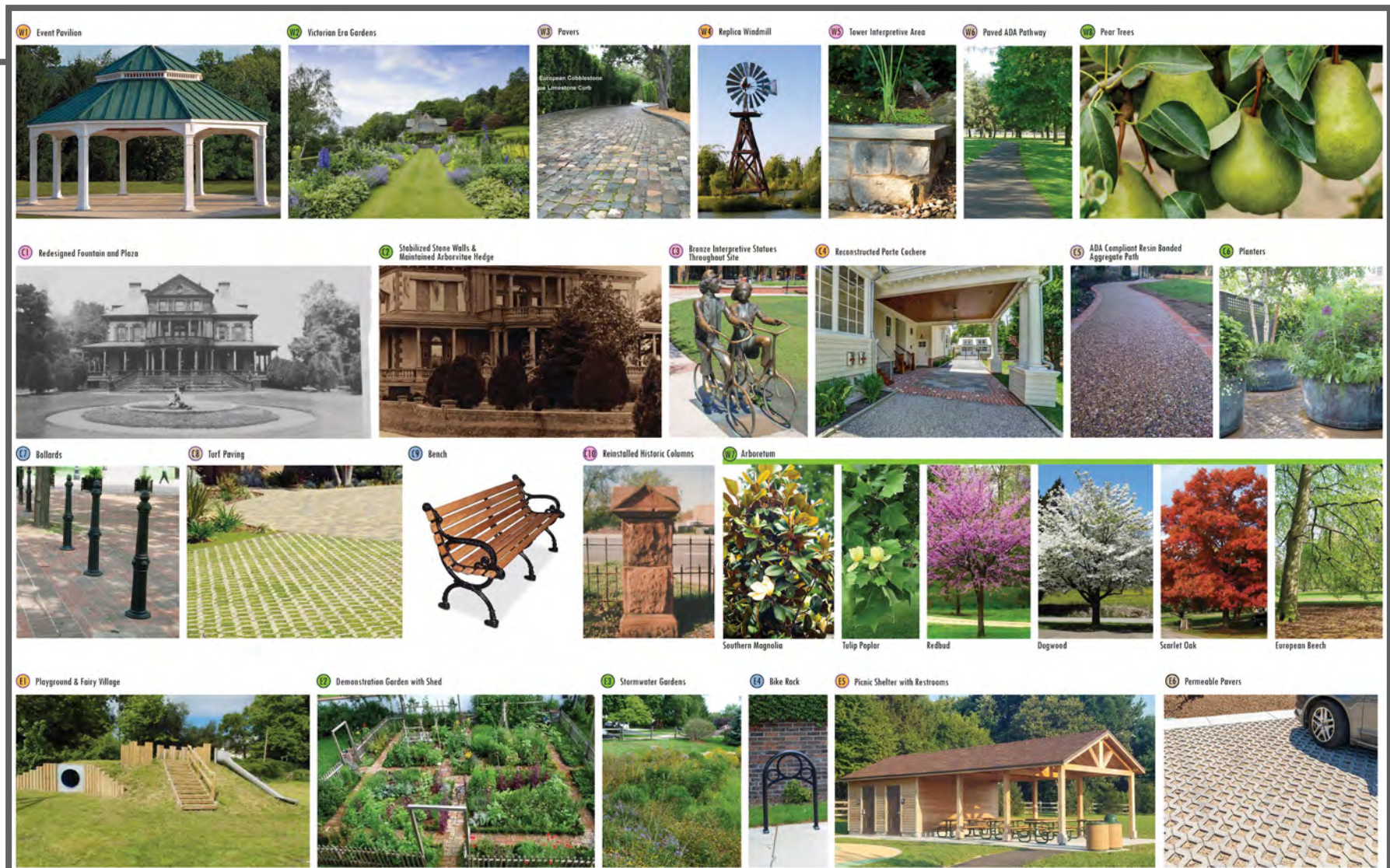
Concept B Top Favorite Features



FINAL CONCEPT



Concept Precedents



East Lawn

The Master Plan focuses on celebrating and interpreting the historic aspect of the site and of the Portner family, while providing passive recreation opportunities to the community.

This portion of the site has been significantly altered and disturbed since the period of significance. The parking area and previous construction and demolition have left very little historic fabric intact. There are a few trees that are likely surviving from the Portner era, and these should be protected and preserved. New structures and gardens will be architecturally compatible with the design style of the period of significance.

The children's nature play area will be inspired by fairy tales from the Black Forest in Germany. Play features could include natural material climbing towers, play mounds with tunnels, hill slides and rock scrambles, and fairy elements such as play mushrooms and gnome villages. The demonstration children's garden will include a small gardening shed and can be used to showcase native edible plants, heirloom plant varieties, or native cutting gardens for arrangements. The entrance to the refurbished parking lot will move north on Mathis Ave. but the footprint of the parking lot will remain largely as-is. In order to alleviate impacts on the stormwater flow on the site, the parking lot will incorporate permeable paving material and a storm water treatment garden.



Concept Precedents



West Lawn

This space will largely be used for passive recreation, such as walking or playing in the open lawn areas, enjoying the gardens, sitting on benches or under the shade trees (a mix of historic trees and new specimen trees), or attending an event at the pavilion. New trees will be representative of the array of trees that Portner established (from USA state trees and the Black Forest). New structures and gardens will reflect the design style of the period of significance. The historic tower location on the western edge of the site will be interpreted by a circular stone seatwall surrounded by gardens. A replica historic windmill will be located on site similar to the one on the historic Portner Estate.

The event lawns may be used for small weddings, small music events, classes, and everyday use. The large event lawn will be bordered to the north by the walking path and a row of flowering trees and fruit trees. In addition to the structures, gardens, and plazas, historic features and stories will be interpreted by small bronze sculptures throughout the park. These Portner-focused interpretive markers may denote such contributions as his breweries, inventions, heritage, family members, and community.



Concept Precedents



Historic Core

The central portion of the site has the highest level of historic integrity and therefore, the design interventions here focus of preservation, rehabilitation, and working with the historic features to provide for contemporary needs. The historic home originally had wrap-around porches, a covered balcony on the east side, and a porte cochere on the west side; ideally these would be reconstructed. The historic fountain in the front plaza will be reconstructed at a slightly smaller size and will be surrounded by ornamental Victorian gardens.

The plaza and wide arrival path will be resurfaced with resin bonded aggregate or pavers. The low walls surrounding the plaza will be refurbished. Invasive and problematic English Ivy will be carefully removed from the walls and arborvitae hedge. The arborvitae hedge and historic trees on the property will be pruned, protected, and maintained. A professional arborist can help determine the best way to reduce the canopy and allow for enhanced views to the front of the house while still retaining the historic trees. A permeable grass-paver space will be located near Maple Street for temporary event truck parking (food or beverage trucks, restroom trucks, or cafe carts). Removable bollards will allow for event vehicles while keeping daily visitor traffic confined to the parking area. The historic columns, which were original to the Portner estate and have since been relocated to a different City property, could be returned to the site and located on either side of the historic driveway once it's restored.



Concept Precedents



Implementation and Next Steps

1. Consider & Study Historic Resources

Before construction and plan implementation begins at Annaburg Park, thorough analysis of the condition of the manor is needed. The City has already commissioned a Historic Structures Report (HSR), which will document structural conditions and significant historic features, determine the extent of rehabilitation needed to bring the building into productive use, and help the city determine viable new uses for the structure. While this Master Plan focuses on the open and exterior spaces of the site, park development must be coordinated with and sensitive to the protection of the site's most significant historic feature - Annaburg. In addition to the HSR, the city might consider conducting archaeological investigations of the west lawn, with particular focus around the Portner Tower site. Because the majority of the park site has been previously disturbed through the construction of the wing additions for the nursing home, paving, and parking lot construction, a site-wide archaeological investigation is likely not warranted. However, further investigation of the Portner Tower may contribute to the historic record and understanding of the history of Annaburg.

2. Mitigate Dangerous Conditions

Identify and mitigate any dangerous or unhealthy conditions. For Annaburg Park, this would include removing invasive plants (English ivy, etc.), relocating the entrance to the parking lot to minimize vehicular confusion and conflicts, continue repairing and stabilizing the historic house (focusing on any pedestrian hazard areas surrounding the house), evaluating trees for arboricultural needs such as dead limbs or disease, and stabilizing any other historic features (such as the low walls surrounding the plaza).



Implementation and Next Steps (Continued)

3. Prioritize Funded Projects

Focus on projects that are already funded (or need minimal funding), or that are a top priority for the park to function. These may include erecting the donated windmill, implementing gardens that will be installed and maintained by local groups, working with an arborist to prune and shape the arborvitae hedge, reconstructing the parking lot to aid in stormwater function (including the biofiltration garden and ADA parking spaces), and installing the fountain if current funding is in place.

4. Coordinate Construction & Site Work

Select projects for design and implementation based on need, available funds, and logistics. Once the house is stabilized, the parking lot is reconstructed, and existing vegetation has been cared for, the flow of project implementation will vary. Ideally, if funding allows, the most site-intensive projects will be designed, engineered, and built first. These include the paved walking paths (including the historic driveway alignment), the picnic shelter and restrooms, the reconstructed wrap-around porches and porte cochere, new surface on the plaza and central promenade, the event pavilion, the playground and play equipment, and the stone seatwall in the historic tower location.

5. Complete Park Amenities

Once construction of the larger park features is complete in each section of the park, the focus can shift to the arboretum, additional gardens, site amenities such as benches, bike racks, and planters, signage and bronze interpretive statues. Funding for these amenities could be solicited through the City's Perks for Parks program or a standalone Annaburg donation campaign.





7.8.2021



LPDA
LANDSCAPE ARCHITECTURE
LAND PLANNING

